

**Our File No. B14-120B**

**PROJECT**

**No. P080502-10**

**Hill Heights Drainage Improvements**

**REAL ESTATE APPRAISAL REPORT**

**of**

**The Proposed Perpetual Drainage Servitude Across  
Property Belonging to Humberto Diaz, et ux,  
located at 206 Stanton Hall Drive, Destrehan, Louisiana 70047  
(Lot 4A, Sq. J, Sec. 12, Ormond Country Club Estates, St. Charles Parish)**

**EFFECTIVE DATE OF VALUE**

**July 28, 2014**

**PREPARED FOR**

**St. Charles Parish  
c/o Mr. Sam Scholle  
Director of Public Works/Waste Water  
100 River Oaks Road  
Destrehan, LA 70047**

**PREPARED BY**

**Bradley D. Bird, MAI, SRA  
Louisiana Certified General Real  
Estate Appraiser License No. G0478**

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July 31, 2014

St. Charles Parish  
c/o Mr. Sam Scholle  
Director of Public Works/Waste Water  
100 River Oaks Road  
Destrehan, LA 70047

**Re: Project:** P080502-10 Hill Heights Drainage Improvements  
**Subject Property:** Proposed Perpetual Drainage Servitude Across Property  
located at 206 Stanton Hall Drive, Destrehan, Louisiana 70047  
(Lot 4A, Sq. J, Sec. 12, Ormond Country Club Estates, St. Charles Parish)  
**Property Owner:** Humberto Diaz, et ux  
**Our File No.** B14-120B

Dear Mr. Scholle:

As per your request, the undersigned appraiser has made a personal and careful inspection of the property identified above, and has thoroughly investigated and analyzed matters pertinent to the estimation of the property's current market value.

The purpose of this appraisal is to develop an opinion of compensation for the real property rights required from this ownership in connection with the parish's ongoing drainage improvement work.

Definition of Market Value

"Fair Market Value" is defined by *Louisiana Revised Statute 47:2321* as "the price for property which would be agreed upon between a willing and informed buyer and a willing and informed seller under usual and ordinary circumstances; it shall be the highest price estimated in terms of money which property will bring if exposed for sale on the open market with reasonable time allowed to find a purchaser who is buying with knowledge of all the uses and purposes to which the property is best adapted and for which it can be legally used."

The intended use of this appraisal is to provide a basis for compensating the property owner for the required property to be acquired.

Please be advised that this letter of transmittal serves only to report the final conclusions reached in the complete appraisal report that follows. It should not be misconstrued as a complete report in and of itself.

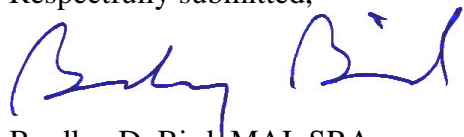
St. Charles Parish  
c/o Mr. Sam Scholle  
Director of Public Works/Waste Water  
July 31, 2014  
Page 2

This appraisal report follows the law of expropriation/eminent domain of the State of Louisiana and the guidelines of the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation. Pursuant to current Louisiana jurisprudence, the Jurisdictional Exception pertains to the USPAP Standard 1-4(f). Louisiana Law governing the proposed Nucor Steel Plant acquisitions comes under Article 1, Section 4 of the Louisiana Constitution and Louisiana Revised Statute 19:1. The Section Title 19 that pertains to the measure of compensation is Louisiana Revised Statute 19:9, which requires the appraiser to develop opinions of value before the acquisition without considering any change in value caused by the proposed project. This analysis invokes the Jurisdictional Exception. Additionally, the appraiser adheres to the guidelines and ethics of the Appraisal Institute.

As a result of the research and analyses we have undertaken, it is my considered opinion that as of **July 28, 2014**, the measure of compensation due to the property owner was approximately as follows:

Value of the Land within the Required Area of the Perpetual Drainage Servitude to be Acquired:	\$6,841
Value of Improvements within the Required Area of the Perpetual Drainage Servitude to be Acquired:	0
Severance Damages:	<u>0</u>
<b>Total Recommended Compensation for Property Rights Acquired</b>	<b>\$6,841</b>

Respectfully submitted,



Bradley D. Bird, MAI, SRA  
Louisiana Certified General Real  
Estate Appraiser License No. G0478

BDB/me

**TABLE OF CONTENTS**

Title Page .....	1
Letter of Transmittal .....	2
Table of Contents .....	4
Summary of Salient Facts and Conclusions .....	5
Assumptions and Limiting Conditions .....	6
Certification of the Appraiser .....	8
Data Sources .....	9
Basis for Summary of Compensation .....	10
Property Title Data .....	11
Scope of Work .....	12
Photographic Views of Subject .....	15
Area/Neighborhood Analysis .....	17
Site Analysis .....	18
Highest and Best Use Analysis .....	21
Approaches to Value .....	23
Land Valuation - Sales Comparison Approach .....	24
Estimate of Just Compensation .....	36

**ADDENDA SECTION**

Subject Location Map  
Legal Description of the Entire Subject Property  
Survey  
Appraisal Authorization Letter from St. Charles Parish  
Professional Qualifications of Bradley D. Bird, MAI, SRA

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Property Owner:** Humberto Diaz, et ux

**Subject Property Location:** 206 Stanton Hall Drive  
Destrehan, Louisiana 70047

Subject property is a 16,409 SF parcel of R-1A (residential) zoned land improved with a single-family home.

**Subject Legal Description:** Lot 4A, Square J, Ormond Country Club Estates, Section 12, St. Charles Parish, Louisiana.

**Property Rights Appraised:** Unencumbered Fee Simple Interest (Full Ownership Rights)

**Appraisal/Report Type:** Complete Self-Contained Appraisal Report

**FINAL VALUE CONCLUSIONS**

Value of the Land within the Required Area of the Perpetual Drainage Servitude to be Acquired:	\$6,841
Value of the Improvements within the Required Area Of the Perpetual Drainage Servitude to be Acquired:	0
Severance Damages:	<u>0</u>
<b>Total Recommended Compensation for Property Rights Acquired</b>	<b>\$6,841</b>

**OTHER INFORMATION**

**Date of Value Estimate** July 28, 2014

**Date of Report** July 31, 2014

**Right of Way Map Dated** Survey of subject property illustrating the proposed taking was prepared by Lucien C. Gassen, dated 5/21/14.

**Right of Way Map Last Revised** 5/21/14 (no known revisions as of this writing)

**Property Occupant(s)** Owner

**Comments:** The appraiser viewed the subject property from the fronting street and adjoining parcels. The subject's owner was notified, but was not present during this inspection. Mrs. Diaz contacted and discussed the property details with the appraiser via telephone.

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following assumptions and limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.

1. This appraisal/inspection is not a building inspection, structural inspection, or pest inspection. By preparing this report, the appraiser is not acting as a building inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed, and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guaranties of any kind. It is advised to have the structure inspected by an inspector that offers such warranted or guaranteed services, if there is any concern regarding adverse or negative conditions.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. This report is prepared for the sole and exclusive use of the client identified in the report, and it may not be used for any purpose other than that which is specified in the report. No third parties are authorized to rely upon this report without written consent of the appraiser, and in any event, only in its entirety.
3. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
4. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
5. Responsible ownership and competent property management are assumed.
6. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
7. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structure that render it more or less valuable. No responsibility is assumed for such conditions or for arranging engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state and local government regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

## ASSUMPTIONS AND LIMITING CONDITIONS

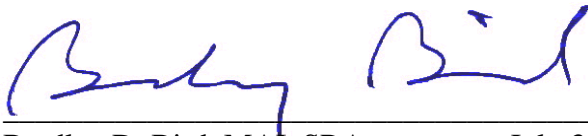
(Continued)

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in questions unless arrangements have been previously made.
15. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's client, through advertising, solicitation materials, public relations, news, sales, or other media without the prior consent and approval of the appraiser, particularly as to valuation conclusions, the identity of the appraiser, or any reference to affiliation with any professional appraisal organization or designation. Further, the appraiser assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of this assignment.
16. No responsibility is assumed for political, social or economic changed conditions which could have an effect on real estate value, which changes take place after the date of this valuation.
17. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client should retain an expert in this field, if desired.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA; the appraiser is not professionally qualified to accomplish this task. Further, no formal study, as accomplished by qualified experts, has been provided to the appraiser, nor is one known to exist. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the possibility of non-compliance with the requirements of ADA was not considered in estimating the value of the property.

