

RESOLUTION NO. 08-177

P. R. No. 14677
04/14/08 ts

A RESOLUTION AS IT PERTAINS TO PROPERTY THE CITY AND THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION HAVE AN INTEREST IN THAT IS ADJACENT TO 4TH STREET (REQUESTED BY MAYOR PRINCE)

WHEREAS, the City has an interest in urban renewal agency Disposal Tract 2-1 (62,858 square feet) and Disposal Tract 2-3 (37,513 square feet) due to the automatic reverter clause that is also described in Exhibit "A"; and

WHEREAS, the City of Port Arthur Section 4A Economic Development Corporation obtained the middle tract, as described in Exhibits "B", and deeded the tracts to Tres Caballeros; and

WHEREAS, the project with Tres Caballeros was not successful and Tres Caballeros returned the property to the City of Port Arthur Section 4A Economic Development Corporation, as described in Exhibit "C"; and

WHEREAS, the City Council is now interested in a proposal by KT Maintenance, as described in Exhibits "D" and "E" wherein this property would be used solely for an office building and an enclosed storage building, as described therein; and

WHEREAS, the City Council is interested in encouraging the City of Port Arthur Section 4A Economic Development Corporation to negotiate an incentive agreement with KT Maintenance for all of said tracts, as said office building and storage building would be

utilized for Section 4A projects that are immediately adjacent to said property, which will also provide opportunities for the retention of Port Arthur residents as employees.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ARTHUR:

Section 1. That the facts and opinions in the preamble are true and correct.

Section 2. That the City of Port Arthur Section 4A Economic Development Corporation is herein encouraged to negotiate an incentive agreement with KT Maintenance for the property, as described in Exhibit "A" and Exhibit "B", for an office building and an enclosed storage building.

Section 3. That the City of Port Arthur would be willing to transfer said property to the City of Port Arthur Section 4A Economic Development Corporation for the inclusion in this larger project, if said negotiations are successful.

Section 4. That the incentive agreement would require final approval of the City Council of the City of Port Arthur.

Section 5. That a copy of the caption of this Resolution be spread upon the Minutes of the Corporation.

READ, ADOPTED AND APPROVED on this 22nd day of April, A.D., 2008, at a Meeting of the City Council of the City of Port Arthur, by the following vote: AYES:

Mayor Prince; Mayor Pro Tem Sinegal
Councilmembers Chatman, Jones Henderson,
Flood, Beard, Williamson + Lewis.

NOES: None

Jelouis Prince
Mayor

ATTEST:

T. S. Bellare

TERRI HANKS, ACTING CITY SECRETARY
(on behalf of)

APPROVED AS TO FORM:

Mark Schlow
CITY ATTORNEY

APPROVED FOR ADMINISTRATION:

M. F. H.
CITY MANAGER

EXHIBIT "A"

SPECIAL WARRANTY DEED

Date: March 20, 2002

Grantor: City of Port Arthur

Grantor's Mailing Address (including County): P. O. Box 1089, Port Arthur, Jefferson County, Texas, 77641

Grantee: Port Arthur Section 4A Economic Development Corporation

Grantee's Mailing Address (including County): 444 4th Street
Port Arthur, TX 77640
Jefferson County, Texas

CONSIDERATION: For the creation of jobs as described in the Tres Caballeros project approved by Resolution No 02-23 The creation of jobs is considered a public purpose. Pursuant to Section 253.011 Local Government Code, the ownership of these tracts will automatically revert to the City if the Section 4A Economic Development Corporation fails to use this property for this public purpose

PROPERTY (including any improvement): 62,858 square feet of land being Urban Renewal Agency Disposal Tract 2-1 as described in Exhibit "A-1" and 37,513 square feet of land being Urban Renewal Agency Disposal Tract 2-3 as described in Exhibit "A-2"

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is made expressly subject to all easements, rights-of-way, restrictions, covenants, and conditions and all exceptions reservations, and conveyances of minerals and/or royalties, oil and gas and/or mineral leases, affecting the above described property, and to all zoning laws ordinances, rules and regulations of municipal and/or other governmental authorities, but only to extent that same are in force and effect and relate to the above described property. This conveyance is also made subject to all state and federal laws and regulations, if any, affecting said property though they may be unrecorded.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's Heirs, executors, administrators, successors, or assigns forever Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty

x lot16_bkl deed

Jefferson County Clerk Internet Copy

Jefferson County Clerk Internet Copy

Jefferson County Clerk Internet Copy

EXECUTED on the 20th day of March, A.D., 2002.

