

TWENTY-SEVENTH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

DOCKET NO.: _____

DIVISION “ _____ ”

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

THE KROTZ SPRINGS HOTEL COMPANY LIMITED

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.

THE KROTZ SPRINGS HOTEL COMPANY LIMITED is the defendant herein (“Defendant”).

2.

The STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, proposes to construct in the Parish of St. Landry a certain project designated as State Project No. H.002176, LA 10 Bridges, State Route 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 December 13, 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 greatly conducive to 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 width of 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 by the Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, required in full ownership, and described as follows, to-wit:

One (1) certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Landry, and in Section 15, Township 4 South, Range 7 East, Southwestern Land District, identified as Parcel No. 1-1, on a white print of a plat of survey consisting of Sheet No. 1, made by Charles T. Brewer, Registered Land Surveyor, dated July 14, 2022, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 1-1:

From a point on the centerline of State Project No. H.002176, at Highway Survey Station 105+00.00, proceed N01°02'58"W a distance of 30.34 feet to the point of beginning; thence proceed S89°02'26"W a distance of 330.66 feet to a point and corner; thence proceed N03°35'55"E a distance of 41.10 feet to a point and corner; thence proceed S88°58'50"E a distance of 327.54 feet to a point and corner; thence proceed S01°02'58"E a distance of 29.66 feet to the point of beginning. All of which comprises Parcel 1-1 as shown on Sheet 1 of the Right of Way Plans of State Project No. H.002176 and contains an area of approximately 11,627.6 square feet or 0.267 acres.

6.

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

7.

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

8.

There are no buildings situated wholly or partially upon the above-described parcel to be expropriated, and there are no improvements situated wholly or partially upon the above-described parcel to be expropriated.

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, 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 the Defendant's interest in the property described as Parcel No. 1-1 so that the Petitioner will have acquired full ownership of said parcel, subject to the mineral reservation set forth below.

11.

The Petitioner has attempted to acquire the Defendant's interest in Parcel No. 1-1 amicably but has been unsuccessful in said attempts; therefore, it is necessary for Petitioner to expropriate the Defendant's interest in full ownership the property described as Parcel No. 1-1, subject to the mineral reservation set forth below.

12.

The expropriation of the full ownership of the property described above as Parcel No. 1-1 shall be made subject to the reservation in favor of the owner, THE KROTZ SPRINGS HOTEL

COMPANY LIMITED, of all oil or gas located under the property described hereinabove 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.

13.

The just compensation to which Defendant is entitled, being the compensation for the full ownership of the property described as Parcel No. 1-1, subject to the mineral reservation set forth herein, has been estimated to be the sum of One Thousand Two and 00/100 (\$1,002.00) Dollars, as shown by the written Certificate of Estimate of Compensation marked "Exhibit P-5A," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate Defendant's full ownership of the property described as Parcel No. 1-1, subject to the mineral reservation set forth herein, 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.

18.

Petitioner believes that Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, is a defunct company and, to the best of Petitioner's information and belief, has left no agent for service of process within the State of Louisiana and, consequently, it is necessary that an Attorney at Law be appointed to represent Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, whom service of process may be made and against whom these proceedings may be carried on contradictorily.

WHEREFORE, Petitioner prays that an Order issue herein directing Petitioner to deposit in the Registry of this Court the sum of One Thousand Two and 00/100 (\$1,002.00) Dollars for payment to the person or persons entitled thereto, and declaring that the Defendant's full ownership of the above-described property, subject to the mineral reservation set forth herein, be taken for highway purposes 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 St. Landry Parish.

WHEREFORE, Petitioner further prays that notice of this expropriation be issued and served upon Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, 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.

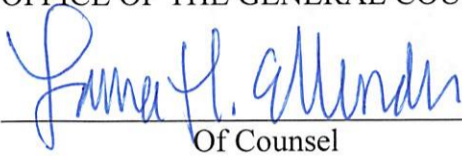
WHEREFORE, Petitioner further prays that it be served with written notice of any trial, motion or other proceeding scheduled before this Honorable Court in accordance with La. R.S. 48:451, and that it be served with notice of any interlocutory or final order, decree or judgment rendered and signed as 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 One Thousand Two and 00/100 (\$1,002.00) Dollars.

