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/s/ TANDI L. GONDRELLA

Deputy Clerk

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET UX

NUMBER

66927 - "B"

25TH JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

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.

JAMES F. GASQUET, JR. & PENELOPE SCANDURRO GASQUET are the defendants herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Plaquemines, a certain project designated as State Project No. H.004791, LA 23: Belle Chasse Bridge & Tunnel (HBI), State Route LA 23 & LA 3017, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on July 19, 2021, 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, **JAMES F. GASQUET, JR. & PENELOPE SCANDURRO GASQUET**, a portion of which is required in full ownership designated as Parcel No. 3-3, 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 Nos. 3-3-C-1 & 3-3-C-2, and described as follows, to-wit:

Three certain tracts or parcels of land, together with all of the 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 Plaquemines, State of Louisiana, and in Section 30, Township 14 South, Range 24 East, Southeastern West of Mississippi River Land District, identified as Parcel Nos. 3-3, 3-3-C-1 & 3-3-C-2, on a white print of a plat of survey, consisting of Sheet No. 3, made by Robert A. Price, Registered Land Surveyor, dated 8/20/2020, 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. 3-3:

From a point the centerline of State Project No. H.004791, at Station 73+26.69, proceed S02°24'28"W a distance of 49.33 feet to the point of beginning; thence proceed S49°58'14"E a distance of 46.75 feet to a point and corner; thence proceed N02°24'28"E a distance of 9.43 feet to a point and corner; thence proceed S47°09'08"E a distance of 253.61 feet to a point and corner; thence proceed S49°58'14"E a distance of 118.47 feet to a point and corner; thence proceed S55°13'43"W a distance of 15.94 feet to a point and corner; thence proceed along a curve to the left having a radius of 378.50 feet, whose length is 65.03 feet and whose chord length is 64.95 feet and bears N45°58'57"W to a point and corner; thence proceed N39°19'12"E a distance of 5.00 feet to a point and corner; thence proceed N51°02'37"W a distance of 281.30 feet to a point and corner; thence proceed along a curve to the left having a radius of 75.43 feet, whose length is 42.84 feet and whose chord length is 42.27 feet and bears

N67°18'54"W to a point and corner; thence proceed N02°24'28"E a distance of 36.27 feet to the point of beginning. All of which comprises Parcel 3-3 as shown on Sheet 3 of the Right of Way Plans of State Project No. H. 004791, and contains an area of 5807.9 square feet or 0.133 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 3-3-C-1:

From a point on the centerline of State Project No. H.004791, at Station 74+37.71, proceed S40°12'14"W a distance of 51.96 feet to the point of beginning; thence proceed S51°02'37"E a distance of 263.10 feet to a point and corner; thence proceed S39°19'12"W a distance of 14.74 feet to a point and corner; thence proceed N51°03'02"W a distance of 263.00 feet to a point and corner; thence proceed N38°57'23"E a distance of 14.77 feet to the point of beginning. All of which comprises Parcel 3-3-C-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.004791, and contains an area of 3880.7 square feet or 0.089 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 3-3-C-2:

From a point on the centerline of State Project No. H.004791, at Station 77+52.24, proceed S39°19'12"W a distance of 58.42 feet to the point of beginning; thence proceed along a curve to the right having a radius of 378.50 feet, whose length is 12.64 feet and whose chord length is 12.64 feet and bears S42°01'01"E to a point and corner; thence proceed S55°13'43"W a distance 10.51 feet to a point and corner; thence proceed N35°08'28"W a distance of 12.48 feet to a point and corner; thence proceed N54°51'32"E a distance of 9.00 feet to the point of beginning. All of which comprises Parcel 3-3-C-2 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.004791, and contains an area of 122.5 square feet or 0.003 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.

There are no buildings situated wholly or partially upon the above described property, and the only improvements situated wholly or partially thereon consist of concrete drives, concrete curbing,

signage, water lateral, sewer lateral, sprinkler system, landscaping, backflow preventer for sprinkler system.