GRANTOR,
CITY OF PORT ARTHUR


BY: STEVE FITZGIBBONS
CITY MANAGER

APPROVED TO AS TO FORM:


CITY ATTORNEY

ATTEST:


ACTING CITY SECRETARY

Original to Grantee: Port Arthur Section 4A Economic Development Corporation
444 4th St.
Port Arthur, TX 77640

Copy to Grantor: City of Port Arthur
P. O. Box 1089
Port Arthur, TX 77641

Jefferson County Clerk Internet Copy

z lot16_b&k1 deed

Jefferson County Clerk Internet Copy

ACKNOWLEDGMENT

THE STATE OF TEXAS:

COUNTY OF JEFFERSON.

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared Steve Fitzgibbons, City Manager of the City of Port Arthur, known to me to be the person whose name is described to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the City of Port Arthur, for the purposes and considerations therein expressed, and the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th day of
March, A.D., 2002.

Tonya Summerlin
NOTARY PUBLIC, STATE OF TEXAS



RETURN TO:
McPHERSON, MONK, HUGHES
BRADLEY WIMBERLEY
3120 CENTRAL MALL DR
PORT ARTHUR, TX 77642

Jefferson County Clerk Internet Copy

EXHIBIT "A-1"

FIELD NOTE DESCRIPTION
62,858 SQUARE FEET
URBAN RENEWAL AGENCY
DISPOSAL TRACT 2-1

All that certain tract or parcel containing 62,858 square feet of land out of Block 152, and the Mabry Addition, City of Port Arthur, Jefferson County, Texas, and being more particularly described by moles and bounds as follows, to-wit:

COMMENCING at a point for reference, the intersection of the northwest line of the 20 foot alley southeast of Proctor Street with the southwest line of existing Mobile Avenue (40 foot width);

THENCE S 41°13'00" W, along the southeast line of said 20 foot alley for a distance of 5.0 feet to a Copperweid monument set for the most northerly corner and PLACE OF BEGINNING of the tract herein described;

THENCE S 48°47'00" E, 5.0 feet southwest of and parallel to the southwest line of existing Mobile Avenue, for a distance of 271.10 feet to a Copperweid monument set in the northwest right-of-way line of Fourth Street extension (80 foot width) for the most easterly corner;

THENCE along the arc of a curve to the right whose chord bears S 52°26'47" W, having a radius of 1105.92 feet and a delta angle of 13°32'40", for a distance of 261.43 feet to a Copperweid monument set for the most southerly corner;

THENCE departing Fourth Street extension N 48°47'00" W, 220.30 feet to an "X" cut in a concrete drain on the southeast line of aforementioned 20 foot alley for the most westerly corner;

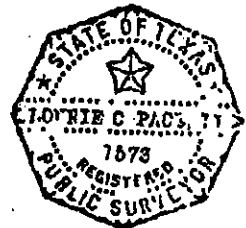
THENCE N 41°13'00" E, along the southeast line of said 20 foot alley for a distance of 255.83 feet to the most northerly corner and PLACE OF BEGINNING and containing 62,858 square feet of land.

Turner, Collie & Braden, Inc.
Consulting Engineers
Houston Port Arthur

May 20, 1971
Job No. 0646-010



Lonnie C. Pace II
Registered Public Surveyor
Texas Registration No. 1573



Jefferson County Clerk Internet Copy

Jefferson County Clerk Internet Copy

EXHIBIT "A-2"

FIELD NOTE DESCRIPTION
37,513 SQUARE FEET
URBAN REVENUE AGENCY
DISPOSAL TRACT 2-3

All that certain tract or parcel containing 37,513 square feet out of Block 152 of the City of Port Arthur, Jefferson County, Texas, and being more particularly described by notes and bounds as follows, to-wit:

BEGINNING at an "X" cut in a concrete slab at the intersection of the northeast right-of-way line of Shreveport Avenue (70 feet wide) with the southeast line of the 20 foot alley southeast of Proctor Street for the most westerly corner,

