

Our File No. B15-114 P20-2-R-1

APPRAISAL REPORT

**West Bank Hurricane Protection Project
Sunset Drainage District Levee
Owner: Sunset Ridge Development, LLC
Property: 435.6 Acres of Undeveloped Land fronting
La. Hwy 306, Grand Bayou Road, the Paradis Canal,
and the Northern Terminus of Shamrock Drive,
Des Allemands, St. Charles Parish, Louisiana
PARCELS 20-2-R-1 & 23-1**

EFFECTIVE DATE OF VALUE

June 5, 2016

PREPARED FOR

**St. Charles Parish
c/o Mr. Clayton "Snookie" Fauchaux
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 22, 2016

St. Charles Parish
c/o Mr. Clayton "Snookie" Fauchaux
Director of Public Works/Waste Water
100 River Oaks Road
Destrehan, LA 70047

Re: Parcel Nos.: **20-2-R-1 & 23-1**
Property: 435.6 Acres of Undeveloped Land fronting La. Hwy 306, Grand Bayou Road, the Paradis Canal and the Northern Terminus of Shamrock Drive, being situated in Sections 34 & 35, T14S, R20E, Des Allemands, St. Charles Parish, Louisiana
Owner: Sunset Ridge Development, LLC
Project: West Bank Hurricane Protection Project, Sunset Drainage District Levee
Our File No. B15-114 P20-2-R-1

Dear Mr. Fauchaux:

As requested, the undersigned appraiser has made a personal and careful inspection of the property identified by above noted parcel numbers and ownership, and has thoroughly investigated and analyzed matters pertinent to the estimation of the property's fee simple market value. The purpose of this appraisal is to estimate the market value, as of **June 5, 2016** (date of the appraiser's most recent inspection), of the subject property both before and after the acquisition of Perpetual Levee Servitudes over **Parcels 20-2-R-1 & 23-1**, so that a basis for making an offer of compensation to the property owner can be made.

The parent tract is a 435.6-acre parcel fronting La. Hwy 306, Grand Bayou Road, the Paradis Canal and the Northern Terminus of Shamrock Drive, in the Bayou Gauche area of Des Allemands, Louisiana. **For appraisal purposes, a 225.17-acre Use Tract has been identified.** When inspected by the appraiser on June 5, 2016, the entire subject site was vacant and undeveloped.

Parcels 20-2-R-1 & 23-1 are elongated, non-contiguous sections of the Use Tract located near its northeastern and southeastern corners, respectively. Parcel 20-2-R-1 measures roughly 1,990' in overall length by just over 100' in width and totals 4.884 acres. Parcel 23-1 has an average length of approximately 912' by slightly more than 99' average width, with 2.081 acres. Collectively, these parcels contain 6.965 acres, of which 1.805 acres is level, usable land, 4.722 acres is land impaired by the existing levee, 0.086 is unprotected level land on the canal side of the levee, and 0.352 acres is water bottoms within the Paradis Canal. Both parcels are depicted in the Right-of-Way Map provided to the appraiser by GCR, Inc. which was prepared by Stephen P. Flynn, P.L.S. of Riverlands Surveying Company, dated 10/6/15, revised 2/12/16 and 3/10/16.

Mr. Clayton "Snookie" Faucheux
July 22, 2016
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This letter of transmittal serves only to report the final conclusions reached in the complete self-contained appraisal report that follows. It should not be misconstrued as a complete report in and of itself.

This appraisal report follows the guidelines of the Uniform Appraisal Standards for Federal Land Acquisitions, 2000, the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation, and the guidelines and ethics of the Appraisal Institute.

The premises and assumptions upon which this appraisal is based are as follows:

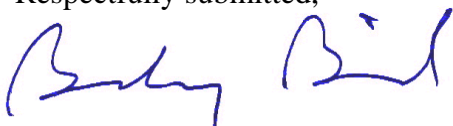
- The effective date of value is June 5, 2016, the appraiser's most recent inspection date.
- Market value is not linked to a specific exposure time. (A jurisdictional exception).
- No information has been provided to the appraiser with respect to hazardous substances. It is assumed that no environmental contamination exists in the subject property. (An extraordinary assumption)
- All value estimates exclude the value of all minerals.
- The effect of the project is ignored in the valuation of the subject property.
- The Sales Comparison Approach utilizes sales of vacant land in the subject's general marketing area with a similar highest and best use.
- The required property rights are Perpetual Levee Servitudes.

The appraisal report is not limited to the information found herein. The reader may consult with the appraiser's project files to find more comprehensive definitions; broad area analysis; and comparable factual data. This appraiser considers such additional information a part of this analysis and is available upon request.

As a result of the research and analyses I have undertaken, it is my considered opinion that as of **June 5, 2016**, the **Market Value** of the **Fee Simple Interest** in and to the subject property was approximately as follows:

Value of the Use Tract Before Acquisition of the Perpetual Levee Servitudes	\$1,133,300
Value of the Use Tract After Acquisition of the Perpetual Levee Servitudes	\$1,094,800
DIFFERENCE	\$38,500

Respectfully submitted,



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

BDB/me

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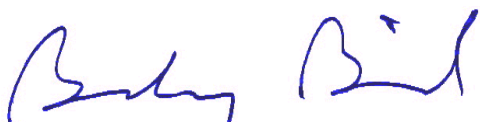
Vicinity Map
Right-of-Way Map Sheets 20, 21 & 23
Legal Description of the Acquired Parcels
St. Charles Parish GIS System Overlay Map Tree Survey
Notification Letter sent to Landowner
Professional Qualifications of Bradley D. Bird, MAI, SRA

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 Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) and 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).
- (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 significant 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, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.
- (14) The following value estimates are concluded effective as of **June 5, 2016**:

Value of the Use Tract Before Acquisition of the Perpetual Levee Servitudes	\$1,133,300
Value of the Use Tract After Acquisition of the Perpetual Levee Servitudes	\$1,094,800
DIFFERENCE	\$38,500



Bradley D. Bird, MAI, SRA July 22, 2016
Louisiana Certified General Real
Estate Appraiser License #0478

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Identification: The parent tract is identified as: All of Lots 850, 851, 867, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878 and 879, and A Portion of Lots 927 and 952 of the Sunset Drainage District, in Sections 34 and 35, T14S, R20E, St. Charles Parish, Louisiana. Property fronts La. Hwy 306, Grand Bayou Road, the Paradis Canal, and the northern terminus of Shamrock Drive. The acquired parcels are identified as **Parcels 20-2-R-1 & 23-1**.

Date of Value: June 5, 2016 (the appraiser’s most recent inspection date)

Type of Appraisal: Complete Appraisal - Self-Contained Report

Property Rights Appraised: Fee Simple Interest, excluding minerals

City/Parish Zoning: R-1B, Single-Family Residential Detached District

Site Size: **Parent Tract:** 435.607 Acres
 Use Tract: 225.170 Acres
 Acquired Parcels: 6.965 Acres

Property Type: Vacant, Undeveloped Acreage

Improvements: Fencing & gates

Highest and Best Use: Hold for Future Single-Family Residential Subdivision Development

Market Value Indications

	<u>Cost</u>	<u>Sales Comparison</u>	<u>Income</u>
	<u>Approach</u>	<u>Approach</u>	<u>Approach</u>
Value of Use Tract Before:	N/A	\$1,133,300	N/A
Value of Use Tract After:	N/A	\$1,094,800	N/A
DIFFERENCE	N/A	\$38,500	N/A

Land Unit Value: **\$5,000 per Acre** (Unencumbered, Level Land)

PHOTOGRAPHIC VIEWS OF SUBJECT

(Photos taken by Bradley D. Bird on 11/16/15)



1. View from atop levee looking northward from just south of subject's southeastern corner (property begins at fence). Paradise Canal partly visible on right side of levee. Parcel 23-1 (the proposed servitude) extends from the oak trees on left to the canal on right.



2. View looking southward on levee from the vicinity of the northern end of Parcel 23-1. Paradise Canal visible on left side of photo.

PHOTOGRAPHIC VIEWS OF SUBJECT

(Photos taken by Bradley D. Bird on 11/16/15)



3. Several of the live oak trees which are expected to be adversely impacted by the proposed servitude.



4. Another view of live oak trees expected to be affected by the acquisition.

PHOTOGRAPHIC VIEWS OF SUBJECT

(Photos taken by Bradley D. Bird on 11/16/15)



5. View from southern end of Parcel 20-2-R-1 looking northward along levee.



6. Gate atop levee at northern end of Parcel 20-2-R-1.

PHOTOGRAPHIC VIEWS OF SUBJECT

(Photos taken by Bradley D. Bird on 11/16/15)



7. Levee view looking southward from the northern end of Parcel 20-2-R-1.



8. View looking southwestward from same vantage point showing the thick wooded section of the parent tract.

GENERAL 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. 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.**
2. 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.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

(Continued)

- 12.** 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.
- 13.** 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.
- 14.** 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.
- 15.** 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.
- 16.** 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.

ADDITIONAL ASSUMPTIONS AND LIMITING CONDITIONS

- 1.** The effective date of value is **June 5, 2016**, the appraiser's most recent inspection date.
- 2.** Market value is not linked to a specific exposure time. (A jurisdictional exception)
- 3.** No information has been provided to the appraiser with respect to hazardous substances. It is assumed that no environmental contamination exists in the subject property. (An extraordinary assumption)
- 4.** All value estimates rendered herein exclude any value of the minerals.
- 5.** The affect of the project is ignored in the valuation of the subject property.
- 6.** Market value utilizes sales of comparable vacant land in the subject's general marketing area with a similar highest and best use.

SCOPE OF THE APPRAISAL

The subject parent tract is a 435.61-acre tract of vacant, undeveloped land situated in the Bayou Gauche area of Des Allemands, Louisiana. The proposed Perpetual Levee Servitudes (the takings) will be acquired over two non-contiguous, elongated parcels situated on the eastern-most side of the parent tract. These parcels collectively total 6.965 acres and comprise level/usable land, land already impaired by the existing levee system, unprotected land on the canal side of the levee, and a lesser amount of water bottoms within the Paradis Canal. **For the purposes of this appraisal, a 225.17-acre Use Tract has been identified and will serve as the Larger Parcel.** During the course of this assignment, the appraiser has done the following:

1. Physically inspected the subject site. Photographs taken by the appraiser during the inspection are presented in this report.
2. Researched sales activity in the subject's general market area for transfers of comparable, unimproved parcels of land.
3. Chose the most representative sales to value the subject site.
4. The Sales Comparison Approach is used to estimate the fee simple market value of the identified Use Tract both before and after the taking, as of **June 5, 2016**. Any improvements located within the area of the taking are valued via a depreciated cost analysis.
5. The After Value is based on the remaining usable land area and same highest and best use used in the value before the acquisition. In this particular instance there are no damages to the remainder as a result of the taking.
6. This report does not conform to USPAP in two areas: exposure time and consideration of anticipated public project. Because this appraisal is to conform to the Uniform Appraisal Standards for Federal Land Acquisitions, the estimate of market value cannot be linked to a specific exposure time (Section B-2, pg 31). Likewise the appraiser must disregard any enhancement or diminution in value of the property due to the project (Section B-10, pg 45). These are Jurisdictional Exceptions.

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

- Ownership Title Data
- Right-of-Way Maps
- Onsite inspection of the subject property and real estate market areas
- Gathering and investigating real estate market data
- 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
- Parish government
- Clerk of Court Records
- Assessor's Records
- Local real estate agents and appraisers
- *Uniform Standards of Professional Appraisal Practice*, Appraisal Foundation, 2016-17 Edition

PURPOSE OF THE APPRAISAL

The Purpose of this appraisal is to determine the Market Value of the subject property both before and after the Acquisition of the proposed Perpetual Levee Servitudes, so that a determination of the appropriate compensation to the property owner can be made by the Agency.

DEFINITION OF MARKET VALUE

Market Value is defined under the *Uniform Appraisal Standards for Federal Land Acquisitions* in Section B-2, Page 30, as follows:

Market Value is the amount in cash, or on terms reasonably equivalent to cash, for which in an probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

PROPERTY RIGHTS APPRAISED

The property rights appraised are of the **Fee Simple Estate**. Fee Simple Ownership is defined as "...absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." It is an inheritable estate. **Source:** *The Appraisal of Real Estate*, 13th Edition, Page 114

The Fee Simple title to the land is subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding all (coal) (oil and gas), in and under said land and all appurtenant rights for the exploration, development, production and removal of said (coal) (oil and gas), but without the right to enter upon or over the surface of said land for the for the purpose of exploration, development, production and removal there from of said (coal) (oil and gas).

OWNERSHIP CONTACT

The property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection. He/she was also invited to call the appraiser with any questions regarding this assignment. Notice to this effect was sent via U.S. mail. Mr. Cecil Sumner accompanied the appraiser on the appraiser's site visit on 11/16/15. He also communicated with the appraiser about the appraisal assignment via email and telephone.

SUMMARY OF APPRAISAL PROBLEMS

There are no special problems related to this particular appraisal assignment that warrant discussion.

INTENDED USE AND INTENDED USERS OF THE APPRAISAL

The **Intended Use** of this report is to establish the appropriate compensation that will be given to the property owner by the Agency for the acquisition of two Perpetual Levee Servitudes over the subject property. The **Intended Users** of this report are the St. Charles Parish Department of Public Works/Waste Water and the Lafourche Basin Levee District and/or their assigns.

The **Perpetual Levee Servitudes** are perpetual and assignable rights, servitudes and easements in the described lands identified as Parcel(s) **20-2-R-1 and 23-1** to locate, construct, maintain, repair, operate, patrol and replace a levee, 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.

