

**Caillouet Family
Bus Trip to the Fourchon
October 28, 2022
Logistics and Information**

Pick up will be Friday, October 28 at 7:30am at the Walmart parking lot in Thibodaux. The address is 410 N Canal Blvd, Thibodaux, LA 70301. The location is at the back of the parking lot near the gas station, allowing plenty of parking. The bus will depart no later than 8:00AM.

The bus holds 55 and we have 51 taking the tour. There is a restroom on the bus, and we will have water available. We will be walking short distances and on unpaved paths, so please wear appropriate shoes and clothing.

For the following information you may wish to refer to the included pictures.

The first 3 pictures provide an overview of the tour path with locations for stops and observations. It shows the overall land south of the Flotation Canal purchased by L. P., with donated land to create the Port outlined in blue and land we currently own outlined in orange. Dash line indicate various servitudes we have provided.

Picture 4 provides a current disposition of our land.

Picture 5 provides performance information on the industrial land that provides our income.



The first stop on the tour will be at “Down the Bayou Charters” located at 883 AO Rappelet Rd, Golden Meadow, LA 70357. We expect to spend about 50 minutes to an hour at this stop. This property is referred to as Site 15 or the

Campsite Land and is shown in Picture 6. It is east of HWY 3090 at

the Caillouet Canal. We will stop for coffee and breakfast pastries hosted by our tenant, Down the Bayou Charters. This is adjacent to where an old bridge crossed the Caillouet Canal providing access to the Gulf, beach, and a Chevron site not on our property. You will be able to explore the land and view the canal. As you wish, you will be able to walk up the inclining access road for the former bridge to see the Gulf and our land south of the canal referred to as 16A and 16B and shown in Picture 7. The land south of the canal and to the east, 16B is part of the Caminada Headland restoration project to reclaim marsh land. To the east of Site 15 you will see our land 15A which is mostly marsh as shown in Picture 6. To the west are our industrial sites along Pass Fourchon (tracts 8, 6, 9, & 10) as shown in Pictures 6 and 8, as well as inland sites fronting on Estay Road (tracts 5, 14, 3.20B, 7, 20A) as shown in Picture 8. Sites 20A and 20B is the land that the Port has the rights to sublease under a 1981 Agreement. When we depart this stop, we will drive down Estay Road to get a better view of the sites to the west.

The Hwy 3090 access road to the bridge location is on our property and provided to the State of Louisiana as a servitude. South of the Caillouet Canal the extend 3090 road is on our land and provided to Lafourche Parish as a servitude that goes into the Gulf. There is also a crossover road to the Chevron site that is on our land and provided via servitude to GLPC.

The Port plans to replace the bridge within about 2 years. Hwy 3090 will be realigned in the process and have some impact on sites 15, 16A and 16B. Site 8 will have some servitude land returned.

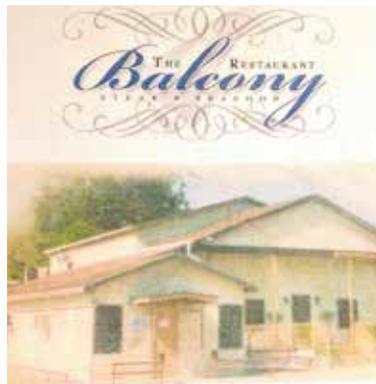
The remaining four stops will be at various land holdings surrounding Port Fourchon. Two of the stops will just be looking out the windows at the property with the other two providing time to walk and get a closer view of the land.

Leaving Down the Bayou Charters we will proceed down Estay Road, stopping at site 9 as shown in Picture 8 where our tenant Alliance has a large crane used in offshore demolition and construction in concert with underwater divers. To the left are sites 6 and 8 as shown in Picture 6, currently being used by Great Lakes Dredge and Dock in their work restoring the Caminada Headlands. Their work involved our 16B conservation land as shown in Picture 7. To the right is site 10 which is referred to as the Hardison property as it was leased for many early years as a fish camp operated by Charlie Hardison. On the land side of Estay Road are sites 5, with 14 in the distant slight right and 3 in the distance left, as shown in Picture 8. Site 5 has never been leased. Magnum Mud is on site 14 and Newpark, also a drilling fluid company is on site 3. Newpark is schedule to leave us within the next year or two.