THENCE N 41°13'00" E, along the southeast line of said alley for a distance of 249.37 feet to an "X" cut in a concrete slab for the most northerly corner,

THENCE departing said alley S 48°47'00" E, 172.09 feet to a Copperweld monument in the northwest right-of-way line of Fourth Street Extension (20.0 feet wide) for the most easterly corner,

THENCE along the arc of a curve to the left in the northwest right-of-way line of Fourth Street Extension whose chord bears S 48°39'51" W, having a radius of 994.92 feet and a delta angle of 14°31'19", for a distance of 252.17 feet to a Copperweld monument in the northeast right-of-way line of Shreveport Avenue for the most southerly corner;

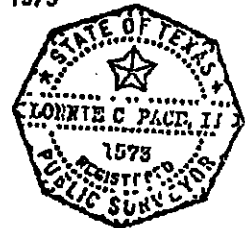
THENCE N 48°47'00" W, along the northeast right-of-way line of Shreveport Avenue for a distance of 134.50 feet to the most westerly corner and PLACE OF BEGINNING and containing 37,513 square feet of land.

Turner, Collie & Braden, Inc.
Consulting Engineers
Houston Port Arthur

May 20, 1971
Job No. 0646-010

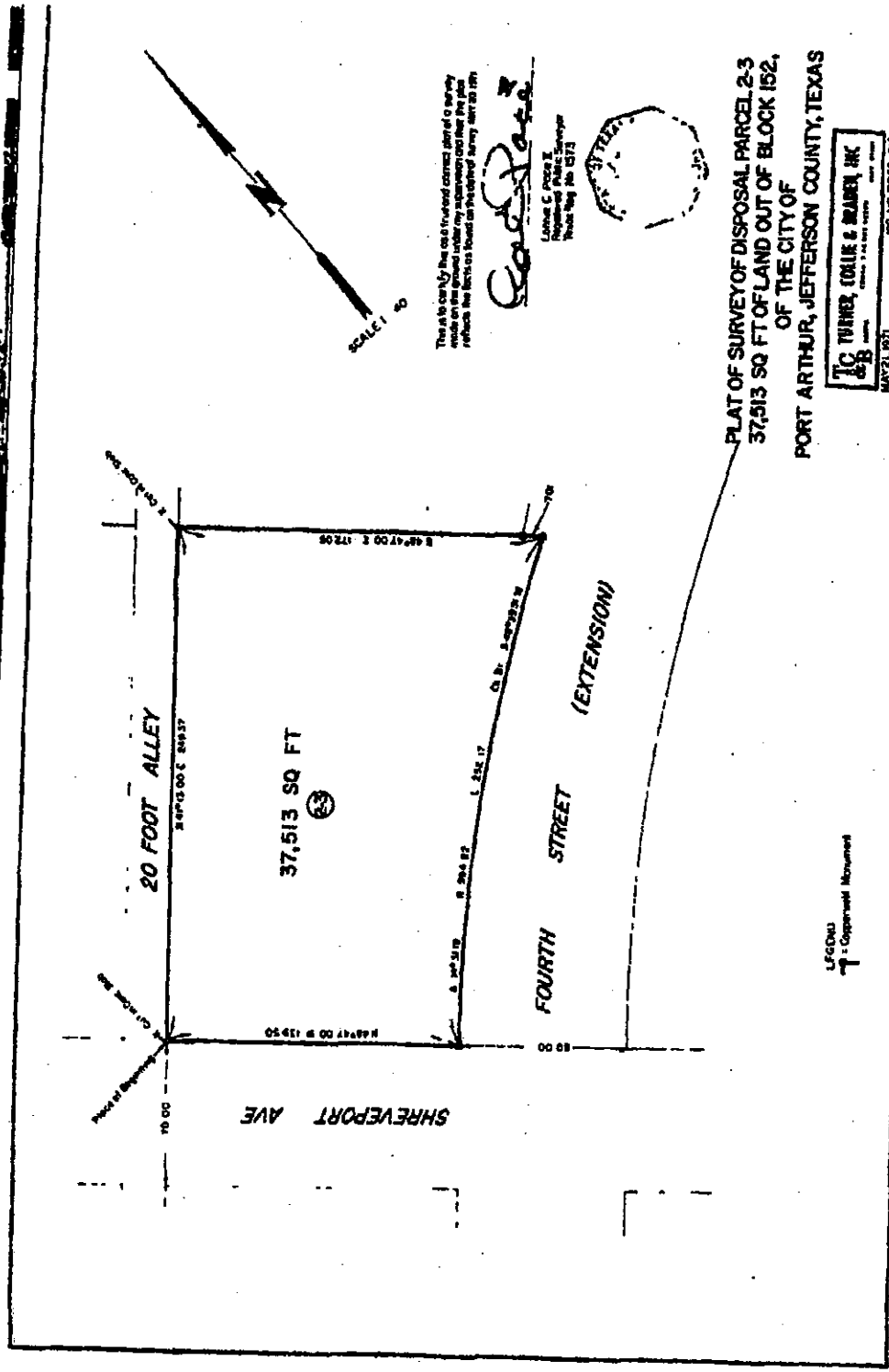


Lonnie C. Pace II
Registered Public Surveyor
Texas Registration No. 1573



Jefferson County Clerk Internet Copy

Jefferson County Clerk Internet Copy



This plat is to certify the correctness of the survey made by the undersigned and that the plat reflects the facts found in the original survey. MAY 21 1971

James C. Turner
 James C. Turner, Surveyor
 State Reg. No. 0173



PLAT OF SURVEY OF DISPOSAL PARCEL 2-3
 37,513 SQ FT OF LAND OUT OF BLOCK 152,
 OF THE CITY OF
 PORT ARTHUR, JEFFERSON COUNTY, TEXAS

J.C. TURNER, OWNER & BUREAU, INC.
 MAY 21, 1971
 JOB NO. 02-46-000

Jefferson County Clerk Internet Copy

Jefferson County Clerk Internet Copy

EXHIBIT "B"

053400-169900
 CORRECTED SHERIFF'S DEED

THE STATE OF TEXAS