DATE OF THE APPRAISAL

The effective date of this appraisal is **June 5, 2016**. The subject property was physically inspected by the undersigned appraiser on November 16, 2015 and June 5, 2016.

PART II

VALUATION BEFORE THE ACQUISITION

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

The appraised property (the parent tract) is a 435.607-acre parcel of vacant, undeveloped land situated in unincorporated St. Charles Parish. The property is legally identified as: All of Lots 850, 851, 867, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878 and 879, and A Portion of Lots 927 and 952 of the Sunset Drainage District, in Sections 34 and 35, T14S, R20E, St. Charles Parish, Louisiana. It fronts La. Hwy 306, Grand Bayou Road, the Paradis Canal, and the northern terminus of Shamrock Drive. The following legal descriptions were provided by GCR, Inc.:

All of those certain lots, tracts or portions of ground with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in St. Charles Parish, Louisiana, in Sunset Drainage District, formerly Sub-District No. 3, St. Charles Municipal Drainage District, and being more fully identified on the map or plan of survey of the said Sunset Drainage District prepared by James S. Webb, C.E., approved by the Board of Commissioners of said District on December 21, 1925, a copy of which said map is on file in the Conveyance Office of the Parish of St. Charles, Louisiana and which said lots are identified on the aforesaid map as follows, to-wit:

All of lots 850, 851, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, and 879, comprising approximately 153.33 acres, more or less, all in sections 34 and 35, T 14 S, R 20 E.

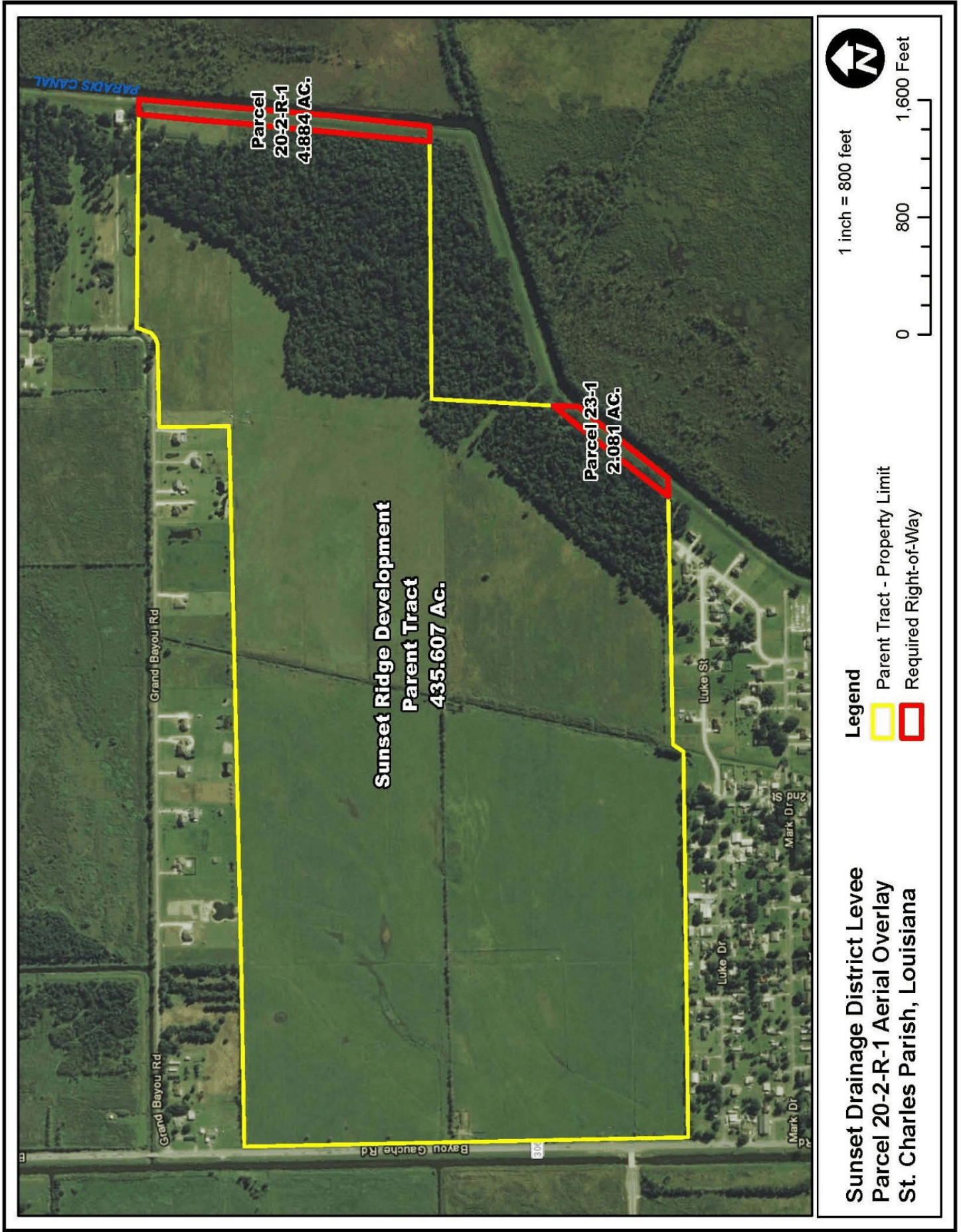
Lots 950 and 951 of Sunset Drainage District, St. Charles Parish, Louisiana

North part of Lot 945 of Sunset Drainage District, St. Charles Parish, Louisiana

A parcel of ground together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, and according to a survey of Lucien C. Gassen, PLS, entitled "A Portion of Lots 927 & 952 of the Sunset Drainage District in Section 34, T14S, R20E, St. Charles Parish, Louisiana" dated March 11, 2004, the parcel conveyed herein has a front on Louisiana Highway 306 of 61.77 feet, a depth on the

south along boundary of Smith's Green Acres Subdivision of 2638.80 feet, a depth along the remainder of Lots 952 and 927 of the Sunset Drainage District of 2653.84 feet and a width in the rear along a drainage servitude of 74.13 feet.

A satellite overlay image of the parent tract prepared by GCR, Incorporated is provided on the following page.



Sunset Drainage District Levee
Parcel 20-2-R-1 Aerial Overlay
St. Charles Parish, Louisiana

AREA/NEIGHBORHOOD ANALYSIS

The subject property is located within the Bayou Gauche area of Des Allemands, an unincorporated community on the west bank of the Mississippi River in St. Charles Parish, Louisiana, approximately 22 miles west-southwest of New Orleans. St. Charles Parish is part of the New Orleans Metropolitan Area, an eight-parish region with a population in excess of 1.25 million. Intercensal figures compiled by the U.S. Census Bureau indicate that as of July 1, 2014, the population in St. Charles Parish stood at 52,745. The parish is divided geographically by the Mississippi River, with the two parts commonly referred to as the "east bank" and the "west bank." About 27% of St. Charles Parish is classified as urban, while 70% is classified as rural/non-farm and 3% as farmland. Although the east bank is somewhat smaller than the west bank in total land area, the population is split about even between the two.

Historically, the east bank of St. Charles Parish was characterized by developing residential growth traveling west from metropolitan New Orleans and industrial development mostly associated with the large refineries on the east side of the river. The west bank of St. Charles Parish (up until the completion of the Hale Boggs Bridge at Luling) was characterized as being more rural in nature. Since the bridge's completion in 1983, numerous commercial and residential developments have been constructed. A Super Wal-Mart, grocery stores, fast food restaurants, national drugstores, mini-storage facilities, hotels, shopping centers, office buildings, car washes, and banking facilities are just some of the commercial developments the area has seen over the past 30 years. These businesses have followed the expansion of residential growth throughout the west bank.

Throughout the west bank of St. Charles Parish there remains a considerable amount of vacant, undeveloped land and a mixture of single-family subdivisions, catering from the lower-middle to upper-middle income families. One of the most significant and important developments on the west bank of St. Charles Parish in recent history occurred in early 1998, at which time it was announced that a joint partnership between J.B. Levert Land Company and Rathborne Land Company had acquired the bulk of the original Ashton Plantation (roughly 1,200 acres) near I-310 south of River Road. The group's intention is to develop approximately 2,000 home sites at this location. The first three phases totaling 302 lots were completed between 2004 and 2007. These lots, which have been marketed to the middle and upper-middle income home buyer, range from 11,500-20,000 SF and include such amenities as man-made lakes, walking/jogging trails and a recreation center. As of this writing approximately 275 lots have been sold by the developer in Ashton at prices ranging from approximately \$55,000 to \$100,000, with the median price near \$65,000. Most of the recent home sales in Ashton have fallen between \$280,000 and \$500,000, with the median price near \$345,000.

The vicinity known as Bayou Gauche is a ±20 square mile area situated between U.S. Hwy 90 and Bayou Des Allemands. This is a somewhat remote, semi-rural community with an abundance of undeveloped land, much of which being tidal wetlands. There are a series of canals and natural waterways in the area linking Bayou Gauche to Lake Salvador, Lake Cataouche and beyond. For this reason, it is a highly desirable recreational location. The main road leading into Bayou Gauche is Hwy 306, an undivided, two-lane state highway extending from Hwy 90 near Paradis southward a total distance of six miles to the northern bank of Bayou Des Allemands, at which point turning eastward and running another three miles along the meandering bank of Bayou Des Allemands to

Area/Neighborhood Analysis (Continued)

its terminus near the Simoneaux Ponds. Bayou Gauche was originally inhabited by a succession of Indian tribes, and later became a small fishing and trapping community of European settlers, including the Dufrenes, Comardelles and Simoneauxs.

Notwithstanding the waterfront homes in the fishing village along Bayou Des Allemands, residential development in Bayou Gauche really began in earnest in the mid 1960's with a series of single-street subdivisions extending off of Hwy 306. These include Smith's Green Acres, Dixie Land, and Pleasant Valley Subdivisions, and others in which homes generally range in age from 25-50 years in age and sell within the range of \$120,000-\$200,000. In certain locations within two or three blocks of Hwy 306, development is a mix of mobile homes and more modest single-family houses. During the late 1990's and early 2000's, two modern, upper scale subdivisions known as Bayou Estates and Legend Oaks Subdivisions were developed. Both feature attractive, custom and speculatively built homes which to date have generally sold for prices ranging from approximately \$240,000-\$300,000. Higher priced homes are found on those lots abutting the levee system.

The housing market on the west bank of St. Charles Parish and elsewhere began trending upward rapidly after Hurricane Katrina, as demand surged throughout the metropolitan area in locations which did not flood. By late 2007 the market began to soften from contraction in the national economy, as well as from the problems in the mortgage/credit markets. Conditions stabilized in 2012, however, the passage of the Biggert-Waters Act had far reaching effects on homeowners in low lying areas, particularly in the Sunset Drainage District of Bayou Gauche. The legislation had the unintended consequence of causing flood insurance rates in Bayou Gauche to rise precipitously. Homeowners who had previously paid \$400-\$500 per year were suddenly faced with renewal premiums in excess of \$15,000. In March 2014, congress passed the Grimm-Cassidy Amendment, reversing the draconian rate increases brought on by Biggert-Waters and putting limits on future increases. Although now stabilized, there still remains a degree of uncertainty in the market because the existing levee system protecting the Sunset District has yet to be certified by FEMA. The process to permanently correct this situation is now underway, not only in the Bayou Gauche area, but elsewhere on the west bank of St. Charles Parish. Once completed, flood insurance rates should become more reasonable and predictable throughout the area.

U.S. Highway 90 is the main access artery in the neighborhood linking the west bank of St. Charles Parish with Jefferson Parish to the east, and Lafourche and Terrebonne Parishes on the west. River Road (La. Highway 18) runs parallel with the right descending bank of the Mississippi River and also serves as an important commuter road system. Found along River Road are large residential estates, subdivisions and industrial complexes. Interstate 310 runs southward from Interstate 10 and crosses the Mississippi River via the Hale Boggs Bridge, terminating at Highway 90 in Boutte.

The focal point for commercial development in the neighborhood is the U.S. Highway 90 corridor. The heaviest concentration of retail and commercial uses are mainly found east of the Highway 90/I-310 interchange in Luling. Development becomes less dense west of the I-310 junction, but still features a fair number of establishments including motels, restaurants, retail stores, Hahnville High School, gas/convenience stores, etc. Commercial land use becomes notably less dense west and south of Paradis, increasing again just before the Bayou Des Allemands Bridge.

Area/Neighborhood Analysis (Continued)

Important to the local employment base are the presence of several large industrial plants located along the Mississippi River in both directions, providing employment to area residents. The general neighborhood area supports a population who work in the local area and/or grew up in same. Nevertheless, this location is considered to be somewhat of a bedroom community to New Orleans and is largely dependent on its economy.

To conclude, the neighborhood is an unincorporated area of the west bank of St. Charles Parish with an established employment base, but still considered a bedroom community of New Orleans. Overall, the neighborhood has a complimentary mix of residential, institutional and supporting commercial land uses, with an abundance of vacant land for future development. This location experienced rapid growth over the years, driven in part by continued out-migration from the New Orleans/Metairie area. The neighborhood offers relatively low land prices and a shorter commute than its biggest competitor, the Northshore (St. Tammany Parish). While a number of the residents commute to New Orleans/Metairie for employment, many work at the surrounding refineries and petro-chemical plants found throughout the River Parishes. Overall, demand for real estate within the neighborhood has improved over the past several years. Although the Bayou Gauche area was adversely impacted by the Biggert-Waters Act of 2012, it has since stabilized. In general, the residential market has a balance of supply and demand and should remain viable in the near term, barring an unexpected decline in the national economy, and/or extreme rise in interest rates. The long term future outlook for the neighborhood is considered positive.

