


2021 JUL -6 AM 10: 37

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER: 7 8 8 6 4 DIVISION: 

VS.

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

2845 LOYOLA BLVD., LLC ET AL

STATE OF LOUISIANA

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, do deposit in the registry of this court, for the use and benefit of the person or persons entitled thereto, the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel No. 8-1, together with all of the buildings and improvements situated wholly or partially thereon, subject to the reservation in favor of 2845 LOYOLA BLVD., LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC and CHARMONT, LLC of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, is expropriated and taken for highway purposes as of the time of such deposit, according to law, said property being described as follows, to-wit:

Two certain tracts or parcels of land, together with all of the buildings/improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, and in Section 85, Township 12 South, Range 9 East, Southeastern Land District, identified as Parcel Nos. 8-1 & 8-1-C-1, on a white print of a plat of survey, consisting of Sheet No. 8, made by Ross A. Wilson, Registered Land Surveyor, dated February 4, 2020, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (Continued)

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 8-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed N54°47'10"W a distance of 317.48 feet to a point and corner; thence proceed N84°21'43"E a distance of 119.86 feet to a point and corner; thence proceed N05°38'38"W a distance of 27.58 feet to a point and corner; thence proceed N84°28'35"E a distance of 120.39 feet to a point and
□□□□□ Y □□□□□ Y □□□□□ Y □□□□□ Y □□□□□
point of beginning. All of which comprises Parcel 8-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 28,249.5 square feet or 0.649 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 8-1-C-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed S84°20'48"W a distance of 120.26 feet to a point and corner; thence proceed N05°38'38"W a distance of 104.03 feet to a point and corner; thence proceed S54°47'10"E a distance of 159.00 feet to the point of beginning. All of which comprises Parcel 8-1-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 6,255.4 square feet or 0.144 acres.

AND IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon the plaintiff making a cash deposit in accordance with LA C.C.P. Article 1734.1. Upon the setting of this matter for trial, the court shall fix the amount due and the time of said deposit, which time shall be no later than thirty (30) days prior to trial.

AND IT IS HEREBY FURTHER ORDERED that this Order of Expropriation be recorded in the conveyance records of this Parish.

AND IT IS HEREBY FURTHER ORDERED that the defendants, 2845 LOYOLA BLVD.,

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (Continued)

LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC, and CHARMONT, LLC,
vacate the above-described property and surrender possession thereof unto the plaintiff immediately

Gretna, Louisiana, this 29 day of June, 2021.

S/ E. ADRIAN ADAMS

JUDGE, TWENTY-FOURTH JUDICIAL DISTRICT COURT

A TRUE COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

CBond

DEPUTY CLERK
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON, LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER: DIVISION:
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

RECEIPT

JON A. GEGENHEIMER, CLERK OF COURT

TO

THE STATE OF LOUISIANA, AND
THE DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, VS. 2845 LOYOLA BLVD., LLC, ET AL" No. _____ of the docket of said court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, together with all the buildings and improvements situated wholly or partially thereon, subject to the reservation in favor of the owners of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, for the project set forth in the petition, said property being described as follows, to-wit:

Two certain tracts or parcels of land, together with all of the buildings/improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, and in Section 85, Township 12 South, Range 9 East, Southeastern Land District, identified as Parcel Nos. 8-1 & 8-1-C-1, on a white print of a plat of survey, consisting of Sheet No. 8, made by Ross A. Wilson, Registered Land Surveyor, dated February 4, 2020, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 8-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed N54°47'10"W a

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER: DIVISION:
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

RECEIPT (Continued)

distance of 317.48 feet to a point and corner; thence proceed N84°21'43"E a distance of 119.86 feet to a point and corner; thence proceed N05°38'38"W a distance of 27.58 feet to a point and corner; thence proceed N84°28'35"E a distance of 120.39 feet to a point and corner; thence proceed S05°36'24"E a distance of 235.00 feet to the point of beginning. All of which comprises Parcel 8-1 as shown on Sheet 8 of the Right of Way Plans of State Project No.H.011670, C.S. 000-26, and contains an area of 28,249.5 square feet or 0.649 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 8-1-C-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed S84°20'48"W a distance of 120.26 feet to a point and corner; thence proceed N05°38'38"W a distance of 104.03 feet to a point and corner; thence proceed S54°47'10"E a distance of 159.00 feet to the point of beginning. All of which comprises Parcel 8-1-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 6,255.4 square feet or 0.144 acres.