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, by virtue of a certain Tax Warrant issued out of the 136TH District Court in and for Jefferson County, Styled CITY OF PORT ARTHUR vs. JOHN P. SANDERSON, ET AL, Case number D-0166570. On a Tax Warrant Executed on January 28, 2002, I, G. Mitch Woods, Sheriff of said County, did upon March 5, 2002, levy upon and post the time and place of said sale in the English language at the County Courthouse, in the County of Jefferson, beginning on January 30, 2002, stating in said posting the time and place of sale, a brief description of the property to be sold, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the defendants, and on the first Tuesday in March, 2002, within the hours prescribed by law, sold said hereinafter described land or lots at the premises hereinafter described were bid off to Port Arthur Section 4A Economic Development Corporation, for the sum of Three thousand six hundred seventy three dollars and no/100's (\$3,673.00), for the use and benefit of Jefferson County, et al and possibly other entities for title to the hereinafter described property or the amount of taxes, interest, penalties and costs.

NOW, THEREFORE, I, G. Mitch Woods, Sheriff aforesaid, by virtue of the authority vested in me by law have BARGAINED, SOLD and CONVEYED, and by these presents do benefit the Port Arthur Section 4A Economic Development Corporation and their assigns, subject, however, to the provisions hereinafter set out, all the right, title and interest of the defendants, in and to the following described land that said defendants had in and to said land at the date said suit was filed, together with, all and singular, the rights, privileges, and appurtenances to the same belonging, and the said lands being described as follows, to-wit:

LOTS SEVEN (7) & EIGHT (8) BLOCK ONE HUNDRED FIFTY TWO (152) CITY - EIGHT HUNDRED BLOCK FOURTH STREET (800 BLK. 4TH ST) OUT OF NORTH ONE HUNDRED SEVENTY TWO (N172) OF EAST FIFTY FEET (E50) LOT EIGHT (8) & NORTH TWO HUNDRED TWENTY FEET (N220) LOT SEVEN (7) ONE HUNDRED FIFTY BY TWO HUNDRED TWENTY POINT THREE BY ONE HUNDRED FIFTY SEVEN POINT FIFTY NINE BY ONE HUNDRED SEVENTY TWO POINT ZERO NINE (150X220.3X157.59X172.09) CITY OF PORT ARTHUR ADDITION LOCATED IN THE CITY OF PORT ARTHUR AS PER MAP OR PLAT LOCATED IN JEFFERSON COUNTY, TEXAS