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. 3-3, together with all of the 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 Nos. 3-3-C-1 & 3-3-C-2, 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. 3-3, together with all of the 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 Nos. 3-3-C-1 & 3-3-C-2.

12.

The expropriation of the full ownership of the property described as Parcel No. 3-3, shall be made subject to the reservation in favor of the owner, together with all of the improvements situated wholly or partially thereon, 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. 3-3, together with all of the 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 Nos. 3-3-C-1 & 3-3-C-2, has been estimated to be the sum of One Hundred Sixteen Thousand Three Hundred Forty-Nine and No/100 Dollars (\$116,349.00), as shown by the written Estimate 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. 3-3, together with all of the 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 Nos. 3-3-C-1 & 3-3-C-2, 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 Hundred Sixteen Thousand Three Hundred Forty-Nine and No/100 Dollars (\$116,349.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the property described as Parcel No. 3-3, together with all of the 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 Nos. 3-3-C-1 & 3-3-C-2, 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.

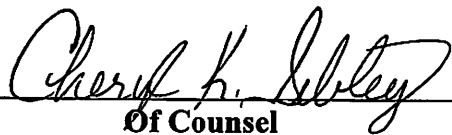
Petitioner further prays that notice of this expropriation be issued and served upon **JAMES F. GASQUET, JR. & PENELOPE SCANDURRO GASQUET**, together with a certified copy of this Petition, the Order of Expropriation of this court, and the Receipt of the Clerk of Court for the deposit made, according 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 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 Hundred Sixteen Thousand Three Hundred Forty-Nine and No/100 Dollars (\$116,349.00).

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) 242-4690
Attorney for State, DOTD

PLEASE SERVE:

JAMES F. GASQUET, JR.
30915 Highway 11
Buras, LA 70041

PENELOPE SCANDURRO GASQUET
30915 Highway 11
Buras, LA 70041

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. H.004791
LA 23: BELLE CHASSE BRIDGE & TUNNEL (HBI)
ROUTE LA 23 & LA 3017
PLAQUEMINES & JEFFERSON PARISH**

State Project Number H.004791 provides for removing asphalt pavement, drainage structures, grading, bridges, MSE walls, base course, asphalt concrete, concrete curb, traffic signalization, permanent striping on LA 23 & LA 3017 in Plaquemines & Jefferson Parish, as follows:

Beginning LA 23 at approximate Highway Survey Station 57+00.00, then proceed in a southeasterly direction to end at approximate Highway Survey Station 125+00.00.

Beginning Engineers Road (LA 3017) at approximate Highway Survey Station 200+00.00 then proceed in a southerly direction to end at approximate Highway Survey Station 216+00.00.

Beginning Ramp X/X Street at approximate Highway Survey Station 300+00.00, then proceed in a southerly direction to end at approximate Highway Survey Station 313+56.02.

Beginning Railroad at approximate Highway Survey Station 2+00.00, then proceed in a southeasterly direction to end at approximate Highway Survey Station 5+28.17.

Beginning North Tunnel Road at approximate Highway Survey Station 10+00.00, then proceed in a southeasterly direction to end at approximate Highway Survey Station 15+00.00.

Beginning Q Street at approximate Highway Survey Station 30+00.00, then proceed in a southerly direction to end approximate Highway Survey Station 38+00.00.

Beginning South Tunnel Road at approximate Highway Survey Station 22+00.00, then proceed in a westerly direction to end at approximate Highway Survey Station 24+09.97.

There is a Bridge Site between the following Highway Survey Stations: approximate Highway Survey Station 67+49.37 and Highway Survey Station 69+49.37, and approximate Highway Survey Station 83+46.50 and Highway Survey Station 117+33.50.

The total roadway length is approximately 1.513 miles, and the total bridge length is approximately 0.679 miles, for an overall project length of approximately 2.192 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. H.004791, LA 23: Belle Chasse Bridge & Tunnel (HBI), Parish of Plaquemines & Jefferson.

Baton Rouge, Louisiana, this 19th day of July, 2021.