In accordance with an order of the court signed herein, the Department of Transportation and Development, on behalf of the State of Louisiana and of itself, has this day paid into the registry of said court the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that he/she has placed same in the registry of said court.

Signed at Gretna, Louisiana, this ____ day of _____, 2021.

DEPUTY CLERK OF COURT, TWENTY-FOURTH JUDICIAL DISTRICT COURT

RECEIVED
2021 JUL -6 AM 10:37

FILED FOR RECORD
2021 JUN 24 PM 3:30
S/RANDI PRISCO
DEPUTY CLERK
PARISH OF JEFFERSON LA

818864 

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER: DIVISION:

VS.

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

2845 LOYOLA BLVD., LLC ET AL

STATE OF LOUISIANA

P E T I T I O N

The petition of the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, legal successor to the Department of Highways, created and organized under the laws of the State of Louisiana, with its domicile in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, with respect, represents that:

1.

2845 LOYOLA BLVD., LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC and CHARMONT, LLC are the defendants herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Jefferson, a certain project designated as State Project No. H.011670, I-10/Loyola Interchange Improvement, State Route I-10/Loyola, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on March 9, 2020, which declares that it is necessary and useful to take immediately the hereinafter described property for highway purposes, a certified copy of said Certificate of Authorization to Expropriate being marked "Exhibit P-1," attached hereto and made a part hereof.

3.

The construction of said project will be greatly conducive to the public interest, convenience and safety, and will be an important improvement in the State Highway System.

4.

Petitioner has surveyed the right of way and laid out the centerline thereof for said project as the same will exist after said project is completed, and the width of the right of way has been fixed

by the Chief Engineer of the Department of Transportation and Development, as shown by the certificate marked "Exhibit P-2," annexed hereto and made a part hereof.

5.

Included within the right of way required for said project is certain property believed to be owned by the defendants, a portion of which is required in full ownership designated as Parcel No. 8-1, and a portion of which is required for a temporary construction servitude for a period of time not to exceed completion of the project designated as Parcel No. 8-1-C-1, and described as follows, to-wit:

Two certain tracts or parcels of land, together with all of the buildings/improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, and in Section 85, Township 12 South, Range 9 East, Southeastern Land District, identified as Parcel Nos. 8-1 & 8-1-C-1, on a white print of a plat of survey, consisting of Sheet No. 8, made by Ross A. Wilson, Registered Land Surveyor, dated February 4, 2020, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 8-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed N54°47'10"W a distance of 317.48 feet to a point and corner; thence proceed N84°21'43"E a distance of 119.86 feet to a point and corner; thence proceed N05°38'38"W a distance of 27.58 feet to a point and corner; thence proceed N84°28'35"E a distance of 120.39 feet to a point and corner; thence proceed S05°36'24"E a distance of 235.00 feet to the point of beginning. All of which comprises Parcel 8-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 28,249.5 square feet or 0.649 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 8-1-C-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed S84°20'48"W a distance of 120.26 feet to a point and corner; thence proceed N05°38'38"W a distance of 104.03 feet to a point and corner; thence proceed S54°47'10"E a distance of 159.00 feet to the point of beginning. All of which comprises Parcel 8-1-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000

26, and contains an area of 6,255.4 square feet or 0.144 acres.

6.

This property is outlined in red on a plat of survey marked "Exhibit P-3," annexed hereto and made a part hereof.

7.

This property is a portion of a larger tract believed to be owned by the defendants.

8.

The only building situated wholly or partially upon the above described property consists of a convenience store, and the only improvements situated wholly or partially thereon consist of a convenience store, walk in cooler, building overhead canopy, standard concrete paving, concrete sidewalk, concrete wheelstops, concrete fuel pump islands, 6" high chain link fencing, parking lot striping, metal pipe bollards, fuel canopy, fuel tanks, fuel dispensers/delivery, light standard with single fixture, self-serve air pump, advertising price sign, billboard advertising sign, chain link entry gate, transformer pad, dumpster block fencing, dumpster gate, and light standard with single fixture.

9.

The location and design of the improvements proposed by said project are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public, as shown by the Certificate on Location and Design, which is marked "Exhibit P-4," annexed hereto and made a part hereof.

10.

In order to construct said project in a manner and mode conducive to the public interest, convenience, and safety, it is necessary that petitioner acquire in full ownership the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, which property petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for petitioner to expropriate in full ownership the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1.

