

2023-0343

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)**

ORDINANCE NO. 23-12-10

An ordinance to approve and authorize the Parish President to execute an Act of Sale from Patricia Bourgeois wife of/and James J. Poche for the purchase of property at 679 West Pine Street, Norco, Louisiana, for drainage improvements to the Engineer's Pump Station.

WHEREAS, St. Charles Parish desires to enhance drainage in the Norco area; and,

WHEREAS, the East Bank Master Drainage Plan has identified the need to upgrade the Pump Station at Engineer's Canal to improve drainage in the Norco Watershed; and,

WHEREAS, Volkert, Inc. in conjunction with the Department of Public Works' Engineers has developed a Conceptual Design for the improvements required at the Engineer's Canal Pump Station; and,

WHEREAS, the improvements will increase the capacity of the pump station from 185 CFS to 250 CFS by adding additional pumps and reconfiguring the existing station to allow water to be fed to the pumps from the east; and,

WHEREAS, as part of the improvements, a new larger Sump will need to be constructed east of the existing station to allow a larger volume of water to be collected for the new pump configuration; and,

WHEREAS, the existing channel of the Engineer's Canal will need to be realigned to provide flow to the new, larger Sump; and,

WHEREAS, the acquisition of the property at 679 West Pine Street will provide the space necessary for these improvements; and,

WHEREAS, an appraisal was completed on 679 West Pine Street on June 1, 2023, resulting in an appraised value of \$300,000.00. See attached appraisal; and,

WHEREAS, the owners of 679 West Pine Street have expressed a desire to sell their property to the Parish in the amount of \$300,000.00; and,

WHEREAS, the Parish President has executed a Purchase Agreement regarding the sale and purchase of 679 West Pine Street conditioned upon approval of the St. Charles Parish Council.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The St. Charles Parish Council hereby approves the Agreement to Purchase and Sell Property attached herein, located at 679 West Pine Street, Norco, Louisiana in the amount of \$300,000.00.

SECTION II. That the Parish President is further hereby authorized to execute all documents deemed necessary to purchase 679 West Pine Street, Norco, Louisiana.

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

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
DUFRENE, BELLOCK, FISHER, FISHER-CORMIER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 18th day of December, 2023, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: December 19, 2023
APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: [Signature]
RETD/SECRETARY: December 19, 2023
AT: 11:22 am RECD BY: [Signature]

AGREEMENT TO PURCHASE AND SELL PROPERTY

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on the dates executed below in the presence of the below signed Notary Publics, duly commissioned and qualified within and for the State of Louisiana, and in the presence of the undersigned competent witnesses, came:

Patricia Bourgeois (SS#-- --- 2500) wife of and James J. Poche a/k/a James J. Poche Sr., (-- --- 4450), persons of the full age of majority, and whose present mailing address is 148 West B Street, Norco, Louisiana 70079, herein represented by their duly appoint agent-in-fact, Renee P. Agurcia, by Durable Power of Attorney, attached hereto

hereinafter sometimes referred to as **"Sellers"** and

PARISH OF ST. CHARLES, acting herein by and through its duly authorized representative, Matthew Jewell, Parish President,

hereinafter sometimes referred to as **"Purchasers,"**

who declared that in consideration of the mutual obligations undertaken herein, and the mutual benefits to be received by the parties hereto, Sellers agree to sell and Purchaser agrees to purchase, on the terms and conditions and for the consideration hereinafter set forth, any and all of Sellers' interest (100% interest) in the property more commonly known as **679 West Pine, Norco, Louisiana, 70079**.

The terms, conditions and consideration of said Act of Sale shall be as follows, to-wit:

1. The purchase price of Sellers interest in said property shall be the sum of **Three Hundred Thousand and no/100 (\$300,000.00) Dollars**, Cash.
2. Except as hereinafter set forth, the Act of Sale will be executed before Louis Authement, Notary Public, at Purchaser's expense on or before January 31, 2024, provided that in the event bona fide curative work is required to remedy any title defects, the date of passage of the Act of Sale shall be extended for a period of thirty (30) days, provided further that all other conditions hereinafter set forth have been met.
3. The Act of Sale, when executed, shall be upon the following terms and conditions, to-wit:
 - a. The entire purchase price shall be paid by Purchasers to Sellers at the execution of the Act of Sale.
 - b. Taxes for the calendar year in which the Act of Sale is completed, if any, shall be the responsibility of the Purchases.
 - c. All closing costs, including any additional survey costs, if necessary, shall be paid by Purchaser.
 - d. The sale is conditioned upon approval of all terms and conditions, including the sale price, by the St. Charles Parish Council in accordance with the governing rules of the Parish of St. Charles.
 - e. Seller shall deliver occupancy and possession of the subject property to Purchaser at execution of the Act of Sale.
 - f. Sellers shall convey the subject property with **warranty as to title only**, but with full substitution to all rights and actions of warranty Sellers have against prior owners and warrantors, and shall contain the following clause concerning warranty as to condition and fitness, to-wit:
 - g. The property in question will be sold and purchased subject to all title and zoning restrictions of record, and all rights of way, servitudes and/or easements, apparent or of record or imposed by law, affecting said property, and all prior mineral reservations and/or mineral leases, valid and in extant, affecting said property.

h. All outstanding and uncanceled mortgages, improvements liens and/or tax assessments of any kind recorded against the subject property as of the date of the closing of Act of Sale, if any, are to be paid and/or cancelled by Sellers at Sellers' expense.

4. Provided that all of the conditions referred to above have been met, in the event Sellers fail to comply with this Agreement for any reason, within the time specified, Purchaser may demand specific performance at Purchaser's option without any formality beyond tender of the purchase price within the time specified.

5. Provided that all of the conditions referred to above have been met, in the event Purchaser fails to comply with this Agreement within the time specified, Sellers may demand specific performance at Sellers' option without any formality beyond tender of title to Purchaser within the time specified.

6. Either party hereto who fails to comply with the terms of this Purchase Agreement is obligated to pay reasonable attorney's fees and all court costs and expenses incurred by the other party in enforcing their respective rights hereunder.

7. This Contract can be changed only by an agreement in writing signed by all parties.

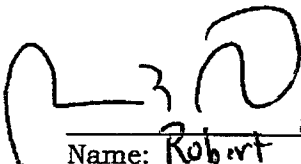
8. Each party acknowledges receipt of a signed copy of this Agreement.

9. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, successors and/or assigns.

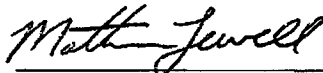
THUS DONE AND SIGNED by Purchaser on the 29 day of November, 2023, in the presence of the undersigned competent witnesses and the undersigned Notary Public.

WITNESSES:

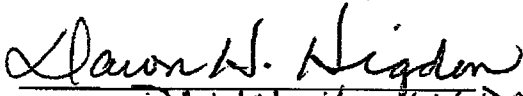
PURCHASER:

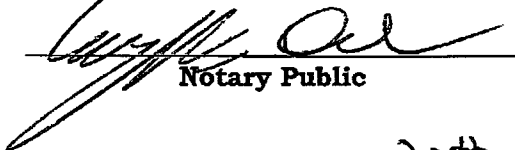

Name: Robert L. Raymond

PARISH OF ST. CHARLES



BY: **MATTHEW JEWELL**
PARISH PRESIDENT



Name: DAWN H. HIGDON


Notary Public

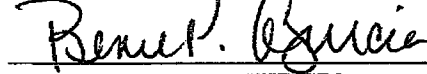
THUS DONE AND SIGNED by Sellers on the 20th day of November, 2023, in the presence of the undersigned competent witnesses and the undersigned Notary Public.