As we continue on Estay Road all the Pass Fourchon waterside land after the Hardison property is some of what we donated to create the Port in 1963. On the land side, we own the property for the next half mile. As shown on Picture 8, after site 3 we move into 20B and 20A with site 7 in-between. Again, 20B and 20A are under the control of GLPC although we own the land. We will stop at 20 A and let you walk around for several minutes. You will notice that much of this land was used as a heliport in the past.

The Caillouet Family also provide the right of way servitude for Estay Road from Hwy 3090 to the west end of site 20A. Servitudes for 16th Street and 17th Street right-of-way through our land are also provided by Caillouet Land.

We will now leave this area of the Port to visit the norther portion along Bayou Lafourche. The next stop will be along Theriot Road at site 4 as shown on Picture 9. Ahead of the bus is west and the land along the bayou was the heart of the initial industrial port. It is land donated by our family in 1963. To the left are sites 17, 4 and 18. Our tenant at site 17 provide food services for offshore rigs. The tenant at 18 is Tank-A-Lot and they work closely with Halliburton. Tract 4 is vacant and has never been leased. Halliburton is the Port tenant on the



land we donated ahead of the bus.

To the rights are sites 17 and 3. Both are vacant with 17 never being leased and 3 being used for telephone utility in the early days, and not leased since. The roadbed in this area of Theriot Road is on a servitude provided by Caillouet Land.

Toward the forward left side of the bus and left of Tank-A-Lot as the land abuts Bayou Lafourche, we have two small sites, 19A and 19B, as shown in Picture 10, that are embedded in the Port dock leased by Halliburton. This is land that likely resulted from a possible error in the survey specifications for our original donation. They are part of our blessings as these two triangle pieces of land amounting to 3.44 acres provides 20% of all our revenue historically and currently.

We will now turn onto Doucet Road and travel north to its end. You probably figured out that north Doucet Road is built on a servitude from Caillouet Land. As seen in Picture 11, to the right of the bus are sites 2, 2A and 2B. All are vacant and have never been leased. Site 2 B was used by the Port for some dredging activities many years ago. The initial land to the left, along the bayou and known as C-Port, as we go north is donated land. We then come to site 12, which is our lease to Halliburton in 2014 of about 25 acres. This lease accounts for about 30% of our current revenue.

We will stop at the end of the road and let you walk the land. The final site is 1, on the waterside. It is about 21 acres and sits at the junction of Bayou Lafourche and the Flotation Canal. It has never been leased, although it was held as a right of first refusal by Halliburton as they decided on site 12. This is where what began as a drainage ditch has grown over the years to a 600' wide flotation canal. The land to the north, across the Flotation Canal is generally marsh land with our land following the bayou as it makes its way to Leeville. The entrance to the Flotation Canal remains the property of Caillouet Land, is about 12 acres, and is used via servitude provided to the Port.

The last stop will be at "The Balcony" restaurant in Larose for lunch. The address is 13550 W Main St, Larose, LA 70373. After lunch, we will return to the Walmart parking lot in Thibodaux by 3 to 3:30pm.



Stop and
Get Off



Stop and
View
From Bus

Key: Next 2 Maps



Boundary of Land
Owned by
Caillouet Family



Boundary of Land
Donated by
Caillouet Family



Servitudes
provided by
Caillouet Family



Picture 3



Caillouet Family

~ 202 Acres Between
Flotation Canal
And
Pass Fourchon
West of Hwy 3090
Mostly Industrial

~ 140 Acres Between
Caillouet Canal
And
Gulf of Mexico
As well as
North of Caillouet Canal
East of Hwy 3090
Mostly Conservation