SITE ANALYSIS

The parent tract contains 435.607 acres and extends from La. Hwy 306 eastward to the Paradis Canal, with additional frontage/access on Grand Bayou Road and Shamrock Drive. For the purposes of this appraisal, a **Use Tract** is identified and serves as the Larger Parcel. This Use Tract is considered to be all of that portion of the parent tract located east of Canal No. 10. This is selected because it is smaller and more likely to be the next area of the parent tract to be developed (which is consistent with the developer's 2006 subdivision plans), it has extensive frontage on Grand Bayou Road and connects with the northern terminus of Shamrock Drive, Canal No. 10 is a natural boundary line, and because the tract is entirely zoned R-1B (the remainder of the parent tract is zoned OL and R-1AM).

The subject **Use Tract** is somewhat "doglegged" shaped and contains 225.17 acres. It measures roughly 3,060' along Drainage Canal No. 10, by $\pm 720'$ front on Grand Bayou Road, by $\pm 50'$ on the northern terminus of Shamrock Drive, by broken frontages of 933.69' and 1,990.1' on the Paradis Canal, by various other dimensions. The total site area of the Use Tract is 225.17 acres, or 9,808,405 SF. According to GCR, Inc., this breaks down as follows:

Unencumbered Usable (Level) Land	9,583,603 SF	220.009 Acres
Land Impacted by Levee	205,696 SF	4.722 Acres
Unprotected Land (East of Levee)	3,760 SF	0.086 Acres
Paradis Canal Water Bottoms	<u>15,346 SF</u>	<u>0.352 Acres</u>
Total Site Area	9,808,405 SF	225.170 Acres

The site is generally level and approximately two-third's cleared, with the remainder being heavily wooded. The site is vacant, undeveloped land being held by the current owner for future development. The above noted flood protection levee spans across portions of the property near the Paradis Canal.

Presented in the Addenda section of this report is a satellite overlay map indicating the specific locations of all significant trees situated within or near the proposed servitudes. This survey was prepared by Luis Martinez, GIS Coordinator for the St. Charles Parish Geographic Information System. All trees found are located within Parcel 20-2-R-1. None are located within Parcel 20-2-R-1. Below is a list of all trees located within Parcel 23-1 which are included in this appraisal:

Trees Within Parcel 23-1: 10 Large Live Oak Trees

Grand Bayou Road is an asphalt paved, undivided, bi-directional public street with open ditch runoff drainage and above-ground electrical lines. It connects with La. Hwy 306 approximately one mile west of the subject Use Tract. La. Hwy 306 begins from Hwy 90 in Paradis and runs southward a total distance of six miles to the northern bank of Bayou Des Allemands, at which point turning eastward and running another three miles along the meandering bank of Bayou Des Allemands to its terminus near the Simoneaux Ponds. Shamrock Drive is a concrete paved, undivided, bi-directional public street featuring concrete roll-over curbing, subsurface drainage and inground electrical lines. It links the subject Use Tract with Legend Oaks Subdivision, an attractive, upper-scale single-family residential development.

Site Analysis (Continued)

Utilities available to the subject Use Tract from either Grand Bayou Road or Shamrock Drive include electricity, sanitary sewer, water and telephone/data lines.



From the appraiser's site visit, along with review of the right-of-way plan and legal descriptions, no significant adverse site conditions were evident.

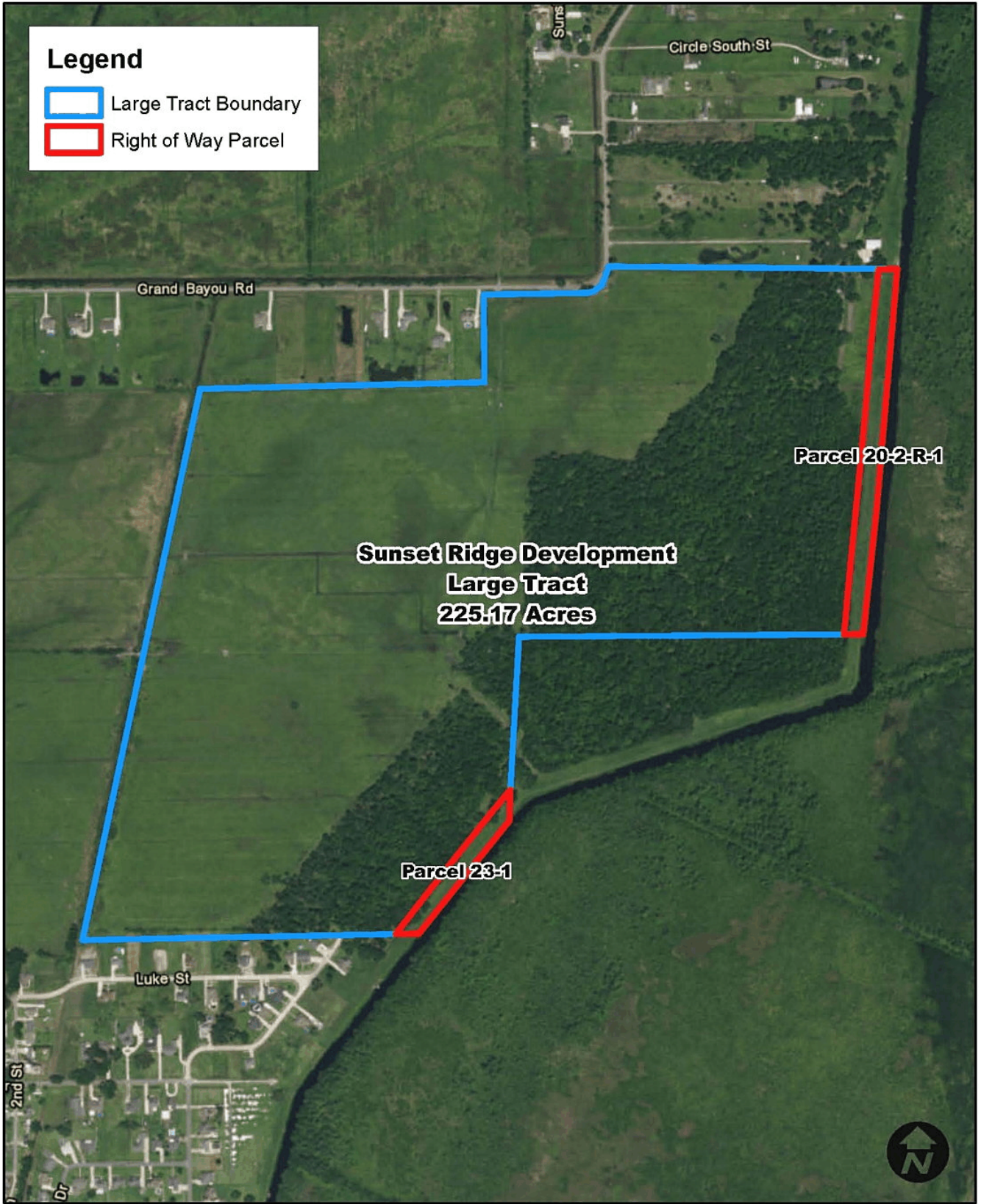
The FEMA Flood Zone Map Community No. 2201600175C, revised 6/16/92, indicates the subject property is situated in **Flood Zone "X."** This denotes "areas protected by levees from the 100-year flood." As discussed in the Neighborhood Analysis section, passage of the Biggert-Waters Act in 2012 destabilized market conditions in the Bayou Gauche area, as flood insurance rates suddenly soared. This problem was largely resolved in 2014 with the implementation of the Grimm-Cassidy Amendment, effectively returning insurance rates to previous levels and putting limits on future increases. The end result is that market conditions in Bayou Gauche have again stabilized.

In conclusion, the subject Use Tract is a 225.2-acre parcel of semi-rural land fronting Grand Bayou Road and Shamrock Drive in a low to moderately developed area of Bayou Gauche. In terms of its physical attributes, it is highly functional for a wide variety of potential uses.

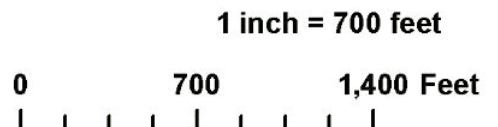
A satellite overlay image of the subject **Use Tract** prepared by GCR, Incorporated is provided on the following page.

Legend

-  Large Tract Boundary
-  Right of Way Parcel



**Sunset Drainage District Levee
Sunset Ridge Development Aerial Overlay
St. Charles Parish, Louisiana**



HISTORY OF THE PROPERTY USE, SALES, RENTAL

St. Charles Parish courthouse records indicate no arms-length conveyances of the subject property within the 10-year period immediately preceding the effective appraisal date. The property has been held by the Summers family for over 50 years.

As of this writing, the subject property is not being publically marketed for sale or lease. It is currently vacant and undeveloped. Portions of the site appear to have been used as agriculture/pasture land.

REAL ESTATE TAXES

The following real estate tax data was obtained from the St. Charles Parish Assessor's office:

2015 Subject Property Assessment Data				
Assessment No.	Land	Improvements	Homestead Exempt	Taxable
40348670867A	\$2,009	\$0	N/A	\$2,009
40348870887A	\$4,401	\$0	N/A	\$4,401
TOTALS	\$6,410	\$0	—	\$6,410

2015 Millage: 0.11759

Year 2015 Taxes: \$753.75

The two 2015 assessments shown above indicate a collective market value basis of \$64,100 for 356.11 acres, or \$180 per acre. The land is classified as "Agricultural 4," which is typical for large, undeveloped tracts of land in the subject's market area.

CITY/PARISH ZONING

Zoning District and Regulations

In accordance with the St. Charles Parish Zoning Ordinance of 1981, the subject property is zoned **R-1B, Single-Family Residential Detached District**

This is a light to medium density single-family classification. Permitted uses and structures in the R-1B District include: single-family detached dwellings, accessory uses, gardening, and private recreational uses. Special exception use and structures allowed include: parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations. Showing and operating designated historic places and buildings is also allowed as a special exception. Special permitted uses and structures include: child care centers (20,000 SF minimum lot size), public and private schools (except trade, business and industrial), religious institutions, golf courses, home occupations and various other educational, religious and philanthropic institutions.

The minimum lot size in the R-1B District is 10,000 SF. The minimum lot width is 90'. The minimum yard size is 25' in the front, 8' on the sides and 25' in the rear. Accessory buildings shall not occupy more than 25% of the required yard area, be no more than two stories, have minimum setbacks of 5', and must be located on the same parcel as the main structure.

Based on the appraiser's visual site inspection, the subject property appears to comply with the R-1B zoning regulations. **Note—This is not a legal opinion.**

DESCRIPTION OF IMPROVEMENTS AFFECTED BY THE ACQUISITION

The following improvements are situated within the area of the proposed servitudes (Parcels 20-2-R-1 & 23-1) and are therefore included in this appraisal:

Parcel 20-2-R-2

- A. One 15' x 5' Pipe Iron & Hog Wire Fence Gate
- B. 87 Linear Feet of 5' Hog Wire & Barbed Wire Fencing on Wood Posts

Parcel 23-1

- A. One 15' x 5' Pipe Iron & Hog Wire Fence Gate
- B. 110 Linear Feet of 5' Hog Wire & Barbed Wire Fencing on Iron T-Posts

When the property was visited on 11/16/15 and 6/05/16, the fencing exhibited a moderate amount of physical depreciation, with rust on most of the iron components and the wooden posts and beams being heavily weathered. Nonetheless, the fencing and gates still appeared functional for their intended use. Overall, the physical condition of the fencing and gates is rated as average-fair.

HIGHEST AND BEST USE ANALYSIS

Definition 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 legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value.

Implicit in the preceding is that the following four criteria be met:

1. The use must be legally permissible - private restrictions (protective covenants), zoning regulations, building codes, and easements may restrict development of a site to a certain use;
2. The use must be physically suitable - physical characteristics, such as location, size, topography, soil and subsoil conditions, drainage and access can limit utilization;
3. The use must be economically feasible - there must be sufficient market demand for the proposed use;
- 4) The use must be maximally profitable - the income attainable from the proposed use must be sufficient to justify its costs and yield a greater return than other potential uses.

Size, location, neighborhood character and trend of development are pertinent to the highest and best use of a site. The uses permitted by zoning, deed restrictions and local building codes are also controlling factors. With many properties, the highest and best use of the site is the use permitted by zoning. However, the zoning ordinance could permit a use which is more intense than would be reasonable for the site, and there could be the possibility that the zoning could be changed to a higher or lower density, or for that matter, another type of use altogether.

While normally the legality and physical adaptability of a site is apparent, those uses which are financial feasible are a bit more complicated to ascertain. Furthermore, the most profitable use, i.e., the use which is maximally productive to the site, is often the most difficult part of the highest and best use determination.

There are typically two aspects to the highest and best use analysis; one for the site as though vacant and ready for development, the other pertaining to the property as currently improved. **Because the subject Use Tract is vacant, undeveloped land, only the highest and best use as vacant is relevant to this appraisal.**

Highest and Best Use as Vacant

The appraiser has considered the following factors in determining the highest and best use of the appraised Use Tract 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-1B zoning 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 residential home sites on the west bank of St. Charles Parish;
4. 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 Use Tract is an irregular, but functionally shaped 225.2-acre site development site fronting Grand Bayou Road and the northern terminus of Shamrock Drive in the Bayou Gauche area of Des Allemands. It also has over 2,900' of frontage along the Paradis Canal, a navigable tidal waterway. The land is generally level, in an "X" flood zone, and about two-third's of the total site area is cleared. Furthermore, it has access to all utilities requisite for development. In short, the physical features of the site are well suited for a wide variety of conceivable uses.