## CERTIFICATION OF THE APPRAISER

I (we) certify that to the best of my knowledge and belief:

- (1) The statements of fact contained in this report are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- (3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- (4) I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- (5) My engagement in this assignment was not contingent upon developing predetermined results.
- (6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in compliance with the requirements of the Standards of Professional Practice of the Appraisal Institute. I have invoked the **Jurisdictional Exception** with respect to compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), as it pertains to developing opinions of value before the acquisition without considering any change in value caused by the proposed project.
- (8) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives and to the requirements of the State of Louisiana relating to review by the appraisal subcommittee of the Louisiana Real Estate Commission.
- (9) I have personally inspected the subject property and all comparables presented in the analyses.
- (10) No one provided professional assistance to the person(s) signing this report.
- (11) As of the date of this appraisal, Bradley D. Bird has completed the requirements under the continuing education programs of the Appraisal Institute.
- (12) The appraiser has previously appraised similar type properties to that which is the subject of this report.
- (13) The property owner(s), or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.



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Bradley D. Bird, MAI, SRA                      July 31, 2014  
Louisiana Certified General Real  
Estate Appraiser License No. G0478



## **DATA SOURCES**

In the appraisal of the subject property, the appraiser obtained data from the following sources:

- Ownership Title Data
- Onsite inspection of the subject property and real estate market area
- Gathering and investigating real estate market data and parish government: Public records, real estate agents, real estate appraisers, sellers and purchasers
- FEMA Flood Zone Data
- Analysis of land use trends
- Analysis of local area demographic data
- LADOTD Legal Section regarding "Additional Compensation" constitutional provisions and related jurisprudence associated with condemnation matters in Louisiana
- *Uniform Standards of Professional Appraisal Practice*, Appraisal Foundation, 2014-15 Edition

**BASIS FOR SUMMARY OF COMPENSATION**

**LAND**

Address	Land Area	Interest Acquired
206 Stanton Hall Drive Destrehan, Louisiana 70047	16,409 SF (total site)	Perpetual Drainage Servitude

**IMPROVEMENTS**

1. The following items are considered as real property and are included in the above value:  
A) N/A
  
2. The following items are considered as personal property and are not included in the above value:  
A) N/A
  
3. The following items of real property are located outside the required right-of-way and are not included in the above value:  
A) N/A
  
4. The following items are in the ownership of others and are located in the required area and are not included in the above value:  
A) N/A

**TREES & LANDSCAPING WITHIN SERVITUDE**

Situated within the proposed servitude are scrub vegetation and various non-hardwood trees, none of which contributing any measurable value to the land.

**REMARKS**

The Parish of St. Charles intends to acquire a Perpetual Drainage Servitude over the subject property in connection with its Hill Heights Drainage Improvements Project. This servitude will encumber the rear-most 2,126 SF area of the site. It is a triangularly shaped, wooded section of the site which has been “fenced out” of the main lot and is not being used by the property owner. The front portion of the site is improved with a single-family house that is in no way affected by the taking. Consequently, no damages of any kind will result from the acquisition of the proposed drainage servitude.

## PROPERTY TITLE DATA

**Ownership of Record:** Humberto Diaz, et ux

**Subject Property:** 206 Stanton Hall Drive  
Destrehan, Louisiana 70047

**Legal Description:** Lot 4A, Square J, Ormond Country Club Estates, Section 12, St. Charles Parish, Louisiana.

<b>SUBJECT PROPERTY TRANSACTIONS IN PAST 10 YEARS</b>					
<b>Transaction</b>	<b>Date</b>	<b>Recordation</b>	<b>Vendor</b>	<b>Vendee</b>	<b>Consideration</b>
Cash Sale	2/11/05	652/590	J.A.M.B. Building & Development	Jonera Lynn Pitre wife of/and Humberto Diaz	\$253,000
Cash Sale	8/03/04	639/486	Dorvin Development, Inc.	J.A.M.B. Building & Development	\$116,000 (price paid for both Lot 3A and 4A)

There are no other recorded conveyances of the subject property within the 10-year period preceding the effective date of this appraisal.

As of this writing, the property is not being actively marketed for sale or lease. It is occupied by the owner indicated above for use as a single-family residence.

<b>2013 SUBJECT PROPERTY ASSESSMENT DATA</b>				
<b>Assessment/Parcel No.</b>	<b>Property Location</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
30220120004A	206 Stanton Hall Dr.	\$3,286	\$17,272	\$20,558

Real estate taxes in St. Charles Parish are paid in arrears and thus, only the 2013 millages are known at this time. The base millage rate in the subject's tax district for 2013 was 113.28, which equals \$113.28 in taxes per \$1,000 of assessed property value. The subject property owner has a \$7,500 homestead exemption, and therefore, the total 2013 real estate tax burden was \$1,479.21.

The current assessment implies a market value basis of \$32,860 (\$2.00 per SF) for the land. This is well below the appraised value (of the land) concluded herein. The subject's assessment indicates that it is "frozen," which is an option afforded to certain qualifying tax payers.

## **SCOPE OF WORK**

**Type of Property:** A 16,409 SF parcel of R-1A (residential) zoned land improved with a single-family home.

**Type of Acquisition:** Perpetual Drainage Servitude

### **Purpose of the Appraisal**

The purpose of this appraisal is to develop an opinion of just compensation for the real property rights required from this ownership in connection with the referenced project (#P080502-10, Hill Heights Drainage Improvements).

### **Definition of Perpetual Drainage Servitude**

A perpetual and assignable right, servitude and easement in the described lands identified as Lot 4A, Square J, Ormond Country Club Estates, Sec. 12 (206 Stanton Hall Drive) to construct, maintain, repair, operate, patrol and replace a drainage channel, including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights, servitude and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

### **Definition of Severance Damages**

In a partial acquisition, a decline in market value of the remainder that arises as a result of the acquisition and/or the construction of the proposed improvement.

### **Definition of Just Compensation**

**“Just Compensation”** is defined in the *Dictionary of Real Estate Appraisal*, Third Edition, Page 194, as:

“In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken; should put the owner in as good a pecuniary position as he or she would have been if the property had not been taken; generally held to be market value, but the courts have refused to rule that it is always equivalent to market value.

### **Definition of Market Value**

**“Fair Market Value”** is defined by *Louisiana Revised Statute 47:2321* as:

“the price for property which would be agreed upon between a willing and informed buyer and a willing and informed seller under usual and ordinary circumstances; it shall be the highest price estimated in terms of money which property will bring if exposed for sale on the open market with reasonable time allowed to find a purchaser who is buying with knowledge of all the uses and purposes to which the property is best adapted and for which it can be legally used.”

### **Intended Use of the Appraisal**

The intended use of this appraisal is to provide a basis for compensating the property owner for the required property to be acquired.

### **Intended User(s) of the Appraisal**

The intended user of this appraisal is The Parish of St. Charles and/or its assigns.

### **Effective Date of the Appraisal**

The effective date of all value estimates rendered herein is **July 28, 2014**.

### **Property Rights Appraised**

The property rights appraised are of the **Unencumbered Fee Simple Interest (Full Ownership Rights)**. “**Fee Simple Interest**” is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat." **Source:** *The Appraisal of Real Estate*, 13<sup>th</sup> Edition, Page 114

### **Type of Appraisal Performed**

This is a complete self-contained appraisal report. The appraisal adheres to USPAP standards, with exception to Standard 1-4(f). Louisiana Law governing the proposed acquisition comes under Article 1, Section 4 of the Louisiana Constitution and Louisiana Revised Statute 19:1. The Section Title 19 that pertains to the measure of compensation is Louisiana Revised Statute 19:9, which requires the appraiser to develop opinions of value before the acquisition without considering any change in value caused by the proposed project. This analysis invokes the Jurisdictional Exception. Additionally, the appraisal adheres to the guidelines and ethics of the Appraisal Institute.

### **Appraisal Procedures Considered**

Professionally recognized appraisal methodology and techniques with consideration of the Cost, Sales Comparison and Income Approaches are considered within this assignment. The basis of the appraisal problem and the availability of comparable real estate market data determine applicability of the recognized approaches to valuation.

In the immediate case, the subject is a single-family zoned lot improved with an owner-occupied residence. The proposed perpetual drainage servitude will encumber a relatively small area of land in the rear of the site. Moreover, the portion of the site in question has been “fenced out” by the property owner and is not in use. The taking will in no way affect the utility and marketability of the improvements. Because of this, and because there is a sufficient number of recent comparable land sale data, the Sales Comparison Approach is used as the sole basis for determining the value of the subject property.

## **Appraisal Procedures Considered - Continued**

### **Analysis of the Appraisal Problem**

Based on the premise of this appraisal assignment, no unusual or particular appraisal problems are encountered in the scope of this assignment

### **Professional Contribution of Others**

No one provided professional assistance to the person signing this report.