12.

The expropriation of the full ownership of the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, shall be made subject to the reservation in favor of the owner, of all oil or gas located under the property described above, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease.

13.

The just compensation to which the defendants are entitled, being the compensation for the full ownership of the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, has been estimated to be the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00), as shown by the written Estimates of Compensation marked "Exhibit P-5A" and "Exhibit P-5B," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, in a manner authorized by Article 1, Section 4 of the Constitution of the State of

Louisiana for the year 1974, and Title 48 of the Louisiana Revised Statutes of 1950, Sections 441 to 460, inclusive as amended and reenacted.

15.

Petitioner is entitled to trial by jury as authorized by Title 48 of the Louisiana Revised Statutes, Section 451.2, as amended and reenacted.

16.

Petitioner desires to utilize the cash deposit authorized by Article 1734.1 of the Louisiana Code of Civil Procedure and desires that the amount of the deposit be fixed as required by law.

17.

Petitioner requests written notice at least thirty (30) days prior thereto of any trial, motion or other proceeding scheduled to come before this Honorable Court in this lawsuit in accordance with Title 48 of the Louisiana Revised Statutes, Section 451, and also requests notice of any interlocutory or final order, decree, or judgment rendered and signed in this lawsuit as provided by the Louisiana Code of Civil Procedure.

WHEREFORE, petitioner prays that an order issue herein directing petitioner to deposit in the registry of this court the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel No. 8-1, together with all the buildings and improvements situated wholly or partially thereon, and subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, has been taken for highway purposes as of the time such deposit is made.

Petitioner further prays that said order direct the defendants to surrender to petitioner possession of said property.

Petitioner further prays that the Order of Expropriation in this matter be recorded in the conveyance records of this Parish.

Petitioner further prays that notice of this expropriation be issued and served upon 2845

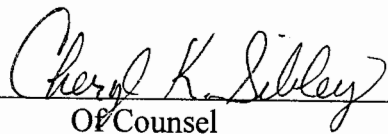
LOYOLA BLVD., LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC and CHARMONT, LLC, together with a certified copy of this Petition, the Order of Expropriation of this court, and the Receipt of the Clerk of Court for the deposit made, according to law.

Petitioner further prays that this matter be tried by jury and that it be allowed to utilize the cash deposit authorized by LA C.C.P. Article 1734.1.

Petitioner further prays that it be served with written notice of any trial, motion, or other proceeding scheduled before this Honorable Court in accordance with LA R.S. 48:451, and that it be served with notice of any interlocutory or final order, decree, or judgment rendered and/or signed as provided by Louisiana Code of Civil Procedure.

Petitioner further prays that upon a final hearing herein there be judgment herein in favor of petitioner fixing the amount of just compensation at a sum not to exceed One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00).

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

BY: 
Of Counsel

Cheryl Sibley (McKinney)
Bar Roll No. 33084
1201 Capitol Access Road
Baton Rouge, LA 70802
P. O. Box 94245
Baton Rouge, LA 70804-9245
PH: (225) 379-1899
FAX: (225) 242-4691
Attorney for State, DOTD

PLEASE SERVE:

THROUGH AGENTS FOR SERVICE OF PROCESS

2845 LOYOLA BLVD., LLC
Halal Mahdi
5920 Veterans Blvd.
Metairie, LA 70003

AND

LOYOLA STORE, LLC
Adnan Al-Rashed

4505 Bissonet Drive
Metairie, LA 70003

AND

DISCOUNT ZONE WHOLESALE, LLC

Abbas Zeini

5920 Veterans Memorial Blvd.
Metairie, LA 70003

AND

CHARMONT, LLC

Charlotte Montegut

20372 Fairway Drive
Springfield, LA 70462

FILED FOR RECORD
2001 JUN 21 PM 3:00
S/RANDI PRISO
DEPUTY CLERK
PARISH OF JEFFERSON LA

CERTIFICATE OF AUTHORIZATION TO EXPROPRIATE

The Department of Transportation and Development contemplates and plans to construct certain projects for the improvement of various highways throughout the State of Louisiana.

