

NINETEENTH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

DOCKET NO.: _____ DIVISION " _____ "

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

WILLIE RIDEAUX

FILED: _____
CLERK OF COURT

PETITION FOR EXPROPRIATION

The Petition of the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, ("Petitioner"), 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.

WILLIE RIDEAUX is the defendant herein ("Defendant").

2.

The STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, proposes to construct in the Parishes of West Baton Rouge and East Baton Rouge a certain project designated as State Project No. H.004100, I-10: LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, State Route: LA I-10 (hereinafter referred to as the "Project"), which Project is more fully described by a Certificate of Authorization to Expropriate approved by the Secretary of the Department of Transportation & Development on March 17, 2023, 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.

As reflected in "Exhibit P-1," the construction of said Project "will be conducive to the public interest, convenience, and safety," and will be an important improvement to 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 right of way has been fixed by the Chief Engineer of the Department of Transportation & Development, as shown by the Certificate of the Chief Engineer 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, in part, by the Defendant, WILLIE RIDEAUX, a portion of which is required in full ownership designated as Parcel No. 35-1, 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. 35-1-C-1. These parcels are more particularly described as follows, to-wit:

To the extent of an undivided 3.125%, two (2) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 94, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 35-1 and 35-1-C-1, on a white print of a plat of survey consisting of Sheet No. 35, made by Carl A. Jeansonne, Registered Land Surveyor, dated August 8, 2022, 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.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 35-1:

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to the point of beginning; thence proceed N28°18'19"E a distance of 2.76 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 1.87 feet to a point and corner; thence proceed N83°30'23"W a distance of 150.71 feet to the point of beginning. All of which comprises Parcel 35-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 324.0 square feet or 0.007 acres.

REQUIRED FOR A TEMPORARY CONSTRUCTION SERVITUDE

PARCEL NO. 35-1-C-1:

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to a point; thence proceed N28°18'19"E a distance of 2.76 feet to the point of beginning; thence proceed N28°18'19"E a distance of 9.14 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 9.14 feet to a point and corner; thence proceed N83°11'33"W a distance of 150.38 feet to the point of beginning. All of which comprises Parcel 35-1-C-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 1,278.3 square feet or 0.029 acres.

6.

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

7.

The portion of State Route I-10 to be constructed under said State Project No. H.004100, also known as I-10: LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, will be a controlled-access facility, and no person has any right of access to, from or across such facility to or from abutting lands except at the designated points at which access is permitted upon the terms and conditions specified from time to time and upon the service, frontage, or access roads provided.

8.

This property is a portion of a larger tract believed to be owned, in part, by the Defendant.

9.

There are no buildings situated wholly or partially upon the parcel to be expropriated or on the parcel that will be burdened with a temporary construction servitude, and there are no improvements situated wholly or partially upon these parcels.

10.

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.

11.

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 i) the defendant's interest in the property described as Parcel No. 35-1 so that the Petitioner will have acquired full ownership of said parcel, subject to the mineral reservation set forth below, and ii) a temporary construction servitude for a period of time not to exceed completion of the project, described as Parcel No. 35-1-C-1.

12.

The Petitioner has attempted to acquire the Defendant's interest in Parcel 35-1 and a temporary construction servitude on Parcel 35-1-C-1 amicably, but has been unsuccessful in said attempts; therefore, it is necessary for Petitioner to expropriate i) the defendant's interest in full ownership the property described as Parcel No. 35-1, subject to the mineral reservation set forth below, and ii) a temporary construction servitude for a period of time not to exceed completion of the Project, said property described as Parcel No. 35-1-C-1.

13.

The expropriation of the full ownership of the property described as Parcel No. 35-1 is made subject to the reservation in favor of the owners, one of whom is the Defendant, WILLIE RIDEAUX, 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, such reservation of mineral rights being imprescriptible as authorized by La. R.S. 31:149.

14.

The just compensation to which Defendant is entitled, being the compensation for his ownership interest in the property described as Parcel No. 35-1, subject to the mineral reservation set forth herein, and the compensation (for his interest) for a temporary construction servitude for a period of time not to exceed completion of the Project, on the property described as Parcel No. 35-1-C-1, has been estimated to be the sum of Seventy-Five and 96/100 (\$75.96) Dollars, as shown by the written Certificates of Estimate of Compensation marked "Exhibit P-5A" and "Exhibit P-5B," annexed hereto and made a part hereof.

15.

Petitioner is entitled to expropriate the defendant's ownership interest in the property described as Parcel No. 35-1, subject to the mineral reservation set forth herein, and the temporary construction servitude to be acquired for a period of time not to exceed completion of the Project, for the property described as Parcel No. 35-1-C-1, in the 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.

16.

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

17.

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.

18.

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 Seventy-Five and 96/100 (\$75.96) Dollars for payment to the person or persons entitled thereto, and declaring that the defendant's ownership interest in the property described as Parcel No. 35-1, subject to the mineral reservation set forth herein in favor of the Owner, has been taken for highway purposes, and declaring that a temporary construction servitude for a period of time not to exceed completion of the Project, described as Parcel No. 35-1-C-1, be in place as of the time such deposit is made.

WHEREFORE, Petitioner further prays that said Order direct Defendant to surrender to Petitioner possession of said property.

WHEREFORE, Petitioner further prays that the Order of Expropriation in this matter be recorded in the conveyance records of East Baton Rouge Parish.

WHEREFORE, Petitioner further prays that notice of this expropriation be issued and served upon Defendant, WILLIE RIDEAUX, together with a certified copy of this Petition for Expropriation, the Order of Expropriation of this Court, and the Receipt of the Clerk of Court for the deposit made, according to law.

WHEREFORE, 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. art. 1734.1.