**PHOTOGRAPHIC VIEWS OF SUBJECT**

(Photos taken by Bradley D. Bird on 07/28/14)



1. Front view of subject property as seen from across Stanton Hall Drive looking north-northwestward.



2. Rear view of subject looking southward from the edge of the parish drainage canal. Tree line in right half of photo is the location of the proposed servitude.

**PHOTOGRAPHIC VIEWS OF SUBJECT**



7. Google.com satellite view of subject property. Boundaries delineated in red are estimated by the appraiser.



## AREA/NEIGHBORHOOD ANALYSIS

The appraised property is located in the southwestern section of the unincorporated community known as "Destrehan" in the suburban parish of St. Charles. Destrehan is situated approximately 20 miles northwest of the New Orleans Central Business District. It is more particularly located in Ormond Country Club Estates, a planned, mid-sized residential subdivision developed around a country club and golf course. The immediate area is on the east bank of the Mississippi River and is a suburb of the New Orleans metropolitan area. It caters to middle- to upper-income level residents. Property maintenance levels are generally good, with pride of ownership evident.

In May 1993, Interstate Highway I-310 was completed through to I-10 at the northeastern corner of St. Charles Parish, which turns eastward into Kenner, Metairie and New Orleans and westward to Baton Rouge, Lafayette and Texas. This link has allowed St. Charles Parish to increase its rate of growth as a "bedroom community" of New Orleans.

Airline Drive intersects I-310 approximately three miles east of Ormond Boulevard. I-310 bisects St. Rose's northern portion and is primarily accessed from Airline Drive, between Almedia Road and St. Rose Avenue. A secondary access is gained at the foot of the Destrehan-Luling Bridge, upriver from the subject from River Road in Destrehan.

Access into the neighborhood is provided primarily by Airline Drive (U.S. Highway 61) and River Road (LA Highway 48). Ormond Boulevard is the main north-south roadway extending through the subdivision. It is a heavily traveled, two-lane boulevard divided by a neutral ground and connecting River Road with Airline Drive. The bulk of the commercial development in Ormond Country Club Estates is found along or near Ormond Boulevard. This includes retail centers, office buildings, free-standing stores, fast food restaurants, etc. These developments mainly serve the immediate neighborhood area and are generally in a healthy state with few vacancies observed.

The subject property is an improved single-family lot fronting Stanton Hall Drive in the interior of Ormond Country Club Estates. It is proximate to other similar single-family residences. Also in this vicinity is the Hill Heights Country Club, a private recreational club featuring a club house with fitness center, swimming pools, tennis courts, and two baseball/softball fields.

Residential development in Ormond consists mainly of moderate- to large-scale custom-built homes ranging in age from new to 25 years, and ranging in value from \$160,000 to in excess of \$1,000,000. Overall, residential zoned land within the neighborhood is approximately 90% built-up, while the commercially zoned areas are roughly 65% developed. Retail and office properties in the immediate area have overall occupancy levels of  $\pm 95\%$ .

Over the past 12 to 18 months, the housing market has shown signs of improvement in both resale prices and absorption rates. Statistics obtained from the NOMAR MLS system indicate that in Ormond Subdivision, between 7/01/2013 and 7/01/14 there were a total of 51 single-family home sales at an average price of \$268,609, compared to 74 sales averaging \$227,272 in the prior 12-month period. The volume drop experienced in the past year is an indication of less available inventory. To a large extent, this is occurring throughout the metropolitan area. In addition, the oil and gas industries, which have a major presence in industrial plants in the immediate area, continue to expand, which is adding local jobs. There is general improving port business along the Mississippi River along with improving political and social conditions. In summary, the future outlook for the neighborhood and the subject property is considered positive.

## SITE ANALYSIS

<b>Size of Whole Property</b>	16,409 square feet
<b>Size of Required Area</b>	2,126 SF square feet
<b>Size of Remaining Property</b>	16,409 square feet (no land is being taken in fee)
<b>Site Dimensions</b>	The site is irregularly shaped, with a “doglegged” fronting line on Stanton Hall measuring a total of 19.76'+7.17'+40.24', or 67.17', over 110.0' on an oblique angle across the rear, by a depth on the eastern-most sideline of 248.67', over a depth on the opposite (western-most) sideline of 197.49'.
<b>Streets/Frontages</b>	67.17' staggered frontage on Stanton Hall Drive
<b>Shape</b>	Irregular
<b>Topography</b>	Generally level and filled to slightly above the grade of Stanton Hall Drive
<b>Drainage</b>	Subsurface - mechanically drained
<b>Utilities</b>	Public water service, sanitary sewerage, electricity, natural gas and telephone/data lines are available to the site.
<b>Easements/Encroachments</b>	Based on review of the survey prepared by Lucien Gassen, dated 5/21/14, there is a 10' wide utility servitude spanning the front of the site at Stanton Hall Drive, and a 5' wide servitude in favor of Bellsouth extending across the rear property line. No other existing servitudes or encumbrances are noted.
<b>Surrounding Land Uses</b>	Middle- to higher-end single-family houses, vacant acreage, Hill Heights Country Club, a nursing home.
<b>Zoning</b>	R-1A; Single-Family Residential Detached District. Allows site-built, single-family dwellings and accessory uses, and private recreational uses. Also allows parks, schools, police and fire stations, places of worship, and various other compatible uses via special permit. <b><u>The subject is improved with a relatively new single-family home which appears to comply with zoning.</u></b>
<b>FEMA Flood Zone</b>	Flood Zone “AE” - FEMA Panel 2201600150C, rev. 6/16/92

## Site Data - (Continued)

### **Environmental Hazards**

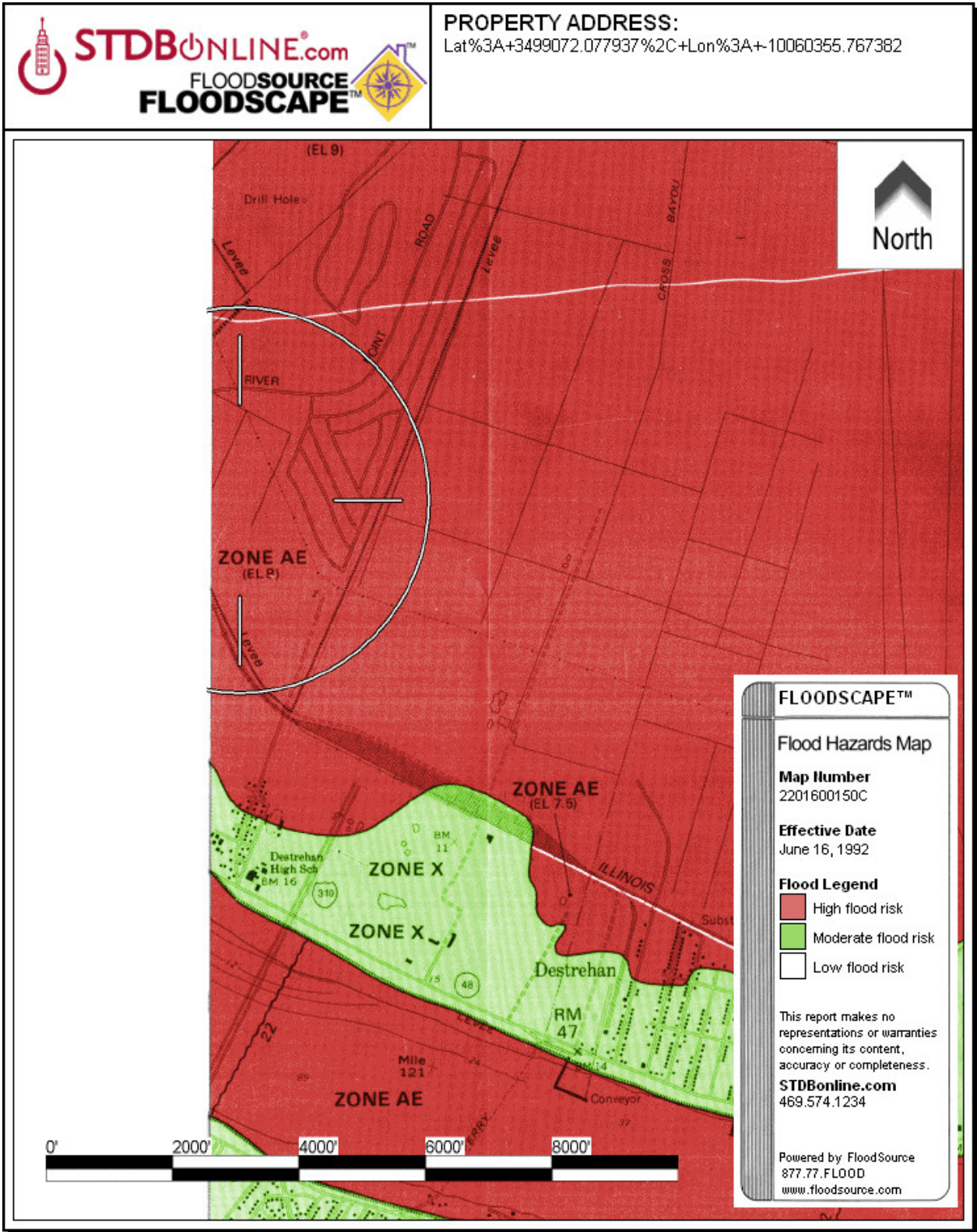
The appraiser was not furnished with a recent environmental report of the subject property. While no obvious indications of environmental contamination were readily evident, the client/reader is advised that the presence of hazardous material could be concealed and could affect the value of the property. The value estimate is predicated on the assumption that there are no such substances located within this property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover hazardous substances. The client is urged to retain an expert in this field, if desired. **This appraisal assumes that no environmental hazards exist within the subject property.**