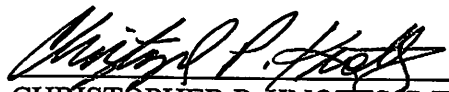

for **SHAWN D. WILSON, Ph.D.**
SECRETARY
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

ERIC KALIUODA
DEPUTY SECRETARY

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).

CERTIFICATE
OF THE
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.004791, F.A.P. NO. H004791, LA 23: BELLE CHASSE BRIDGE & TUNNEL (HBI), ROUTE LA 23 & LA 3017, PLAQUEMINES & 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. 8/5/2001
DOTD CHIEF ENGINEER DATE

08:27

10/23/2020



Final Right of Way Map

T:\PROJECTS\17 Hival - Belle Chasse Bridge Drawings\WORKING\100% ROW\ROW_SHT03.dgn

NOTES:
 1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°39'35.7"

BASE STATIONS:
 DPT421 SHELL BEACH
 LAT=N29°20'05.00582"
 LONG=W89°40'23.63832"
 Y=503341.88
 X=3806984.52
 DPT49 LOUISIANA UNIVERSITY
 LAT=N29°56'13.2079"
 LONG=W90°07'07.8372"
 Y=524621.48
 X=3865493.65
 D8603 LAKEWOOD ELEMENTRY
 LAT=N29°54'01.29533"
 LONG=W90°20'57.83368"
 Y=510555.83
 X=3582587.48

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.9999982828

§ CURVE DATA La 23

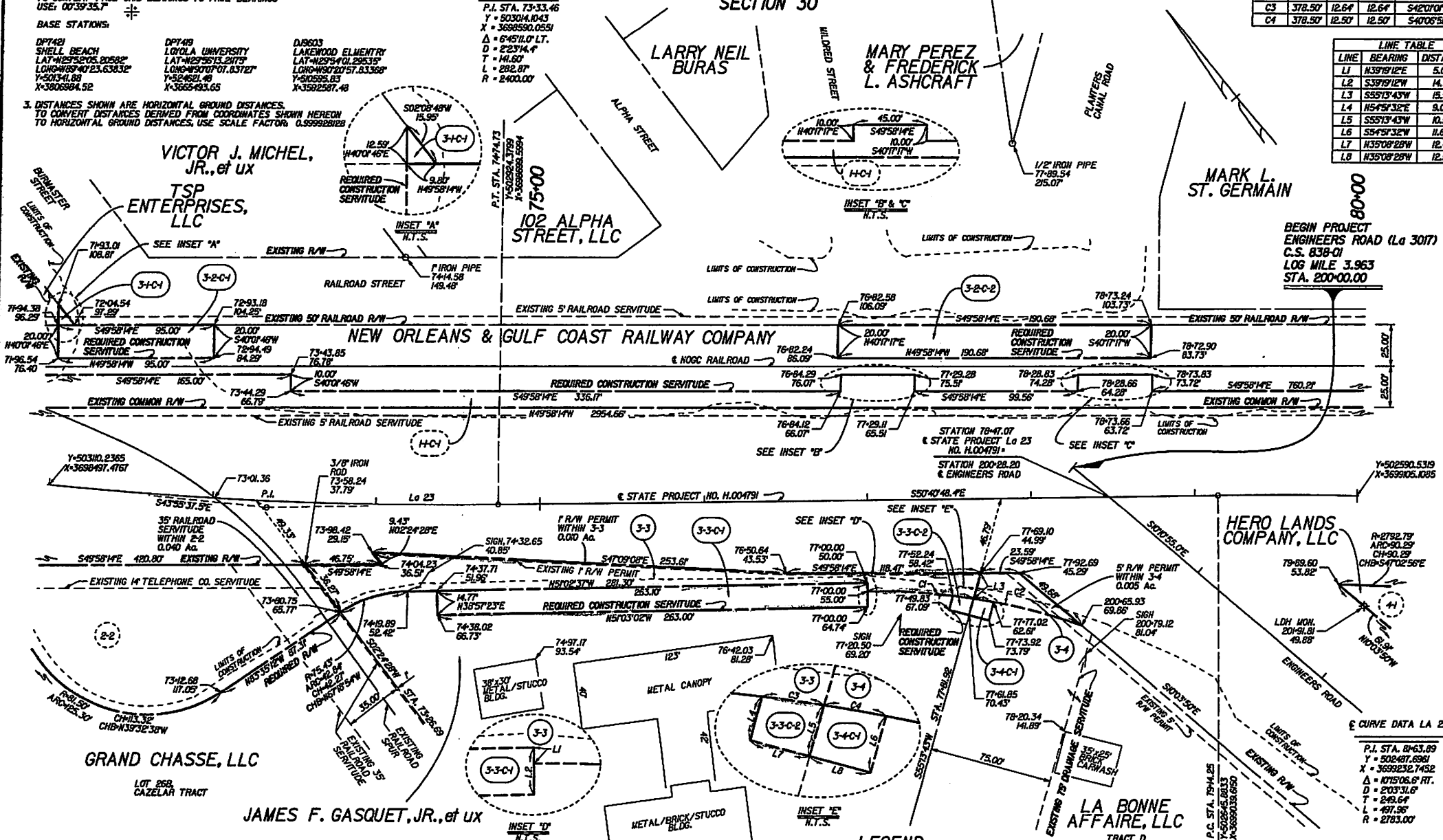
P.I. STA. 73+33.46
 Y = 50304.1043
 X = 3698590.0251
 Δ = 6°45'10.1"
 D = 223'14.4"
 T = 141.60'
 L = 282.87'
 R = 2400.00'