WITNESSES:

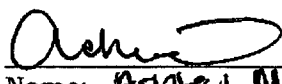
SELLER:


Name: SARA PANEY

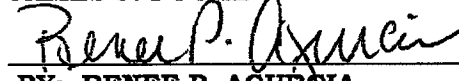
PATRICIA B. POCHE

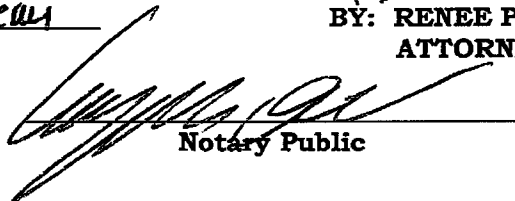

BY: **RENEE P. AGURCIA**
ATTORNEY-IN-FACT

SELLER:

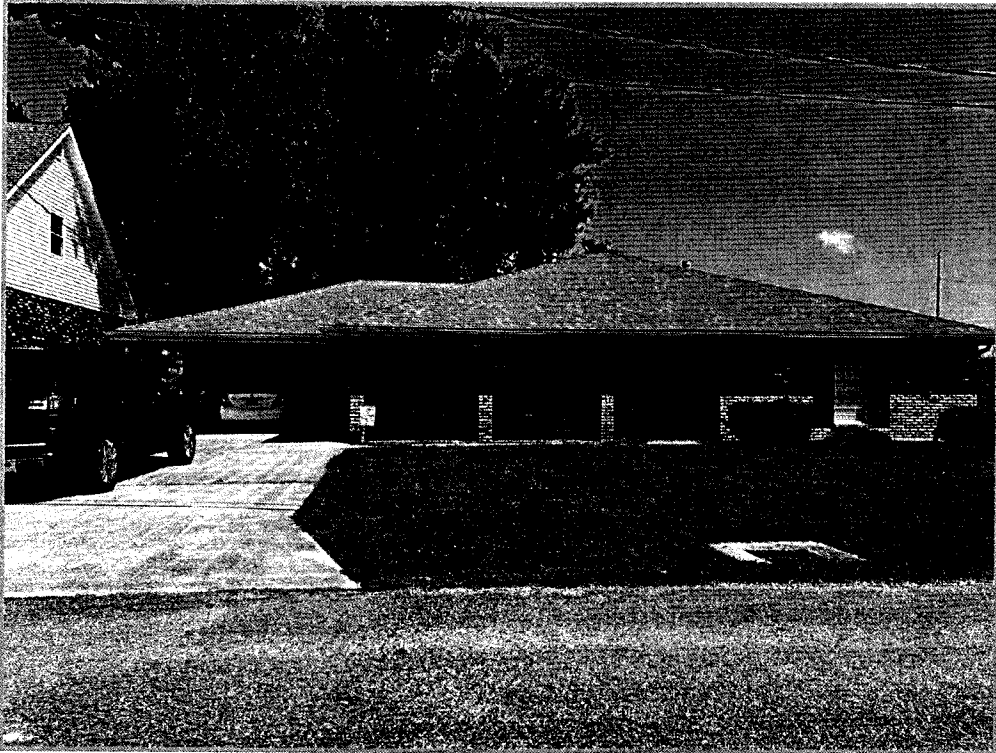

Name: Ashley Mousseaux

JAMES J. POCHE


BY: **RENEE P. AGURCIA**
ATTORNEY-IN-FACT


Notary Public

RESIDENTIAL APPRAISAL REPORT



Front

Property Location:	679 W Pine St Lot 2, Section 14A, Unit 2, Hiland Park Subdivision Norco, LA 70079
Borrower:	N/A
Client:	St. Charles Parish Dept. of Legal Services P.O. Box 302 Hahnville, LA 70057
Effective Date:	06/01/2023
Prepared By:	Karla J. Scott, SRA, AI-RRS Louisiana Certified Residential Real Estate Appraiser LA 1031

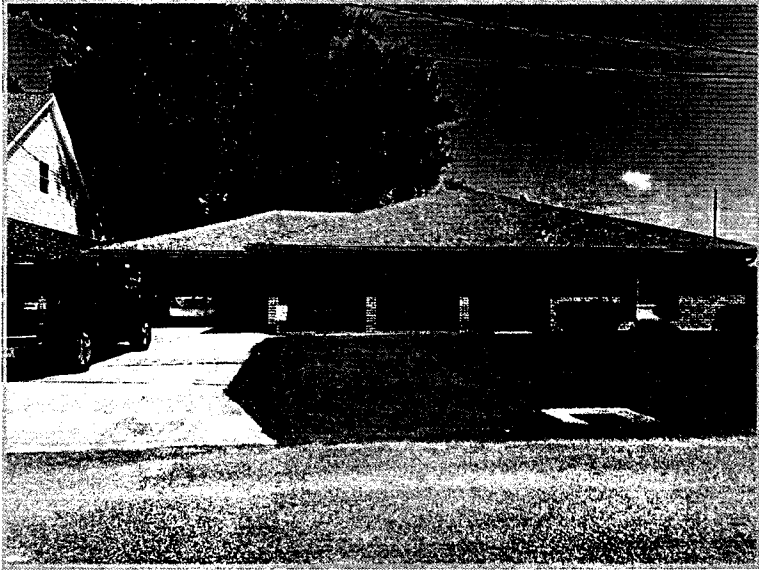


1708 Chantilly Drive
Suite E
LaPlace, LA 70068

Visit us online at: <http://www.areservices.com>

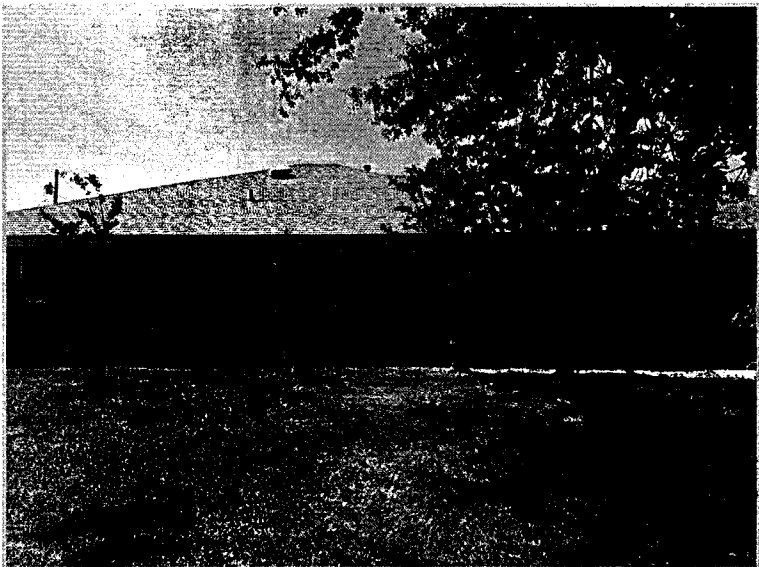
Subject Photo Page

Borrower	N/A			
Property Address	679 W Pine St			
City	Norco	County	St. Charles	State LA Zip Code 70079
Lender/Client	St. Charles Parish Dept. of Legal Services			



Subject Front

679 W Pine St
 Sales Price 0
 Gross Living Area 1,987
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Rural
 View Residential
 Site 8,412 Sq.Ft.
 Quality Average
 Age 53



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A				
Property Address	679 W Pine St				
City	Norco	County	St. Charles	State	LA Zip Code 70079
Lender/Client	St. Charles Parish Dept. of Legal Services				