### **Remarks**

The subject is an irregular, but generally functional, improved single-family home site located within an established upper-scale subdivision of Destrehan, Louisiana. There are no known adverse site conditions which may significantly inhibit the marketability of this property.

An excerpt from the referenced FEMA Flood Zone Map follows.

# FEMA FLOOD ZONE MAP



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## **HIGHEST AND BEST USE ANALYSIS**

### **Statement of Highest and Best Use**

Highest and Best Use is defined in *The Appraisal of Real Estate*, Thirteenth Edition, published in 2008 by the Appraisal Institute, on Page 278 as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Standards Rule 1-3(b) of the *Standards of Professional Practice of the Appraisal Institute*, 2004 Edition, Page 16, states...“that an appraiser must analyze the relevant legal, physical and economic factors to the extent necessary to support the appraiser’s highest and best use conclusion. The appraiser must recognize that land is appraised as though vacant and available for development to its highest and best use, and that the appraisal of improvements is based on their actual contribution to the site.”

### **Discussion of Highest and Best Use as Vacant**

The appraiser has considered the following factors in determining the highest and best use of the appraised property as though vacant:

1. The subject’s physical attributes and constraints, and what impact each has with respect to the development potential of the property;
2. Legally permitted uses of the property, with consideration to the permitted uses under the R-1A, Single-Family Residential Detached District of St. Charles Parish;
3. The location of the appraised site in relation to existing land use patterns and trends in the immediate area, with particular attention being paid to the overall demand for single-family homes in Destrehan;
4. The alternate uses currently available for the site and the financial feasibility of these uses.

The four criteria in highest and best use as defined above lists physical possibility, legal permissibility, financial feasibility, and maximally productive attributes of the site in determining the type and scope of development.

**Physically Possible:** The subject is an irregular, but functionally adequate interior home site within a well established, planned residential subdivision. Furthermore, it has 67.17' of staggered frontage along a paved, public street, with access to all typical utilities needed for development. In short, the physical features of the site are well suited for single-family home construction.

**Legally Permissible:** The site is zoned R-1A; Single-Family Residential Detached District, which is St. Charles Parish's medium density single-family residential zoning classification, allowing single-dwellings and accessory uses, private recreational uses, private gardens, schools, places of worship, police and fire stations, etc. It is the appraiser's opinion that there are no unreasonable legal impediments affecting the development potential of the property.

**Financially Feasible and Maximally Productive:** The subject is a functional, designated home site within a well accepted and highly successful residential subdivision. There is steady new construction present in the immediate market area. The subject could readily accommodate a ±2,000-5,000 SF single-family home, which would be harmonious and consistent with the typical home in the neighborhood.

Based on all of the preceding, it is concluded that the highest and best use of the subject property, as though vacant, is single-family residential use as suggested.

## **APPROACHES TO VALUE**

### **Sales Comparison Approach**

This method employs a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.

This approach is applicable to all types of property when there are a sufficient number of recent, reliable transactions to indicate value patterns in the market.

### **Income Capitalization Approach**

A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value.

This approach is applicable to income-producing properties only.

### **Cost Approach**

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the fee simple value of the subject property to reflect the value of the property interest being appraised.

This approach is applicable to improved properties only.

### **Resolution of Approaches**

With regard to the current appraisal assignment, all three approaches were considered. Because the improvements are not affected by the proposed drainage servitude acquisition, the subject is appraised as though it is a vacant site. For this reason, and because there is a sufficient number of recent comparable sales of vacant, residential sites in the subject's market area, only the sales comparison approach is deemed applicable and is used for this appraisal.

## **LAND VALUATION - SALES COMPARISON APPROACH**

There are six recognized methods used to value vacant land: the Sales Comparison Approach, Allocation, Extraction, Subdivision Development, Land Residual, and Ground Rent Capitalization. When there are a sufficient number of sales of similar type properties, the most common and preferred technique is the Sales Comparison Approach. This method analyzes and compares recent transactions of comparable, vacant sites, which are then adjusted to a value indication for the subject site.

This analysis considers the subject land as though it is vacant and available to be put to its highest and best use. Per the conclusions reached in the Highest and Best Use section, residential use is considered the most logical and maximally productive use of the subject property.

An exhaustive study of comparable land sales situated throughout the subject's market area has been made. Every effort has been made to obtain the most comparable properties possible. A number of recent transactions were discovered, which, with proper adjustment, can be used to construct a meaningful sales comparison approach.

Please note that the comparable data presented directly in this report is not all inclusive. In the course of this study, numerous additional sales and offerings of vacant parcels located throughout the subject's market area have been reviewed. The data directly presented in this report is felt to be the most relevant information currently available for this particular valuation analysis.

At this point the comparable data are presented in factual form on the following pages; after which the analyses and conclusions are set forth, and the indicated value of the subject property is reconciled.



**COMPARABLE VACANT LAND SALES**

**COMPARABLE LAND SALE NO. 1**



**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**SALE DATE:** September 28, 2012

**RECORDATION:** Entry No. 382736, St. Charles Parish

**VENDOR:** Douglas C. Stein

**VENDEE:** Reve, Inc., represented by Karl R. Noel, its President

**SALES PRICE:** \$50,000      **TERMS:** Cash

**LEGAL DESCRIPTION:** Lot 47, Panther Run at Ormond Subdivision, Phase I, St. Charles Parish, Louisiana

**LAND SIZE:** Site is slightly irregular, but essentially rectangular in shape, fronting 75' on Panther Run Drive, over same width in rear, by sideline depths of 182.62' over 182.97'.

**SITE AREA:** 13,710 square feet

**COMPARABLE LAND SALE NO. 1 - Continued**

**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**PARISH ZONING:** R-1A; Single-Family Residential Detached District

**HIGHEST & B/U:** Single-Family Residential Use

**UNIT SALES PRICE:** **\$3.65 per Square Foot**

**REMARKS:** When sold, this site was vacant, level and essentially cleared, save for a few hardwood trees to the rear which were left for aesthetic purposes. It was listed for sale on 7/25/12 for \$55,000 and was placed under contract two days later for the eventual selling price of \$50,000. The purchaser is a local home builder who has constructed hundreds of houses in St. Charles and St. John Parishes.

**VERIFICATION:** Courthouse records, visual inspection and the listing agent, Rose Clouse (504-427-3899).

**COMPARABLE LAND SALE NO. 2**



**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, approximately 330' south from Stanton Hall Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**SALE DATE:** March 15, 2013

**RECORDATION:** Entry No. 387258, St. Charles Parish

**VENDOR:** Yolanda Johnson, wife of/and Patrick Willie Roberson

**VENDEE:** Rae Anne Mendoza, wife of/and Jason Anthony Naquin

**SALES PRICE:** \$54,500      **TERMS:** Cash

**LEGAL DESCRIPTION:** Lot 49, Panther Run at Ormond Subdivision, Phase I, St. Charles Parish, Louisiana

**LAND SIZE:** Site is slightly irregular, but essentially rectangular in shape, fronting 75' on Panther Run Drive, over same width in rear, by sideline depths of 182.27' over 181.92'.

**SITE AREA:** 13,657 square feet

**PARISH ZONING:** R-1A; Single-Family Residential Detached District

**COMPARABLE LAND SALE NO. 2 - Continued**

**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, approximately 330' south from Stanton Hall Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**HIGHEST & B/U:** Single-Family Residential Use

**UNIT SALES PRICE:** **\$3.99 per Square Foot**

**REMARKS:** This site was vacant, level and cleared at time of sale. It was listed for sale on 12/21/11 for \$64,900, but reduced to \$59,500 on 8/4/12, before being placed under contract on 2/23/13 for the eventual selling price of \$54,500. The purchaser is an individual who acquire the site for single-family construction.