~ 1300 Acres North of
Flotation Canal
All Marsh Land

~ 167 Acres Along
Bayou Lafourche
Donated to Create Port

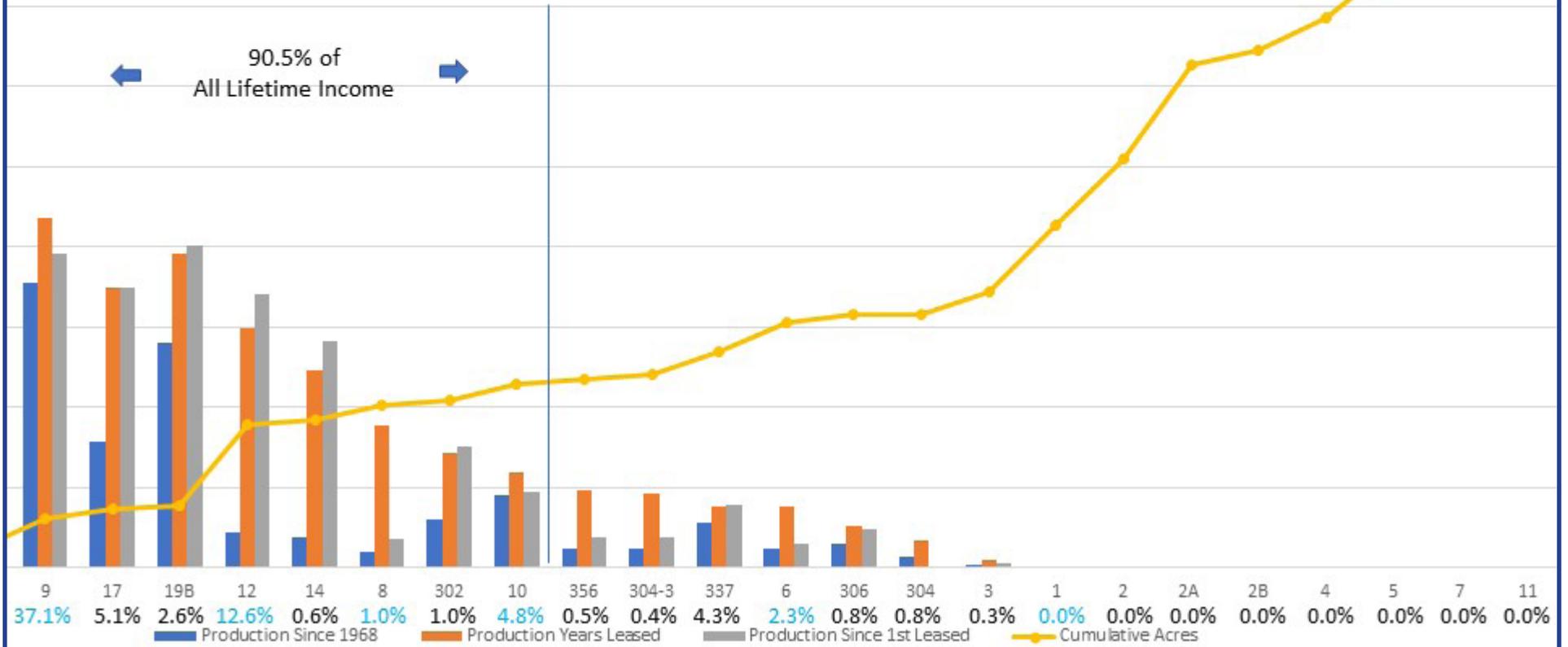
~ 46 Acres of Servitudes



CL Fourchon Performance by Industrial Land Tract

	Percentage of CL Lifetime Production	Avg Lifetime Per SF	Productive Land	Avg Lease Years Productive
CL Direct Water	57.7%	\$0.2840	53.02 Acres	~18.62
CL Direct Land	15.0%	\$0.2269	15.07 Acres	~21.31
19A&B	19.5%	\$0.6624	3.44 Acres	~41.55
GLPC Sub Lease	7.9%	\$0.0887	14.50 Acres	~29.70
Overall	100.0%	\$0.2562	86.02 Acres	~22.12