Respectfully Submitted:

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

By:



Of Counsel

Laura Hopes Ellender (La. Bar Roll No. 32505)
1201 Capitol Access Road (70802)
Post Office Box 94245
Baton Rouge, Louisiana 70804-9245
Phone: (225) 379-1899 | Fax: (225) 242-4691
Email: laura.ellender2@la.gov
Attorney for LA DOTD

PLEASE SERVE:

THE KROTZ SPRINGS HOTEL COMPANY LIMITED
Through its Court Appointed Attorney:

_____.

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.002176
LA 10 BRIDGES
ROUTE: LA 10
ST. LANDRY PARISH**

State Project Number H.002176 provides for earthwork, asphalt concrete pavement, class II base course, concrete slab span bridge, and drainage structures on LA 10 in St. Landry Parish, as follows:

Beginning Site 1 at approximate Highway Survey Station 103+00.00, then proceed in a westerly direction to end at approximate Highway Survey Station 122+00.00.

Beginning Site 2 at approximate Highway Survey Station 149+00.00, then proceed in a westerly direction to end at approximate Highway Survey Station 167+50.00.

There is a Bridge Site between the following Highway Survey Stations: approximate Highway Survey Station 107+72.00 and Highway Survey Station 110+12.00, approximate Highway Survey Station 116+20.00 and Highway Survey Station 117+40.00, and approximate Highway Survey Station 159+17.05 and Highway Survey Station 160+37.05.

The total roadway length is approximately 0.620 miles, and the total bridge length is approximately 0.091 miles, for an overall project length of approximately 0.711 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.002176, LA 10, Parish of St. Landry.

Baton Rouge, Louisiana, this 13th day of December, 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.002176, F.A.P. NO. H002176, LA 10 BRIDGES, ROUTE LA 10, ST. LANDRY 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

1/19/24
DATE

Final Right of Way Map

S:\survproj\Inroads Survey\31600_E H.002176 LA 10 Bridges\Drawings\H002176_SH01.dgn



7/14/2022

17:07

SOUTHWESTERN LAND DISTRICT
T4S - R7E
SECTION 15

- NOTES:
1. ALL PIPES AND ROWS/MENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE, NAD 83 (2011 EPOCH), 2011.00 TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0.07500.
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. DISTANCES SHOWN ARE DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES. USE SCALE FACTOR: 0.99999944
- BASE STATIONS:
- | | | |
|----------------------------|----------------------------|---------------------------|
| THHRLAKES | LSULSTRT4 | TOWNSHIP 24 N |
| T H HARRIS CAMPUS CONS APP | LOUISIANA STATE U CONS APP | ABDALLA HALL ULL CONS APP |
| LAWSONVILLE | LA 10 BRIDGES | LAT: 48°37'36.58" N |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |
| LA 10 BRIDGES | LA 10 BRIDGES | LONG: 92°02'48.38" W |