**VERIFICATION:** Courthouse records, visual inspection and the listing agent, Rose Clouse (504-427-3899).

**COMPARABLE LAND SALE NO. 3**



**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, approximately 480' south from Stanton Hall Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**SALE DATE:** December 10, 2013

**RECORDATION:** Entry No. 394194, St. Charles Parish

**VENDOR:** Perla Mora, wife of/and Hector S. Alvarado, Jr.

**VENDEE:** Reve, Inc., represented by Karl R. Noel, its President

**SALES PRICE:** \$56,900      **TERMS:** Cash

**LEGAL DESCRIPTION:** Lot 46, Panther Run at Ormond Subdivision, Phase I, St. Charles Parish, Louisiana

**LAND SIZE:** Site is slightly irregular, but essentially rectangular in shape, fronting 75' on Panther Run Drive, over same width in rear, by sideline depths of 183.22' over 182.97'.

**SITE AREA:** 13,732 square feet

**PARISH ZONING:** R-1A; Single-Family Residential Detached District

**COMPARABLE LAND SALE NO. 3 - Continued**

**LOCATION:** Site fronts Panther Run Drive between Stanton Hall and Longview Drives, approximately 480' south from Stanton Hall Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana.

**HIGHEST & B/U:** Single-Family Residential Use

**UNIT SALES PRICE:** **\$4.14 per Square Foot**

**REMARKS:** At time of sale this site was vacant, level and cleared. It was listed for sale on 2/01/13 for \$58,900, before being placed under contract on 10/25/13 for the eventual selling price of \$56,900. The seller acquired the property on 1/4/11 for \$44,900 from a lender. The purchaser in the current transaction is a local home builder who has constructed hundreds of houses in St. Charles and St. John Parishes.

**VERIFICATION:** Courthouse records, visual inspection and the listing agent, Rose Clouse (504-427-3899).

**COMPARABLE LAND SALE NO. 4**



**LOCATION:** Site fronts Nottaway Drive between Panther Run and Oakley Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana (municipal address designated as 106 Nottaway Drive).

**SALE DATE:** May 16, 2014

**RECORDATION:** Entry No. 397740, St. Charles Parish

**VENDOR:** Mandy Melancon, wife of/and Carol J. Cortez, Jr.

**VENDEE:** Landcraft, LLC, represented by Joseph M. Scontrino, III, its Manager

**SALES PRICE:** \$50,000      **TERMS:** Cash

**LEGAL DESCRIPTION:** Lot 62-B, Square H, Ormond Country Club Estates, Section 12, St. Charles Parish, Louisiana

**LAND SIZE:** A rectangular shaped interior site fronting 75' on Nottaway Drive, over the same width in the rear, by a depth of 110' between equal and parallel lines.

**SITE AREA:** 8,250 square feet

**PARISH ZONING:** R-1A Single-Family Residential Detached District

**HIGHEST & B/U:** Single-Family Residential Use

**COMPARABLE LAND SALE NO. 4 - Continued**

**LOCATION:** Site fronts Nottaway Drive between Panther Run and Oakley Drive, in the Ormond Country Club Estates section of Destrehan, Louisiana (municipal address designated as 106 Nottaway Drive).

**UNIT SALES PRICE:** **\$6.06 per Square Foot**

**REMARKS:** This is a cleared/level interior site abutting the Hill Heights Country Club in Ormond Subdivision. The seller is the adjacent property owner at 104 Nottaway Drive who had been using this site as excess yard area, but decided it was no longer needed. He acquired the lot from Home Bank on 6/28/11 for \$39,000. The purchaser in the current transaction is a local home builder who has constructed numerous houses in this market, particularly the River Parishes.

**VERIFICATION:** Curbside visual inspection, courthouse records and the prior listing agent, Heather Calder with Calder Real Estate, (504-931-8404).



## ANALYSIS AND CONCLUSION OF LAND VALUE



### RECAPITULATION OF THE COMPARABLE LAND SALES

Sale No.	Location	Sale Date	Sale Price (Cash Eqv.)	Site Size	Intended Use	Sale Price Per SF
1	Panther Run between Stanton Hall and Longview Drives (Lot 47, Panther Run)	09/12	\$50,000	75 x 183	SFR	\$3.65
2	Panther Run ±330' south from Nottaway Drive (Lot 49, Panther Run)	03/13	\$54,500	75 x 182	SFR	\$3.99
3	Panther Run ±480' south from Nottaway Drive (Lot 46, Panther Run)	12/13	\$56,900	75 x 183	SFR	\$4.14
4	Nottaway Drive between Panther Run & Oakley Drive (#106 Nottaway Drive)	05/14	\$50,000	75 x 110	SFR	\$6.06
Subject	<b>#206 Stanton Hall Drive (Lot 4A Ormond Country Club Estates)</b>	<b>07/14 (Value)</b>	—	<b>67.2 x 249/197</b>	<b>Residential (H&amp;BU)</b>	—

## **Analysis of the Comparable Market Data**

Regarding marketing conditions, the comparable sales date back approximately 22 months to September 2012. Demand for residential lots has improved over this time period. This is evident from the pattern shown from Sales #1, #2 and #3, which are listed chronologically and indicate an upward price trend. For example, Sales #1 and #3, which are nearly identical lots, sold approximately 15 months apart and imply a 13.8% increase, or 0.9% per month. Sales #2 and #3, also very similar lots, sold about 9 months apart and indicate a 4.4% increase, or 0.5% per month. The latter is likely more realistic, as it is noted that Sale #1 sold within 2 days on the market and may be overstating the actual rate of change. Accordingly, the sales are adjusted on the basis of approximately 0.5% per month for market conditions through December 2013. There is no compelling evidence to support price appreciation after this date.

The relative differences between each sale and the subject property are discussed below:

**Land Sale #1** is the September 2012 sale of a 75' x 183' ( $\pm 13,710$  SF) vacant home site fronting Panther Run Drive approximately two blocks southeast of the subject. When applying an 8% time adjustment (0.5% per month between September 2012 and December 2013), a unit value of \$3.94 results. This property is very similar to the subject with respect to location. The subject, however, is larger and less functional due to its irregular shape. When adjusting for physical differences, a unit value slightly below \$3.94/SF is indicated for the subject.

**Land Sale #2** is the March 2013 transfer of a cleared/level 75' x 182' ( $\pm 13,657$  SF) vacant home site fronting Panther Run Drive about 1/4 block south of the subject. When adjusting for time, this sale produces an indicated unit value of \$4.19/SF. Again, this property is very similar to the subject in terms of its location, however it is smaller and slightly superior in overall functional utility. After adjusting for size and shape, a unit value slightly below \$4.19/SF is indicated from this sale.

**Land Sale #3** is the December 2013 sale of a cleared/level 75' x 183' ( $\pm 13,732$  SF) vacant lot located on Panther Run Drive two blocks south from Sale #2. When applying adjustments for size and shape, the indicated unit value for the subject is slightly below \$4.14/SF.

**Land Sale #4** is the May 2014 sale of a vacant, cleared/level 75' x 110' (8,250 SF) lot located about 400' southwest of the subject on Nottaway Drive. While very recent, this site is considerably smaller, and therefore, results in a higher unit value. When adjusting for size and shape, this comparable produces an indicated unit value well below \$6.06/SF for the subject.

The adjustment process is summarized in chart presented at the top of the following page:

**QUALITATIVE COMPARABLE LAND SALE ADJUSTMENT CHART**

Sale No.	Sale Date	Price Per SF	Conditions of Sale	Market Conditions	----- Physical Elements of Comparison-----					Adjusted Price/SF
					Time Adjusted Price/SF	Location	Shape/Utility	Size	Topo/Fill	
<b>1</b>	09/12	\$3.65	Similar	Inferior (+8%)	\$3.94	Similar	Superior	Smaller (Neg. Adj)	Similar	<b>Slightly Below \$3.94</b>
<b>2</b>	03/13	\$3.99	Similar	Inferior (+4%)	\$4.19	Similar	Superior	Smaller (Neg. Adj)	Similar	<b>Slightly Below \$4.19</b>
<b>3</b>	12/13	\$4.14	Similar	Similar	\$4.14	Similar	Superior	Smaller (Neg. Adj)	Similar	<b>Slightly Below \$4.14</b>
<b>4</b>	05/14	\$6.06	Similar	Similar	\$6.06	Similar	Superior	Smaller (Neg. Adj)	Similar	<b>Well Below \$6.06</b>

Again, Sale #1 was sold within two days of being listed on the market and likely understates true market value. Sale #4 is the most recent sale and is very close to the subject in proximity. It is, however, considerably smaller, and therefore required a large downward adjustment for same. Sales #2 and #3 are also smaller and more functional, but overall, are considered the best indicators of value.