The project presently planned by the Department of Transportation and Development is hereinafter set forth:

**STATE PROJECT NO(S). H.011670
I-10/LOYOLA INTERCHANGE IMPROVEMENT
ROUTE I-10/LOYOLA
PARISH OF JEFFERSON**

State Project Number H.011670 provides for earthwork, asphaltic concrete pavement, base course, drainage structures, prestressed concrete bridges, steel bridges, signing, striping, noise barriers, traffic signals, lighting & landscaping and related works, on State Route I-10 and Loyola Drive in Jefferson Parish, as follows:

Beginning at I-10 at approximate Highway Survey Station 10+90.00, then proceed in an easterly direction to end at approximate Highway Survey Station 124+02.00.

Beginning Airport Access Road at approximate Highway Survey Station 300+0.00, then proceed in a northerly direction to end at approximate Highway Survey Station 319+06.12.

Beginning Loyola Drive at approximate Highway Survey Station 319+06.12, then proceed in a northerly direction to end at approximate Highway Survey Station 338+34.00.

Bridge Site: Ramp F is between the following Highway Survey Stations: approximate Highway Survey Station 110+76.22 and Highway Survey Station 140+55.22.

Bridge Site: Ramp G is between the following Highway Survey Stations: approximate Highway Survey Station 200+00.00 and Highway Survey Station 221+84.00.

Bridge Site: Duncan Canal is between the following Highway Survey Stations: approximate Highway Survey Station 110+49.24 and Highway Survey Station 112+74.18.

The total roadway length is approximately 2.826 miles, and the total bridge length is approximately 1.019 miles, for an overall project length of approximately 3.845 miles.

The construction of the above described project will be conducive to the public interest, convenience and safety and will enable the Department of Transportation and Development to properly fulfill the functions imposed upon it by law.

The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

It is necessary and useful to take, by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, which are needed for the proper construction of said project.

Pursuant to the authority vested in me by the provisions of L.R.S. 36:501 et seq., and L.R.S. 48:11 et seq., as Secretary of the Department of Transportation and Development, it is necessary and useful to take and, as required by L.R.S. 48:442(3)(a), I hereby approve and authorize the Department of Transportation and Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.011670, I-10/Loyola Interchange Improvement, Parish of Jefferson.

Baton Rouge, Louisiana, this 9th day of March, 2020.



SHAWN D. WILSON, Ph.D.

SECRETARY

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

The custodian of official records of the Department of Transportation and Development of the State of Louisiana certifies under the provisions of R.S. 13:3712 and Chapter 9 of the Louisiana Code of Evidence that the attached 2 page(s) is(are) a true and correct copy (copies) of the original(s).

FILED FOR RECORD

2021 JUN 24 PM 3:30

S/RANDI PRISCO
PARISH OF JEFFERSON LA

CERTIFICATE
OF THE
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.011670, F.A.P. NO. H011670, I-10/LOYOLA INTERCHANGE IMPROVEMENT, DESIGN-BUILD PROJECT, JEFFERSON PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety and convenience.