BEGIN PROJECT
BEGIN SITE 1
C.S. 219-07
LOG MILE 1.740
STA. 03+00.00

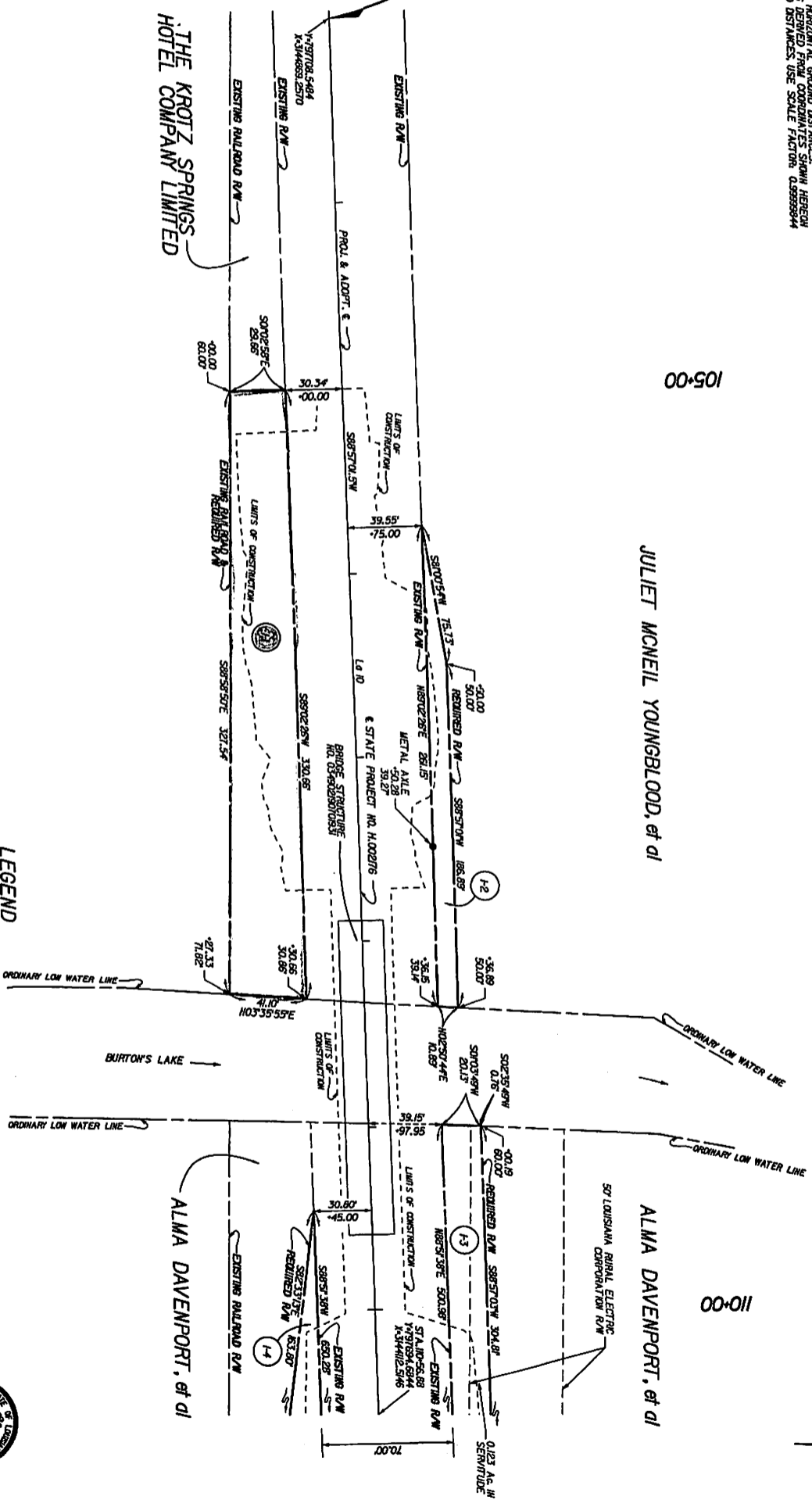
THE KROTZ SPRINGS
HOTEL COMPANY LIMITED

105+00

JULIET MCNEIL YOUNGBLOOD, et al

ALMA DAVENPORT, et al

110+00



LEGEND

- EXISTING R/W
- REQUIRED R/W
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMIT LINE
- LIMIT LINE
- PARALLEL PROPERTY LINE
- EXISTING SERVITUDE LINE
- SECTION LINE

PARCEL	OWNER	ACQUISITION	AREA	AREA
1-1	ALMA DAVENPORT, et al	C.A.B. K-29 PG.287	0.391 AC.	10238.4 SF
1-2	JULIET MCNEIL YOUNGBLOOD, et al	ENTRY NO. 18894	0.065 AC.	2395.7 SF
1-3	THE KROTZ SPRINGS HOTEL COMPANY LIMITED	ENTRY NO. 71293	0.287 AC.	10276.5 SF
1-4	ALMA DAVENPORT, et al	DECEMBER 23, 2014	0.065 AC.	2395.7 SF
		APRIL 11, 1912	0.287 AC.	10276.5 SF



COMPUTED	BSH	PARISH	ST. LANDRY
CHECKED	CTB	CONTROL	219-07
DATE	07/14/2022	STATE PROJECT	H.002176
SCALE	1"=30'		



7/14/2022

17:07

Final Right of Way Map

S:\survproj\Inroads Survey\31600_E H.002176 LA 10 Bridges\Drawings\H002176_SH01.dgn