TO HAVE AND TO HOLD unto the said Port Arthur Section 4A Economic Development Corporation, for the use and benefit of Jefferson County, et al and possible entities subject, however, to the right of defendants to redeem the same in the manner prescribed by law within two years on residential homestead and agricultural use property and within six months on all other properties from the date of the filing for records of this deed, and to such other further

EXHIBIT "A-3"

conditions and stipulations as may be applicable under the provisions of Section 34.21 of the Property Tax Code of Texas, as fully and absolute as I, sheriff aforesaid, can convey by virtue of said Tax Warrant.

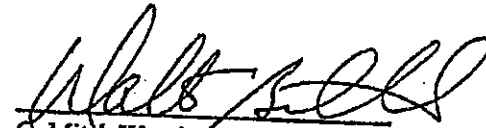
Grantee's Address:

Port Arthur Section 4A Economic Development Corporation

444 4th Street

Port Arthur, Texas 77640

WITNESS MY HAND this the 5 day of March, 2002.



G. Mitch Woods, Sheriff
By: Chief Walter Billingsley
Jefferson County, Texas

THE STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared Chief Walter Billingsley, to me well known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of March, 2002.



Deorell Anne Dispenza
Notary Public in and for the
State of Texas

(Printed Name)

My commission expires:

Return to: Call Kathy Kellas
Jefferson County Tax Office
Ext. 8540

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Sandy Walker
2002 MAY 06 11:09 AM 2002016480
SANDY WALKER
COUNTY CLERK
JEFFERSON COUNTY, TEXAS

EXHIBIT "C"

SPECIAL WARRANTY DEED

Date: January 31, 2004

Grantor: Tres Caballeros, Ltd.

Grantor's Mailing Address (Including County): 3043 Oak West
Nederland, TX 77627
Jefferson County, Texas

Grantee: Port Arthur Section 4A Economic Development Corporation

Grantee's Mailing Address (Including County): 444 - 4th Street
Port Arthur, TX 77640
Jefferson County, Texas

CONSIDERATION:

For partial forgiveness of debt due and owing from Grantor to Grantee under that certain Economic Incentive Contract and Loan Agreement ("Incentive Contract") by and between Grantor and Grantee together with Grantee's continued compliance with any remaining obligations detailed within that certain Compromise Settlement Agreement by and between Grantor, Grantee and others regarding said Incentive Contract.

PROPERTY (Including any Improvement):

Those certain tracts of real property, including any improvements thereon, located within the City of Port Arthur, Jefferson County, Texas, including particularly those tracts described more particularly in Exhibits "A-1", "A-2" and "A-3" attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made expressly subject to all easements, rights-of-way, restrictions, covenants, and conditions and all exceptions, reservations and conveyances of minerals and/or royalties, oil and gas and/or mineral leases, affecting the above described property, and to all zoning laws ordinances, rules and regulations of municipal and/or other governmental authorities, but only to extent that same are in force and effect and relate to the above described property. This conveyance is also made subject to all state and federal laws and regulations, if any, affecting said property though they may be unrecorded.

Grantors make this conveyance, and Grantees accept this conveyance, upon and subject to the following terms and conditions:

GRANTEES ACKNOWLEDGE AND AGREE, BY THEIR ACCEPTANCE HEREOF, THAT THE PROPERTY IS CONVEYED "AS IS, WHERE IS" AND IN ITS PRESENT CONDITION WITH ALL FAULTS, AND THAT GRANTORS HAVE NOT MADE AND DO NOT HEREBY MAKE ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE INCOME TO BE DERIVED THEREFROM, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEES MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES,

ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR OTHERWISE WITH RESPECT TO THE PROPERTY. GRANTOR FURTHER ASSUMES RESPONSIBILITY FOR PAYMENT OF ALL AD VALOREM TAXES ASSESSED/TO BE ASSESSED AGAINST THE PROPERTY, INCLUDING PARTICULARLY TAXES FOR THE TAX YEAR 2000.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

EXECUTED on this the 31 day of January, 2004.

GRANTOR,
TRES CABALLEROS, LTD.