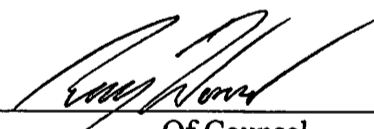
WHEREFORE, Petitioner further prays that it be served with written notice of any trial, motion or other proceeding scheduled before this Honorable Court in accordance with La. R.S. 48:451, et seq., and that it be served with notice of any interlocutory or final order, decree or judgment rendered and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

WHEREFORE, Petitioner further prays that upon a final hearing there be judgment herein in favor of Petitioner fixing the amount of just compensation at a sum not to exceed Seventy-Five and 96/100 (\$75.96) Dollars.

Respectfully Submitted:

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

By:



Of Counsel

Ray L. Wood (La. Bar Roll No. 34828)
1201 Capitol Access Road (70802)
Post Office Box 94245
Baton Rouge, Louisiana 70804-9245
Phone: (225) 242-4619 | Fax: (225) 242-4691
Email: tray.wood@la.gov
Attorney for LA DOTD

PLEASE SERVE:

[VIA LONG ARM STATUTE]
WILLIE RIDEAUX
13922 Kenswick Key Lane
Houston, Texas 77047

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.004100
I-10: LA 415 TO ESSEN LANE ON I-10 & I-12
ROUTE LA I-10
WEST AND EAST BATON ROUGE PARISH**

State Project Number H.004100 provides for drainage structures, grading bridges, class II base course, portland cement concrete pavement, asphalt concrete pavement, roundabout, retaining walls, soundwalls, permanent signing and striping, lighting, and earthwork, on I-10 in East Baton Rouge Parish, as follows:

Beginning I-10 at approximate Highway Survey Station 427+31.00, then proceed in a southeasterly direction to end at approximate Highway Survey Station 437+63.65.

Beginning I-10 at approximate Highway Survey Station 201+14.71, then proceed in a southeasterly direction to end at approximate Highway Survey Station 430+00.00.

Beginning Acadian Thwy. at approximate Highway Survey Station 50+95.00, then proceed in a northerly direction to end at approximate Highway Survey Station 71+00.00.

Beginning Nairn Dr. at approximate Highway Survey Station 40+00.00, then proceed in a northerly direction to end at approximate Highway Survey Station 60+00.00.

Bridge Site I-10, is between the following Highway Survey Stations: approximate Highway Survey Station 427+31.00 and Highway Survey Station 241+68.22.

Bridge Site I-10 over City Park Lake, is between the following Highway Survey Stations: approximate Highway Survey Station 261+63.19 and Highway Survey Station 270+00.38.

Bridge Site I-10 Perkins to Acadian, is between the following Highway Survey Stations: 289+38.66 and Highway Survey Station 320+75.66.

Bridge Site Acadian Thruway, is between the following Highway Survey Stations: approximate Highway Survey Station 59+06.10, and Highway Survey Station 60+05.63.

Bridge Site Nairn Dr. over I-10, is between the following Highway Survey Stations: approximate Highway Survey Station 47+06.00 and Highway Survey Station 52+94.00.

Bridge Site I-10 at College Dr., is between the following Highway Survey Stations: approximate Highway Survey Station 350+73.00 and Highway Survey Station 358+42.00.

Bridge Site I-10 EB at Ward Creek, is between the following Highway Survey Stations: approximate Highway Survey Station 403+31.31 and Highway Survey Station 405+04.74.

The total roadway length is approximately 3.263 miles, and the total bridge length is approximately 2.025 miles, for an overall project length of approximately 5.288 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 La. R.S. 36:501 et seq., and La. 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 La. 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.004100, I-10: LA 415 to Essen Lane on I-10 & I-12, Parish of West and East Baton Rouge Parish.

Baton Rouge, Louisiana, this 17th day of March, 2023.


ERIC KALIVODA
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).

CERTIFICATE
OF THE
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO.
H.004100, F.A.P. NO. H004100, I-10: LA 415 TO ESSEN LANE ON I-10 AND I-12, PHASE 1:
WEST OF WASHINGTON STREET TO ESSEN LANE, FINAL R/W AND C OF A, ROUTE LA
I-10, WEST AND EAST BATON ROUGE PARISH, in a manner sufficient in my judgment to
provide presently and in the future for the public interest, safety and convenience.



CHAD WINCHESTER, P.E.
DOTD CHIEF ENGINEER

12/11/23
DATE

Final Right of Way Map

S:\survproj\Inroads Survey\31728_4 H.004100 I-10 LA 415 to Essen on I-10 and I-12 ROW Maps\Drawings\H004100 BASE ROW Sheet 35.dgn 10/10/2022 09:12