After considering these and all other aspects of the property in the context of the comparable data analyzed, and in view of current market conditions, a **unit value** estimate of **\$3.85 per SF** is reconciled. The **Market Value** of the **Fee Simple Interest** in the subject property **as vacant**, as of **July 28 2014**, is thus computed as: 16,409 SF x **\$3.85** = \$63,175, or say **\$63,000**.

## ESTIMATE OF JUST COMPENSATION

### Valuation of the Property Rights within the Perpetual Drainage Servitude to be Acquired

The Parish of St. Charles is taking a Perpetual Drainage Servitude over the subject property. This encumbrance will be located in the rear, northern-most corner of the site, comprising a triangular shaped area measuring 98.10' across the rear property line, by 59.05' along the eastern sideline, by 72.61' along the southern-most side of the servitude. The total land area encumbered by the proposed servitude is 2,126.21 SF. (Refer to the referenced Gassen survey found in the Addenda section of this report for a visual understanding of the servitude taken.)

Once the above-described servitude is acquired, the property owner will have limited use of the encumbered land. Improvements such as houses, garages, storage buildings, etc., will not be allowed. The existing drainage canal may be widened, further reducing the utility of the property. It is the appraiser's opinion that the contributory market value of the land encumbered by this servitude is no more than 5% of that of the unencumbered land. The value of the property rights acquired is therefore 95% of the unencumbered fee value of the land.

As noted earlier in the Site Analysis section, there is a 5' wide utility servitude in favor of Bellsouth extending across the rear property line. This servitude encumbers approximately 511 SF of the area within the proposed drainage servitude. The value of the land encumbered by this servitude is estimated at 50% of its unencumbered value.

The value of the property rights within the perpetual drainage servitude to be acquired is therefore computed as follows:

#### Value of the Property Rights within the Proposed Perpetual Drainage Servitude

Unencumbered Land:	1,615 SF x \$3.85 x 95% =	\$5,907
Land within Bellsouth Servitude:	511 SF x \$3.85 x 50% x 95% =	<u>934</u>
<b>Total Value of the Property Rights to be Acquired</b>		<b><u>\$6,841</u></b>

### Estimate of Severance Damages

The proposed drainage servitude will encumber the rear-most 2,126 SF area of the site. It is a triangularly shaped, wooded section of land which has been "fenced out" of the main lot and is not being used by the property owner. The front portion of the site is improved with a single-family house that is in no way affected by the taking. Consequently, **no severance damages will result from the acquisition of the proposed drainage servitude.**

**Final Conclusion and Summary of Just Compensation**

As a result of the research and analyses undertaken by the undersigned appraiser, the following is determined to be **Just Compensation** for the property rights acquired, as of **July 28, 2014**:

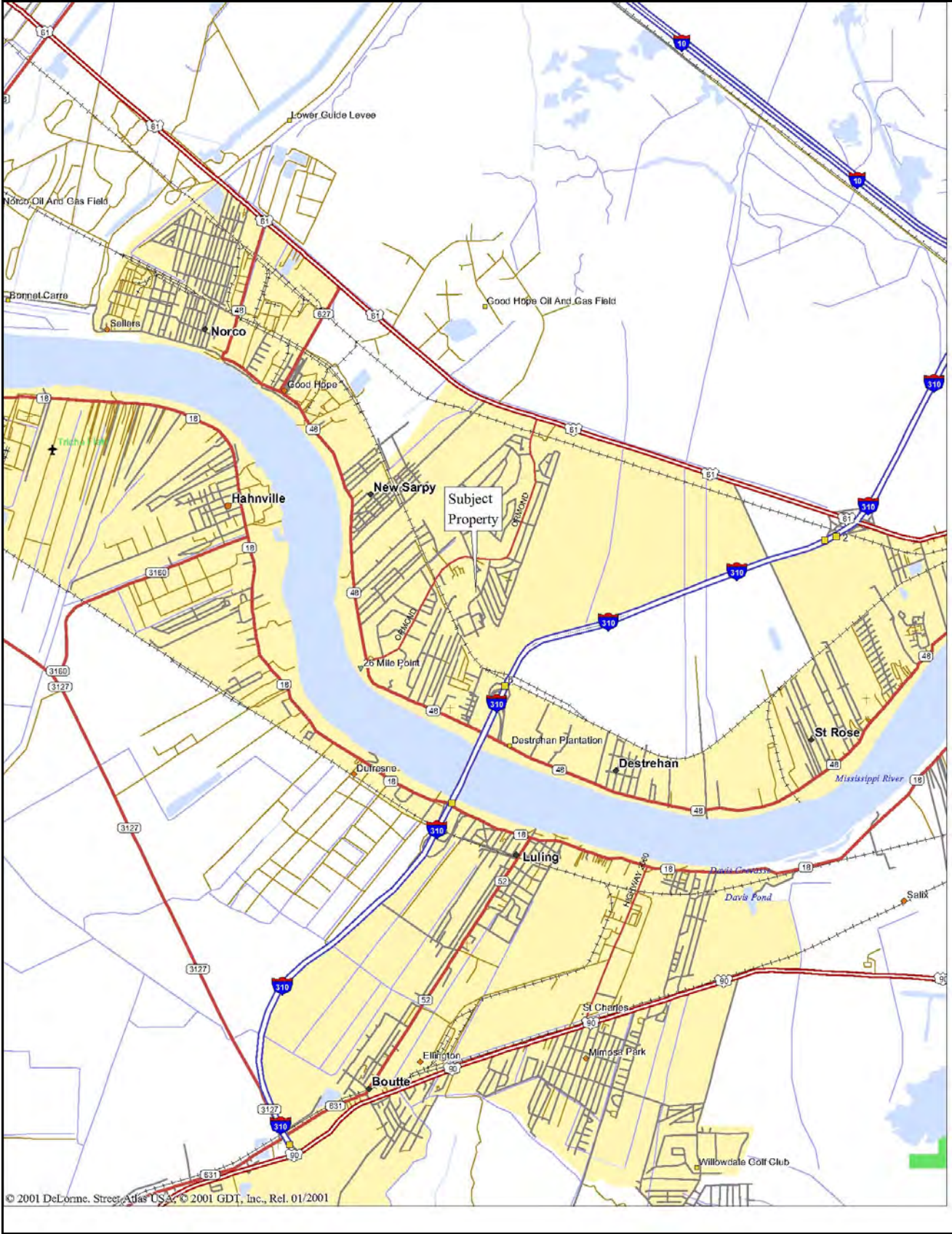
Value of the Land within the Required Area of the Perpetual Drainage Servitude to be Acquired:	\$6,841
Value of Improvements within the Required Area of the Perpetual Drainage Servitude to be Acquired:	0
Severance Damages:	<u>0</u>
<b>Total Recommended Compensation for Property Rights Acquired</b>	<b>\$6,841</b>

**Other Economic Considerations Affecting the Property After the Taking**

It is the appraiser's considered opinion that payment of the Just Compensation estimated herein will place the property owner(s) in the same pecuniary position had the property rights not been acquired.

# **ADDENDA SECTION**

**SUBJECT LOCATION MAP**



© 2001 DeLorme, Street Atlas USA, © 2001 GDT, Inc., Rel. 01/2001

## **LEGAL DESCRIPTION OF THE ENTIRE SUBJECT PROPERTY**

The following legal description is of the entire property owned by Jonera Lynn Pitre, wife of/and Humberto Diaz. It was taken from the Act of Sale dated February 11, 2005, as recorded under Entry #304496, St. Charles Parish.

ONE CERTAIN LOT OF GROUND, situated in the Parish of St. Charles, State of Louisiana, located in Section 12, Township 12 South, Range 8 East, designated as LOT 4-A on the plan of resubdivision made by Lucien G. Gassen, PLS, dated December 2, 1999, a copy of which is on file with the Clerk of Court of St. Charles Parish, Louisiana, under COB 563, folio 394, and according thereto said lot measures as follows:

LOT 4-A measures 19.76 feet front on Stanton Hall Drive to a point, with an additional depth of 7.17 feet to a point, and an additional 40.24 feet front on Stanton Hall Drive, with width in the rear of 110.00 feet, by a depth on the eastern sideline of 248.67 feet and a depth on the opposite and western sideline of 197.49 feet.

Being the same property acquired by J.A.M.B. Building and Development Corporation by act dated August 3, 2004, registered in COB 639, folio 486, records of St. Charles Parish, State of Louisiana.