Living/Dining Combo



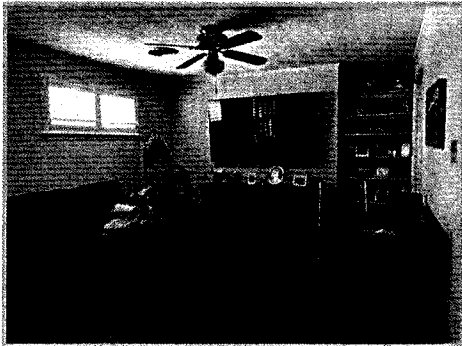
Kitchen



Kitchen - 2nd view



Breakfast Area



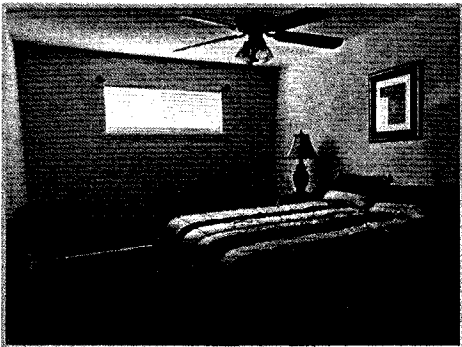
Family Room



Primary Bedroom



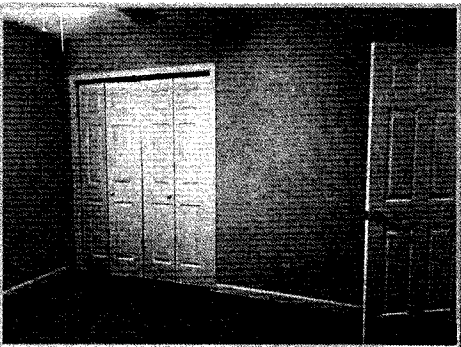
Primary Bath



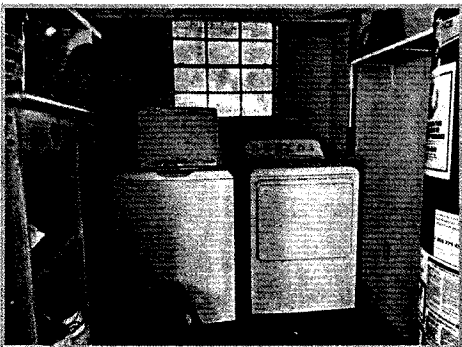
Bedroom



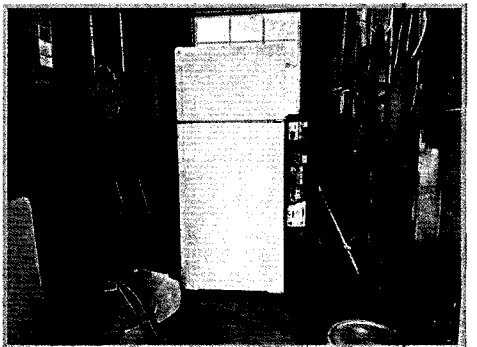
Bath



Bedroom



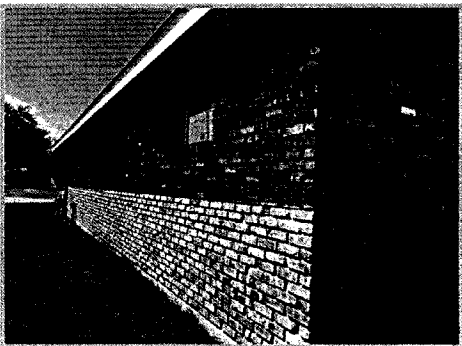
Laundry



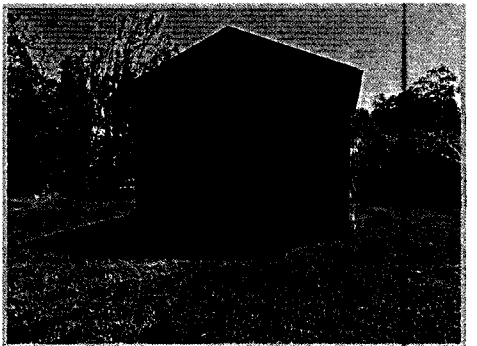
Storage Interior/Under Carport



Side



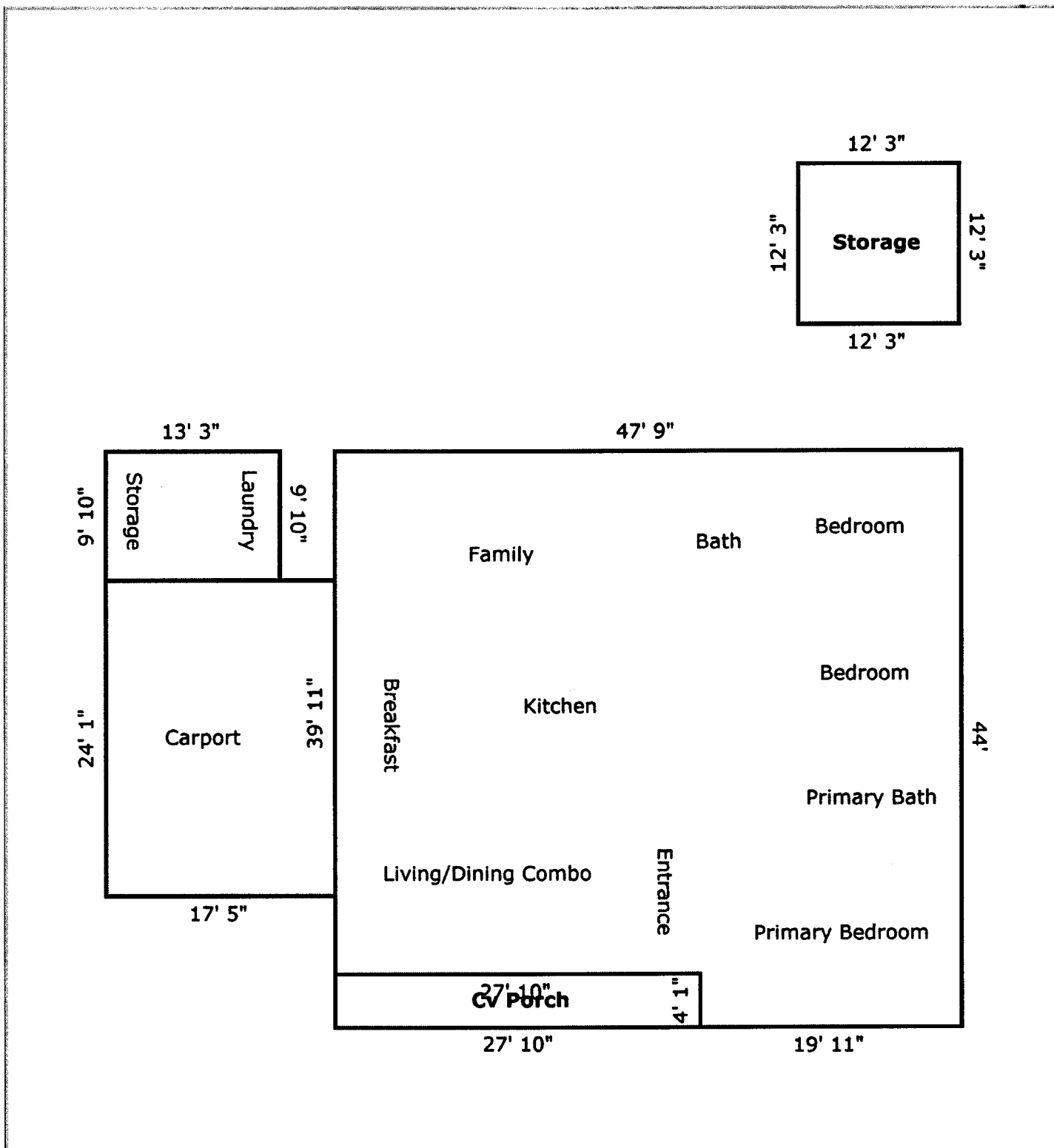
Side



Storage Building

Building Sketch

Borrower	N/A		
Property Address	679 W Pine St		
City	Norco	County	St. Charles
		State	LA
		Zip Code	70079
Lender/Client	St. Charles Parish Dept. of Legal Services		