Legally Permissible: The site is zoned R-1B, Single-Family Residential Detached. This is a light-to medium-density single-family district which allows single-dwellings and accessory uses, private recreational uses, 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: Subject is a functional 225-acre development site located within a low to moderately populated area of Bayou Gauche. It fronts Grand Bayou Road and the northern end of Shamrock Drive. The latter is part of the Legend Oaks Subdivision, an attractive higher-end single-family development in Bayou Gauche. The subject also enjoys the benefit of having extensive frontage along the Paradis Canal, a navigable, tidal waterway.

There is active new home construction present in Bayou Gauche and throughout numerous other areas of St. Charles Parish. However, virtually all new homes built in the Bayou Gauche market area are on lots that were developed over 10 years ago. New single-family lot development is at a virtual standstill in Bayou Gauche and elsewhere on the west bank of St. Charles Parish because of high construction costs and relatively low retail lot prices. Still, the housing market is gradually improving and should continue to do so, barring any further flood insurance issues and/or weather-related disasters. The subject would be an ideal extension of the Legend Oaks subdivision. A new development concept could also be created with its main entrance from Grand Bayou Road.

Based on all of the preceding, it is concluded that the highest and best use of the subject property, as though vacant, is speculative holding for future single-family residential subdivision development. Agriculture, pasture land and/or recreation could serve as interim uses.

LAND VALUATION

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.

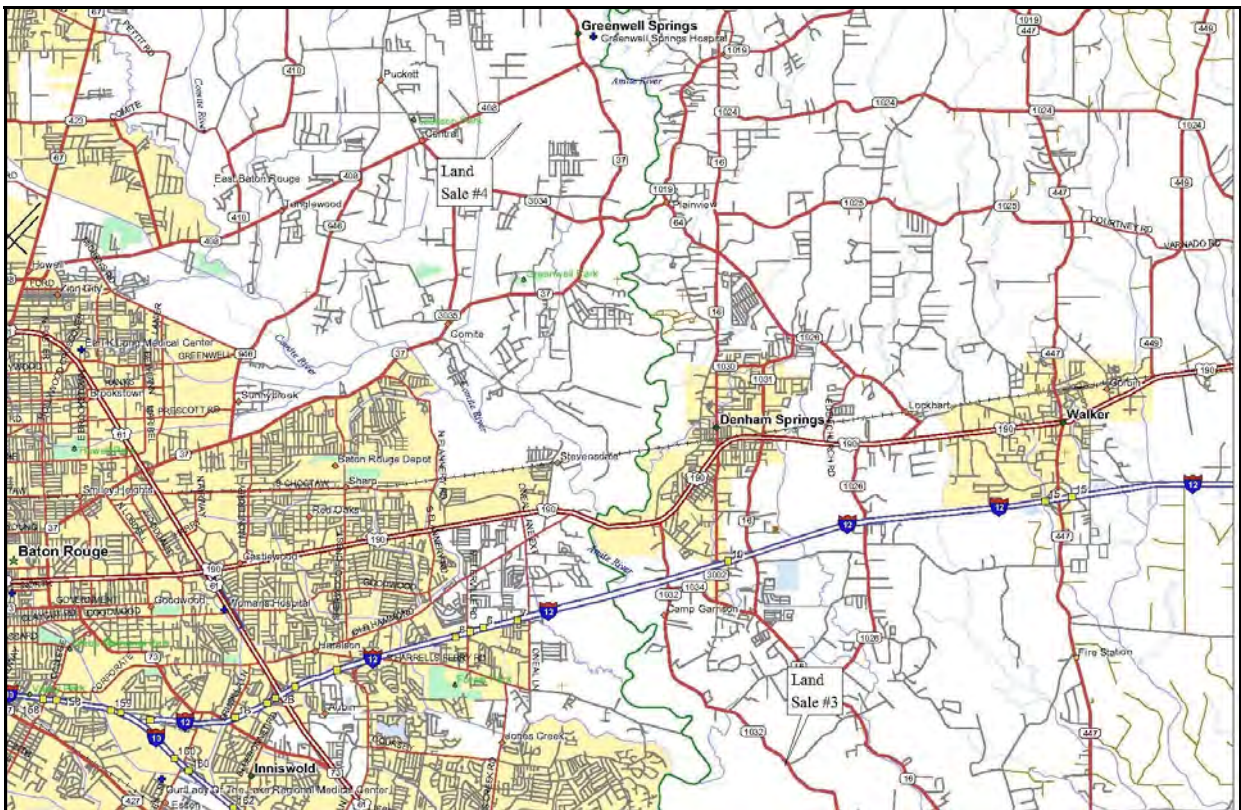
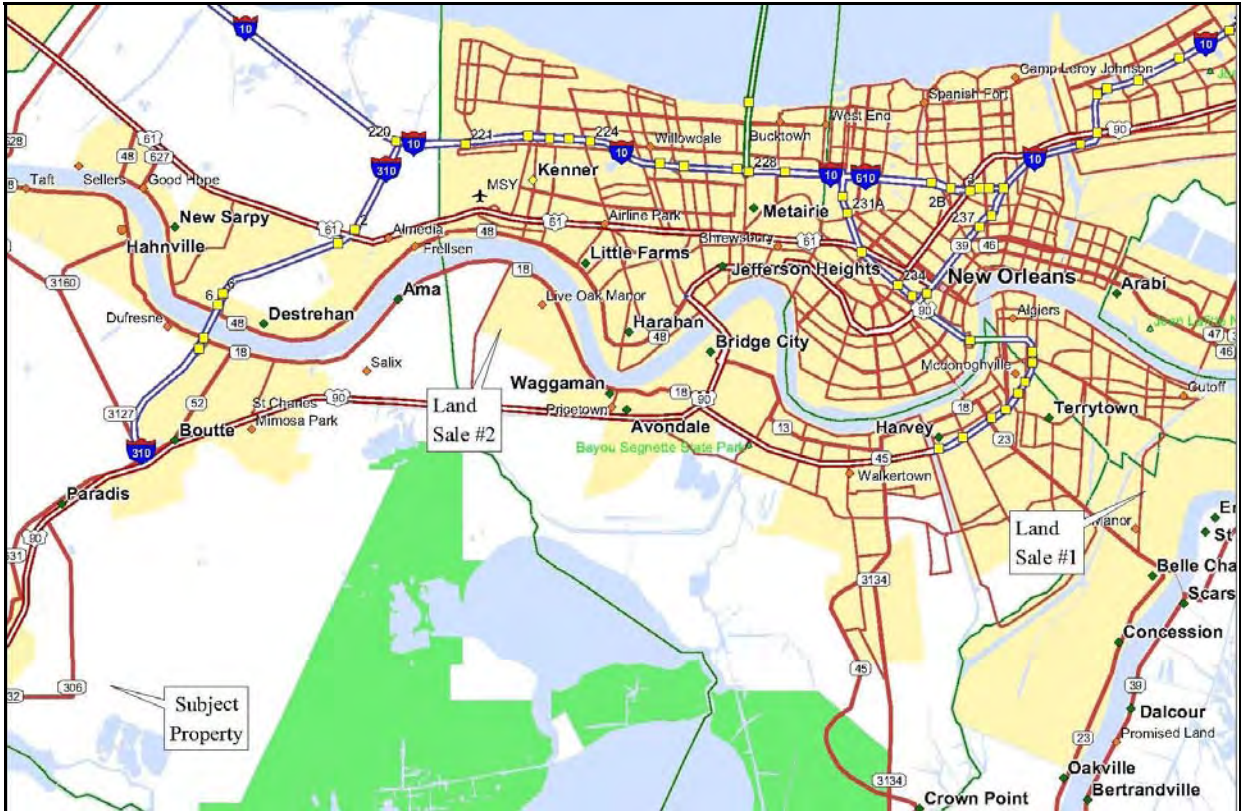
This analysis considers the subject land as though it is vacant and available to be put to its highest and best use. Per the conclusions reached in the Highest and Best Use section, speculative holding for future single-family residential subdivision development is considered the most logical and maximally productive use of the subject Use Tract as of the effective appraisal date.

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 LAND SALES LOCATION MAP



COMPARABLE LAND SALES

COMPARABLE LAND SALE NO. 1



Microsoft Bing Map - Circa 2007

LOCATION:	Site fronts the northern side of Woodland Highway and the southern right-of-way line of the Planters Canal in Belle Chasse, Louisiana.
SALE DATE:	January 11, 2008
RECORDATION:	COB 1170, Folio 855, Plaquemines Parish
VENDOR:	Belle Chasse Plantation, LLC, represented by John A. Batt
VENDEE:	Parks of Plaquemines, LLC, represented by David Waltemath
SALES PRICE:	\$948,175 TERMS: Cash to seller
LEGAL DESCRIPTION:	Lot D-3A, situated in Section 26, Township 14 South, Range 24 East, Southeastern Land District of Louisiana, Plaquemines Parish, Louisiana.
LAND SIZE/AREA:	An irregular parcel fronting 559.81' on Woodland Highway, by 2,896.5' along the southern r/o/w line of the Planters Canal, over various other dimensions.
SITE AREA:	111.55 Acres
ZONING:	A-1; Rural or Agricultural District
HIGHEST & B/U:	Single-Family Residential Subdivision Development

COMPARABLE LAND SALE NO. 1 - Continued

UTILITIES: Electricity and water from Woodland Highway

MINERAL RIGHTS: 100% of the mineral rights were conveyed

UNIT SALE PRICE: **\$8,500 per Acre**

COMMENTS: This is the sale of a wooded, undeveloped parcel of land located along Woodland Hwy about 1½ miles north of Belle Chasse Hwy. The site was generally level when sold, but required some fill prior to development. The buyer is an experienced single-family subdivision developer who acquired this property for development of an upscale residential project to be known as The Parks of Plaquemines. The first phase consisted of 53 single-family home sites ranging in size from 12,652 to 27,576 SF. The initial pricing ranged from \$78,900 to \$149,500, with most of the lots priced between \$110,000 and \$130,000.

VERIFICATION: Plaquemines Parish courthouse records, assessor's records, and the purchaser, Mr. David Waltemath (504-364-2350)

COMPARABLE LAND SALE NO. 2



- LOCATION:** Two non-contiguous parcels, one comprising the northwestern corner of Live Oak and Rivet Boulevards, the other forming the northeastern corner of same intersection in Waggaman, Louisiana.
- SALE DATE:** October 30, 2014
- RECORDATION:** Instrument No. 114-45420, Jefferson Parish
- VENDOR:** Capital One, National Association, represented by Staci Harvey, Vice President
- VENDEE:** Coast Builders, LLC, represented by Lawrence A. Kornman
- SALES PRICE:** \$250,000 **TERMS:** Cash
- LEGAL DESCRIPTION:** Parcels A & B, and Lots 111-131 & Lots 152-200, Square 3, and Lots 201-228, Square 4, and Lots 132-151, Square 7, Live Oak Plantation Subdivision, Addition No. 3, Jefferson Parish, Louisiana.
- LAND SIZE:** Two non-contiguous irregular, but mostly rectangular shaped parcels, the larger of which fronting 739.73' on the northern side of Live Oak Boulevard, by 3,395.49' front on the western side of Rivet Boulevard, over various other dimensions, with the smaller parcel fronting 747.42' on the northern side of Live Oak Boulevard, by 1,182.44' front on the eastern side of Rivet Boulevard, over other dimensions.
- SITE AREA:** **85.415 acres** (combined total site area)

COMPARABLE LAND SALE NO. 2 - Continued

ZONING: Frontage on Live Oak Boulevard to an average depth of ±375' (12.27 acres total) is zoned C-2, General Commercial District. Remaining 73.15 acres is zoned S-1, Suburban District.

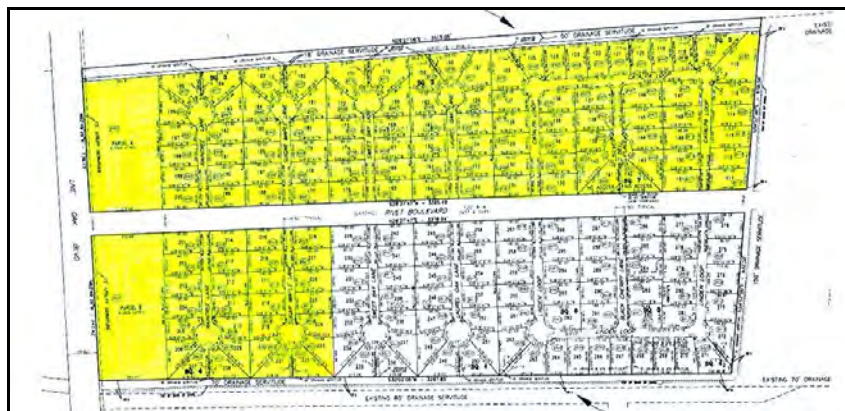
UTILITIES: Property has access to electricity, sanitary sewerage, public water and telephone/data lines.