P.I. STA. 74+74.73

Y = 502594.5319
 X = 3698688.0594
 Δ = 10°00'46.7"
 D = 125.59'
 T = 9.80'
 L = 149.58'
 R = 1500.00'

CURVE TABLE			
CURVE	RADIUS	ARC CHORD	CHORD BEARING
C1	378.50'	65.03'	64.95°
C2	378.50'	68.00'	67.91°
C3	378.50'	12.64'	12.64°
C4	378.50'	12.50'	12.50°

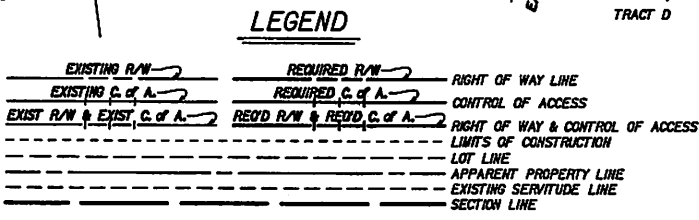
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°12'E	5.00'
L2	S39°19'W	14.74'
L3	S55°13'33"W	15.94'
L4	N45°43'35"E	9.00'
L5	S55°13'43"W	10.57'
L6	S54°58'32"W	11.60'
L7	N35°08'28"W	12.48'
L8	N35°08'28"W	12.52'



BEGIN PROJECT ENGINEERS ROAD (La 3017)
 C.S. 838-01
 LOG MILE 3.963
 STA. 200+00.00

§ CURVE DATA LA 23
 P.I. STA. 81+63.89
 Y = 50247.6961
 X = 3699232.7452
 Δ = 10°15'06.6"
 D = 203'31.6"
 T = 249.64'
 L = 497.98'
 R = 2783.00'

PARCEL	OWNER	ACQUISITION	AREA
3-4-C1	LA BONNE AFFAIRE, LLC	C.O.B. 986 PG. 540 OCTOBER 20, 2000	0.003 Ac. 138.5 SF
3-4			0.020 Ac. 851.6 SF
3-3-C2	JAMES F. GASQUET, JR., et ux	C.O.B. 1082 PG. 521 NOVEMBER 24, 2004	0.003 Ac. 122.5 SF
3-3-C1		C.O.B. 867 PG. 658 SEPTEMBER 27, 1995	0.089 Ac. 3,880.7 SF
3-3		C.O.B. 867 PG. 524 SEPTEMBER 25, 1995	0.133 Ac. 5,807.9 SF
3-2-C2	NEW ORLEANS & GULF COAST RAILWAY COMPANY	C.O.B. 948 PG. 797 MAY 6, 1999	0.088 Ac. 3,813.6 SF
3-2-C1		C.O.B. 1141 PG. 413 APRIL 14, 2007	0.044 Ac. 1,900.0 SF
3-1-C1	TSP ENTERPRISES, LLC		0.001 Ac. 61.7 SF