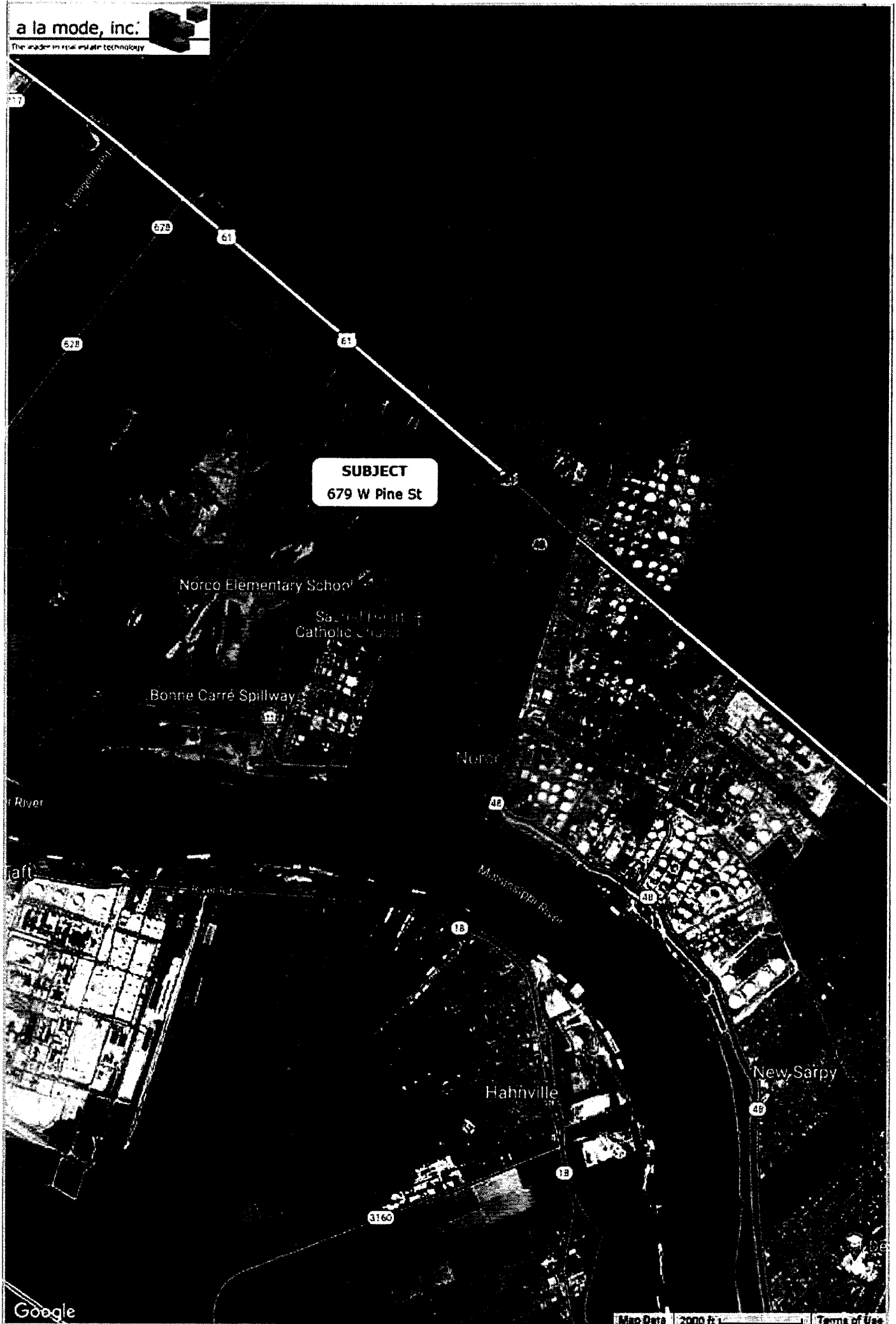
TOTAL Sketch by a la mode

Area Calculations Summary

Area	Area (Sq ft)	Calculation Details
Living Area		
First Floor	1987.3 Sq ft	47.8 × 39.9 = 1906 4.1 × 19.9 = 81.3
Total Living Area (Rounded):	1987 Sq ft	
Non-living Area		
Cv Porch	113.7 Sq ft	27.8 × 4.1 = 113.7
2 Car Carport	419.5 Sq ft	24.1 × 17.4 = 419.5
Utility Room	130.3 Sq ft	13.2 × 9.8 = 130.3
Storage	150.1 Sq ft	12.2 × 12.2 = 150.1 0.5 × 12.2 × 0 = 0

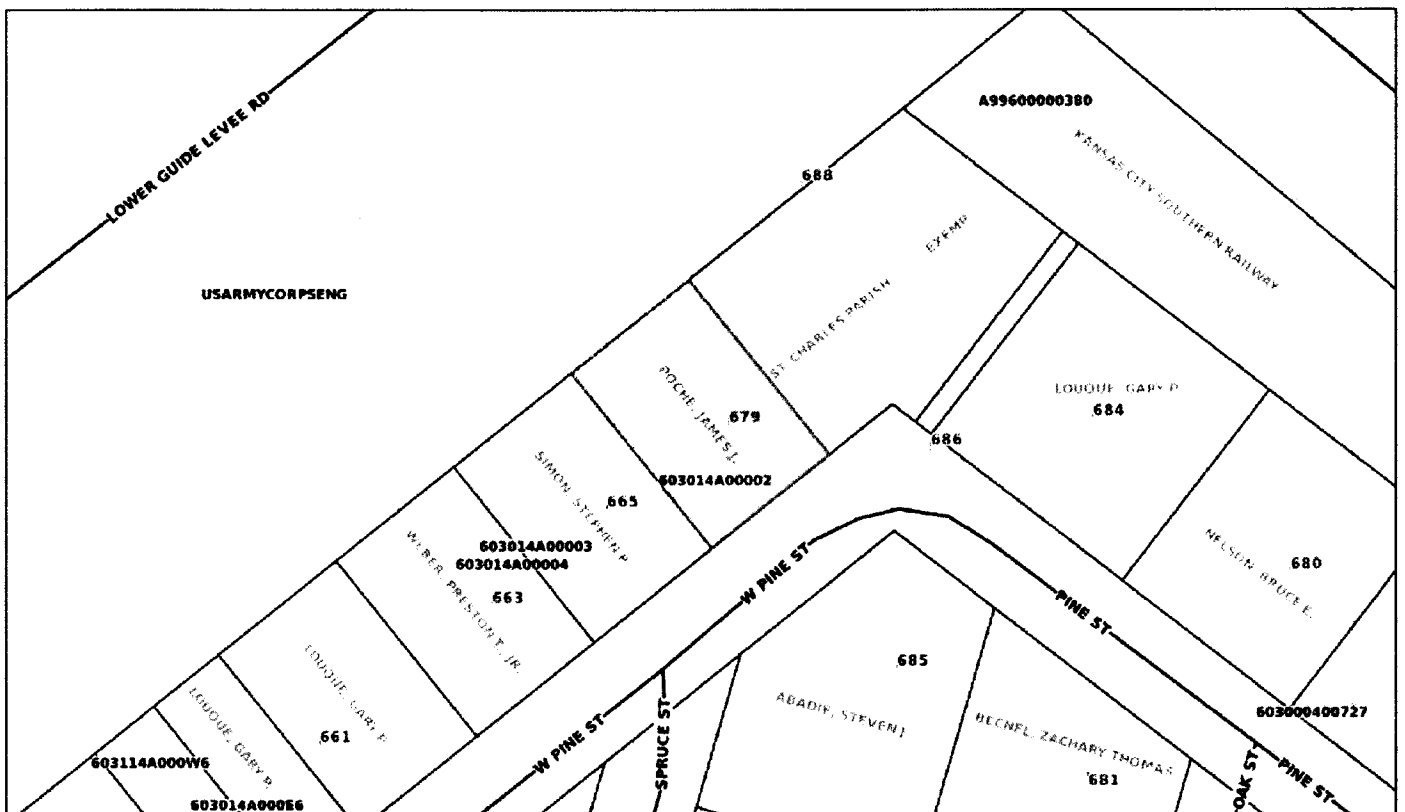
Neighborhood Map

Borrower	N/A			
Property Address	679 W Pine St			
City	Norco	County	St. Charles	State LA Zip Code 70079
Lender/Client	St. Charles Parish Dept. of Legal Services			

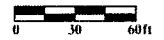


Parcel

St Charles Parish Assessor



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Assessor of St. Charles Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Charles Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



RESIDENTIAL APPRAISAL REPORT

File No.: 230229

Property Address: 679 W Pine St City: Norco State: LA Zip Code: 70079
 County: St. Charles Legal Description: Lot 2, Section 14A, Unit 2, Hiland Park Subdivision
 Assessor's Parcel #: 603014A00002
 Tax Year: 2022 R.E. Taxes: \$ 845.89 Special Assessments: \$ unknown Borrower (if applicable): N/A
 Current Owner of Record: James J. & Patricia B. Poche Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ 0 per year per month
 Market Area Name: Hiland Park / Norco Map Reference: 35380 Census Tract: 0625.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Establish market value for Purchasing the property.
 Intended User(s) (by name or type): St. Charles Parish Dept. of Legal Services
 Client: St. Charles Parish Dept. of Legal Services Address: P.O. Box 302, Hahnville, LA 70057
 Appraiser: Karla J. Scott, SRA, AI-RRS Address: 1708 Chantilly Drive, Suite E, LaPlace, LA 70068

Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	PRICE	AGE	One-Unit	70 %	<input checked="" type="checkbox"/> Not Likely
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	\$(000)	(yrs)	2-4 Unit	3 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	50	Low	0	Multi-Unit	1 %	
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	600	High	150	Comm'l	18 %	
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		175	Pred	45	Public Use	8 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject area is defined by U.S. Highway 61 north, the Mississippi River south, Good Hope Street & Shell Chemical Refinery east and West Pine Street & Bonne Carre' Spillway west. The community of Norco has a diversity of dwellings ranging from small classic cottages to large multi story dwellings on slab. This diversity is accepted within the market and does not cause an adversity to marketing. Consumer services are either nearby or within commuting distance. The state and local economies are in a period of stability with net population stable. Interest rates are stable. Trends for the metro area indicate sales activity is out pacing supply putting upward pressure on pricing. Other land is primarily public use such as schools, places of worship and recreational areas.