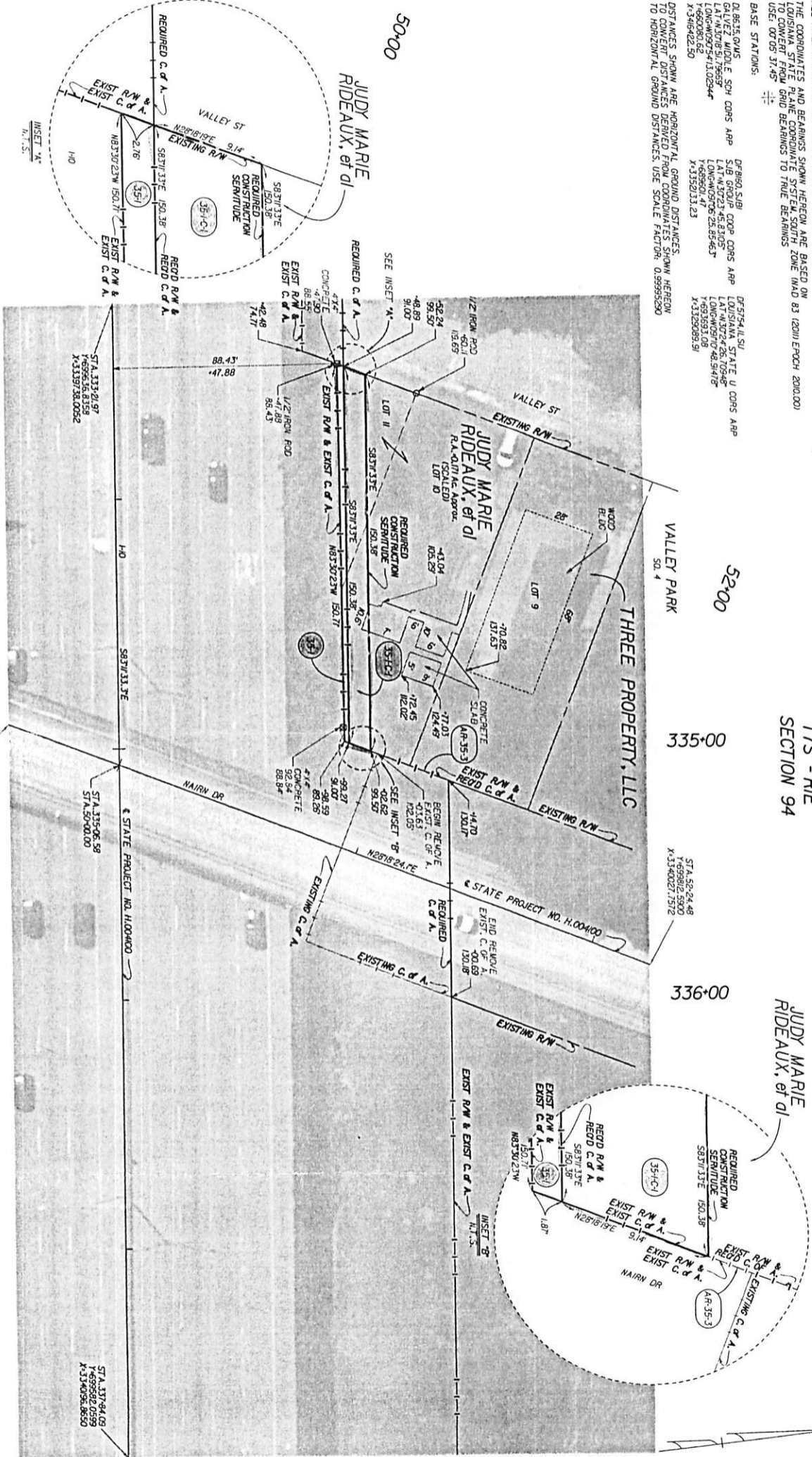


09:12

- NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.0) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00'05" 31.45"
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99955290

GREENSBURG LAND DISTRICT
T7S - R1E
SECTION 94

AR-35-3	THREE PROPERTY, LLC	ORIG 578 BMDL 12356	SEPTEMBER 28, 2011	0.61 AC.	6996.0 SF
35-2-C-1				DELETED	
35-2				DELETED	
35-1-C-1	JUDY MARIE RIDEAUX, et al	ORIG 933 BMDL 11811	FEBRUARY 22, 2005	0.029 AC.	1278.3 SF
35-1				324.0 SF	
PARCEL	OWNER	ACQUISITION	AREA	AREA	AREA



LEGEND

- EXISTING R/W
- REQUIRED C.O.A.
- REQUIRED R/W
- RIGHT OF WAY LINE
- EXIST R/W & EXIST C.O.A.
- RECD R/W & RECD C.O.A.
- CONTROL OF ACCESS
- LOT LINE
- APPEARANT PROPERTY LINE
- EXISTING SERVITUDE LINE
- SECTION LINE

STATE OF LOUISIANA
LAND SURVEYING
C.R. A. EMMONS
JULY 1, 1910
NO. 1000
8/9/22

10/3/22	ADDED PARCEL AR-35-3	CAJ	GROUP	STATE PROJECT NO. H.004100	COMPUTED	CAJ	PARISH	EAST BATON ROUGE
10/3/22	DELETED PARCELS 35-2 & 35-2-C-1	CAJ	LLC	1-10, LA 415 TO ESSEN ON I-10 AND I-12	DETAILED	THI	CONTROL	450-10
10/3/22	REVISED PARCELS 35-1 & 35-1-C-1	CAJ		PHASE I: WEST OF WASHINGTON STREET TO ESSEN LANE	CHECKED	CAJ	SECTION	
08/26/22	REVISED PARCELS 35-2 & 35-2-C-1	CAJ		EAST BATON ROUGE PARISH	DATE	08/08/2022	STATE	H.004100
08/26/22	REMOVED SQUARE FEET OF BUILDINGS	CAJ			SCALE	1"=20'	PROJECT	