PROJECT NO. H.004791
 SHEET NO. 062-02, 938-01
 DATE: 8-20-2020
 SCALE: 1"=50'

RIGHT OF WAY MAP
 STATE PROJECT NO. H.000791
 LA 23 BELLE CHASSE BRIDGE & TUNNEL (CHB)
 PLaquEMINES & JEFFERSON PARISH
 ROUTE LA 23 & LA 3017

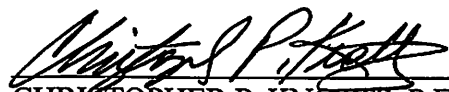
PROFESSIONAL ENGINEER
 ROBERT A. POLICE
 LICENSE NO. 4265
 EXPIRES 12/31/2024

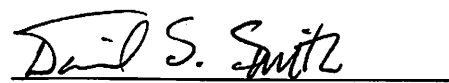
DATE: 8-20-2020

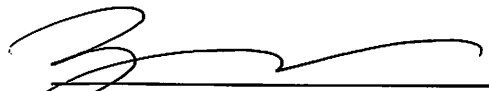
EXHIBIT P-3

CERTIFICATE
ON
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.004791, F.A.P. NO. H004791, LA 23: BELLE CHASSE BRIDGE & TUNNEL (HBI), ROUTE LA 23 & LA 3017, PLAQUEMINES & 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. KNOTT, P.E. 8/5/21
DOTD CHIEF ENGINEER DATE


DAVID S. SMITH P.E. 8/4/21
ROAD DESIGN ENGINEER DATE


ZHENG ZHENG FU, P.E. 8/4/21
BRIDGE DESIGN ENGINEER DATE

Parcel No. 3-3, 3-3-C-1 and 3-3-C-2
S. P. No. H.004791

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) 3-3, 3-3-C-1 and 3-3-C-2, 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	<u>\$67,793</u>
VALUE OF IMPROVEMENTS	<u>\$61,368</u>
DAMAGES	<u> </u>
ADDITIONAL COMPENSATION	<u> </u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$129,161</u>

Methodology Used:

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

AGUILAR CONSULTANTS, LLC
ROBERTO J. AGUILAR, IFAS, ASA, SR/WA, R/W-AC
MAILING ADDRESS: 17732 HIGHLAND ROAD, SUITE G-159,
BATON ROUGE, LOUISIANA 70810

Qualifications:

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

Baton Rouge, Louisiana, August 5, 2021.

Roberto J. Aguilar, IFAS, ASA, SR/WA, R/W-AC
Louisiana State Certified General Real Estate Appraiser, License No. G476
Senior Independent Fee Appraiser, American Society of Appraisers
Senior Member, American Society of Appraisers
Right of Way-Appraisal Certified, International Right of Way Association
Senior Right of Way Agent, International Right of Way Association

Parcel 3-3-C-1
Concrete drives, curbing, +
oil change sign to be replaced
in kind if removed or damaged
Water lateral + Sewer lateral is
not impacted
Backflow preventer + Sprinkler System
Doris pays cost new

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 116,349.00

Heather Corsetino 8/12/2021
HEATHER CORSENTINO Date
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

Parcel No. 3-3, 3-3-C-1 and 3-3-C-2
S. P. No. H.004791

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) 3-3, 3-3-C-1 and 3-3-C-2, 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	<u>\$ 77,799.00</u>
VALUE OF IMPROVEMENTS	<u>\$ 62,871.00</u>
DAMAGES	<u>\$0.00</u>
ADDITIONAL COMPENSATION	<u>\$0.00</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$140,670.00</u>

Methodology Used:

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

The Lakvold Group, LLC
Angela Lemoine-Lakvold, MAI, SRA, R/W-AC, MBA
4520 Jamestown Avenue, Suite 1
Baton Rouge, Louisiana 70808

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

Baton Rouge, Louisiana, 70808, August 5, 2021.