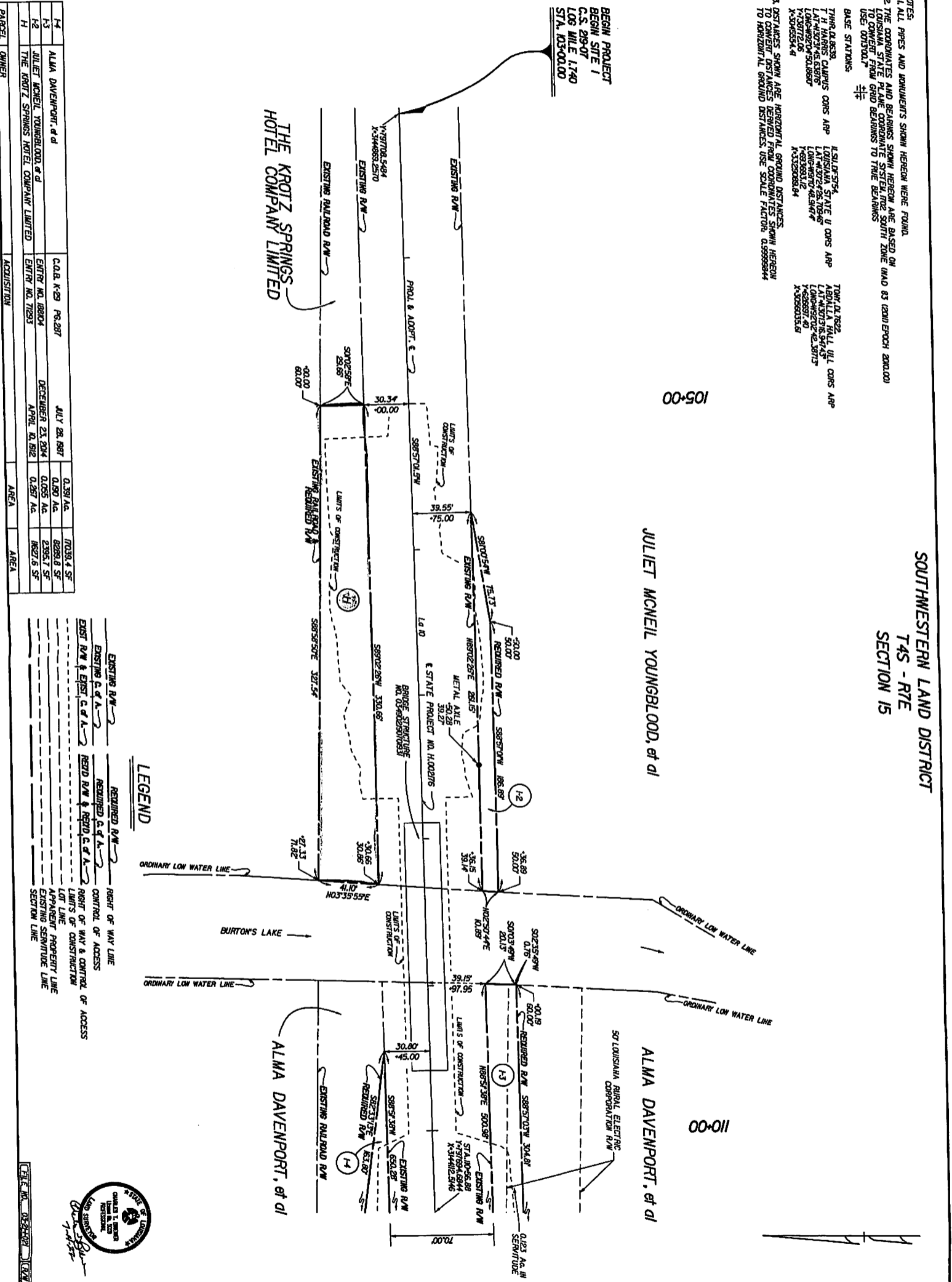
- NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, ZONE 15 TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE 0.017047.
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR 0.99998944.