Final Right of Way Map



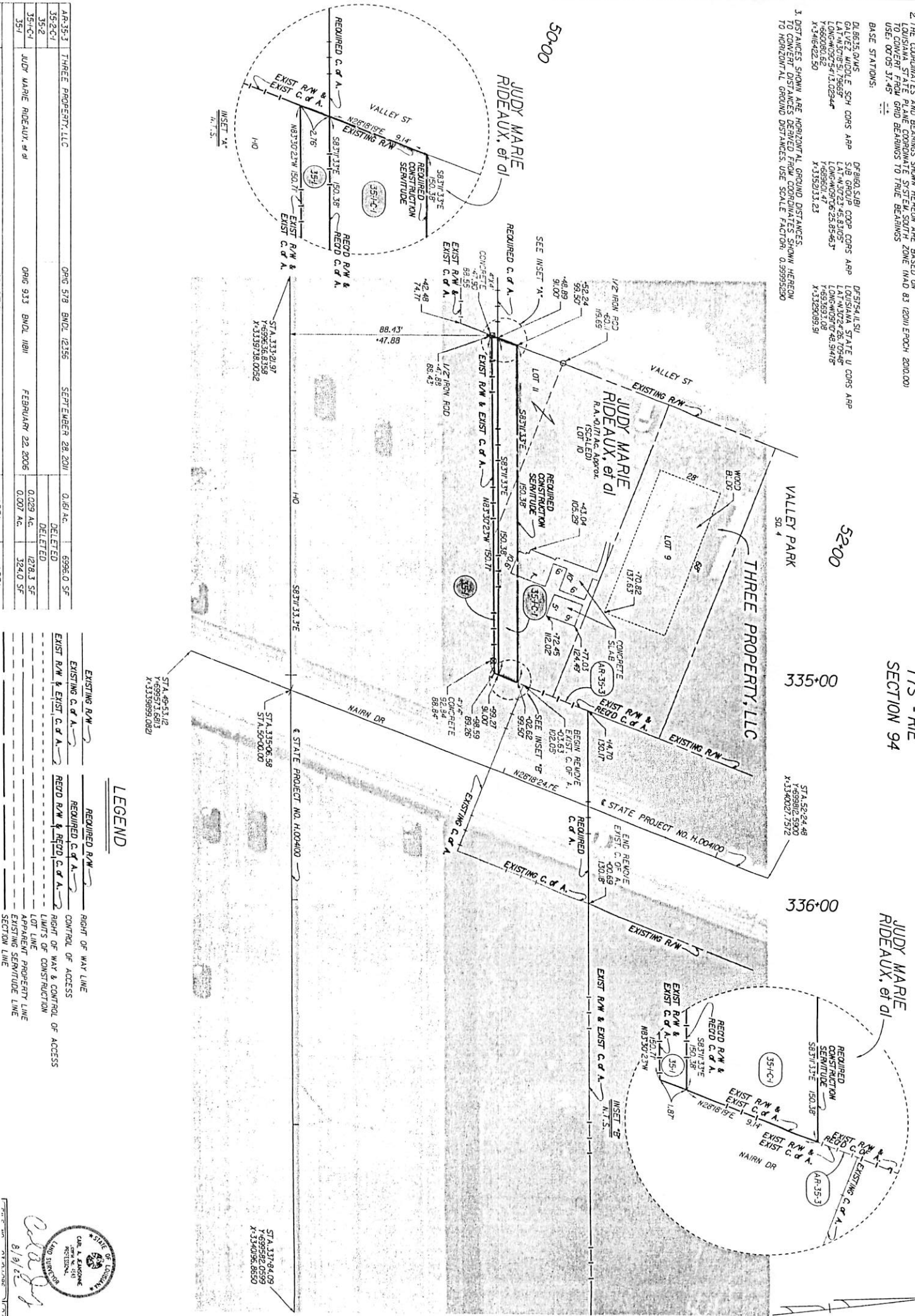
NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, ZONE 14AD 83 (2011) EPOCH 2010.00 USE: 0709 37.45

BASE STATIONS:

DIABLO QUIN	DEPRED S/B	DESTFALL ST
GALVEZ W/D/E SCH CORP APP	SUB GROUP CORR CORP APP	LOUISIANA STATE U CORP APP
LAT N: 30° 51' 19.51" S	LAT N: 30° 23' 45.81" S	LAT N: 30° 24' 28.70" S
LONG: 90° 05' 41.32" W	LONG: 90° 05' 25.85" W	LONG: 90° 07' 48.94" W
Y: 4660900.82	Y: 4699601.47	Y: 4693693.08
X: 3486422.50	X: 3355033.23	X: 3326069.51

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOW HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.999995290

GREENSBURG LAND DISTRICT
T7S - R1E
SECTION 94



PARCEL NUMBER	OWNER	ORIG SUR	BNDL	DATE	AREA	STATUS
AR-35-3	THREE PROPERTY, LLC	ORIG 578	BNDL 12356	SEPTEMBER 28, 2011	0.161 AC.	6996.0 SF
35-2-C-1						DELETED
35-2						DELETED
35-2-C-1	JUDY MARIE RIDEAUX, et al	ORIG 933	BNDL 11811	FEBRUARY 22, 2006	0.029 AC.	1272.3 SF
35-1					0.001 AC.	324.0 SF

LEGEND

	EXISTING R/W		RIGHT OF WAY LINE
	REQUIRED C.O.A.		CONTROL OF ACCESS
	EXIST R/W & EXIST. C.O.A.		RIGHT OF WAY & CONTROL OF ACCESS
	REQUIRED R/W & REQD. C.O.A.		LIMITS OF CONSTRUCTION
			LOT LINE
			APPARENT PROPERTY LINE
			EXISTING SERVITUDE LINE
			SECTION LINE



10/3/22	ADDED PARCEL AR-35-3	CAJ		RIGHT OF WAY MAP STATE PROJECT NO. H.004100 1-10, LA 415 TO ESSEN ON 1-10 AND 1-12 PHASE 1: WEST OF WASHINGTON STREET TO ESSEN LANE EAST BATON ROUGE PARISH		COMPUTER CHECKED	CAJ	PARISH EAST BATON ROUGE		
10/3/22	DELETED PARCELS 35-2 & 35-2-C-1	CAJ				GROUP	PC5		CONSTRUCTION SECTION 450-10	
10/3/22	REVISED PARCELS 35-1 & 35-1-C-1	CAJ				LLC	THI			STATE PROJECT H.004100
08/26/22	REVISED PARCELS 35-2 & 35-2-C-1	CAJ					CAJ			
08/26/22	REMOVED SQUARE FEET OF BUILDINGS	CAJ					DATE			
DATE	REVISION DESCRIPTION	BY	SCALE	1"=20'						

Final Right of Way Map



S:\survey\Inroads Survey\31728 4 H.004100 1-10 LA 415 to Essen on 1-10 and 1-12 ROW Maps\Drawings\H004100 BASE ROW Sheet 35.dgn 10/10/2022 09:12