Angela Lemoine-Lakvold

ANGELA LEMOINE-LAKVOLD, MAI, SRA, R/W-AC, MBA
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER G#0575

Parcel 3-3-C-1
concrete drives, curbing, +
oil change sign to be replaced
in kind if removed or damaged
- water + sewer lateral is
not impacted
Back flow preventer + sprinkler
system DOTD pays cost new

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 146,349.00

Heather Corsetino
HEATHER CORSENTINO
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

8/12/2021
Date

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET AL

NUMBER **66927 "B"**
25th JUDICIAL DISTRICT COURT
PARISH OF PLAQUEMINES
STATE OF LOUISIANA

ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

FILED
AUG 19 2021
S/ **BECKY H. KALISZESKI**
DEPUTY CLERK

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 Hundred Sixteen Thousand Three Hundred Forty-Nine and No/100 Dollars (\$116,349.00).

IT IS FURTHER ORDERED that the full ownership of the property described as Parcel No. 3-3, together with all of the improvements situated wholly or partially thereon, subject to the reservation in favor of **JAMES F. GASQUET, JR. & PENELOPE SCANDURRO GASQUET** 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 Nos. 3-3-C-1 & 3-3-C-2, 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:

Three certain tracts or parcels of land, together with all of the 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 Plaquemines, State of Louisiana, and in Section 30, Township 14 South, Range 24 East, Southeastern West of Mississippi River Land District, identified as Parcel Nos. 3-3, 3-3-C-1 & 3-3-C-2, on a white print of a plat of survey, consisting of Sheet No. 3, made by Robert A. Price, Registered Land Surveyor, dated 8/20/2020, 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.

JAMES F. GASQUET, JR., ET AL

NUMBER

66-927-1184

25th JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

ORDER OF EXPROPRIATION(continued)

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 3-3:

From a point the centerline of State Project No. H.004791, at Station 73+26.69, proceed S02°24'28"W a distance of 49.33 feet to the point of beginning; thence proceed S49°58'14"E a distance of 46.75 feet to a point and corner; thence proceed N02°24'28"E a distance of 9.43 feet to a point and corner; thence proceed S47°09'08"E a distance of 253.61 feet to a point and corner; thence proceed S49°58'14"E a distance of 118.47 feet to a point and corner; thence proceed S55°13'43"W a distance of 15.94 feet to a point and corner; thence proceed along a curve to the left having a radius of 378.50 feet, whose length is 65.03 feet and whose chord length is 64.95 feet and bears N45°58'57"W to a point and corner; thence proceed N39°19'12"E a distance of 5.00 feet to a point and corner; thence proceed N51°02'37"W a distance of 281.30 feet to a point and corner; thence proceed along a curve to the left having a radius of 75.43 feet, whose length is 42.84 feet and whose chord length is 42.27 feet and bears N67°18'54"W to a point and corner; thence proceed N02°24'28"E a distance of 36.27 feet to the point of beginning. All of which comprises Parcel 3-3 as shown on Sheet 3 of the Right of Way Plans of State Project No. H. 004791, and contains an area of 5807.9 square feet or 0.133 acres.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 3-3-C-1:

From a point on the centerline of State Project No. H.004791, at Station 74+37.71, proceed S40°12'14"W a distance of 51.96 feet to the point of beginning; thence proceed S51°02'37"E a distance of 263.10 feet to a point and corner; thence proceed S39°19'12"W a distance of 14.74 feet to a point and corner; thence proceed N51°03'02"W a distance of 263.00 feet to a point and corner; thence proceed N38°57'23"E a distance of 14.77 feet to the point of beginning. All of which comprises Parcel 3-3-C-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.004791, and contains an area of 3880.7 square feet or 0.089 acres.