Dimensions: 75x112.16 Site Area: 8,412 Sq.Ft.
 Zoning Classification: R-1A Description: Single Family Residential
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Highest & Best Use as improved: Present use, or Other use (explain)
 Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential
 Summary of Highest & Best Use: In the case of the subject, locational factors, surrounding uses and demand suggests a residential use. The subject site is zoned R-1A Single Family Residential. Highest and Best Use of the site is single family dwelling.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Entergy	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for the area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Atmos	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Street Lights	Incandescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. Charles Parish	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone AE FEMA Map # 2201600050C FEMA Map Date 06/16/1992
 Site Comments: A more precise determination of a flood hazard should be made by a licensed surveyor.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units: 1 <input type="checkbox"/> Acc.Unit	Foundation: Conc Slab	Slab: Poured conc	Area Sq. Ft. <input checked="" type="checkbox"/> None	Type: F.W.A.
# of Stories: 1	Exterior Walls: Brick Veneer	Crawl Space: None	% Finished	Fuel: Gas
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface: Seal Tab Shingl	Basement: None	Ceiling	Cooling
Design (Style): Ranch	Gutters & Dwnspts: Aluminum	Sump Pump: <input type="checkbox"/> None	Walls	Central: 1 Unit
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: S H Aluminum	Dampness: <input type="checkbox"/> None	Floor	Other
Actual Age (Yrs.): 53	Storm/Screens: Aluminum	Settlement: None noted	Outside Entry	
Effective Age (Yrs.): 12		Infestation: None noted		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors: Tile/Carpet - New	Refrigerator: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) #	Garage # of cars (4 Tot.)
Walls: Drywall - Good/New	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input checked="" type="checkbox"/>	Woodstove(s) # None	Attach. _____
Trim/Finish: Wood - Avq/New	Disposal: <input type="checkbox"/>	Scuttle: <input type="checkbox"/>	1 Storage/Laundry	Detach. _____
Bath Floor: Tile - New	Dishwasher: <input checked="" type="checkbox"/>	Doorway: <input type="checkbox"/>	1 Storage Building	Blt.-In _____
Bath Wainscot: CulMarble/Granite	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input type="checkbox"/>	Covered	Carport 2
Doors: HC Masonite	Microwave: <input type="checkbox"/>	Heated: <input type="checkbox"/>		Driveway 2
	Washer/Dryer: <input type="checkbox"/>	Finished: <input type="checkbox"/>		Surface Concrete

Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,987 Square Feet of Gross Living Area Above Grade
 Additional features: None noted

Describe the condition of the property (including physical, functional and external obsolescence): The design and overall construction quality meets the market's expectations of homes in the subject neighborhood. ANSI: The building areas reported herein, including Gross Building Area, Gross Living area, and unfinished areas, are developed consistent with ANSI standard Z765-20201. The subject was repaired/renovated after damage caused by hurricane Ida August 20, 2021. The subject is in overall good condition. Subject has the original windows.

RESIDENTIAL APPRAISAL REPORT

File No.: 230229

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **GSREIN Multi List Service, appraisers files & Deedfax - a private reporting service of property transfers.**

TRANSFER HISTORY	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	No transfers of the subject found for the
	Date: No transfers traced	past 36 months.	
	Price: prior 36 months		
	Source(s): GSREIN / Public Record		
	2nd Prior Subject Sale/Transfer		
	Date:		
Price:			
Source(s): GSREIN MLS/Pub Record			

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	679 W Pine St Norco, LA 70079	516 6th St Norco, LA 70079			555 Marino Dr Norco, LA 70079			420 Pine St Norco, LA 70079		
Proximity to Subject		0.21 miles S			0.38 miles SE			0.53 miles S		
Sale Price	\$ 0	\$ 385,000			\$ 239,000			\$ 215,000		
Sale Price/GLA	\$ /sq.ft.	\$ 149.81 /sq.ft.			\$ 185.85 /sq.ft.			\$ 201.12 /sq.ft.		
Data Source(s)	Inspection	GSREIN #2377392			GSREIN #2351520			GSREIN #2368094;DOM 20		
Verification Source(s)	Public Records	Public Record 928/266			Public Record			APublic Record 927/69		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing	0	Cnv		Fha		Cnv		Cnv		
Concessions	0	Paid 0		Paid \$4000		Paid 0		Paid 0		
Date of Sale/Time	N/A	01/20/2023			08/13/2022			12/02/2022		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Rural	Rural			Rural			Rural		
Site	8,412 Sq.Ft.	20770	-24,600	5040	+13,500	6860	+6,200			
View	Residential	Residential			Residential			Residential		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Average	Average			Average			Average		
Age	53	37			66			66		
Condition	Good	Excellent			Good			Good		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	6 3 2	7 4 3	-5,000	6 4 2		5 3 1	+5,000			
Gross Living Area	1,987 sq.ft.	2,570 sq.ft.	-37,900	1,286 sq.ft.	+45,600	1,069 sq.ft.	+59,700			
Basement & Finished Rooms Below Grade	0 0	0 0			0 0			0 0		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	F.W.A./Central	F.W.A./Central			F.W.A./Central			F.W.A./Central		
Energy Efficient Items	None noted	Windows	0	Windows	0	Windows	0	Windows	0	
Garage/Carport	2 Carport	2 Garage	-4,000	1 Carport	+3,000	1 Carport	+3,000			
Porch/Patio/Deck	Cv Porch/None	Cv Ent/None		Cv Ent/Open	-1,000	Cv Por/Opn Pat	-1,000			
Amenities	Strg/Laundry Rm	Fireplace	0	None	+1,000	Fireplace	0			
Amenities	Storage Building	None	+3,000	Shed	+2,000	Storage Building				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -81,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 64,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 72,900			
Adjusted Sale Price of Comparables			\$ 303,650		\$ 303,100		\$ 287,900			

Summary of Sales Comparison Approach Due to the limited activity of properties similar to the subject, specifically regarding age and size in the Norco community, it was necessary to expand search parameters and include sales from outside the subject immediate vicinity and that exceed recommended appraisal guidelines. The properties presented are part of a larger data set studied. Adjustments have been made for differences from the subject where appropriate and supported by available market data. Adjustments are a combination of paired sales when available and surveys of market participants. Site adjustments reflect market reaction to size and utility factors and calculated on a per square foot basis. The larger lots have a diminished return when compared to the smaller lots. Sale 1 is slightly superior to the subject regarding the cosmetic updates, specifically the bath updates and required a downward adjustment of \$5.00 per square foot of the sale. Room adjustments are for bath count differences. Adjustment have also been made for size, parking and amenities. Please note that adjustments reflect the contributory value of the amenities and do not reflect replacement costs for the items.

RECONCILIATION:
After adjustments a narrow range of value was established for the subject. It is reasonable to conclude the subject would fall within this range.

Indicated Value by Sales Comparison Approach \$ 300,000

Scope Of Work, Assumptions, & Limiting Conditions

File No.: 230229

Property Address: 679 W Pine St City: Norco State: LA Zip Code: 70079

Client: St. Charles Parish Dept. of Legal Services Address: P.O. Box 302, Hahnville, LA 70057

Appraiser: Karla J. Scott, SRA, AI-RRS Address: 1708 Chantilly Drive, Suite E, LaPlace, LA 70068

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch

is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other

data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best

use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance

value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence

of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the

normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous

wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence

of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors

are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 230229

Property Address: 679 W Pine St City: Norco State: LA Zip Code: 70079
 Client: St. Charles Parish Dept. of Legal Services Address: P.O. Box 302, Hahnville, LA 70057
 Appraiser: Karla J. Scott, SRA, AI-RRS Address: 1708 Chantilly Drive, Suite E, LaPlace, LA 70068

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I Karla J. Scott, have completed the continuing education program of the Appraisal Institute.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Madeline R. Fisher Client Name: St. Charles Parish Dept. of Legal Services
 E-Mail: mfisher@stcharlesgov.net Address: P.O. Box 302, Hahnville, LA 70057

APPRAISER



Appraiser Name: Karla J. Scott, SRA, AI-RRS
 Company: A.R.E. Real Estate Services, Inc.
 Phone: (985) 764-6512 Fax: _____
 E-Mail: karla@areservices.com
 Date Report Signed: 06/04/2023
 License or Certification #: R1031 State: LA
 Expiration Date of License or Certification: 12/31/2023
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 06/01/2023

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

SIGNATURES



Supplemental Addendum

File No. 230229

Borrower	N/A						
Property Address	679 W Pine St						
City	Norco	County	St. Charles	State	LA	Zip Code	70079
Lender/Client	St. Charles Parish Dept. of Legal Services						

FOREWORD:

This appraisal report has been completed in accordance with our interpretation of the appraisal and reporting standards as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Foundation,

THE INTENDED USE AND USER:

The intended use and user define the value opinion to be provided, the scope of work necessary to produce an opinion that would be credible for that intended use and the level of reporting necessary for the user to properly understand and employ the opinions within the appraisal report.