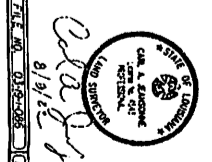
NOTES:
 1. ALL PINS AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE COORDINATE AND BEARING SYSTEM SOUTH ZONE (NAD 83) EPOCH 2011.00. USE: 0709 17.45
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR 0.99999289

BASE STATIONS:
 DEBRO, SIB DE 575441.81
 SIB GROUP COOP CORP APP LOUISIANA STATE U CORP APP
 GALVEZ MIDDLE SCH CORP APP LA 140723453105
 LA 140723453105
 LONGWINDS 113.02344 LONGWINDS 23.854637
 140723453105
 X:31392313.23 Y:31392313.23
 X:31392313.23 Y:31392313.23

AR-35-3	THREE PROPERTY, LLC	ORIG 578 BMD 12356	SEPT/EMBER 28, 2011	0.86 AC.	6996.0 SF
35-2-C-1					DELETED
35-2				0.029 AC.	1278.3 SF
35-2-C-4	JUDY MARIE RIDEAUX, et al	ORIG 933 BMD 1881	FEBRUARY 22, 2006	0.007 AC.	324.0 SF
35-1					AREA

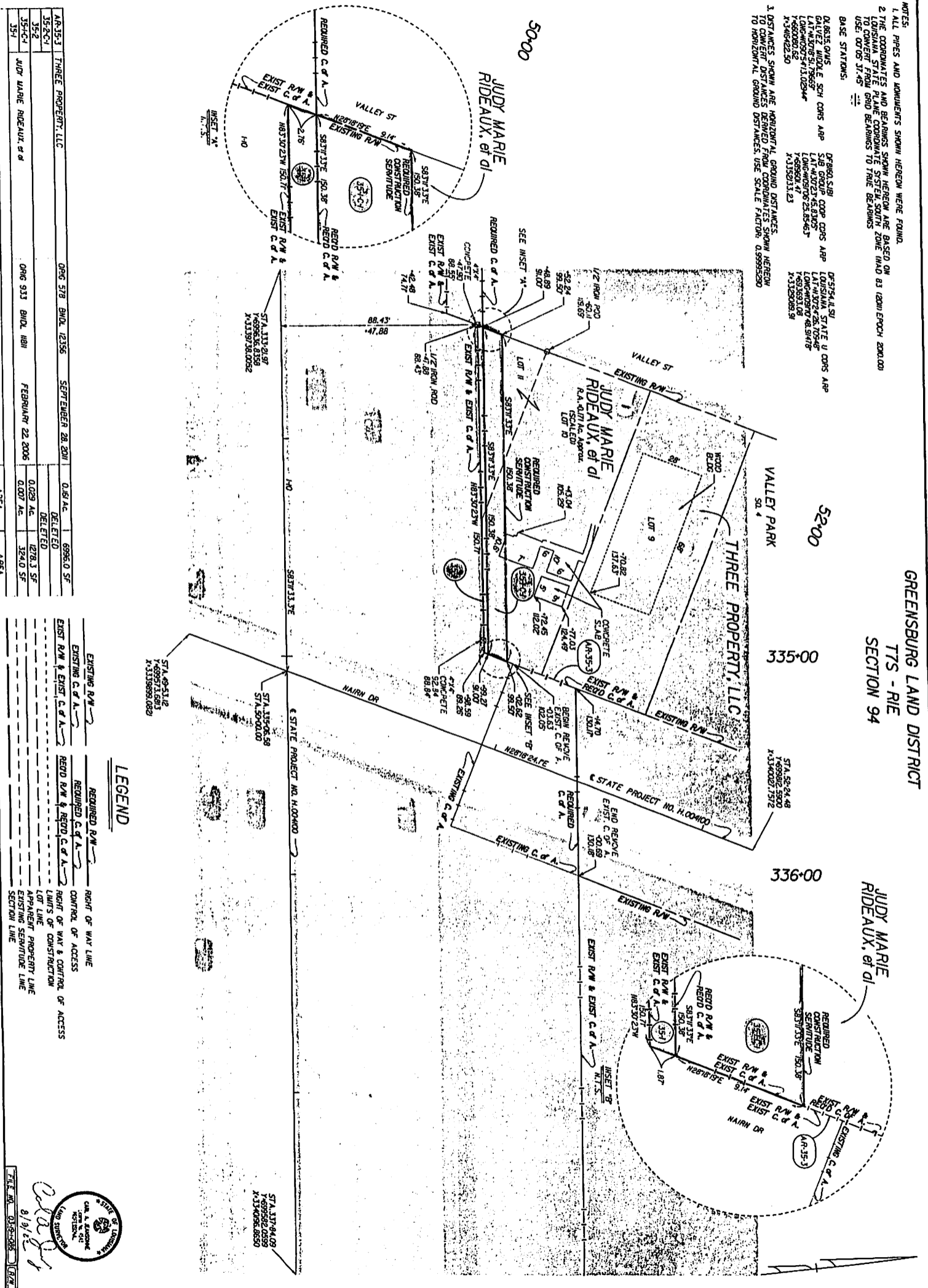
LEGEND

	EXISTING R/W	RIGHT OF WAY LINE
	REQUIRED C.O.A.	CONTROL OF ACCESS
	REQUIRED R/W & REVD C.O.A.	RIGHT OF WAY & CONTROL OF ACCESS
	EXIST R/W & REVD C.O.A.	RIGHT OF WAY & CONTROL OF ACCESS
	LOT LINE	RIGHT OF CONSTRUCTION
	APPARENT PROPERTY LINE	LOT LINE
	EXISTING SERVICE LINE	SECTION LINE