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET AL

NUMBER *66-927 "B"*
25th JUDICIAL DISTRICT COURT
PARISH OF PLAQUEMINES
STATE OF LOUISIANA

ORDER OF EXPROPRIATION(continued)

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 3-3-C-2:

From a point on the centerline of State Project No. H.004791, at Station 77+52.24, proceed S39°19'12"W a distance of 58.42 feet to the point of beginning; thence proceed along a curve to the right having a radius of 378.50 feet, whose length is 12.64 feet and whose chord length is 12.64 feet and bears S42°01'01"E to a point and corner; thence proceed S55°13'43"W a distance 10.51 feet to a point and corner; thence proceed N35°08'28"W a distance of 12.48 feet to a point and corner; thence proceed N54°51'32"E a distance of 9.00 feet to the point of beginning. All of which comprises Parcel 3-3-C-2 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.004791, and contains an area of 122.5 square feet or 0.003 acres.

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

AND IT IS FURTHER ORDERED that the defendants, **JAMES F. GASQUET, JR. & PENELOPE SCANDURRO GASQUET**, vacate the above described property and surrender possession thereof unto the plaintiff immediately.

Belle Chasse, Louisiana, this 19th day of August, 2021.

/s/ MICHAEL D. CLEMENT

JUDGE, TWENTY-FIFTH JUDICIAL DISTRICT COURT

A TRUE COPY
Becky N. Kuliszski
Deputy Clerk of Court
Parish of Plaquemines, La.

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STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET UX

NUMBER

66-927-⁴⁶B⁴

25TH JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

RECEIPT

FILED

AUG 19 2021

KIM TURLICH-VAUGHN, CLERK OF COURT /s/ BECKY H. KALISZESKI
DEPUTY CLERK

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. JAMES F. GASQUET, JR., ET UX" No. 66-927 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 of the 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:

Three certain tracts or parcels of land, together with all of the 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 Plaquemines, State of Louisiana, and in Section 30, Township 14 South, Range 24 East, Southeastern West of Mississippi River Land District, identified as Parcel Nos. 3-3, 3-3-C-1 & 3-3-C-2, on a white print of a plat of survey, consisting of Sheet No. 3, made by Robert A. Price, Registered Land Surveyor, dated 8/20/2020, 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. 3-3:

From a point the centerline of State Project No. H.004791, at Station 73+26.69, proceed S02°24'28"W a distance of 49.33 feet to the point

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET UX

NUMBER

66-927 "B"

25TH JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

RECEIPT(continued)

of beginning; thence proceed S49°58'14"E a distance of 46.75 feet to a point and corner; thence proceed N02°24'28"E a distance of 9.43 feet to a point and corner; thence proceed S47°09'08"E a distance of 253.61 feet to a point and corner; thence proceed S49°58'14"E a distance of 118.47 feet to a point and corner; thence proceed S55°13'43"W a distance of 15.94 feet to a point and corner; thence proceed along a curve to the left having a radius of 378.50 feet, whose length is 65.03 feet and whose chord length is 64.95 feet and bears N45°58'57"W to a point and corner; thence proceed N39°19'12"E a distance of 5.00 feet to a point and corner; thence proceed N51°02'37"W a distance of 281.30 feet to a point and corner; thence proceed along a curve to the left having a radius of 75.43 feet, whose length is 42.84 feet and whose chord length is 42.27 feet and bears N67°18'54"W to a point and corner; thence proceed N02°24'28"E a distance of 36.27 feet to the point of beginning. All of which comprises Parcel 3-3 as shown on Sheet 3 of the Right of Way Plans of State Project No. H. 004791, and contains an area of 5807.9 square feet or 0.133 acres.

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PARCEL NO. 3-3-C-2:

From a point on the centerline of State Project No. H.004791, at Station 77+52.24, proceed S39°19'12"W a distance of 58.42 feet to the point of beginning; thence proceed along a curve to the right having a radius of 378.50 feet, whose length is 12.64 feet and whose chord length is 12.64 feet and bears S42°01'01"E to a point and

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET UX

NUMBER

Ub-927 "B"

25TH JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

RECEIPT(continued)

corner; thence proceed S55°13'43"W a distance 10.51 feet to a point and corner; thence proceed N35°08'28"W a distance of 12.48 feet to a point and corner; thence proceed N54°51'32"E a distance of 9.00 feet to the point of beginning. All of which comprises Parcel 3-3-C-2 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.004791, and contains an area of 122.5 square feet or 0.003 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 Hundred Sixteen Thousand Three Hundred Forty-Nine and No/100 Dollars (\$116,349.00) 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 has placed same in the registry of said court.