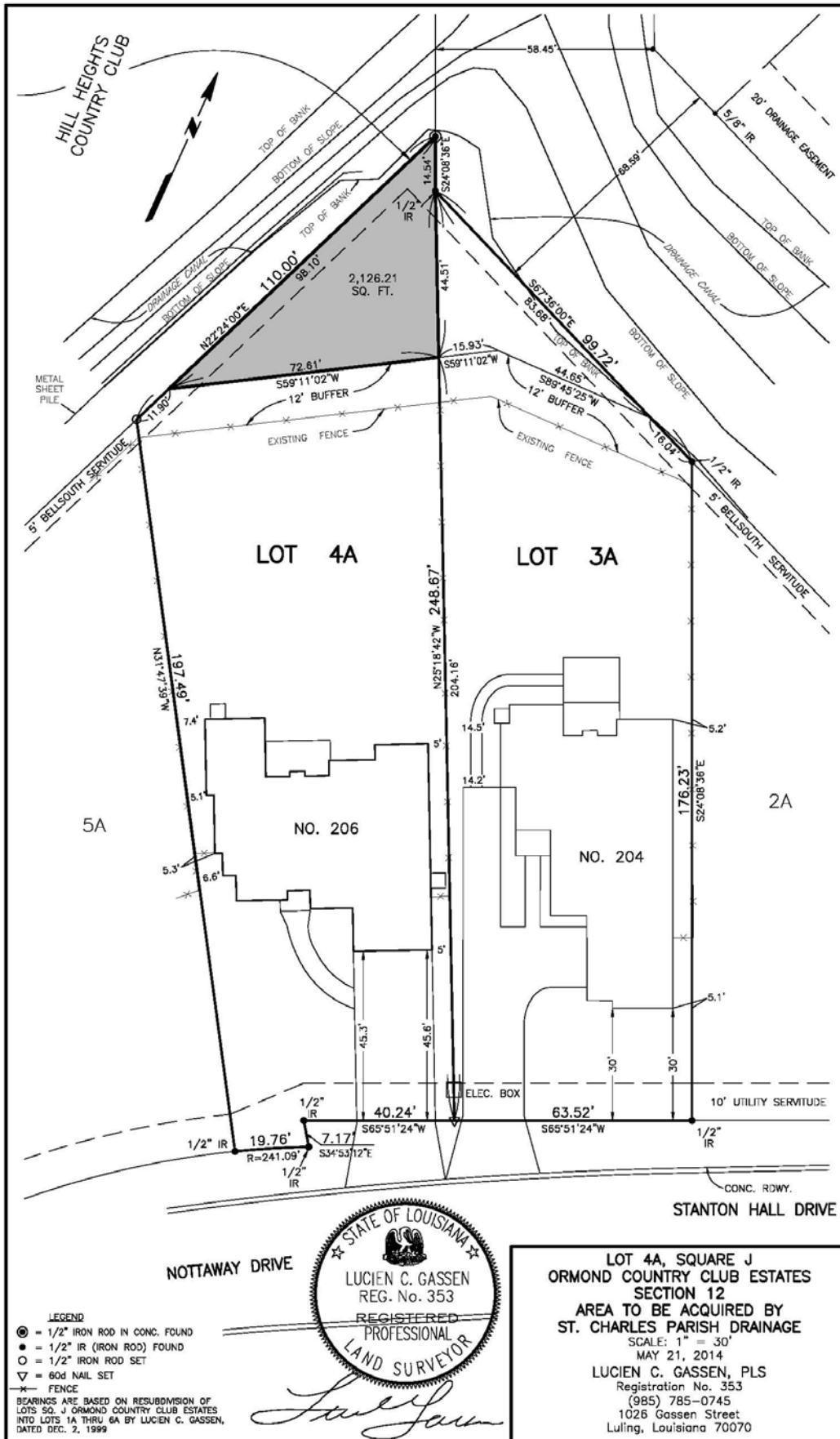
**Municipal address of the above described property is 206 STANTON HALL, DESTREHAN, LA 70047**

This sale is made subject to and except the following:

1. Encroachments, boundary disputes, overlaps, rights of parties in possession, party walls, servitudes and other adverse matters, if any, as would be disclosed on a current accurate survey and inspection of the subject property.
2. Extant and subsisting subsurface mineral rights, if any, of whatever nature.
3. Taxes for the year 2005 and all subsequent years not yet due and payable.
4. Any and all restrictive covenants, reservations, easements, conditions, rights and servitudes contained in the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Roads, ways, streams, or easements, or claims of easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
7. Loss or damage arising from failure to produce a certified copy of a valid divorce decree between parties and any community interest in the property in the event the parties are not validly divorced.
8. Servitude for sewer, water, drainage and egress 10 feet across the front of the lots as shown on the plan of resubdivision.
9. Servitude in favor of BellSouth 5 feet across the rear of the lots as shown on the plan of resubdivision.
10. Restrictive covenants and servitudes as contained in the public records.



# SURVEY



- LEGEND**
- = 1/2" IRON ROD IN CONC. FOUND
  - = 1/2" IR (IRON ROD) FOUND
  - = 1/2" IRON ROD SET
  - ▽ = 60d NAIL SET
  - x— = FENCE

BEARINGS ARE BASED ON RESUBDIVISION OF LOTS SQ. J ORMOND COUNTRY CLUB ESTATES INTO LOTS 1A THRU 6A BY LUCIEN C. GASSEN, DATED DEC. 2, 1999



*Lucien C. Gassen*

**LOT 4A, SQUARE J**  
**ORMOND COUNTRY CLUB ESTATES**  
**SECTION 12**  
**AREA TO BE ACQUIRED BY**  
**ST. CHARLES PARISH DRAINAGE**  
 SCALE: 1" = 30'  
 MAY 21, 2014  
**LUCIEN C. GASSEN, PLS**  
 Registration No. 353  
 (985) 785-0745  
 1026 Gassen Street  
 Luling, Louisiana 70070



# ST. CHARLES PARISH

## DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

V.J. ST. PIERRE, JR.  
PARISH PRESIDENT

SAM SCHOLLE  
DIRECTOR

June 26, 2014

Bradley D. Bird, MAI, SRA  
Real Estate Appraiser - Consultant  
Bird & Associates  
512 North Causeway Boulevard  
Metairie, LA 70001

**Re: Authorization to Proceed with Property Appraisals  
Hill Heights Drainage Improvements  
Parish Project No. P080502-10**

Dear Mr. Bird,

Please consider this letter as your authorization to proceed and complete four (4) property appraisals for the P080502-10 Hill Heights Drainage Canal Improvement Project for the area behind the two (2) homes on Stanton Hall Drive and the two (2) properties impacted by the additional proposed 20' drainage servitude along the canal running past the baseball fields.

The fees to prepare "land" appraisals on these properties for acquisition purposes are as follows:

Parcel A-1 (Hill Heights Country Club Site) - **\$3,000**

Parcel B-2 (Mary Hotard Holmes, et als) - **\$3,000**

Lot 3A (#204 Stanton Hall Drive) - **\$2,000**

Lot 4A (#206 Stanton Hall Drive) - **\$2,000**

**TOTAL FEE - \$10,000.00**

The appraisal services shall be in accordance with your email proposal dated May 23, 2014 for a not to exceed amount of \$10,000.00. The reports shall be completed and delivered to the client within approximately 45 days from written authorization to proceed.

All billing correspondence and invoicing concerning this project should be addressed to Attn: Charlotte Taylor, St. Charles Parish Department of Public Works, 100 River Oaks Dr., Destrehan, LA 70047 and include a copy of this authorization letter. All invoices should include a reference stating the project name and number.

Should you have any questions regarding this Authorization to Proceed, please contact the St. Charles Parish Project Manager for this project, Johnny Thompson at (985) 783-5102 or [jthompson@stcharlesgov.net](mailto:jthompson@stcharlesgov.net).

Sincerely,

A handwritten signature in blue ink that reads "Sam Scholle". The signature is written in a cursive, flowing style.