10/3/22	ADDED PARCEL AR-35-3	CAJ	STATE PROJECT NO. H.004100 1-10 LA 415 TO ESSEN ON 1-10 AND 1-12 PHASE I: WEST OF WASHINGTON STREET TO ESSEN LANE EAST BATON ROUGE PARISH		COMPUTED BY CAJ	PARISH: EAST BATON ROUGE
10/3/22	DELETED PARCELS 35-2 & 35-2-C-1	CAJ			DATE: 08/08/2022	SECTION: 450-10
10/3/22	REVISED PARCELS 35-F & 35-1-C-1	CAJ			SCALE: 1"=20'	STATE PROJECT NO: H.004100
08/26/22	REVISED PARCELS 35-2 & 35-2-C-1	CAJ				
08/26/22	REMOVED SQUARE FEET OF BUILDINGS	CAJ				

EXHIBIT P-3



GREENSBURG LAND DISTRICT
 T7S - R1E
 SECTION 94

JUDY MARIE RIDEAUX, et al

THREE PROPERTY, LLC

JUDY MARIE RIDEAUX, et al

JUDY MARIE RIDEAUX, et al

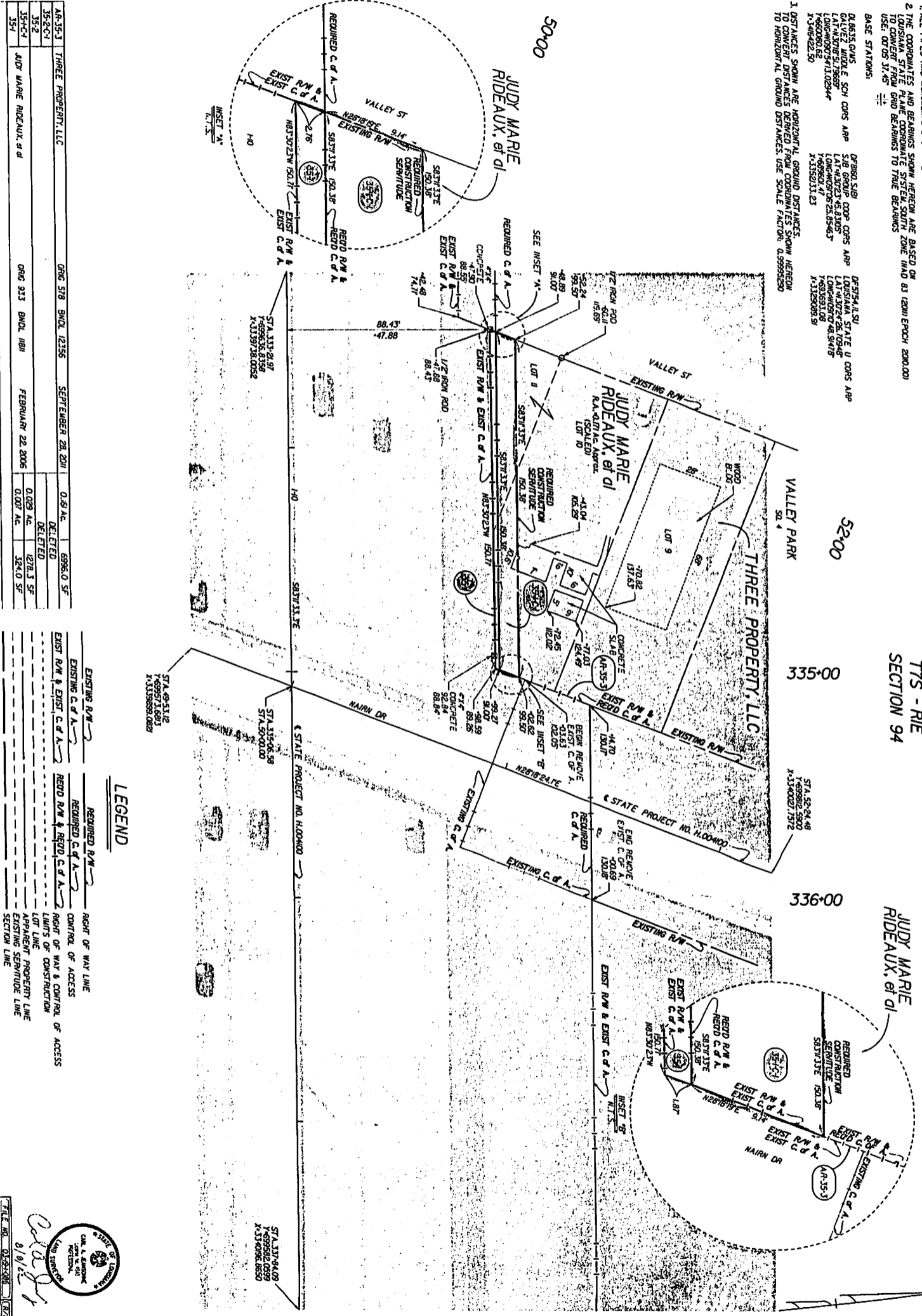
JUDY MARIE RIDEAUX, et al

Final Right of Way Map



NOTES:
 1. ALL PIES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND DEPARTMENTS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, STATE PLANE 1450, AND DEPARTMENTS TO THESE DEPARTMENTS USE 09709 17.49.
 3. DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL, GROUND DISTANCES, USE SCALE FACTOR, 0.99995290

GREENSBURG LAND DISTRICT
 TTS - RIE
 SECTION 94



AREA	AREA
AR-35-3	THREE PROPERTY, LLC
35-2-C-1	
35-2	
35-1-C-1	JUDY MARIE RIDEAUX, et al
35-1	

ORIG	ENCL	DATE	AREA	AREA
ORIG 578	ENCL 12356	SEPTEMBER 28, 2011	0.83 AC	6998.0 SF
ORIG 933	ENCL 1181	FEBRUARY 22, 2005	0.029 AC	1278.3 SF
			0.007 AC	324.0 SF