Eric Johnson
BY: Eric Johnson
ITS: President / General Partner

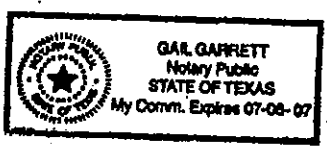
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF JEFFERSON

§
§
§

BEFORE ME, THE UNDERSIGNED Notary Public, on this day personally appeared GARC LARSON, D. Parker of Tres Caballeros, Ltd., known to me to be the person whose name is described to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Tres Caballeros, Ltd., for the purposes and considerations therein expressed, and the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 31 DAY OF JANUARY, 2004.



Gar. Garrett
NOTARY PUBLIC, STATE OF TEXAS

Original to Grantee: Port Arthur Section 4A Economic Development Corporation
444 - 4th Street
Port Arthur, TX 77640

Copy to Grantor: Tres Caballeros, Ltd.
3043 Oak West
Nederland, TX 77627

EXHIBIT "A-1"

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62,858 SQUARE FEET
URBAN RENEWAL AGENCY
DISPOSAL TRACT 2-1

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THENCE S 41°13'00" W, along the southeast line of said 20 foot alley for a distance of 5.0 feet to a Copperweld monument set for the most northerly corner and PLACE OF BEGINNING of the tract herein described;

THENCE S 48°47'00" E, 5.0 feet southwest of and parallel to the southwest line of existing Mobile Avenue, for a distance of 271.10 feet to a Copperweld monument set in the northwest right-of-way line of Fourth Street extension (80 foot width) for the most easterly corner;

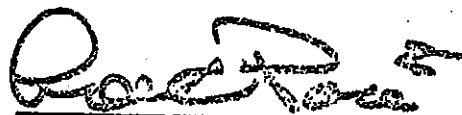
THENCE along the arc of a curve to the right whose chord bears S 52°26'47" W, having a radius of 1105.92 feet and a delta angle of 13°32'40", for a distance of 261.43 feet to a Copperweld monument set for the most southerly corner;

THENCE departing Fourth Street extension N 48°47'00" W, 220.30 feet to an "X" cut in a concrete drain on the southeast line of aforementioned 20 foot alley for the most westerly corner;

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Turner, Collie & Braden, Inc.
Consulting Engineers
Houston Port Arthur

May 20, 1971
Job No. 0646-010



Lonnie C. Pace II
Registered Public Surveyor
Texas Registration No. 1573

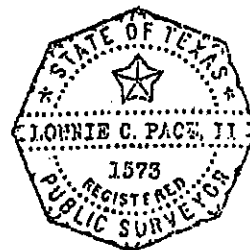


EXHIBIT "A-1"

EXHIBIT "A-2"

FIELD NOTE DESCRIPTION
37,513 SQUARE FEET
URBAN RENEWAL AGENCY
DISPOSAL TRACT 2-3

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Turner, Collie & Braden, Inc.
Consulting Engineers
Houston Port Arthur

May 20, 1971
Job No. 0646-010

Lonnie C. Pace II

Lonnie C. Pace II
Registered Public Surveyor
Texas Registration No. 1573

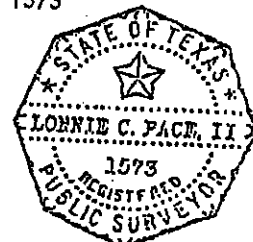


EXHIBIT "A-2"

053400-169900
CORRECTED SHERIFF'S DEED

THE STATE OF TEXAS

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, by virtue of a certain Tax Warrant issued out of the 136TH District Court in and for Jefferson County, Styled CITY OF PORT ARTHUR vs. JOHN P. SANDERSON, ET AL, Case number D-0166570. On a Tax Warrant Executed on January 28, 2002, I, G. Mitch Woods, Sheriff of said County, did upon March 5, 2002, levy upon and post the time and place of said sale in the English language at the County Courthouse, in the County of Jefferson, beginning on January 30, 2002, stating in said posting the time and place of sale, a brief description of the property to be sold, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the defendants, and on the first Tuesday in March, 2002, within the hours prescribed by law, sold said hereinafter described land or lots at the premises hereinafter described were bid off to Port Arthur Section 4A Economic Development Corporation, for the sum of Three thousand six hundred seventy three dollars and no/100's (\$3,673.00), for the use and benefit of Jefferson County, et al and possibly other entities for title to the hereinafter described property or the amount of taxes, interest, penalties and costs.