The intended user of the report is St. Charles Parish client. Based on conversations and/or correspondence it is my understanding that the intended use of the appraisal is to assist in estimated the just compensation due for the acquisition of for a public purpose.

THE PURPOSE OF THE APPRAISAL:

The appraisal's purpose is to estimate the compensation due for the proposed acquisition. The estimate includes the "fair market value" of the property rights to be acquired and any damages attributable to the proposed project. The compensation estimate offered herein is limited to real property. The analysis does not consider other economic factors that may be appropriate in estimating "just compensation."

Just Compensation, as applied herein, is defined as

The amount of loss for which a property owner is compensated when his or her property is acquired; said compensation should put the owner in as good a pecuniary position as he or she would be if the property has not been acquired; the remuneration should include all expenses incurred including, but not limited to, hook up expense for utilities, interest from the date of taking, and, in some instances, the cost of a new site or building, not necessarily equal to the value of the property taken."

Value definition for public acquisition.

Fair market value, as used herein, is defined by Louisiana Revised Statute 47:2321 as follows,

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."

REPORT FORMAT:

The appraisal is presented in the "Appraisal Report Format" and is intended to comply with USPAP Standard 2-2 A. The level of reporting is intended to provide the client with information adequate to understand the analysis and conclusions presented herein, as they relate to the stated intended use of the appraisal. It is critical that the user properly understand the context in which the appraisal was developed to properly employ the opinions provided. If the user does not believe the report in its current form provides an adequate description of the appraisal process, supporting data and analysis and reasoning supporting the opinions provided herein, they should request additional information.

THE EFFECTIVE DATE OF THE APPRAISAL:

The effective date of the appraisal is 06/01/2023. It is imperative the reader understand the real estate market is not static. Any changes in the market, either actual or perceived, may affect the value opinions as they would relate to any other prior to or after the effective date established for this appraisal. Examples of market changes which could affect the value include but are not limited to changes in interest rates, supply and demand, and/or announcements of public or private projects that were not known or considered in this appraisal.

SCOPE OF WORK:

The scope of work reflects the amount and type of information to be researched and the analysis necessary to produce a credible opinion of value suitable for the intended use of the appraisal. It is the appraiser's responsibility to establish the appropriate scope of work and to disclose to the intended user the following;

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work for this assignment included but was not limited to the following;

- A review of the property's legal description and readily available maps to properly identify the subject property. At least one visit to the subject was made to collect physical data about the site and improvements. The inspection was limited to those readily observable features and did not include any testing or use of special equipment. The inspection was made to determine the overall physical condition, the quality of construction and the subject's ability to function at its highest and best use.
- During the site visit, the appraiser conducted a visual inspection of the exterior and interior of the building improvements. The building areas reported herein, including Gross Building Area, Gross Living area, and unfinished

Supplemental Addendum

File No. 230229

Borrower	N/A				
Property Address	679 W Pine St				
City	Norco	County	St. Charles	State	LA Zip Code 70079
Lender/Client	St. Charles Parish Dept. of Legal Services				

areas, are developed consistent with ANSI standard Z765-20201.

- The building sketch included herein reflects the measurements taken during the site visit. The sketch is included only to assist the user in understanding the appraisal process. The appraiser does not warrant its accuracy for any other use.
- Collection of demographic and economic information regarding the regional economy, municipality and immediate neighborhood. Analysis of local real estate market trends and development trends.
- Research of the local realtor multi-list service and deed fax and a survey of realtors, market participants and other local appraisers for data related to recent sales and current offerings of properties similar to subject both as if vacant and as improved.
- Research of the local realtor multi-list service and a survey of realtors, market participants and other local appraisers for data related to occupancies, rental rates, expenses and current offering of similar and competing properties available for rent.
- Research of current construction cost for improvements similar to the subject's through the Marshall Valuation Service and a survey of local contractors and developers.
- Analyzed the data gathered to establish the appropriateness of its inclusion in the appraisal process. Where appropriate developed adjustments used in the sales comparison approach, established market rents, expenses and applicable rates or ratios for use in the income approach and developed cost and depreciation estimates for use in the cost approach.

Within the body of the report is a more detailed explanation of each of the approaches to value considered and their relevance to the final value opinions.

The scope of work is specific to the intended use and user. The opinions provided herein should not be employed for any use other than the intended use. Though a user may believe the level of data collection and analyses are appropriate for other uses, the context in which they were developed may not be appropriate for any other application. Furthermore, no user other than the intended user should rely upon or employ the opinions provided herein. The data collection, analysis and reporting are based upon the appraiser's understanding of the intended use and user and may not be appropriate for another user.

The physical inspection and reported property conditions are unique to the appraisal application. Terminology reporting a properties condition is relative to competing properties and may not be inclusive of similar property types. The visual inspection completed for the appraisal does not rise to the level of a property inspection completed by a licensed property inspector, contractor or engineer and should not be relied upon as such. The user should carefully review and understand the limiting conditions, assumptions and certifications included herein that further define the context of the appraisal and the reporting.

HIGHEST AND BEST USE:

The "Highest and Best Use" of the subject property is considered to be that use that is physically possible, reasonably probable, legally permissible, financially feasible and results in the highest value. The "Highest and Best Use" is determined for the property both as vacant and as improved.

In the case of the subject, locational factors such as, accessibility, surrounding uses and market demand suggest a residential use. The site's physical constraints, size, shape, width to depth ratio and topography are all well suited to use as a residential site. Furthermore, the existing zoning limits the legal use of the subject site to single-family residential use or a less intensive use, with little likelihood of change. Current demand, price levels and surrounding activities support the development of the site for single-family use. The Highest and Best use for the subject as vacant is considered to be for "Immediate development for single-family use".

As described within the body of the report, the subject site is currently improved with a single-family residence. These improvements conform to the opined "Highest and Best Use" of the subject as if vacant. The observed or assumed condition, design and utility of the improvements all support a continuation of their use. The Highest and Best Use of the subject as improved is considered to be for "Single-Family Residential".

COST APPROACH:

The cost approach is most relevant when the improvements are proposed, new, relatively new and when or if the improvements are to be renovated. The cost approach is often the most reliable approach when appraising properties that are designed for a special purpose or are seldom exchanged in the market place.

The cost approach provides an estimate of value by combining the market value of the vacant land, the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of accrued depreciation. As the level of depreciation increases the reliability of this approach diminishes. Increased depreciation results in greater subjectivity in assessing its effects, as well as limiting the amount of data from which reliable adjustments can be extracted.

Improvements to the subject property are 53 years old and would likely require significant adjustments for depreciation. Due to a limited amount of data, reliable adjustments could not be derived. The resulting value estimate was considered overly subjective and was not considered a reliable indicator of the market value. Despite the limitations and due to the recent renovation of the property, this approach has been included. The cost approach is not given any consideration in the appraiser's final analysis

All cost estimates were taken from the "Marshall and Swift" Cost Service and local contractors. Costs are for replacement and not reproduction. Depreciation was based upon a modified age-life method. Land value was derived from available market data.

Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property.

Supplemental Addendum

File No. 230229

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City	Norco	County	St. Charles	State	LA Zip Code 70079
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The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal.

SALES COMPARISON APPROACH:

The sales comparison approach is an analysis of recently sold, under contract and currently listed properties determined to be similar or comparable to the subject property. The data considered was believed to be representative of the market. The specific sales presented were chosen because they were considered to be the most comparable and required the fewest adjustments.

The analysis focuses on similarities and differences that affect value, including but not limited to property rights, conditions of the sale, financing terms, size, location, physical features and amenities. When possible and reasonably supported, each comparable is adjusted for its differences from the subject. These adjustments reflect market consideration for the differences. All differences may not be adjusted for because they either do not affect value or because there is inadequate data from which a reliable adjustment could be derived. Though an adjustment may not be made for specific differences (i.e. room count, appliances exterior siding, etc ...) these differences are considered in the reconciliation of the data.