LEGEND

	EXISTING R/W		RIGHT OF WAY LINE
	REQUIRED C.O.A.		CONTROL OF ACCESS
	REMOVED R/W & EXIST C.O.A.		RIGHT OF WAY & CONTROL OF ACCESS
	REMOVED SQUARE FEET OF BUILDINGS		LIMITS OF CONSTRUCTION
			LOT LINE
			REPARING PROPERTY LINE
			EXISTING SEPARITUDE LINE
			SECTION LINE


DATE: 10/10/2022
 TIME: 09:12:00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

10/3/22	ADDED PARCEL AR-35-3	CAJ	RIGHT OF WAY MAP STATE PROJECT NO. H004100 1-10 LA 415 TO ESSEN ON I-10 AND I-12 PHASE 1: WEST OF WASHINGTON STREET TO ESSEN LANE EAST BATON ROUGE PARISH		COMPUTED	CAJ	PARISH	EAST BATON ROUGE
10/3/22	DELETED PARCELS 35-2 & 35-2-C-1	CAJ			CHECKED	PCJ	CONTR. SECTION	450-10
10/3/22	REVISED PARCELS 35-1 & 35-1-C-1	CAJ			CHECKED	THI	STATE PROJECT	H.004100
08/26/22	REVISED PARCELS 35-2 & 35-2-C-1	CAJ			DATE	CAJ	SCALE	1"=20'
08/26/22	REMOVED SQUARE FEET OF BUILDINGS	CAJ			GROUP	LLC		

-X-HIBIT 100

CERTIFICATE
ON
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.004100, F.A.P. NO. H004100, I-10: LA 415 TO ESSEN LANE ON I-10 AND I-12, PHASE 1: WEST OF WASHINGTON STREET TO ESSEN LANE, FINAL R/W AND C OF A, ROUTE LA I-10, WEST AND EAST BATON ROUGE PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.




CHAD WINCHESTER, P.E.
DOTD CHIEF ENGINEER

12/11/23
DATE



ROBERT ISEMANN, P.E.
ROAD DESIGN ENGINEER

12/8/23
DATE



MARK BUCCI, P.E.
BRIDGE DESIGN ENGINEER

12/8/2023
DATE

Parcel No. 35-1 and 35-1-C-1
S. P. No. H.004100

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) 35-1 & 35-1-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	<u>\$ 2,340</u>
DAMAGES	<u>\$ 0</u>
ADDITIONAL COMPENSATION	<u>\$ 0</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$ 2,340</u>

Methodology Used:

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

Woodrow C. Crochet III, MAI, CCIM
1 Galleria Blvd., Suite 1900
Metairie, LA 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 21, 2023.

W.C. Crochet III

LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO. G2835

Total Approved Amount of Compensation to the full
extent of the owner's loss \$ 15,940

Heather Corsetino 1/9/24
Date

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

3.125%
Ownership

Parcel No. 35-1 & 35-1-C-1
S. P. No. H.004100

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) 35-1 & 35-1-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	<u>\$2,431</u>
DAMAGES	<u>\$0</u>
ADDITIONAL COMPENSATION	<u>\$0</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$2,431</u>

Methodology Used:

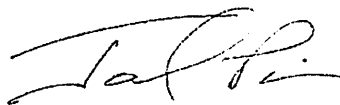
- | | | |
|---------------|----|--------------------------------|
| <u> X </u> | 1. | Sales Comparison Approach |
| <u> </u> | 2. | Cost Approach |
| <u> </u> | 3. | Income Capitalization Approach |

Joel M. Picou
4735 Perkins Rd
Baton Rouge, LA 70808

Qualifications:

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

Baton Rouge, Louisiana, 70817, June 21, 2023



JOEL M PICOU
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO. G1239

3.125% ownership

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 15,94
Heather Corsetino 1/9/24
HEATHER CORSENTINO Date
Assistant R/E Administrator,
Department of Transportation and
Development, State of Louisiana

NINETEENTH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

DOCKET NO.: _____

DIVISION " _____ "

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

WILLIE RIDEAUX

FILED: _____

CLERK OF COURT

NOTICE

THE STATE OF LOUISIANA

TO: WILLIE RIDEAUX
13922 Kenswick Key Lane [VIA LONG ARM STATUTE]
Houston, Texas 77047

Pursuant to an Order issued by a Judge of the Nineteenth Judicial District Court of the State of Louisiana for the Parish of East Baton Rouge on the 17th day of January, 2024, in the above numbered and entitled cause on petition of the State of Louisiana, Department of Transportation & 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 Seventy-Five and 96/100 (\$75.96) Dollars on the 19th day of January, 2024, 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 to the office of the Clerk of the Nineteenth Judicial District Court at the East Baton Rouge Parish Courthouse **within one (1) year** from the date you are notified by the Louisiana Department of Transportation & 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 (20) days** after the service hereof, in accordance with LA R.S. 48:447.

By order of an Honorable Judge of the Nineteenth Judicial District Court in and for the Parish of East Baton Rouge, State of Louisiana.

DEPUTY CLERK OF COURT
19TH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

NINETEENTH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

DOCKET NO.: **C-742893**

DIVISION " **23** "

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

WILLIE RIDEAUX

FILED: _____

CLERK OF COURT

ORDER OF EXPROPRIATION

The Petition, exhibits and premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT ("Petitioner"), deposit in the Registry of the Court, for the use and benefit of the person or persons entitled thereto, the sum of Seventy-Five and 96/100 (\$75.96) Dollars.