HIGHEST & B/U: Speculative Holding for Future Single-Family Residential Subdivision Development

UNIT SALES PRICE: **\$2,927 per acre**

REMARKS: This is the sale of the remaining undeveloped land in Live Oak Plantation Estates Subdivision. When sold, both parcels were generally level with their fronting streets, but heavily overgrown/wooded. The purchaser, Larry Kornman, is a local home builder who was and continues to actively construct single-family homes in the adjacent developed section of the subdivision. Typical home prices in this project range from \$225,000-\$280,000, with an average price near \$242,000. Mr. Kornman's former company, Sunrise Homes, originally developed Live Oak Plantation Estates, but lost its remaining holdings to Capital One Bank in July 2013, due to bankruptcy. In the more recent transaction he has effectively "bought back" the land he relinquished in foreclosure. The property was listed with Coldwell Banker TEC Commercial Realtors on 8/30/13, initially for a total asking price of \$630,048, or \$7,376 per acre. The price was adjusted to various figures over the course of the next 13 months, but was back to \$630,048 when it fell under contract on 9/25/14 for the eventual selling price of \$250,000. Because the property was professionally marketed for over one year, the sale price is considered reasonably indicative of actual market value. The land presently remains platted, but undeveloped.

VERIFICATION: Visual inspection from fronting streets, courthouse records, MLS records, and the listing agent, Bill Neitzer of Coldwell Banker Commercial TEC Realtors (985-246-1940).



COMPARABLE LAND SALE NO. 3



LOCATION: Site fronts the southwestern side of 4-H Club Road (La. Hwy 1032), across from Hillon Hood Road in Denham Springs, Louisiana

SALE DATE: January 19, 2015

RECORDATION: Deed Book 1213, Page 782, Livingston Parish

VENDOR: Livingston Holdings, LLC, represented by Michael H. Rubin

VENDEE: Livingston Parc, LLC, represented by E. Hardy Swyers

SALES PRICE: \$1,736,755 **TERMS:** Cash

LEGAL DESCRIPTION: A portion of land located in Section 44, T7S, R3E, Southeastern Land District, Livingston Parish, Louisiana

LAND SIZE: Irregular, but adequately functional site fronting 3,609.43' on 4-H Club Drive, by various other dimensions.

SITE AREA: **289.459 Acres**

ZONING: None - Outside city limits

COMPARABLE LAND SALE NO. 3 - Continued

UTILITIES: Utilities include electricity, public water, sanitary sewerage, and telephone/data lines.

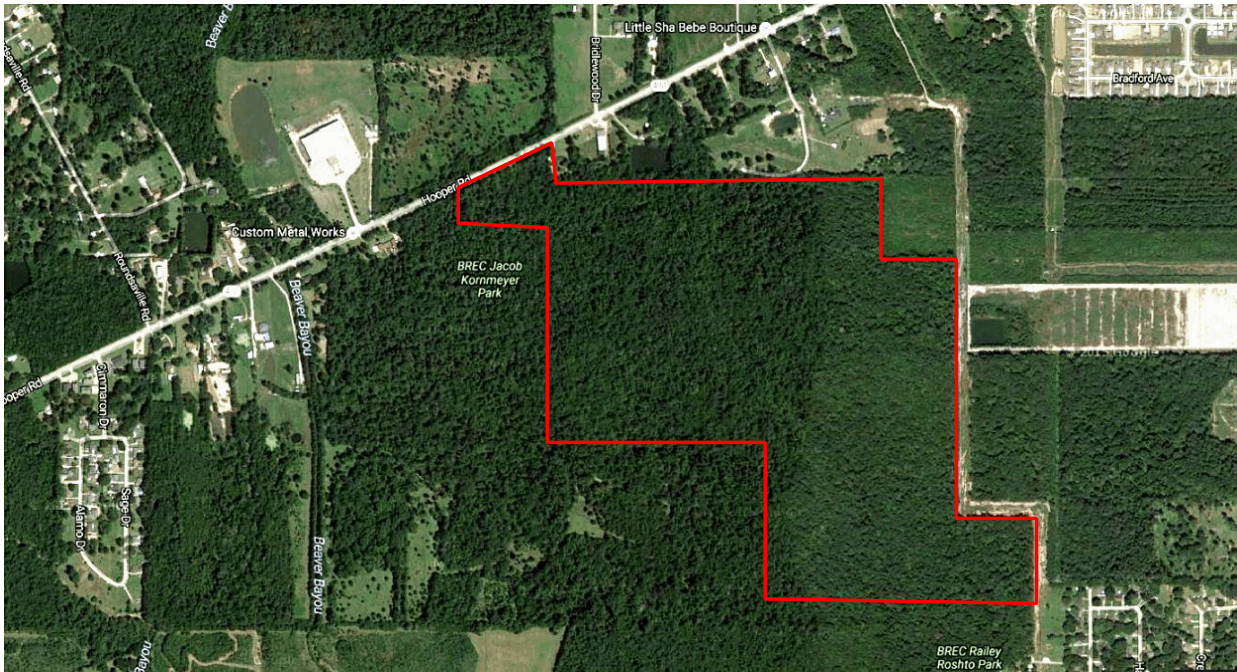
HIGHEST & B/U: Single-Family Residential Subdivision Development

UNIT SALES PRICE: **\$6,000 per acre**

REMARKS: This is the acquisition of a wooded parcel of land located along 4-H Club Road (La. Hwy 1032) across from Hillon Hood Road in the unincorporated area of Denham Springs (about 4 miles south from Interstate 12). The property was purchased for development of a single-family residential subdivision to be known as Livingston Parc. Of the entire 289.459-acre tract, 70.019 acres (24%) were situated within the flood plain and designated as wetlands. The remaining 219.440 acres were dry/usable land. According to the buyer, the site was initially negotiated on the basis of \$7,000/acre for the dry/usable land and \$2,500/acre for the wetlands. In the end, the parties settled on an overall price/acre of \$6,000. 4-H Club Road is a 2-lane, asphalt paved public highway with open ditch drainage.

VERIFICATION: Visual inspection from fronting streets, courthouse records, and the vendee, Mr. Hardy Swyers (225-308-4546).

COMPARABLE LAND SALE NO. 4



LOCATION: Site fronts the southern side of Hooper Road (La. Hwy 408) approximately 1.25 east of Sullivan Road, in the town of Central, Louisiana. Physical address is: **205 Hooper Road, Greenwell Springs, Louisiana 70739**

SALE DATE: September 18, 2015

RECORDATION: Original 191, Bundle 12683, East Baton Rouge Parish

VENDOR: The Catherine Ronaldson Smith Trust, Nell Creary Smith Powell Trust and Gordon Ronaldson Smith Trust, as administered by Capital One, National Association, f/k/a Hibernia National Bank, represented by Steve M. Rapier, its Vice President and Trust Officer

VENDEE: Central City Investment Group, LLC, represented by Ryan Jumonville, its Sole Member/Manager

SALES PRICE: \$1,200,000 **TERMS:** Cash

LEGAL DESCRIPTION: A portion of land known as the Gordon M. Ronaldson Tract, being situated in Sections 3 & 4, T6S, R2E, and Section 33, T5S, R2E, Southeastern Land District, East Baton Rouge Parish, Louisiana

LAND SIZE: Irregular, somewhat “zigzag” shaped fronting 1,205.51' on the south side of Hooper Road, by ±3,200' at its longest point in an east-west direction, by ±3,250' at its widest point in a north-south direction. Southeastern corner extends 549.78' eastward by a width of 296.40'.

COMPARABLE LAND SALE NO. 4 - Continued

SITE AREA: 205.31 Acres

PARISH ZONING: RA, Rural/Agricultural District

UTILITIES: Utilities in the immediate vicinity of this property include electricity, natural gas and telephone/data lines. Sewer and water are obtained via private systems.

HIGHEST & B/U: Speculative Holding for Future Single-Family Residential Subdivision Development

UNIT SALES PRICE: \$5,854 per acre

REMARKS: This is the transfer of a wooded/overgrown tract of land which is irregularly shaped, but adequately functional. It is located in the incorporated town of Central, Louisiana, about 12½ miles northeast of downtown Baton Rouge. The purchaser, Ryan Jumonville, is a local developer/entrepreneur who is currently in the process of developing a multi-use PUD on a 457-acre site fronting Wax Road in the town of Central, Louisiana. He acquired the subject property for speculative holding purposes “because of the ongoing growth in Central.” The property was listed for \$1,845,000, or \$8,986 per acre, and sold for \$1,200,000 after approximately four months market exposure.

VERIFICATION: Curbside visual inspection, courthouse records and the listing agent, Chris Pike of Mike Falgoust & Associates (225-279-3160).



ANALYSIS AND CONCLUSION OF LAND VALUE

RECAPITULATION OF THE COMPARABLE LAND SALES						
Sale No.	Location	Sale Date	Sale Price (Cash Eqv.)	Site Size (Acres)	Intended Use	Sale Price Per SF
1	North side Woodland Hwy at the Planters Canal, Belle Chasse, Louisiana	01/08	\$948,175	111.6	SFR Subdivision	\$8,500
2	Corners of Live Oak & Rivet Blvds, Live Oak Plantation Estates S/D, Waggaman, La.	10/14	\$250,000	85.4	Hold for SFR Subdivision	\$2,927
3	West side of 4-H Club Rd, across from Hillon Hood Rd, Denham Springs, La.	01/15	\$1,736,755	289.5	SFR Subdivision	\$6,000
4	Southern side Hooper Rd, 1.25 miles east of Sullivan Rd, Central, Louisiana	09/15	\$1,200,000	205.3	Hold for SFR Subdivision	\$5,845
Subject	Grand Bayou Rd, North end of Shamrock Dr, and Paradis Canal, Bayou Gauche, Louisiana	06/16 (Value)	—	225.2 (Use Tract)	Hold for SFR Subdivision	—

Analysis of the Comparable Sale Data

The relative differences between each comparable sale and the subject property are now discussed and analyzed. The comparables are then adjusted to the subject for these perceived differences, and an indicated value is rendered from each. A discussion of the specific adjustments applied to the comparables now follows.

Conditions of Sale/Financing – All comparable land sales presented are closed, arms-length transactions which sold either for all-cash, or were financed via conventional means with no extraordinary circumstances. As noted in the write-up, Sale #2 was a bank REO property that was professionally marketed by Coldwell Banker TEC Commercial Realtors for over one year. For this reason, a direct adjustment for conditions of sale does not appear warranted, since the property had adequate exposure. Nonetheless, the fact that this property was a bank-owned repossession is considered in the final reconciliation process.

Market Conditions (Time) – The oldest of the comparable sale transactions, Land Sale #1, the 111-acre parcel on Woodland Hwy in Belle Chasse which occurred in January 2008, or nearly 8½ years prior to the effective appraisal date. Demand for developable residential acreage surged in Belle Chasse and elsewhere shortly after Katrina in response to the devastated local housing stock. This trend persisted up through the latter part of 2007, but then leveled off thereafter. Market conditions in Bayou Gauche experienced relatively strong demand up until about 2011-2012. The Biggert-Waters Act was implemented in July 2012, at which time market conditions in Bayou Gauche quickly destabilized, until the legislation was reformed in early 2014 by the Grimm-Cassidy Amendment. And while the market has since returned to a more stabilized pattern, there is no compelling evidence to support upward time adjustments. For these reasons, no adjustments are applied to any of the sales for market conditions.

A discussion of each comparable sale and how it directly compares to the subject property now follows.

Land Sale #1 is the January 2008, sale of a 111.55-acre tract of wooded land located on Woodland Highway at the Planters Road Canal in upper Belle Chasse. It was bought for \$948,175, or \$8,500 per acre for residential subdivision development. The property fronts 560' on the highway and extends into a heavily wooded area with irregular dimensions. It is about 1½ miles north of Belle Chasse Hwy (La. Hwy 23). There are several upscale single-family residential subdivisions in this vicinity which are accessed via Woodland Highway. This property's location is considerably superior to the subject's, as it is much closer to the city and more accessible to major transportation routes. Downward adjustments are made for this reason and because the comparable is roughly one-half the subject use tract's size. A slight upward adjustment is applied because the comparable did not have access to public sewerage. When applying these adjustments, a unit value **well below \$8,500 per acre** is indicated for the subject.

Land Sale #2 is the October 2014 transfer of two non-contiguous wooded/undeveloped parcels of land situated at Live Oak and Rivet Boulevards in Waggaman. These tracts represent the undeveloped sections of Addition #3 in Live Oak Estates Subdivision. They are platted for 118 single-family lots and two ±6-acre commercial parcels fronting Live Oak Blvd. Even though the two front parcels are zoned C-2, the highest and best of the entire site is speculative holding for future single-family residential subdivision development. The purchaser (Larry Kornman) is the original owner/developer of Live Oaks Estates Subdivision who lost these parcels to Capital One Bank in 2013. As noted, it was professionally marketed for over one year. This comparable's specific location in Waggaman is inferior to the subject's with respect to demographic profiles. The comparable is also adversely impacted by its relatively close proximity to the River Birch landfill. For these reasons a substantial upward location adjustment is applied. This is partly offset by downward adjustments for the comparable's smaller size and superior street frontage/access. The end result is an indicated unit value **above \$2,927/acre** for the subject.

Land Sale #3 is the January 2015 sale of a 289.46-acre wooded/undeveloped tract of land located on 4-H Club Road about four miles south of I-12 in Denham Springs, Louisiana. The site was purchased for \$1,200,000, or \$6,000 per acre. The purchaser is an established subdivision developer from Baton Rouge who acquired this land for a development to be known as Livingston Parc. Residential growth in Denham Springs has been consistent over the past decade. This comparable's location is significantly superior to the subject's, thus requiring a large downward adjustment. This is partly mitigated by upward adjustments for the comparable's larger size and its inferior topography (24% of the site is wetlands). The final adjusted unit value from this sale is **below \$6,000/acre**.