NOW, THEREFORE, I, G. Mitch Woods, Sheriff aforesaid, by virtue of the authority vested in me by law have BARGAINED, SOLD and CONVEYED, and by these presents do benefit the Port Arthur Section 4A Economic Development Corporation and their assigns, subject, however, to the provisions hereinafter set out, all the right, title and interest of the defendants, in and to the following described land that said defendants had in and to said land at the date said suit was filed, together with, all and singular, the rights, privileges, and appurtenances to the same belonging, and the said lands being described as follows, to-wit:

LOTS SEVEN (7) & EIGHT (8) BLOCK ONE HUNDRED FIFTY TWO (152) CITY - EIGHT HUNDRED BLOCK FOURTH STREET (800 BLK. 4TH ST) OUT OF NORTH ONE HUNDRED SEVENTY TWO (N172) OF EAST FIFTY FEET (E50') LOT EIGHT (8) & NORTH TWO HUNDRED TWENTY FEET (N220') LOT SEVEN (7) ONE HUNDRED FIFTY BY TWO HUNDRED TWENTY POINT THREE BY ONE HUNDRED FIFTY SEVEN POINT FIFTY NINE BY ONE HUNDRED SEVENTY TWO POINT ZERO NINE (150X220.3X157.59X172.09) CITY OF PORT ARTHUR ADDITION LOCATED IN THE CITY OF PORT ARTHUR AS PER MAP OR PLAT LOCATED IN JEFFERSON COUNTY, TEXAS

TO HAVE AND TO HOLD unto the said Port Arthur Section 4A Economic Development Corporation, for the use and benefit of Jefferson County, et al and possible entities subject, however, to the right of defendants to redeem the same in the manner prescribed by law within two years on residential homestead and agricultural use property and within six months on all other properties from the date of the filing for records of this deed, and to such other further

EXHIBIT "A-3"

conditions and stipulations as may be applicable under the provisions of Section 34.21 of the Property Tax Code of Texas, as fully and absolute as I, sheriff aforesaid, can convey by virtue of said Tax Warrant.

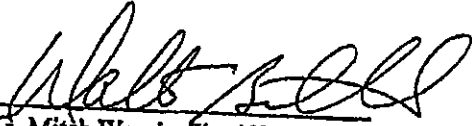
Grantee's Address:

Port Arthur Section 4A Economic Development Corporation

444 4th Street

Port Arthur, Texas 77640

WITNESS MY HAND this the 5 day of March, 2002.


G. Mitch Woods, Sheriff
By: Chief Walter Billingsley
Jefferson County, Texas

THE STATE OF TEXAS

COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared Chief Walter Billingsley, to me well known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5 day of March, 2002.



Dedrell Anne Dispenza
Notary Public in and for the
State of Texas

(Printed Name)

My commission expires:

Return to: Call Kathy Kellas
Jefferson County Tax Office
Ext. 8540

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Sandy Walker

2002 MAY 06 11:09 AM 2002016480
SANDY WALKER
COUNTY CLERK
JEFFERSON COUNTY, TEXAS

EXHIBIT "D"

RECEIVED

APR 10 2008

April 10, 2008

LEGAL DEPARTMENT

Mayor & City Council

Re: Request For Land Adjacent To My Building On Procter

The building I am referring too, located on Procter Street, is zoned Heavy Commercial. The property behind my building is currently zoned Planned Development District 11 which allows for the building of an office building and an enclosed storage building.

I am asking the Council to authorize the EDC to negotiate with me for two city-owned lots behind me and the EDC's lot behind me so I can obtain these properties and office building, and an enclosed storage building on the requested three lots, to support my 4A eligible business.

My plan is to first construct the office building and build the enclosed storage building at a later date.