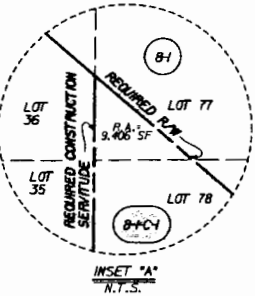
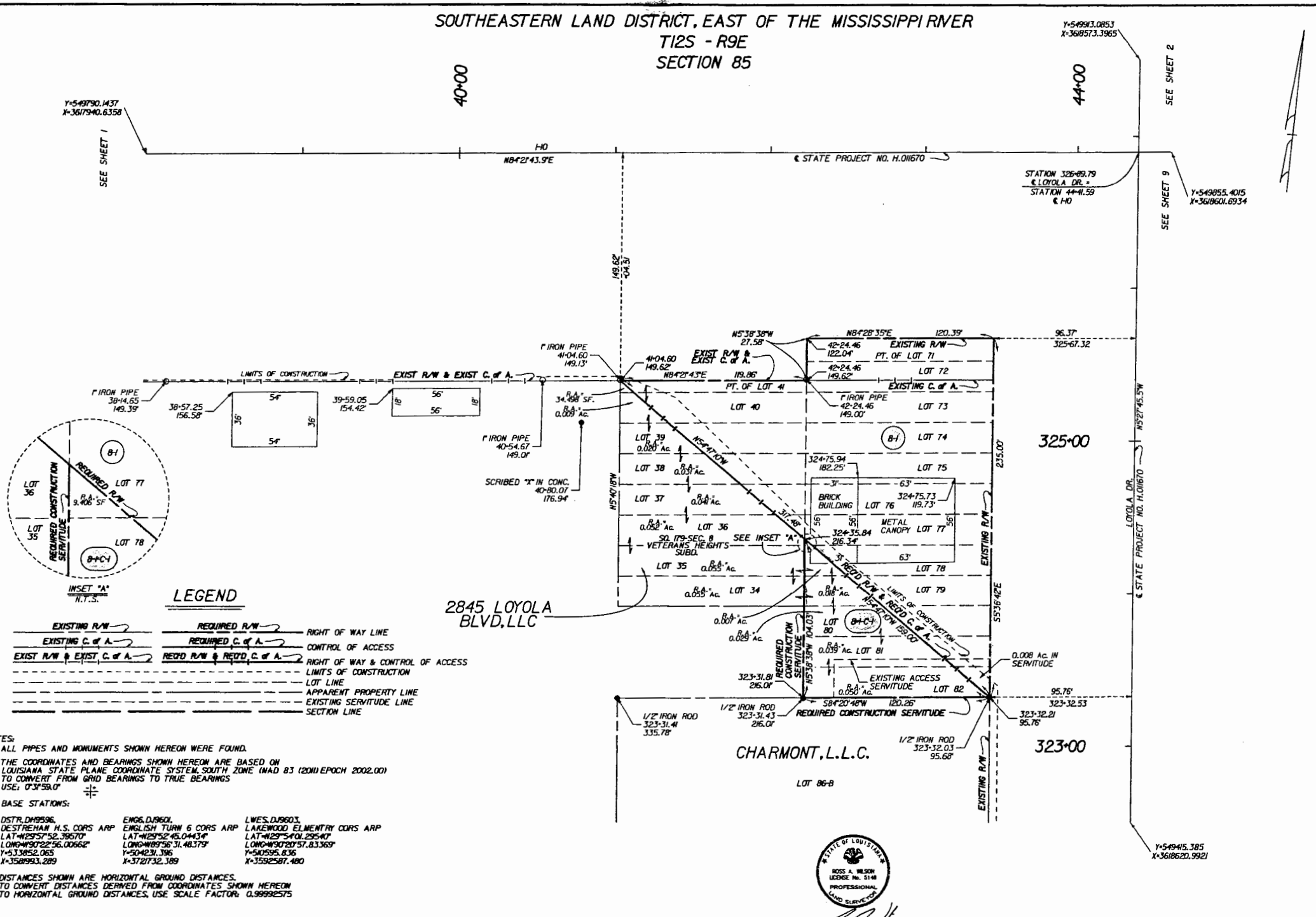

CHRISTOPHER P. KNOTTS, P.E. 6/9/2021
DOTD CHIEF ENGINEER DATE

SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER
T12S - R9E
SECTION 85

R:\2018\181274 - I-10 Loyola Interchange Improvements\12.0 Survey\CAD\Right-of-Way\Sheet B.dgn 2/12/2020 08:41

FILED FOR RECORD
S/ RANDI PRISCO
PARISH ENGINEER
LA

Final Right-of-Way Map



LEGEND

		RIGHT OF WAY LINE
		CONTROL OF ACCESS
		RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

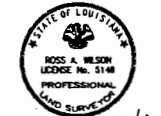
NOTES:

- ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2002.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0°31'58.0"
- DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99992575

BASE STATIONS:

DSTR.D19596 DESTREHAN H.S. CORS ARP LAT=N29°57'52.39570" LONG=W90°22'56.00662" Y=533852.065 X=358893.289	EW06.D19601 ENGLISH TURN 6 CORS ARP LAT=N29°52'46.04434" LONG=W90°56'31.48379" Y=504231.396 X=3721732.389	LW05.D19603 LAKEWOOD ELEMENTRY CORS ARP LAT=N29°54'01.29540" LONG=W90°20'57.83369" Y=540595.836 X=3592587.400
---	--	--

8+C-1	2845 LOYOLA BLVD, LLC	COB 3197-FOLIO 857 INST. *10747419 7/31/07	0.144 Ac.	6,255.4 SF
8-I		COB 3197-FOLIO 857 INST. *10747419 7/31/07	0.649 Ac.	28,249.5 SF
PARCEL	OWNER	ACQUISITION	AREA	



COMPUTED RAW CHECKED W.J.F.	CONTROL SECTION	DATE	SCALE
DETAILED RAW CHECKED W.J.F.	1"=30'	2/25/2020	1"=30'