Sam Scholle  
Director of Public Works/Wastewater

Enclosures

cc: Lucas Lilly, GCR, Inc.  
Charlotte Taylor, St. Charles Parish Department of Public Works  
Johnny Thompson, St. Charles Parish Department of Public Works  
Project File **P080502-10**

## **PROFESSIONAL QUALIFICATIONS OF BRADLEY D. BIRD, MAI, SRA**

### **EDUCATION:**

Marion Abramson Senior High School, New Orleans, 1978  
B.S. Degree in Finance, University of New Orleans, 1984

### **PROFESSIONAL DESIGNATIONS/CERTIFICATIONS/POSITIONS:**

MAI Designation - Appraisal Institute, Certificate No. 8527  
SRA Designation (Senior Residential Appraiser) - Appraisal Institute  
Louisiana General Real Estate Appraiser License No. G0478  
Louisiana Chapter Regional Representative, Region IX, Appraisal Institute, 2002-2009

### **REAL ESTATE COURSES COMPLETED:**

Principles of Real Estate - University of New Orleans  
Residential Property Valuation - University of New Orleans  
Income Property Analysis - University of New Orleans  
Course 101 - Society of Real Estate Appraisers  
Course 102 - Society of Real Estate Appraisers  
Capitalization Theory & Techniques (A) - American Institute of Real Estate Appraisers  
Capitalization Theory & Techniques (B) - American Institute of Real Estate Appraisers  
Case Studies in Real Estate - American Institute of Real Estate Appraisers  
Valuation Analysis and Report Writing - American Institute of Real Estate Appraisers  
Standards of Professional Practice, Part A, B & C - Appraisal Institute  
Real Estate Appraisal Principles - American Institute of Real Estate Appraisers  
Basic Valuation Procedures - American Institute of Real Estate Appraisers

### **CONTINUING EDUCATION SEMINARS/COURSES:**

Appraising Convenience Stores - Appraisal Institute, 1/05  
Valuation of Detrimental Conditions in Real Estate - Appraisal Institute, 12/05  
Real Estate R&R: Rebuilding & Renewing New Orleans - UNO/Latter & Blum, 6/06  
Fall Commercial Real Estate Symposium 2006 - CCIM Louisiana Chapter, 11/06  
Scope of Work: Expanding Your Range of Services - Appraisal Institute, 01/07  
Strategizing to Rebuild New Orleans - University of New Orleans, 03/07  
What Clients Would Like Their Appraisers to Know - Appraisal Institute, 09/07  
Uniform Standards of Professional Appraisal Practice 2007 Update - L.R.E.C., 10/07  
The Crescent City At Its Turning Point - Economic Outlook & R.E. Forecast - UNO/Latter & Blum, 4/08  
Analyzing Distressed Real Estate - Appraisal Institute, 09/08  
Spotlight on USPAP: Hypothetical Conditions & Extraordinary Assumptions - Appraisal Institute, 09/08  
Business Practices & Ethics - Appraisal Institute Online Education, 01/09  
Economic Outlook & Real Estate Market Forecast - UNO/Latter & Blum, 4/09  
Condemnation Appraising: Principles & Applications - Appraisal Institute, 5/09  
Appraisal Curriculum Overview - Appraisal Institute, 9/09  
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) - Appraisal Institute, 12/09  
Economic Outlook & Real Estate Forecast: Speed Bumps on the Road to Recovery - UNO, 4/10  
Residential Appraisal Update: Staying Competent in a New Decade - Appraisal Institute, 1/11  
2010-11 Uniform Standards of Professional Appraisal Practice and Law/Rules Update - L.R.E.C., 05/11  
2011 Economic Outlook and Real Estate Market Forecast - University of New Orleans, 06/11  
Appraising Convenience Stores - Appraisal Institute Online Education, 12/11  
Fundamentals of Separating Real, Personal Property and Intangible Business Assets, Appraisal Institute, 03/12  
Marketability Studies: Six-Step Process & Basic Applications, Appraisal Institute, 11/12  
2013 Economic Outlook & Real Estate Market Forecast - University of New Orleans, 3/13  
Advanced Spreadsheet Modeling for Valuation Applications - Appraisal Institute, 08/13  
Uniform Standards of Professional Appraisal Practice 2012-13 Update - L.R.E.C., 10/13  
Business Practices & Ethics - Appraisal Institute Online Education, 12/13  
Uniform Standards of Professional Appraisal Practice 2014-15 Update - Appraisal Institute, 01/14  
2014 Economic Outlook & Real Estate Market Forecast - University of New Orleans, 5/14

**APPRAISAL EXPERIENCE:**

- Mar.'81 - Dec.'84 Commercial and residential field and appraisal work for various local appraisers
- Jan.'85 - Present Independent fee appraiser/consultant d/b/a Bird & Associates (a sole proprietorship). Presently engaged in the appraisal and analysis of all types of real estate for mortgage financing, sales/acquisitions, estates and successions, state and federal right-of-way/acquisition projects, lease renewals, highest & best use determinations, property partitions, partial interest valuations and property value disputes.

**PARTIAL LIST OF CLIENTS SERVED:**

AFC Enterprises, Atlanta, GA  
Albert F. Widmer, Jr., Attorney at Law  
American Bank & Trust, New Orleans, LA  
American General Insurance Company  
American Savings and Loan-Stockton, CA  
Amresco Capital, L.P., Dallas, Tx.  
Arbor National Mortgage Corporation, NY, NY  
Citicorp, St. Louis, Mo.  
Bank of America, Houston, Tx.  
Board of Commissioners of the New Orleans Levee District  
Bert Pigg, Attorney at Law  
Capital One Bank, New Orleans, La.  
Charles N. Miller, Attorney at Law  
Chase Manhattan Mortgage Corporation  
City of New Orleans, Board of Review  
Commercial National Bank of Baton Rouge  
CSX Realty, Jacksonville, Florida  
Coldwell Banker Relocation Company  
Commercial National Bank, Baton Rouge, La.  
Coopers & Lybrand, Dallas, Tx.  
Crossland Federal Savings Bank, Brooklyn, NY  
David Kerstein, Attorney at Law  
David Stone, Attorney at Law  
East Jefferson General Hospital, Metairie, La.  
Erickson, Krentel, Canton & LaPorte, C.P.A.'s  
Evangelical Lutheran Church in America  
Exxon Company, U.S.A., Houston, Texas  
FDIC-Dallas, Tx. Consolidated Office  
Fireman's Fund Mortgage Corporation  
First Bank & Trust, New Orleans, La.  
First Fidelity Bancorporation, Newark, New Jersey  
First National Bank of Slidell, La.  
Federal Express Corporation  
Federal National Mortgage Association, Atlanta, Ga.  
Glenn Wilson, Lakeside Shopping Center, Metairie, La.  
Gordon, Arata, McCollam, Duplantis & Egan, Attys  
Grambling State University  
Hancock/Whitney Bank, New Orleans, La.  
Hunt Oil Company, Dallas, Tx.  
Kilbern/Young Asset Management Co., Atlanta, Ga.  
Jack C. Benjamin, Attorney at Law  
Jefferson Parish Sheriff's Office, Harvey, La.  
Jones- Walker Law Firm, New Orleans, La.  
John C. Hose, Attorney at Law  
J.P. Morgan Chase Bank, New Orleans, La.  
Lawyers Title Insurance Company, Richmond, Va.  
Laurance Eustis Mortgage Corp., New Orleans, La.  
Lemle & Kelleher, LLP, New Orleans, La.  
Louis G. Dutel, Jr., Attorney at Law  
Louis J. Roussel, III, Attorney at Law  
Louisiana Dept. of Transportation & Development  
Louisiana Dept. of Facility Planning & Control  
Louisiana Dept. of Economic Development  
Lutheran Church in America, Chicago, Il.  
Marianne Koorie, Attorney at Law  
Merrill Lynch Relocation Company  
Momentum Corporation, Bellevue, WA  
Minnesota Mutual Life Insurance Company  
New Orleans' Firefighter's Pension & Relief Fund  
New York Life Insurance Company  
National Life Insurance Company  
Norfolk Southern Railway Corporation  
Orleans Parish School Board  
Port of South Louisiana, Laplace, La.  
Parish of Jefferson, Louisiana  
Parish of St. Bernard  
Parish of St. Charles  
Parish of St. John the Baptist  
Patrick J. Berrigan, Attorney at Law  
Peter Thompkins, Attorney at Law  
PHH Homequity Relocation Company  
Robert W. Tillery, Attorney at Law  
Robert S. Tew, Attorney at Law  
Raymond Brandt, Attorney at Law  
Regions Bank, New Orleans, La.  
Resolution Trust Corporation, Baton Rouge, La.  
Simon Asset Management Group. Dallas, Tx.  
Tenet Healthcare Corporation, Dallas, Tx.  
Town of Grammercy, Louisiana  
University of New Orleans Foundation  
U.S. Dept. of Housing & Urban Development  
U.S. Army Corps of Engineers, Miss. Valley Division  
U.S. Postal Service - FSO, Dallas, Tx.  
Wal-Mart Corporation, Bentonville, Arkansas  
Western Mortgage Corporation, Salt Lake City, Utah  
William J. Lucas, Attorney at Law