Land Sale #4 is an irregular, but largely functional shaped 205.3-acre parcel of land fronting Hooper Road (La. Hwy 408) in the town of Central, Louisiana (±1½ miles northeast of downtown Baton Rouge). It sold in September 2015 for \$1,200,000, or **\$5,854 per acre** to a local investor for speculative holding purposes. The city of Central and its surrounding area of Greenwell Springs, have experienced fairly steady growth throughout the past 10-20 years. As such, a downward location adjustment is needed. A slight upward adjustment is made because the comparable does not have immediate access to public sewerage and water. After applying these adjustments, a unit value **below \$5,854/acre** is indicated for the subject.

A Qualitative Land Sales Analysis Chart summarizing all of the preceding discourse is presented at the top of the next page:

QUALITATIVE LAND SALES ANALYSIS CHART				
Comparable No.	1	2	3	4
Location	North side Woodland Hwy at the Planters Canal, Belle Chasse	NE & NW Corners of Live Oak & Rivet Blvds, Waggaman	West side 4-H Club Road near Hillon Hill Road, Denham Springs	South side Hooper Road, 1¼ miles east of Sullivan Rd, Greenwell Springs
Sale Date	01/08	10/14	01/15	09/15
Sale Price (C.E.P.)	\$948,175	\$250,000	\$1,736,755	\$1,200,000
Site Size (Acres)	111.55	85.42	289.46	205.31
Zoning	A-1	S-1/C-2	None	RA
Sale Price per Acre	\$8,500	\$2,927	\$6,000	\$5,845
Comparative Elements				
Conditions of Sale	Similar	Inferior	Similar	Similar
Market Conditions	Similar	Similar	Similar	Similar
Comparative Physical Elements				
Location	Superior	Very Inferior	Far Superior	Superior
Size	Smaller (Neg Adjust)	Smaller (Neg Adjust)	Slightly Larger (SI Upward Adjust)	Similar
Shape/Utility	Similar	Superior	Similar	Similar
Topography (Clearing/Fill)	Similar	Similar	Inferior (±24% Wetlands)	Similar
Utilities	Slightly Inferior (No Sewer)	Similar	Similar	Slightly Inferior (No Sewer or Water)
Other Influences (Road Access)	Similar	Superior	Superior	Similar
Overall Comparability to Subject Property	Far Superior	Inferior	Superior	Superior
Indicated Value per Acre	Well Below \$8,500	Above \$2,927	Below \$6,000	Below \$5,845

Reconciliation and Conclusion of Land Value

Adjusted, the comparable sales yield reasonably consistent results. All are considered relevant indicators of value for the subject property. Sale #1, which sold for the highest unit value before adjustments, is a superior property in an active area of Belle Chasse bought for immediate development. Conversely, Sale #2, which sold for the lowest price/acre, is a bank REO sale situated in an inferior section of Waggaman that was bought speculatively. The two remaining sales are from superior areas on the outskirts of Baton Rouge. Sale #3 was bought for immediate subdivision development, but nearly one quarter of the land is comprised of jurisdictional wetlands. Sale #4 has fairly good topographic features, but like the subject, its specific location cannot justify immediate development, and thus it was purchased for speculative holding.

Reconciliation and Conclusion of Land Value (Continued)

After carefully considering all aspects of the subject property in the context of the market data analyzed, and in view of existing market conditions as of the effective appraisal date, a unit value of **\$5,000/acre** is reconciled for the subject's usable, unencumbered land.

There are a total of 4.772 acres located on the northeastern and southeastern sides of the property which are adversely impacted by the existence of an earthen flood protection levee. Although there are no known servitudes or easements associated with this levee, the landowner has lost certain rights by virtue of its presence. No permanent structures can be built upon it (other than fencing), and its sloped terrain effectively prevents its use for anything other than aesthetic open green space. It is the appraiser's opinion that the land encumbered by the existing levee is worth no more than **25%** of the unencumbered, usable (level) land area, or say **\$1,250/acre**.

Situated between the outer side of the levee and the edge of the Paradis Canal is an additional 0.086 acres of level land which is "unprotected," i.e., outside the levee. The contributory value of this land area is also considered to be worth approximately **25%** of the "protected" unencumbered, usable land area, or **\$1,250/acre**.

The site also includes 0.352 acres of water bottoms within the Paradis Canal. This has very limited practical use. As such, its contributory value is considered to be worth approximately **2%** of the protected, unencumbered, usable land area, or **\$100/acre**.

Contributory Value of the Oak Trees – It was discussed in the Site Analysis section that situated near the existing levee in the southeastern corner of the subject property (within Parcel 23-1) are 10 large live oak trees. Because the eventual highest and best use of the site is single-family residential subdivision development, these trees are attractive aesthetic amenities which could contribute additional value to the lots created. Below are paired data sets showing sales of nearby vacant single-family residential lots sales with and without trees. Essentially all physical aspects of the lots in each comparison are nearly identical, with exception to the trees.

Paired Data Set #1

Sale Date	Address/Location	Sale Price	COB/FOL	Size (SF)	Trees
1/24/94	696 Grand Bayou Road Des Allemands, La. (Lot B-1, Sunset)	\$47,500	475/126	217,799	None
6/08/94	690 Grand Bayou Road Des Allemands, La. (Lot C-1, Sunset)	\$53,000	481/464	217,802	1 Large Live Oak 1 Small Live Oak (both in rear of site)
DIFFERENCE		\$5,500			
CPI ADJUSTED TO JUNE 2016		\$8,928			

Reconciliation and Conclusion of Land Value (Continued)

Paired Data Set #2

Sale Date	Address/Location	Sale Price	COB/FOL	Size (SF)	Trees
07/29/05	65 Shamrock Drive Des Allemands, La. (Lot 325, Legend Oaks)	\$74,000	654/629	25,025	None
07/20/05	63 Shamrock Drive Des Allemands, La. (Lot 324, Legend Oaks)	\$76,000	654/246	27,619	1 Med-Large Live Oak (in rear of site)
DIFFERENCE		\$2,000			
CPI ADJUSTED TO JUNE 2016		\$2,458			

Paired Data Set #3

Sale Date	Address/Location	Sale Price	COB/FOL	Size (SF)	Trees
11/27/04	306 Mark Drive Des Allemands, La. (Lot 103, Shamrock Park III)	\$50,500	643/227	20,000 (100' x 200')	None
06/08/05	308 Mark Drive Des Allemands, La. (Lot 104, Shamrock Park III)	\$51,900	652/417	20,000 (100' x 200')	1 Large Live Oak (in front of site)
DIFFERENCE		\$1,400			
CPI ADJUSTED TO JUNE 2016		\$1,729			

All lot sales cited are located within the Bayou Gauche area. The comparisons appear to support some measure of contributory value associated with lots having live oak trees, as opposed to those with none. Data Set #3 indicates the lowest contribution, however, the tree was situated in the front of the site in a less than ideal location. Giving more credence to Data Sets #1 and #2, the contributory value of one large live oak tree located on a single-family home site in the subject's immediate market area is concluded to be \$5,000. This represents the "retail" value of one large live oak tree on a single lot. A land speculator/developer acquiring a 225-acre tract would expect to pay a substantially lower price for each tree. It is the appraiser's opinion that each live oak tree situated within Parcel 23-1 is worth approximately one-half of its "retail" value, or say \$2,500.

The market value of the subject Use Tract (**land only**) **before the acquisition** is thus computed as:

Unencumbered Level Land:	220.010 Acres	x	\$5,000	=	\$1,100,050
Land Impacted by Levee:	4.722 Acres	x	\$1,250	=	\$5,903
Unprotected Land (East of Levee):	0.086 Acres	x	\$1,250	=	\$107
Paradis Canal Water Bottoms:	<u>0.352</u> Acres	x	\$100	=	<u>\$35</u>
Land Value Before Trees & Landscaping	225.170 Acres				\$1,106,095
Trees & Landscaping in Proposed Servitude:	10 Large Live Oak Trees @		\$2,500		<u>\$25,000</u>
					\$1,131,095
Total Land Value Before Acquisition				(Rnd)	\$1,131,100

**SUMMARY AND FINAL RECONCILIATION OF VALUE OF THE USE
TRACT BEFORE ACQUISITION OF THE PERPETUAL LEVEE SERVITUDES**

Total Land Value	\$1,131,100
ADD: Improvements with within Proposed Levee Servitudes	
<u>Parcel 20-2-R-2</u>	
15' x 5' Pipe Iron & Hog Wire Fence - \$635 Less 35% Depreciation	\$413
5' Hog Wire & Barbed Wire Fencing - 87 LF @ \$10.75 Less 35% Dep.	\$608
<u>Parcel 23-1</u>	
15' x 5' Pipe Iron & Hog Wire Fence - \$635 Less 35% Depreciation	\$413
5' Hog Wire & Barbed Fencing - 110 LF @ \$10.75 Less 35% Depreciation	<u>\$769</u>
Total Depreciated Value of Improvements within the Proposed Servitudes	\$2,203
Total Value of the Use Tract BEFORE the Acquisition	\$1,133,303
	Rnd) <u>\$1,133,300</u>

PART III

VALUATION AFTER THE ACQUISITION

DESCRIPTION OF THE ACQUISITION

The area over which the Perpetual Levee Servitudes will be taken are Parcels 20-2-R-1 & 23-1. The former is an elongated, mostly rectangular parcel located along the northeastern side of the Use Tract and measuring 1,990.10' along the eastern side, over 1,990.27' on the western side, by a depth on the northern side of 101.37', over a depth on the southern side of 103.79'. The total area of Parcel 20-2-R-1 is 4.884 acres. Parcel 23-1 is also an elongated tract, but smaller. It is oriented to the southeastern corner of the Use Tract and measures 783.80' on its eastern side, over 1,040.67' on the western side, by a width on the northern side of 124.63, over 124.63' on the south. Parcel 23-1 contains 2.081 acres. The combined area of both parcels is **6.965 acres**. Calculations prepared by the GIS Department of GCR, Inc. indicate that these two parcels comprised of **1.805 acres** of **unencumbered usable land**, **4.722 acres** of **existing levee area**, **0.086 acres** of **“unprotected” land** between the other side of the levee and the Paradis Canal, and **0.352 acres** of **canal water bottoms**.

Images of Sheets 20, 21 & 23 of the Right-of-Way Plan prepared by Stephen P. Flynn, P.L.S., revised as of 3/10/16, and a complete metes and bounds descriptions of Parcels 20-2-R-1 & 23-1 furnished by GCR, Inc., are provided as exhibits in the Addenda section of this report.

SITE ANALYSIS

No physical changes occur to the site after the acquisition of the Perpetual Levee Servitudes over Parcels 20-2-R-1 & 23-1. Certain property rights, however, will be taken. Refer back to the definition of Perpetual Levee Servitude presented in Section I of this report. Because the proposed servitudes are located along the eastern edges of the site, there is no significant change in the overall functional utility of the property.

All other physical and legal aspects of the subject property are essentially unchanged, including ad valorem taxes and the site's zoning. Refer back to Section II of this report for the Site Analysis, Real Estate Taxes and City/Parish Zoning sections, all of which remaining applicable after the acquisition.

HIGHEST AND BEST USE ANALYSIS

Parcels 20-2-R-1 & 23-1 are elongated, mostly rectangular shaped parcels located along the eastern-most edges of the subject Use Tract over an existing levee right-of-way. The acquisition of Perpetual Levee Servitudes over Parcels 20-2-R-1 & 23-1 does not alter the highest and best use of the Use Tract, which is concluded to be speculative holding for single-family residential subdivision development. Refer back to the Highest and Best Use section in Section II.

LAND VALUATION

The methodology and procedure for valuing the Use Tract after the acquisition is essentially identical to that done previously in Section II of this appraisal report. Refer back to that section for a complete description of the market data and analyses used.

ANALYSIS AND CONCLUSION OF LAND VALUE

Following recaps the summarized data obtained from the comparable land sales used herein:

RECAPITULATION OF THE COMPARABLE LAND SALES						
Sale No.	Location	Sale Date	Sale Price (Cash Eqv.)	Site Size (Acres)	Intended Use	Sale Price Per SF
1	North side Woodland Hwy at the Planters Canal, Belle Chasse, Louisiana	01/08	\$948,175	111.6	SFR Subdivision	\$8,500
2	Corners of Live Oak & Rivet Blvds, Live Oak Plantation Estates S/D, Waggaman, La.	10/14	\$250,000	85.4	Hold for SFR Subdivision	\$2,927
3	West side of 4-H Club Rd, across from Hillon Hood Rd, Denham Springs, La.	01/15	\$1,736,755	289.5	SFR Subdivision	\$6,000
4	Southern side Hooper Rd, 1.25 miles east of Sullivan Rd, Central, Louisiana	09/15	\$1,200,000	205.3	Hold for SFR Subdivision	\$5,845
Subject	Grand Bayou Rd, North end of Shamrock Dr, and Paradis Canal, Bayou Gauche, Louisiana	06/16 (Value)	—	225.2 (Use Tract)	Hold for SFR Subdivision	—

After the acquisition, no material change occurs in the Use Tract's physical aspects or highest and best use. Thus, in following the same methodology used earlier, after adjustments (see chart in previous analysis), the market data best supports unit value estimates of **\$5,000 per acre** for the subject's **unencumbered usable (level) land** and **\$1,250 per acre** for the **land physically encumbered by the existing levee system** and the **"unprotected land" between the levee and the Paradis Canal**, and **\$100 per acre** for the **Paradis Canal water bottoms**.