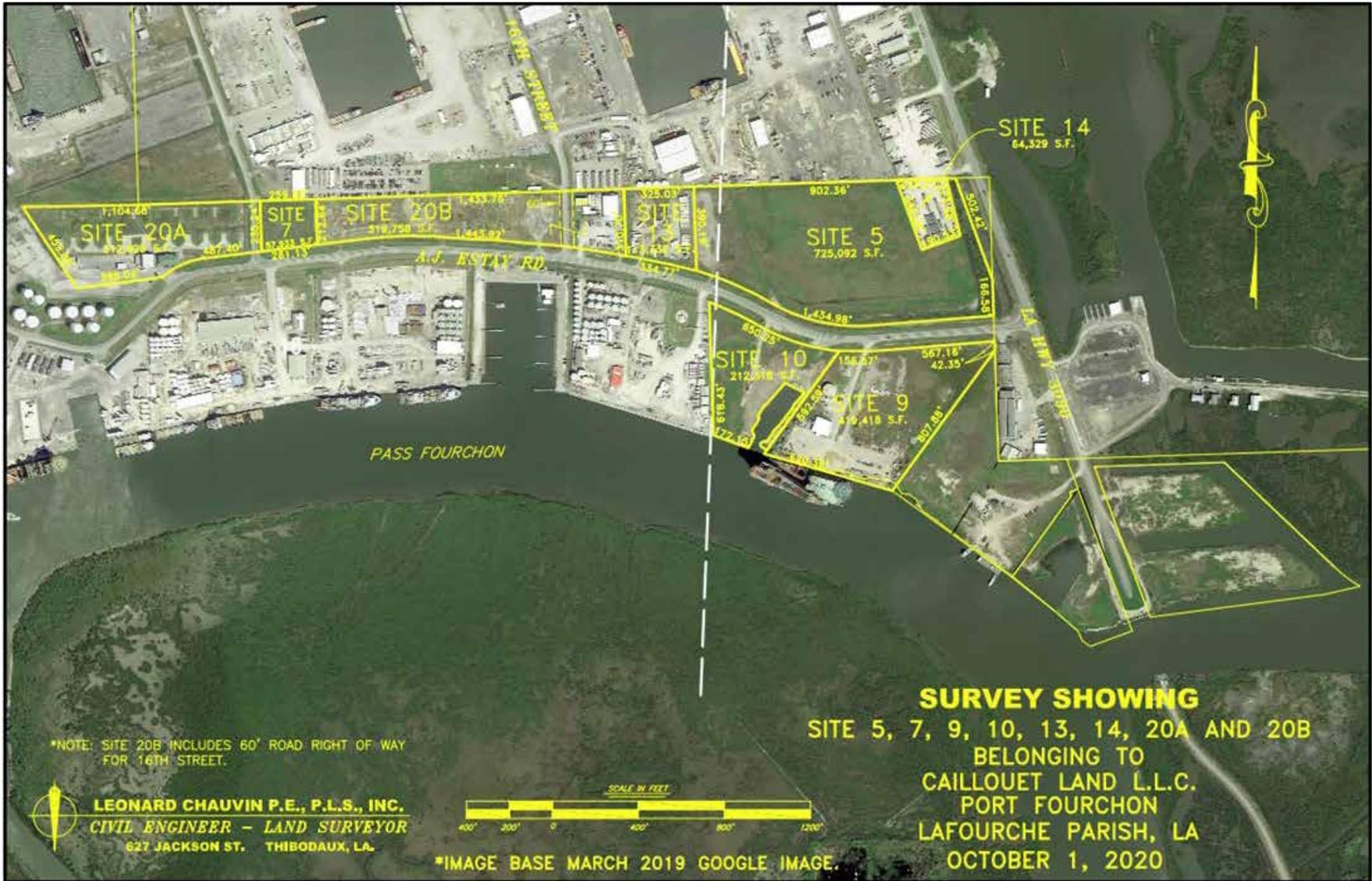
(Lifetime Income Production: ~\$21M) (Non-Productive: 116 Acres)