Signed at Belle Chasse, Louisiana, this 19th day of August, 2021.

/s/ BECKY H. KALISZESKI

DEPUTY CLERK OF COURT, TWENTY-FIFTH JUDICIAL DISTRICT COURT

A TRUE COPY
Becky H. Kaliszewski
Deputy Clerk of Court
Parish of Plaquemines, La.

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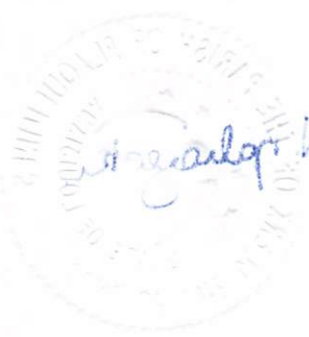
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Becky H. Johnson

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DOT
OFFICE OF GENERAL COUNSEL

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER 66-927-B

VS.

25TH JUDICIAL DISTRICT COURT

JAMES F. GASQUET, JR., ET UX

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

NOTICE

FILED

THE STATE OF LOUISIANA

AUG 19 2021

Becky N. Kaliszewski
DEPUTY CLERK

TO: James F. Gasquet, Jr.
30915 Highway 11
Buras, LA 70041

Pursuant to an order issued by a Judge of the Twenty-Fifth Judicial District Court of the State of Louisiana for the Parish of Plaquemines on the 19th day of August, 2021, in the above numbered and entitled cause on the petition of the State of Louisiana, Department of Transportation and Development, a duly certified copy of which petition and order is hereunto annexed to be served on you herewith, notice is hereby given of the expropriation of the property described in said petition and of the deposit into the registry of this Honorable Court of the sum of \$116,349.00 on the 19th day of August, 2021, a certified copy of the receipt for such deposit being annexed hereunto to be served on you herewith.

YOU ARE HEREBY SUMMONED to comply with the demand contained in that petition or to deliver your answer to the petition in the office of the Clerk of the Twenty-Fifth Judicial District Court in the Plaquemines Parish Court House within **one year** from the date you are notified by the Department of Transportation and Development that it has finally accepted the construction of the highway project for which the property was expropriated, in accordance with LA R.S. 48:450.

If you desire to contest the validity of the taking on the ground that the property was not expropriated for a public use or on the ground that the petition and exhibits do not satisfy the provisions contained in LA R.S. 48:442 through 444, you are required to file a Motion to Dismiss on that ground within twenty days after the service hereof, in accordance with LA R.S. 48:447.

By order of the Honorable Twenty-Fifth Judicial District Court for the Parish of Plaquemines, State of Louisiana.

Signed and delivered to the Sheriff of Plaquemines Parish this 19th day of August in the year 2021.

Becky N. Kaliszewski
CLERK OF COURT

A TRUE COPY
Becky N. Kaliszewski
Deputy Clerk of Court
Parish of Plaquemines, La.

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UNITED
OFFICE OF GENERAL COUNSEL

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

JAMES F. GASQUET, JR., ET UX

NUMBER 66-927⁷¹ B''

25TH JUDICIAL DISTRICT COURT

PARISH OF PLAQUEMINES

STATE OF LOUISIANA

NOTICE

FILED

THE STATE OF LOUISIANA

AUG 19 2021
Becky N. Kaliszewski
DEPUTY CLERK

TO: Penelope Scandurro Gasquet
30915 Highway 11
Buras, LA 70041

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By order of the Honorable Twenty-Fifth Judicial District Court for the Parish of Plaquemines, State of Louisiana.

Signed and delivered to the Sheriff of Plaquemines Parish this 19th day of August in the year 2021.

Becky N. Kaliszewski
CLERK OF COURT

A TRUE COPY
Becky N. Kaliszewski
Deputy Clerk of Court
Parish of Plaquemines, La.