Acquisition of the Perpetual Levee Servitudes over **Parcels 20-2-R-1 & 23-1** results in the loss of the vast majority of surface rights within these portions of the site. This includes loss of privacy, the right to maintain trees and landscaping, the right to construct improvements (including fencing), etc. It is the appraiser's opinion that after the taking, the site area within **Parcels 20-2-R-1 & 23-1** is worth no more than **25%** of its **unencumbered value**.

SUMMARY AND FINAL RECONCILIATION OF VALUE OF THE USE TRACT AFTER ACQUISITION OF THE PERPETUAL LEVEE SERVITUDES

Unencumbered Level Land:	218.205 Ac	x	\$5,000	=	\$1,091,025
Newly Encumbered Level Land:	1.805 Ac	x	\$5,000	x 25%	= \$2,256
Newly Encumbered Land Impacted by Levee:	4.722 Ac	x	\$1,250	x 25%	= \$1,476
Newly Encumbered Unprotected Land:	0.086 Ac	x	\$1,250	x 25%	= \$27
Newly Encumbered Water Bottoms:	<u>0.352</u> Ac	x	\$100	x 25%	= <u>\$9</u>
	225.170 Ac				\$1,094,793
Total Value of the Use Tract AFTER the Acquisition					(Rnd) \$1,094,800

PART IV

ACQUISITION ANALYSIS

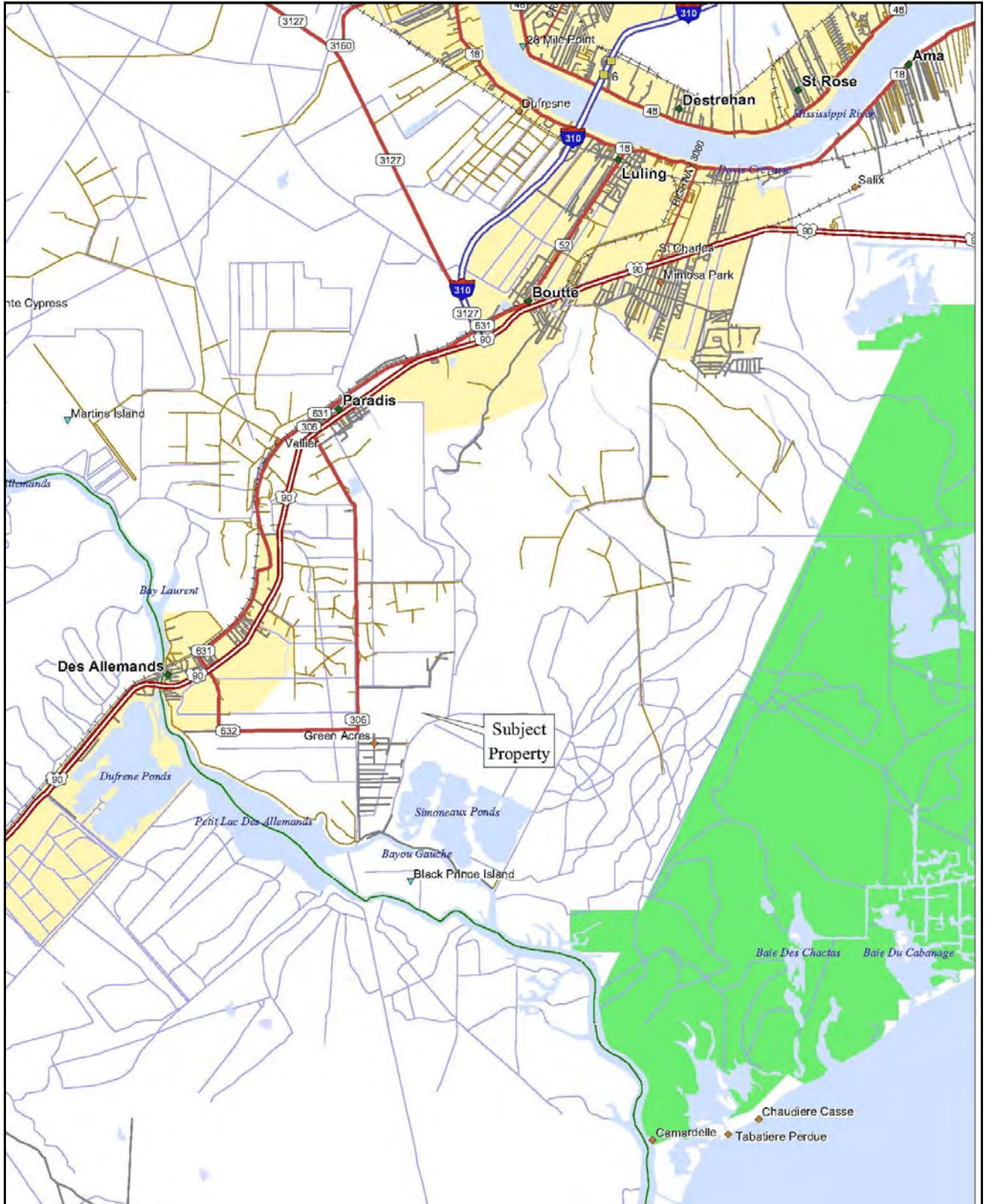
SUMMARY OF VALUES BEFORE AND AFTER THE ACQUISITION

Value of the Use Tract Before the Acquisition	\$1,133,300
Value of the Use Tract After the Acquisition	\$1,094,800
DIFFERENCE	\$38,500

PART V

ADDENDA SECTION

VICINITY MAP



SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
T 14 S - R 20 E
SECTIONS 26 & 35



ELEVATIONS OF CORNERS ARE BASED ON
DATUM: NAVD 83
STATE/COUNTY: LA/ST. CHARLES PARISH
LOCAL GRID: USNG (1802)
NAD 83 POINT: 17N 807160.57M ADJUSTED
NAD 83 17N 807160.57M
GPS DATE: 2006.07
RETRIEVAL DATE: DECEMBER 8, 2010
BRANDES SURVEY MONITOR AND GRID
BRANDES BASED ON THE LOUISIANA STATE
PLANE COORDINATE SYSTEM SOUTH ZONE
NAD 83 (2007)

I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL ROUTE
SURVEY MADE BY ME, OR BY ME UNDER MY DIRECTION AND
CONTROL, AND THAT THE SURVEY COMPLETS WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS
OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS D HOUSE
SURVEY SPECIFICALLY CHAPTER 2009 - ROUTE SURVEY

RESIDUAL AVERAGE NOTE:
RESIDUAL AVERAGE'S SHOWN ARE CALCULATED FOR INFORMATION
PURPOSES ONLY.
THE RESIDUAL AVERAGE'S ARE SUBJECT TO REVIEW AND
REVISION BY TITLE AND SURVEY.



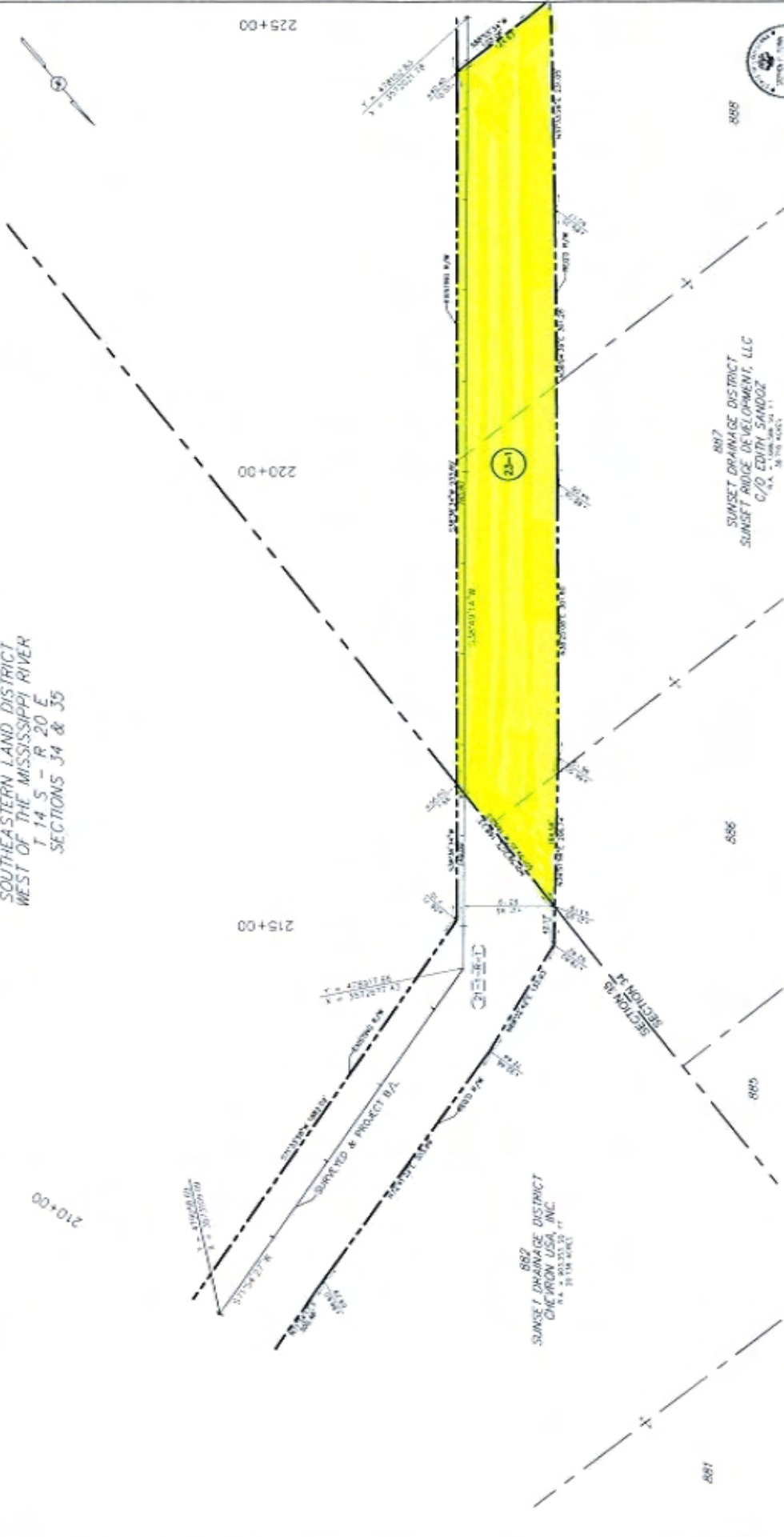
LAFOURCHE BASIN LEVEE DISTRICT
PARISH OF ST. CHARLES
RIGHT OF WAY MAP
WEST BANK HURRICANE PROTECTION LEVEE
SUNSET DRAINAGE DISTRICT LEVEE
ST. CHARLES PARISH, LOUISIANA
STA. 830+00.00 TO 962+07.17 (NORTH SECTION)
10+00.00 TO 310+00.00 (SOUTH SECTION)

BRANDES SURVEY COMPANY
BRANDES SURVEY COMPANY
1700 S. GULF BLVD.
SUITE 100
METairie, LA 70002
DATE: 10/26/2015
DRAWN BY: J.P.T.
CHECKED BY: J.P.T.
SCALE: 1" = 50'
SHEET NO. 20
PROJECT NO. 15533_MCDONNELL_RIVER

PARCEL	OWNER	ACQUISITION	AREA	ESTABLISH TYPE
20-2-20-2	BRANDES SURVEY COMPANY	CONSTRUCTION	4.88 AC	SEWERAGE
20-1	RALEY J. DUFFRENE & MYLA CARDINO	CONSTRUCTION	0.10 AC	SEWERAGE

- LEGEND
- REQUIRED RIGHT OF WAY LINE
 - PROPERTY LINE
 - LOT LINE
 - LIMITS OF CONSTRUCTION
 - EXISTING RIGHT OF WAY LINE
 - SECTION LINE
 - DRAINAGE SEWERLINE
 - EXISTING SEWERLINE

SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
T 14 S - R 20 E
SECTIONS 34 & 35



LEGEND

- REQUIRED RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- LIMITS OF CONSTRUCTION
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- DRAINAGE SWATHAGE
- EXISTING SWATHAGE

DEFINITIONS OF COORDINATES BASED ON:
 DESIGNATION: NAD 83
 STATE/COUNTY: LA/ST. CHARLES PARISH
 UTM ZONE: 18Q UTM ZONE (1983) (NAD83) (UTM) ADJUSTED
 MAPS ARE UTM (METERS) 5.70 (FEET)
 DATE: 2008.01
 REFERENCE POINT: DECEMBER 8, 2010
 BEARINGS SHOWN HORNER AND GRID
 BEARINGS BASED ON THE LOUISIANA STATE
 PLANE COORDINATE SYSTEM SOUTH ZONE
 NAD 83 (2011).

VERIFY THAT THIS PLAN REPRESENTS AN ACTUAL ROUTE AND CONFORMS WITH THE RECORDING OFFICE'S RECORD OF PROJECTS FOR ROADWAY IMPROVEMENTS FOR A COUNTY ROUTE SURVEY UNUSUALLY CHARTERED - ROUTE SURVEY.

INDIVIDUAL ACREAGE NOTE
 INDIVIDUAL ACREAGE'S SHOWN ARE CALCULATED FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO REVIEW AND REVISION BY TITLE AND SURVEY.

LAFOURCHE BASIN LEVEE DISTRICT
AND
PARISH OF ST. CHARLES
RIGHT OF WAY MAP
WEST BANK HURRICANE PROTECTION LEVEE
SUNSET DRAINAGE DISTRICT LEVEE
ST. CHARLES PARISH, LOUISIANA
STA. 810+00.00 TO 962+07.17 (NORTH SECTION)
TO 1+00.00 TO 310+00.00 (SOUTH SECTION)

PARCEL	OWNER	ACQUISITION	AREA	PERCENTAGE
21-1	SUNSET DRAINAGE DISTRICT, LLC	C.O.P. 639 AND 635	ENTIRE 20,276.6	2,000 AC.