The sales considered most comparable or similar to subject were given the greatest weight. The weighting of the comparables considered gross, line and net adjustment percentages, as well as location and overall comparability.

INCOME APPROACH:

The income approach reflects the value an investor is willing to pay for income producing property. Properties similar to the subject are typically owner occupied and not considered to be income producing or traded based on the potential to produce income. Additionally, as would be expected with this type property the revenue, expense and capitalization data is limited. Without adequate data, the income approach was not considered to be a reliable indicator of value and has been omitted. The omission of this approach does not affect the credibility of the value opinion provided as it relates to its intended use.

EXPOSURE TIME:

The value opinion assumes an exposure time of 0-6 months.

Limitation of Compensation Analysis:

The opinion of the compensation due offered herein is limited to those directly related to the real estate. Other economic considerations are outside the scope of this analysis.

FINAL RECONCILIATION:

As previously discussed all three of the traditional approaches to value were considered. The income approach was not considered a reliable indicator of value and was omitted. The sales comparison approach was considered to be the most reliable indicator of value and was given the greatest weight. As a result of my investigation and analysis, it is my opinion that the market value of the identified interest in the subject property as of 06/01/2023 was:

\$300,000

SPECIAL LIMITATIONS:

Information regarding flood zone, wood infestation and the overall condition of the improvement's components and systems are not warranted. The appraiser is not properly trained or licensed to determine flood hazard, recognize the existence of wood boring insects or properly determine or report on the condition of the improvements. A licensed land surveyor, pest inspector and home inspector can report on each of the respective issues.

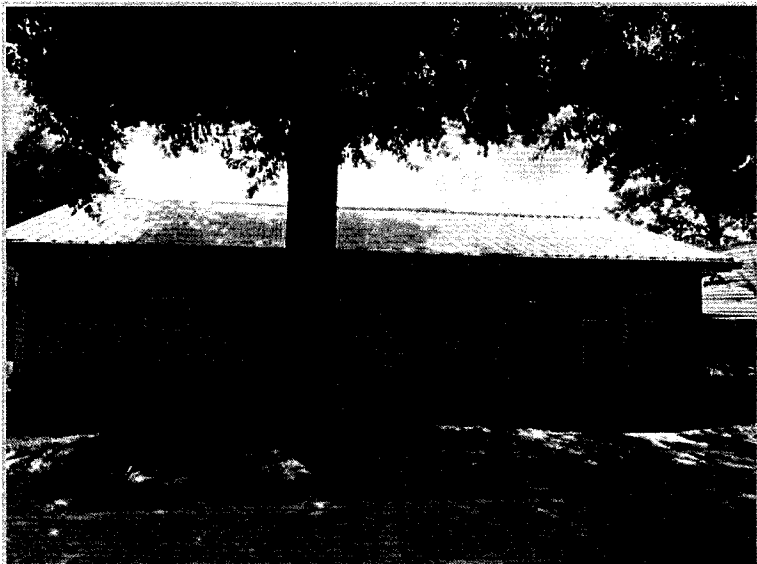
Comparable Photo Page

Borrower	N/A			
Property Address	679 W Pine St			
City	Norco	County	St. Charles	State LA Zip Code 70079
Lender/Client	St. Charles Parish Dept. of Legal Services			



Comparable 1

516 6th St
 Prox. to Subject 0.21 miles S
 Sale Price 385,000
 Gross Living Area 2,570
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Location Rural
 View Residential
 Site 20770
 Quality Average
 Age 37



Comparable 2

555 Marino Dr
 Prox. to Subject 0.38 miles SE
 Sale Price 239,000
 Gross Living Area 1,286
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 2
 Location Rural
 View Residential
 Site 5040
 Quality Average
 Age 66

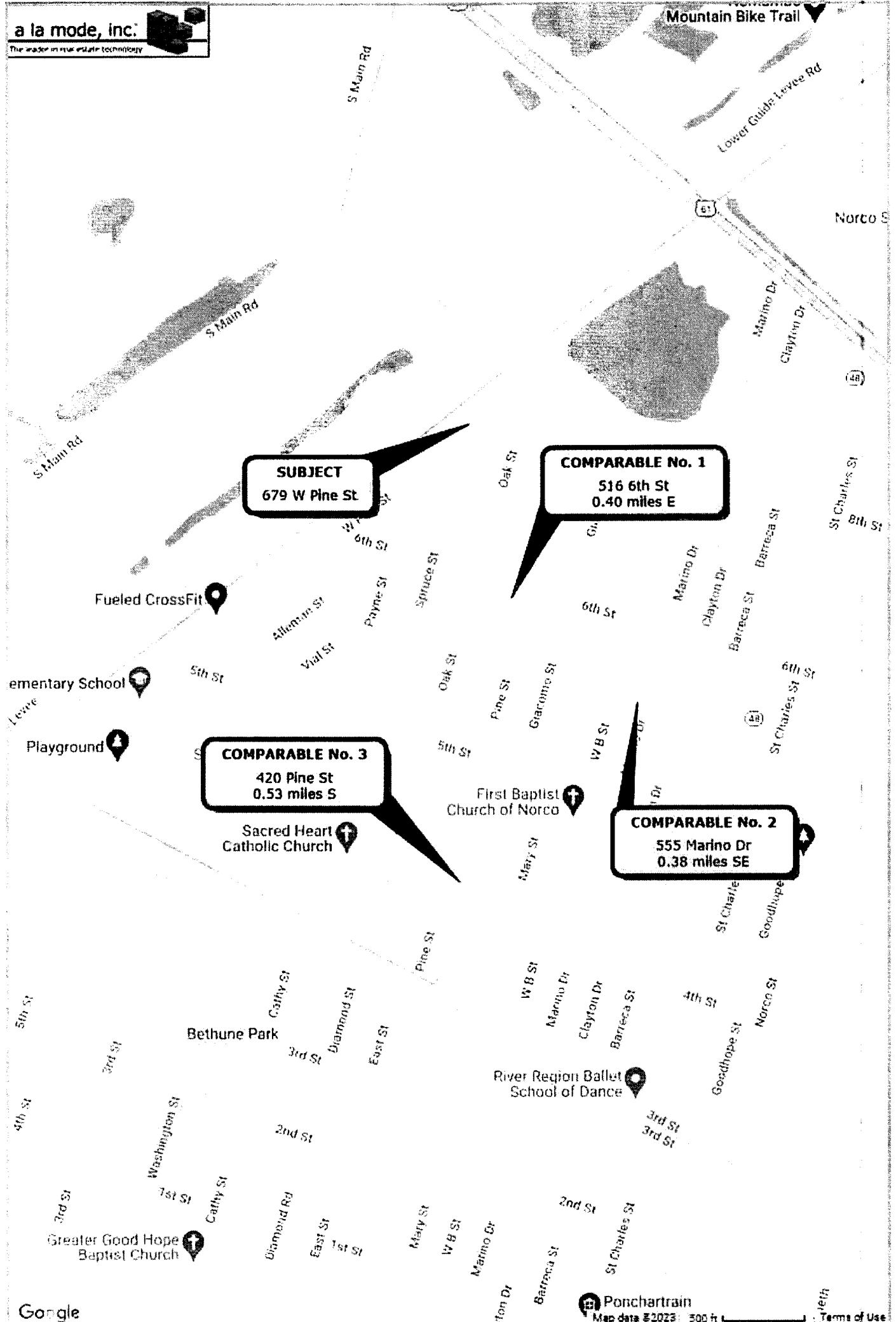


Comparable 3

420 Pine St
 Prox. to Subject 0.53 miles S
 Sale Price 215,000
 Gross Living Area 1,069
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1
 Location Rural
 View Residential
 Site 6860
 Quality Average
 Age 66

Comparable Sales Map

Borrower	N/A				
Property Address	679 W Pine St				
City	Norco	County	St. Charles	State	LA
Lender/Client	St. Charles Parish Dept. of Legal Services				



License

1031

APR-CRA



DURABLE POWER OF ATTORNEY

STATE OF LOUISIANA
PARISH OF ST. CHARLES

KNOW ALL MEN BY THESE PRESENTS:

That I, **Patricia Bourgeois Poche**, SS #***-**-2500, of the full age of majority and a resident of the Parish of St. Charles, State of Louisiana, hereinafter referred to as "Principal," do hereby make, name, constitute and appoint:

James J. Poche, or Renee P. Agurcia, or Dan D. Poche

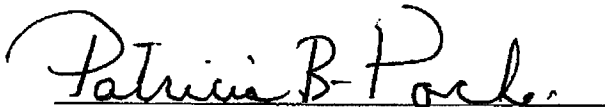
my true and lawful Attorneys-in-Fact, for me, and in my name, place and stead to:

Act with full power and authority on my behalf; conduct, manage and transact all and singular my affairs, business, concerns and matters of whatever nature or kind, without any exception or reservation whatsoever; to endorse and accept checks; to draw money out of any financial institution(s), or bank(s) where the same may have been deposited in my name; to enter any safety deposit box which is in my name; to transfer, buy or sell movables, including motor vehicles and securities, at prices they may determine as fair in their complete discretion, or donate movables, including motor vehicles and securities; to buy and sell (including short sales) to subscribe for and trade in stocks, bonds, options, limited partnership interests, trust units and any other securities and/or contracts relating to the same, on margin or otherwise; to acquire, buy, alienate, sell, mortgage, encumber, partition, or lease immovables and movables, including motor vehicles and securities; to represent her in any and all legal matters and general matters.