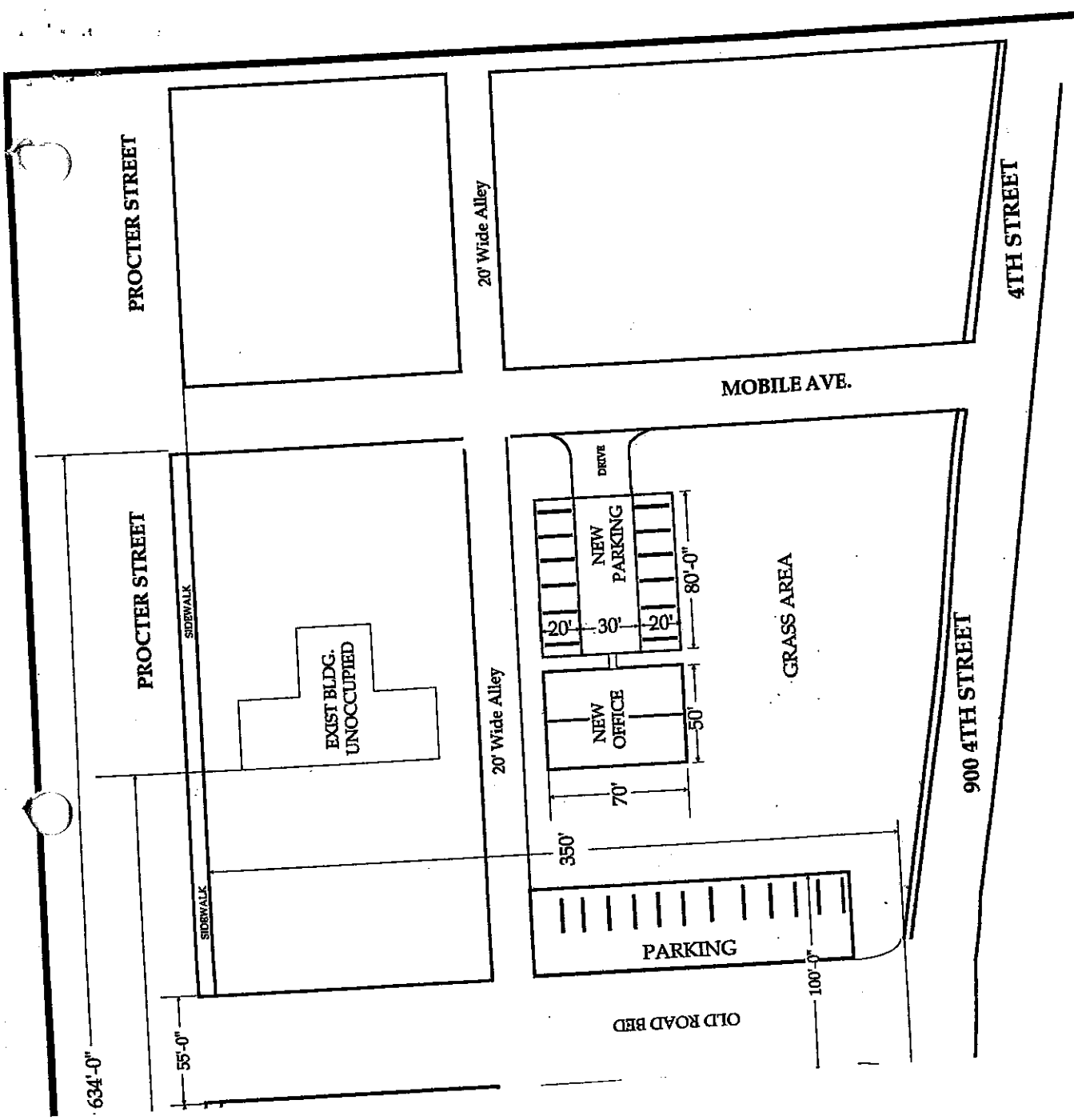
Thank you for your consideration.

Sincerely,



Kenny L. Tims, Sr.
KT Maintenance Company, Inc.
800 Procter Street
Port Arthur, TX 77640

EXHIBIT "E"



KT Maintenance, Inc.
 800 Procter Street
 Port Arthur, Texas 77640
 409-982-9952

CLIENT: KT Maintenance, Inc.
 OFFICES: 800 Procter Street
 PROJECT: KTM WAREHOUSE/ OFFICE SITE PLAN
 TITLE: KTM WAREHOUSE/ OFFICE SITE PLAN
 DRAWN BY: FJH SCALE: 1" = 60'
 DATE: 04/10/08 DRW NO: Office-02 REV: 2D