STATE OF LOUISIANA
PROFESSIONAL LAND SURVEYOR

RIGHT OF WAY MAP
STATE PROJECT NO. H.011670
I-10 / LOYOLA INTERCHANGE IMPROVEMENT
JEFFERSON PARISH

PARISH	CONTROL SECTION	DATE	SCALE
JEFFERSON	450-15	2/25/2020	1"=30'

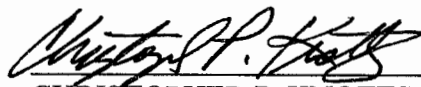
STATE PROJECT NO. H.011670

SHEET NUMBER	DATE
8	H.011670

CERTIFICATE
ON
LOCATION AND DESIGN

FILED FOR RECORD
2021 JUN 24 PM 3:30
S/RANDI PRISCO
DEPUTY CLERK
PARISH OF JEFFERSON LA

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.011670, F.A.P. NO. H011670, I-10/LOYOLA INTERCHANGE IMPROVEMENT, DESIGN-BUILD PROJECT, JEFFERSON PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.


CHRISTOPHER P. KNOTTS, P.E. 6/9/2021
DOTD CHIEF ENGINEER DATE


DAVID S. SMITH P.E. 06/08/21
ROAD DESIGN ENGINEER DATE


ZHENG ZHENG FU, P.E. 6/8/21
BRIDGE DESIGN ENGINEER DATE

Parcel No. 8-1 & 8-1-C-1
S. P. No. H.011670

FILED FOR RECORD
2021 JUN 24 PM 3:31
RANDI PRISCO
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
PARISH OF JEFFERSON LA

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 8-1&8-1-C-1, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$1,187,874
DAMAGES	\$ 263,651
ADDITIONAL COMPENSATION	\$ 788,685
TOTAL ESTIMATE OF COMPENSATION	\$2,240,210

Methodology Used:

- X 1. Sales Comparison Approach
- X 2. Cost Approach
- X 3. Income Capitalization Approach

Bush G. Benton
4403 Zenith Street, Metairie, LA 70001

Qualifications:

- X 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- X 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Metairie _____, Louisiana, January 20 _____, 2021 ____.

Bush G. Benton

LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE
APPRAISER CERTIFICATE NO. (G/R) 847

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 2,274,543.00

Heather Corsetino 6/14/21
HEATHER CORSENTINO Date

Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

Parcel No. H.011670
S. P. Nos. 8-1 & 8-1-C-1

FILED FOR RECORD
2021 JUN 24 PM 3:31
S/ RANDI PRISCO
DEPUTY CLERK
PARISH OF JEFFERSON LA

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Numbers 8-1 & 8-1-C-1, and their remainders which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$1,053,420
DAMAGES	\$432,438
ADDITIONAL COMPENSATION	\$788,685
TOTAL ESTIMATE OF COMPENSATION	\$2,274,543

Methodology Used:

- 1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

Henry W. Tatje, III, MAI
Argote, Derbes, & Tatje, LLC
512 North Causeway Boulevard
Metairie, Louisiana 70001

Qualifications:

- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Metairie, Louisiana, June 10, 2021.



Henry W. Tatje, III, MAI
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO. G-0321

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 2,274,543.00

Heather Corsetino 6/14/21
HEATHER CORSETINO Date

Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER: DIVISION:
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, do deposit in the registry of this court, for the use and benefit of the person or persons entitled thereto, the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel No. 8-1, together with all of the buildings and improvements situated wholly or partially thereon, subject to the reservation in favor of 2845 LOYOLA BLVD., LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC and CHARMONT, LLC of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 8-1-C-1, is expropriated and taken for highway purposes as of the time of such deposit, according to law, said property being described as follows, to-wit:

Two certain tracts or parcels of land, together with all of the buildings/improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, and in Section 85, Township 12 South, Range 9 East, Southeastern Land District, identified as Parcel Nos. 8-1 & 8-1-C-1, on a white print of a plat of survey, consisting of Sheet No. 8, made by Ross A. Wilson, Registered Land Surveyor, dated February 4, 2020, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (Continued)

REQUIRED IN FULL OWNERSHIP
PARCEL NO. 8-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed N54°47'10"W a distance of 317.48 feet to a point and corner; thence proceed N84°21'43"E a distance of 119.86 feet to a point and corner; thence proceed N05°38'38"W a distance of 27.58 feet to a point and corner; thence proceed N84°28'35"E a distance of 120.39 feet to a point and corner; thence proceed S84°20'48"W a distance of 95.76 feet to the point of beginning. All of which comprises Parcel 8-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 28,249.5 square feet or 0.649 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 8-1-C-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed S84°20'48"W a distance of 120.26 feet to a point and corner; thence proceed N05°38'38"W a distance of 104.03 feet to a point and corner; thence proceed S54°47'10"E a distance of 159.00 feet to the point of beginning. All of which comprises Parcel 8-1-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 6,255.4 square feet or 0.144 acres.