And generally to do and perform all and every other act, matter and thing whatsoever as shall or may be requisite and necessary, touching or concerning the affairs, business or assets of Principal as fully, completely and effectually, and to all intents and purposes with the same validity, as if all and every such act, matter or thing, were on, had been particularly stated, expressed, and especially provided for, or as Principal could or might do if personally present.

Said Principal further declares that he hereby gives said Attorneys-in-Fact full power and authority on my behalf to do the following:

1. Make inter vivos donations, either outright or to a new or existing trust or custodial arrangement, and to impose such conditions on the donations, including, without limitation, the power to revoke;
2. Accept or renounce a succession;
3. Contract a loan, acknowledge or make remission of a debt, or become a surety;
4. Draw or endorse promissory notes and negotiable instruments;
5. Enter into a compromise or refer a matter to arbitration;


PATRICIA BOURGEOIS POCHE
NOVEMBER 20, 2017

DURABLE POWER OF ATTORNEY

BY: PATRICIA BOURGEOIS POCHE

TO: JAMES J. POCHE, or RENEE P. AGURCIA, or DAN D. POCHE

6. Make health care decisions, other than declarations of life-sustaining procedures pursuant to R.S. 40:1299.58.1 et seq., but which may include surgery, medical expenses, nursing home residency, or medication.

It is my intention that the Power of Attorney herein granted is unlimited.


And I give and grant unto my said Attorneys-in-Fact full power and authority to sign all papers, deeds and documents; to issue all receipts and to do all acts necessary and proper to accomplish any and all of the duties hereinabove specified, with the same validity as I might myself do, were I personally present and acting for myself, and I hereby ratify and confirm whatever my said Attorneys may do by virtue of this power.

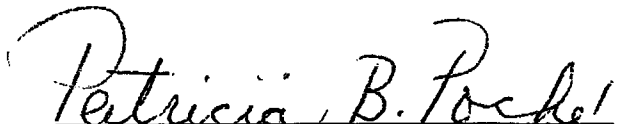
I authorize my Agents to enter into contracts with themselves.

This Power of Attorney is a Durable Power of Attorney and shall not be affected by my disability or incapacity and shall continue in effect if I become disabled or incapacitated, and shall continue in effect until my death or until revoked by me.


THUS DONE AND PASSED, on this 20th day of November, 2017, in the presence of the two undersigned competent witnesses who have hereunto signed their names with appearer and me, Notary, after due reading of the whole.

WITNESSES:


DONNA F. LAMBERT


PATRICIA BOURGEOIS POCHE
PRINCIPAL


GRETA C. NASSAR


GREGORY A. MILLER - 19063
NOTARY PUBLIC
NOTARY ID#15328
MY COMMISSION IS FOR LIFE

DURABLE POWER OF ATTORNEY

STATE OF LOUISIANA
PARISH OF ST. CHARLES

KNOW ALL MEN BY THESE PRESENTS:

That I, **James J. Poche, a/k/a James J. Poche, Sr., SS #***-**-4450**, of the full age of majority and a resident of the Parish of St. Charles, State of Louisiana, hereinafter referred to as "Principal," do hereby make, name, constitute and appoint:

Patricia B. Poche or Renee P. Agurcia or Dan D. Poche,

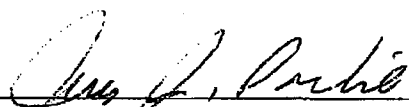
my true and lawful Attorneys-in-Fact, for me, and in my name, place and stead to:

Act with full power and authority on my behalf; conduct, manage and transact all and singular my affairs, business, concerns and matters of whatever nature or kind, without any exception or reservation whatsoever; to endorse and accept checks; to draw money out of any financial institution(s), or bank(s) where the same may have been deposited in my name; to enter any safety deposit box which is in my name; to transfer, buy or sell movables, including motor vehicles and securities, at prices they may determine as fair in their complete discretion, or donate movables, including motor vehicles and securities; to buy and sell (including short sales) to subscribe for and trade in stocks, bonds, options, limited partnership interests, trust units and any other securities and/or contracts relating to the same, on margin or otherwise; to acquire, buy, alienate, sell, mortgage, encumber, partition, or lease immovables and movables, including motor vehicles and securities; to represent her in any and all legal matters and general matters.

And generally to do and perform all and every other act, matter and thing whatsoever as shall or may be requisite and necessary, touching or concerning the affairs, business or assets of Principal as fully, completely and effectually, and to all intents and purposes with the same validity, as if all and every such act, matter or thing, were on, had been particularly stated, expressed, and especially provided for, or as Principal could or might do if personally present.

Said Principal further declares that he hereby gives said Attorneys-in-Fact full power and authority on my behalf to do the following:

1. Make inter vivos donations, either outright or to a new or existing trust or custodial arrangement, and to impose such conditions on the donations, including, without limitation, the power to revoke;
2. Accept or renounce a succession;
3. Contract a loan, acknowledge or make remission of a debt, or become a surety;
4. Draw or endorse promissory notes and negotiable instruments;
5. Enter into a compromise or refer a matter to arbitration;



JAMES J. POCHÉ, a/k/a
JAMES J. POCHÉ, SR.
NOVEMBER 20, 2017

DURABLE POWER OF ATTORNEY

BY: JAMES J. POCHE, a/k/a JAMES J. POCHE, SR.

TO: PATRICIA B. POCHE or RENEE P. AGURCIA or DAN D. POCHE

6. Make health care decisions, other than declarations of life-sustaining procedures pursuant to R.S. 40:1299.58.1 et seq., but which may include surgery, medical expenses, nursing home residency, or medication.

It is my intention that the Power of Attorney herein granted is unlimited.

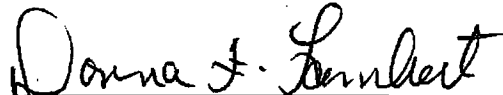
And I give and grant unto my said Attorneys-in-Fact full power and authority to sign all papers, deeds and documents; to issue all receipts and to do all acts necessary and proper to accomplish any and all of the duties hereinabove specified, with the same validity as I might myself do, were I personally present and acting for myself, and I hereby ratify and confirm whatever my said Attorneys may do by virtue of this power.


I authorize my Agents to enter into contracts with themselves.

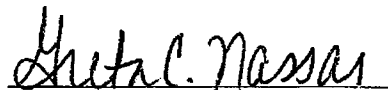
This Power of Attorney is a Durable Power of Attorney and shall not be affected by my disability or incapacity and shall continue in effect if I become disabled or incapacitated, and shall continue in effect until my death or until revoked by me.

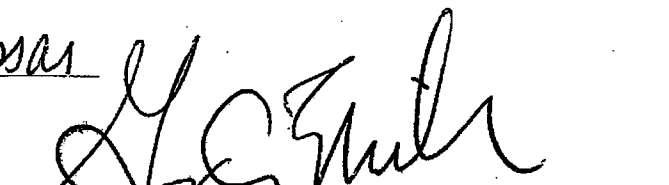
THUS DONE AND PASSED, on this 20th day of November, 2017, in the presence of the two undersigned competent-witnesses who have hereunto signed their names with appearer and me, Notary, after due reading of the whole.

WITNESSES:


DONNA F. LAMBERT


JAMES J. POCHE, a/k/a
JAMES J. POCHE, SR.
PRINCIPAL


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