DATE	DESCRIPTION	BY
12/22/2010	REVISION	EP/T

DATE: 10/2/2015
 DRAWN BY: EP/T
 SCALE: 1" = 50'
 SHEET NO: 23
 TOTAL SHEETS: 23

LEGAL DESCRIPTION OF THE ACQUIRED PARCELS

SUNSET DRAINAGE DISTRICT LEVEE
ST. CHARLES PARISH, LOUISIANA

PARCEL: 20-2-R-1
OWNER: SUNSET RIDGE DEVELOPMENT, LLC
ACRES: 4.884

One (1) certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, comprising a portion of Lots 878, 879, 880, and 881, Sunset Drainage District, situated in Section 35, T-14-S, R-20-E, St. Charles Parish, Louisiana, identified as PARCEL No. 20-2-R-1 as shown on Sheet Nos. 20 & 21 of the property map for SUNSET DRAINAGE DISTRICT LEVEE, LOUISIANA, prepared by Riverlands Surveying Company, a Professional Land Surveying Company, and Stephen P. Flynn, Registered Land Surveyor, dated October 6, 2015 and revised February 12, 2016, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

PARCEL NO. 20-2-R-1

From a point on the centerline of Sunset Drainage District Levee, at Station 174+99.50, proceed N84°46'38"W a distance of 67.44 feet to the point of beginning; thence proceed N05°31'07"E a distance of 124.27 feet to a point and corner; thence proceed N89°35'13"E a distance of 101.37 feet to a point and corner; thence proceed S04°52'31"W a distance of 1325.64 feet to a point and corner; thence proceed S06°13'45"W a distance of 664.46 feet to a point and corner; thence proceed S89°35'13"W a distance of 103.79 feet to a point and corner; thence proceed N05°29'16"E a distance of 70.81 feet to a point and corner; thence proceed N05°28'37"E a distance of 293.36 feet to a point and corner; thence proceed N05°29'26"E a distance of 299.35 feet to a point and corner; thence proceed N05°33'09"E a distance of 299.77 feet to a point and corner; thence proceed N05°24'11"E a distance of 299.71 feet to a point and corner; thence proceed N04°33'12"E a distance of 304.11 feet to a point and corner; thence proceed N05°50'43"E a distance of 298.89 feet to the point of beginning. All of which comprises Parcel 20-2-R-1 as shown on Sheet's 20 & 21 of the Right of Way Plans of Sunset Drainage District Levee, and contains an area of **212,758.6 square feet** or **4.884 acres**.

Being the same property acquired by Sunset Ridge Development LLC, by an Act of Capital Contribution dated July 21, 2004 and recorded July 23, 2004 in COB 639 folio 1, Entry #297543, St. Charles Parish, Louisiana.

LEGAL DESCRIPTION OF THE ACQUIRED PARCELS

(Continued)

SUNSET DRAINAGE DISTRICT LEVEE
ST. CHARLES PARISH, LOUISIANA

PARCEL: 23-1
OWNER: SUNSET RIDGE DEVELOPMENT, LLC
ACRES: 2.081

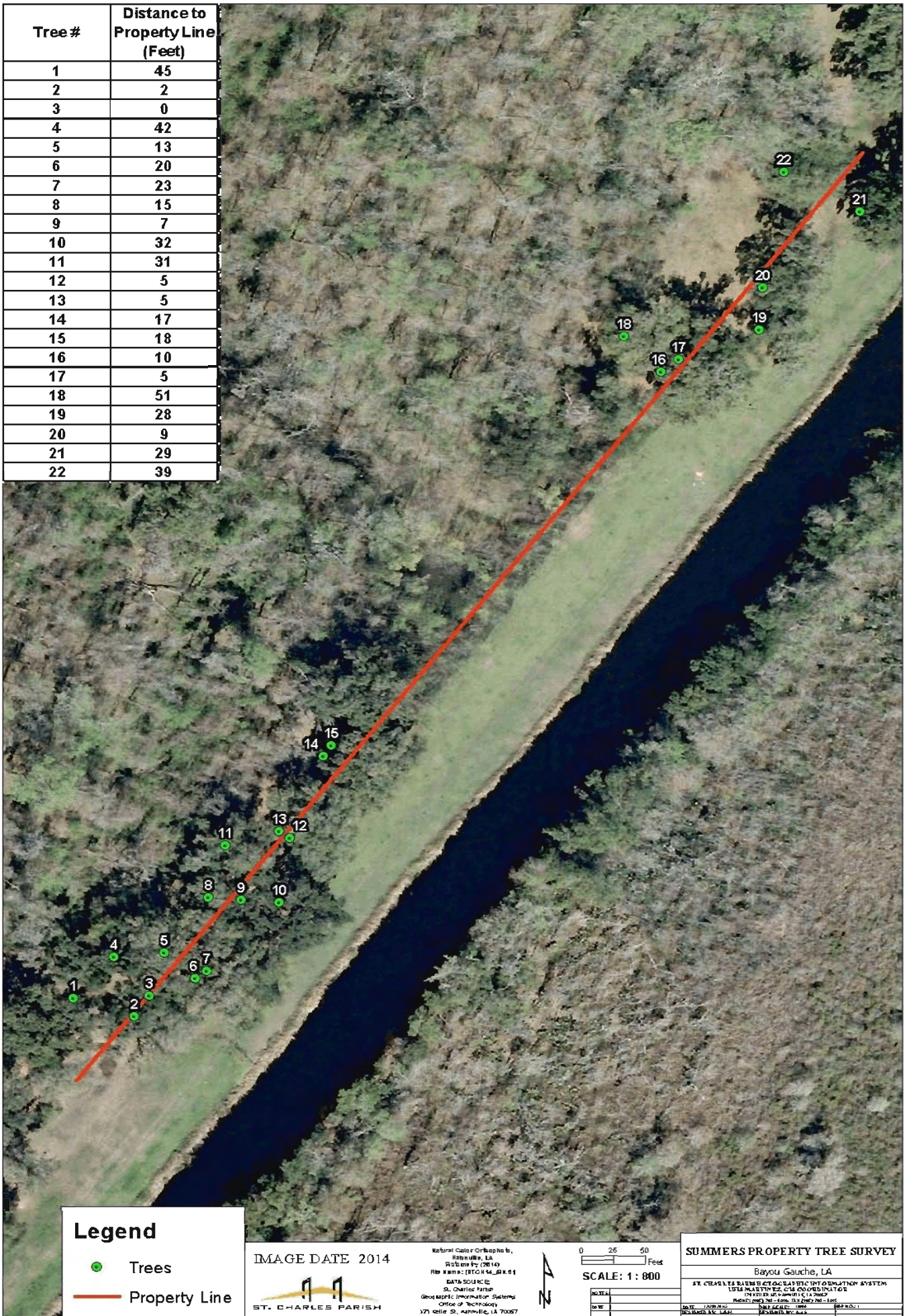
One (1) certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, comprising a portion of Lots 886, 887 and 888, Sunset Drainage District, situated in Section 35, T-14-S, R-20-E, St. Charles Parish, Louisiana, identified as PARCEL No. 23-1 as shown on Sheet Nos. 23 & 24 of the property map for SUNSET DRAINAGE DISTRICT LEVEE, LOUISIANA, prepared by Riverlands Surveying Company, a Professional Land Surveying Company, and Stephen P. Flynn, Registered Land Surveyor, dated October 6, 2015, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

PARCEL NO. 23-1

From a point on the centerline of Sunset Drainage District Levee, at Station 215+21.95, proceed N51°10'46"W a distance of 93.19 feet to the point of beginning; thence proceed S01°59'20"W a distance of 168.23 feet to a point and corner; thence proceed S38°36'34"W a distance of 783.80 feet to a point and corner; thence proceed S88°55'34"W a distance of 124.63 feet to a point and corner; thence proceed N37°33'26"E a distance of 231.05 feet to a point and corner; thence proceed N38°04'39"E a distance of 301.28 feet to a point and corner; thence proceed N38°25'08"E a distance of 301.60 feet to a point and corner; thence proceed N39°51'56"E a distance of 164.58 feet to the point of beginning. All of which comprises Parcel 23-1 as shown on Sheet's 23 & 24 of the Right of Way Plans of Sunset Drainage District Levee, and contains an area of **90,662.4 square feet** or **2.081 acres**.

Being the same property acquired by Sunset Ridge Development LLC, by an Act of Capital Contribution dated July 21, 2004 and recorded July 23, 2004 in COB 639 folio 1, Entry #297543, St. Charles Parish, Louisiana.

Tree #	Distance to Property Line (Feet)
1	45
2	2
3	0
4	42
5	13
6	20
7	23
8	15
9	7
10	32
11	31
12	5
13	5
14	17
15	18
16	10
17	5
18	51
19	28
20	9
21	29
22	39



Legend

- Trees
- Property Line

IMAGE DATE 2014



Natural Color Orthorectified,
 Remote Sensing, LA
 Resolution: (2014)
 File Name: STCM 44_01.RAS
 DATA SOURCE:
 St. Charles Parish
 Geographic Information Systems
 Office of Technology
 371 Belle St., Metairie, LA 70007



0 25 50
 Feet

SCALE: 1: 800

NO. 1	
NO. 2	

SUMMERS PROPERTY TREE SURVEY

Bayou Gauche, LA

ST. CHARLES PARISH GEOSPATIAL INFORMATION SYSTEM
 UTILIZING THE GIS COORDINATION
 PROGRAM OF LAMARCA (LA 2002)
 Metadata: STCM 44_01.RAS

DATE: 12/29/14	DRAWN BY: JMS	REP NO: 1
SCALE: 1:800	REVISION: 001	

Bird & Associates
Real Estate Appraisers - Consultants
512 North Causeway Boulevard
Metairie, Louisiana 70001
Phone: (504) 830-3863
Fax: (504) 830-3870
mailbird@yahoo.com

November 3, 2015

Sunset Ridge Development, LLC
c/o Ms. Edith Sandoz
1592 Hwy 606
St. Joseph, LA 71366

Re: West Bank Hurricane Protection Project
Sunset Drainage District Levee
St. Charles Parish, Louisiana
Parcels 20-2 & 23-1

Dear Property Owner:

The Lafourche Basin Levee District, in cooperation with St. Charles Parish, is planning to acquire a **perpetual levee easement** over and across a portion of the land you own which is located within the Sunset Drainage District of St. Charles Parish.

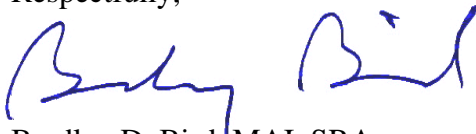
My office has been employed by the parish to appraise the financial impact which the proposed easement will have on the property in which you have an interest. A map identifying and illustrating the proposed easement is enclosed. This easement has been determined to be vital to the Levee District's ongoing flood protection work in this area.

My firm and the office of Wayne Sandoz & Associates plan to make property inspections in your area within the near future. Although it is not necessary for you to be present, it is preferable that you or your representative accompany us during the inspection. Any additional information that you may want to provide for consideration can made available at this time. Any questions you may have will be addressed. Please call me at (504) 830-3863 as soon as possible to arrange an appointment, if desired.

Please note that the appraisers do not know when payment for the takings will begin, nor can the appraisers convey to you any value conclusions. Once the appraisals are completed, a representative from St. Charles Parish will contact you and make an offer of just compensation.

Thank you for your cooperation.

Respectfully,



Bradley D. Bird, MAI, SRA
Louisiana Certified General
Real Estate Appraiser #G0478

BDB/me

Enclosure: Right of Way Map

cc: Lucas Lilly, GCR, Inc.
David Rizzo, GCR, Inc.

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

QUALIFIED AS AN EXPERT WITNESS IN THE FOLLOWING JURISDICTIONS:

Orleans Parish Civil District Court, Louisiana
Lafourche Parish 17th Judicial District Court, Louisiana
United States Bankruptcy Court, Eastern District of Louisiana

RECENT CONTINUING EDUCATION SEMINARS/COURSES:

Fall Commercial Real Estate Symposium 2006 - CCIM Louisiana Chapter, 11/06
Strategizing to Rebuild New Orleans - University of New Orleans, 03/07
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
Condemnation Appraising: Principles & Applications - Appraisal Institute, 5/09
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
Business Practices & Ethics - Appraisal Institute, 12/14
2015 Economic Outlook & Real Estate Market Forecast - University of New Orleans, 5/15
Contract Rent or Effective Rent: Finding the Real Rent - Appraisal Institute, 04/16
Uniform Standards of Professional Appraisal Practice 2016-17 - Appraisal Foundation, 04/16

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.
GCR, Inc., 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
Didriksen Law Firm, New Orleans, La.
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 Southern Savings Bank, Ashboro, NC
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 Bank, Metairie, 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.
John H. Gniady, Attorney at Law
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 State Dept. of Facility Planning & Control
Louisiana State 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
Omni Bank, Metairie, La.
Orleans Parish School Board
Port of South Louisiana, Laplace, La.
Parish of Jefferson, Louisiana
Parish of St. Charles, Louisiana
Patrick J. Berrigan, Attorney at Law
Peter Thompkins, Attorney at Law
PHH Homeequity Relocation Company
Robert W. Tillery, 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
Whitney National Bank, New Orleans, LA
William J. Lucas, Attorney at Law