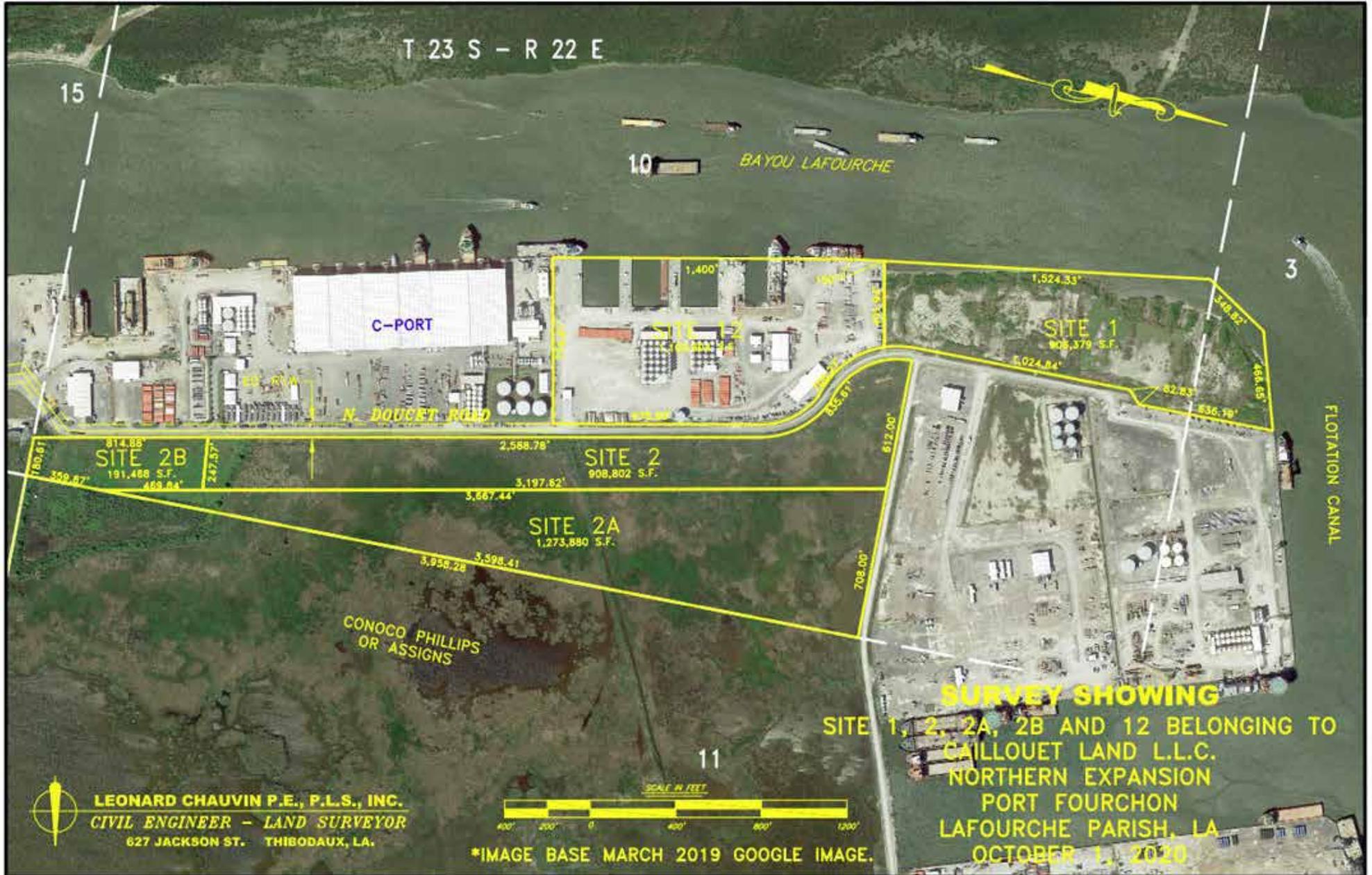
Picture 6

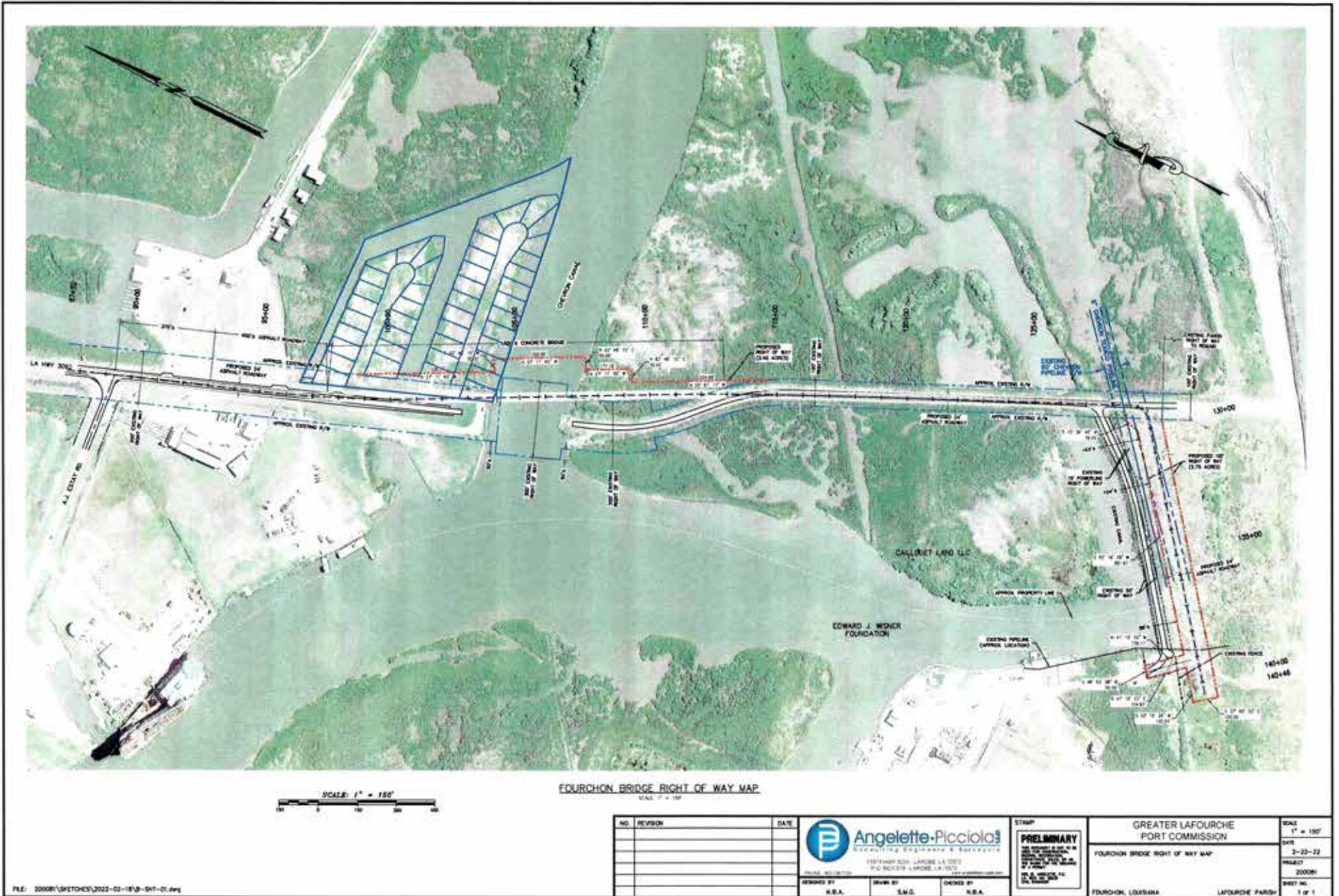












FOURCHON BRIDGE RIGHT OF WAY MAP
SCALE: 1" = 150'



NO.	REVISION	DATE

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STAMP
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GREATER LAFORCHE PORT COMMISSION
FOURCHON BRIDGE RIGHT OF WAY MAP
FOURCHON, LOUISIANA LAFORCHE PARISH

SCALE: 1" = 150'
DATE: 2-23-22
PROJECT: 2000B
SHEET NO.: 1 OF 1