AND IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon the plaintiff making a cash deposit in accordance with LA C.C.P. Article 1734.1. Upon the setting of this matter for trial, the court shall fix the amount due and the time of said deposit, which time shall be no later than thirty (30) days prior to trial.

AND IT IS HEREBY FURTHER ORDERED that this Order of Expropriation be recorded in the conveyance records of this Parish.

AND IT IS HEREBY FURTHER ORDERED that the defendants, 2845 LOYOLA BLVD.,

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER

24TH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

STATE OF LOUISIANA

ORDER OF EXPROPRIATION (Continued)

LLC, LOYOLA STORE, LLC, DISCOUNT ZONE WHOLESALE, LLC, and CHARMONT, LLC,

vacate the above-described property and surrender possession thereof unto the plaintiff immediately

Gretna, Louisiana, this 29 day of June, 2021.

S/ E. ADRIAN ADAMS

JUDGE, TWENTY-FOURTH JUDICIAL DISTRICT COURT

A TRUE COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

Clonist
DEPUTY CLERK
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON, LA

FILED FOR RECORD
2021 JUN 24 PM 3:33
S/RANDI PRISCO
DEPUTY CLERK
PARISH OF JEFFERSON LA

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER: DIVISION:
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

RECEIPT

JON A. GEGENHEIMER, CLERK OF COURT

TO

THE STATE OF LOUISIANA, AND
THE DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, VS. 2845 LOYOLA BLVD., LLC, ET AL" No. _____ of the docket of said court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, together with all the buildings and improvements situated wholly or partially thereon, subject to the reservation in favor of the owners of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, for the project set forth in the petition, said property being described as follows, to-wit:

Two certain tracts or parcels of land, together with all of the buildings/improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, and in Section 85, Township 12 South, Range 9 East, Southeastern Land District, identified as Parcel Nos. 8-1 & 8-1-C-1, on a white print of a plat of survey, consisting of Sheet No. 8, made by Ross A. Wilson, Registered Land Surveyor, dated February 4, 2020, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 8-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed N54°47'10"W a

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

2845 LOYOLA BLVD., LLC ET AL

NUMBER: DIVISION:
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

RECEIPT (Continued)

distance of 317.48 feet to a point and corner; thence proceed N84°21'43"E a distance of 119.86 feet to a point and corner; thence proceed N05°38'38"W a distance of 27.58 feet to a point and corner; thence proceed N84°28'35"E a distance of 120.39 feet to a point and corner; thence proceed S05°36'24"E a distance of 235.00 feet to the point of beginning. All of which comprises Parcel 8-1 as shown on Sheet 8 of the Right of Way Plans of State Project No.H.011670, C.S. 000-26, and contains an area of 28,249.5 square feet or 0.649 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 8-1-C-1:

From a point on the centerline of State Project No. H.011670, C.S. 000-26, at Station 323+32.53, proceed S84°20'48"W a distance of 95.76 feet to the point of beginning; thence proceed S84°20'48"W a distance of 120.26 feet to a point and corner; thence proceed N05°38'38"W a distance of 104.03 feet to a point and corner; thence proceed S54°47'10"E a distance of 159.00 feet to the point of beginning. All of which comprises Parcel 8-1-C-1 as shown on Sheet 8 of the Right of Way Plans of State Project No. H.011670, C.S. 000-26, and contains an area of 6,255.4 square feet or 0.144 acres.

In accordance with an order of the court signed herein, the Department of Transportation and Development, on behalf of the State of Louisiana and of itself, has this day paid into the registry of said court the sum of One Million, Seven Hundred Eighty-Three Thousand, Seven Hundred, Seventeen and No/100 Dollars (\$1,783,717.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that he/she has placed same in the registry of said court.

Signed at Gretna, Louisiana, this ____ day of _____, 2021.

DEPUTY CLERK OF COURT, TWENTY-FOURTH JUDICIAL DISTRICT COURT