IT IS HEREBY FURTHER ORDERED that the defendant's ownership interest in the property described below as Parcel No. 35-1, subject to the reservation in favor of Defendant, WILLIE RIDEAUX, 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, such reservation of mineral rights being imprescriptible as authorized by LA R.S. 31:149, is expropriated and taken for highway purposes as of the time of such deposit, according to law, and that a temporary construction servitude for a period of time not to exceed completion of the project burdens the property described as Parcel No. 35-1-C-1. Said parcels are further described as follows, to-wit:

To the extent of an undivided 3.125%, two (2) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 94, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 35-1 and 35-1-C-1, on a white print of a plat of survey consisting of Sheet No. 35, made by Carl A. Jeansonne, Registered Land Surveyor, dated August 8, 2022, 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.

Page 1 of 2 Pages

John Swearingen



Certified True and
Correct Copy
CertID: 2024012200455

East Baton Rouge Parish
Deputy Clerk Of Court

Generated Date:
1/22/2024 9:28 AM

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 35-1:

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to the point of beginning; thence proceed N28°18'19"E a distance of 2.76 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 1.87 feet to a point and corner; thence proceed N83°30'23"W a distance of 150.71 feet to the point of beginning. All of which comprises Parcel 35-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 324.0 square feet or 0.007 acres.

REQUIRED FOR A TEMPORARY CONSTRUCTION SERVITUDE

PARCEL NO. 35-1-C-1:


From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to a point; thence proceed N28°18'19"E a distance of 2.76 feet to the point of beginning; thence proceed N28°18'19"E a distance of 9.14 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 9.14 feet to a point and corner; thence proceed N83°11'33"W a distance of 150.38 feet to the point of beginning. All of which comprises Parcel 35-1-C-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 1,278.3 square feet or 0.029 acres.

IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon Petitioner 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.

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

IT IS HEREBY FURTHER ORDERED that Defendant, WILLIE RIDEAUX, vacate the above-described property and surrender possession thereof unto Petitioner, immediately upon the deposit of the estimated compensation into the Registry of the Court.

Baton Rouge, Louisiana, this 17 day of January, 2024.


HONORABLE JUDGE
19TH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA
Judge Kelly Balfour
Page 2 of 2 Pages



East Baton Rouge Parish
Deputy Clerk Of Court

Generated Date:
1/22/2024 9:28 AM



Certified True and
Correct Copy
CertID: 2024012200455

NINETEENTH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

DOCKET NO.: **C-742893** DIVISION " **23** "

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

WILLIE RIDEAUX

FILED: _____
CLERK OF COURT

RECEIPT

HONORABLE DOUG WELBORN, CLERK OF COURT

TO

STATE OF LOUISIANA,
DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT VERSUS WILLIE RIDEAUX," No.
742,893 of the docket of said Court, the State of Louisiana seeks the
expropriation of the defendant's ownership interest in the property described below, which is
identified as Parcel No. 35-1, subject to the reservation in favor of the owner, WILLIE RIDEAUX,
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 seeks a temporary construction servitude for a period of time not to exceed completion
of the Project, which is identified as Parcel No.35-1-C-1, for the I-10: LA 415 to Essen Lane on I-
10 and I-12, Phase 1: West of Washington Street to Essen Lane, State Route I-10 project, being
State Project No. H.004100, in the Parishes of West Baton Rouge and East Baton Rouge, a
controlled-access facility with no right of access to, from or across said facility to or from abutting
lands, except at the designated points at which access is permitted, upon the terms and conditions

Page 1 of 3 Pages

John Swearingen



Certified True and
Correct Copy
CertID: 2024012200454

East Baton Rouge Parish
Deputy Clerk Of Court

Generated Date:
1/22/2024 9:27 AM

specified from time to time and upon the service, frontage or access roads provided, said property and line(s) being described as follows, to-wit:

To the extent of an undivided 3.125%, two (2) certain tracts or parcels of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 94, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 35-1 and 35-1-C-1, on a white print of a plat of survey consisting of Sheet No. 35, made by Carl A. Jeansonne, Registered Land Surveyor, dated August 8, 2022, 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.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 35-1:

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to the point of beginning; thence proceed N28°18'19"E a distance of 2.76 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 1.87 feet to a point and corner; thence proceed N83°30'23"W a distance of 150.71 feet to the point of beginning. All of which comprises Parcel 35-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 324.0 square feet or 0.007 acres.

**REQUIRED FOR A TEMPORARY CONSTRUCTION
SERVITUDE**

PARCEL NO. 35-1-C-1:

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 333+47.88, proceed N06°48'27"E a distance of 88.43 feet to a point; thence proceed N28°18'19"E a distance of 2.76 feet to the point of beginning; thence proceed N28°18'19"E a distance of 9.14 feet to a point and corner; thence proceed S83°11'33"E a distance of 150.38 feet to a point and corner; thence proceed S28°18'19"W a distance of 9.14 feet to a point and corner; thence proceed N83°11'33"W a distance of 150.38 feet to the point of beginning. All of which comprises Parcel 35-1-C-1 as shown on Sheet 35 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 1,278.3 square feet or 0.029 acres.

In accordance with an Order of the Court signed herein, the Department of Transportation & Development, on behalf of the State of Louisiana and of itself, has this day paid into the Registry of the Court the sum of Seventy-Five and 96/100 (\$75.96) Dollars 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 same has been placed in the Registry of the

Page 2 of 3 Pages

John Swearingen



Certified True and
Correct Copy
CertID: 2024012200454

East Baton Rouge Parish
Deputy Clerk Of Court

Generated Date:
1/22/2024 9:27 AM

Court.

Signed at Baton Rouge, Louisiana, this **19TH** day of **JANUARY**, 2024.

Brandi Hill

DEPUTY CLERK OF COURT
19TH JUDICIAL DISTRICT COURT
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA

Page 3 of 3 Pages

John Swearingen



Certified True and
Correct Copy
CertID: 2024012200454

East Baton Rouge Parish
Deputy Clerk Of Court

Generated Date:
1/22/2024 9:27 AM