BASE STATIONS:

TWP. 14.85N	R. 15.15E	TWP. 14.85N	R. 15.15E
1. H. 01574.63076	1. H. 01574.63076	1. H. 01574.63076	1. H. 01574.63076
LONG=92704.5018807	LONG=92704.5018807	LONG=92704.5018807	LONG=92704.5018807
1. 43055534.4	1. 43055534.4	1. 43055534.4	1. 43055534.4

BEGIN PROJECT
BEGIN SITE 1
C.S. 219-07
1.08 MILE 1740
STA. 03+00.00

SOUTHWESTERN LAND DISTRICT T4S - R7E SECTION 15



PARCEL	OWNER	ACQUISITION	AREA	AREA
I-1	ALMA DAVENPORT, et al	C.O.B. K-29 PG.287	0.391 AC.	7039.4 SF
I-2	JULIET MCNEIL YOUNGBLOOD, et al	ENTRY NO. 88904	0.095 AC.	8290.8 SF
I-3	JULIET MCNEIL YOUNGBLOOD, et al	DECEMBER 23, 2014	2.355 AC.	20351.7 SF
H	THE KROTZ SPRINGS HOTEL COMPANY LIMITED	ENTRY NO. 78933	APRIL 10, 1912	1827.6 SF

LEGEND

- EXISTING R/W
- REQUIRED R/W
- RIGHT OF WAY LINE
- CONTROL OF WAY & ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SEWERAGE LINE
- SECTION LINE



DATE	REVISION DESCRIPTION	BY	GROUP	PROJECT	DATE	SCALE	COMPUTED	CHECKED	PARISH	ST. LANDRY
			S.B. GROUP, LLC	RIGHT OF WAY MAP STATE PROJECT NO. H.002176 LA 10 BRIDGES ST. LANDRY PARISH	07/14/2022	1"=30'	BSH	CTB	CONTROL SECTION	219-07
							TTF	PFS	STATE PROJECT	H.002176

Final Right of Way Map

S:\survproj\Inroads Survey\31600_E H.002176 LA 10 Bridges\Drawings\H002176_SH01.dgn

7/14/2022

17:07



NOTES:
 1. ALL PIPES AND UTILITIES SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NAD 83 (GDA) EPOCH 2011.00 TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0013700.7

BASE STATIONS:

THRU 02 8539
 T.H. HARRIS CURVES CORP ARP
 LAT 44°23'45.6380"
 LONG 90°24'50.0880"
 X=358535.41
 Y=339938.44

11.511.079754
 LOUISIANA STATE U CORP ARP
 LAT 44°23'45.6380"
 LONG 90°24'50.0880"
 X=358535.41
 Y=339938.44

TOW 02 7822
 ABQUILLA TALL ULL CORP ARP
 LAT 44°23'45.6380"
 LONG 90°24'50.0880"
 X=358535.41
 Y=339938.44

1. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR 0.999999994

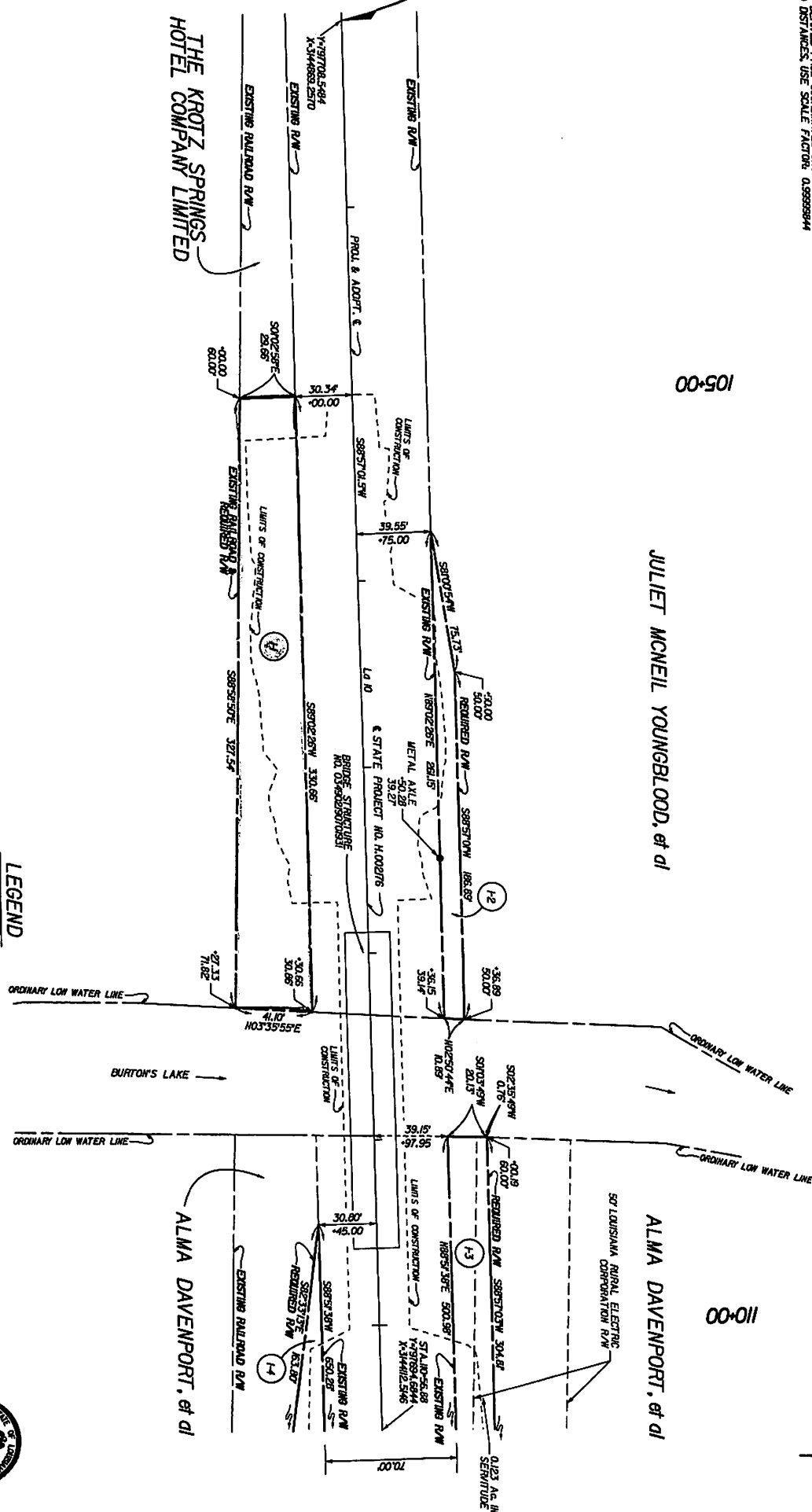
BEGIN PROJECT
 BEGIN SITE 1
 C.S. 219-01
 LOG MILE 1.740
 STA. 103+00.00

THE KROTZ SPRINGS
 HOTEL COMPANY LIMITED

105-00

JULIET MCNEIL YOUNGBLOOD, et al

SOUTHWESTERN LAND DISTRICT
 T4S - R7E
 SECTION 15



LEGEND

- EXISTING R/W
- REQUIRED R/W
- RIGHT OF WAY LINE
- EXIST R/W & EXIST C.D.A.
- REQUIRED C.D.A.
- RIGHT OF WAY & CONTROL OF ACCESS
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SEWER/UTL LINE
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- APPARENT PROPERTY LINE
- EXISTING SEWER/UTL LINE

PARCEL	OWNER	ACQUISITION	AREA	AREA
1-4	ALMA DAVENPORT, et al	C.O.B. K-29 P.C. 287	0.301 AC.	1038.4 SF
1-3	JULIET MCNEIL YOUNGBLOOD, et al	ENTRY NO. 18804	0.291 AC.	898.4 SF
1-2	THE KROTZ SPRINGS HOTEL COMPANY LIMITED	ENTRY NO. 71293	0.033 AC.	2382.7 SF
1-1	THE KROTZ SPRINGS HOTEL COMPANY LIMITED	ENTRY NO. 71293	0.287 AC.	1827.6 SF



DATE	REVISION DESCRIPTION	BY		RIGHT OF WAY MAP STATE PROJECT NO. H.002176 LA 10 BRIDGES ST. LANDRY PARISH		COMPUTED CHECKED BSH CTB	PARISH ST. LANDRY
						DETAILED CHECKED TTF PCS	CONTROL SECTION 219-07
						DATE 07/14/2022	STATE PROJECT H.002176
						SCALE 1"=30'	



Final Right of Way Map

7/14/2022

17:07

S:\survproj\Inroads Survey\31600_E H.002176 LA 10 Bridgea\Drawings\H002176_SR01.dgn

NOTES:
1. ALL PIERES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM. DISTANCES TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE 0.000001.

BASE STATIONS:

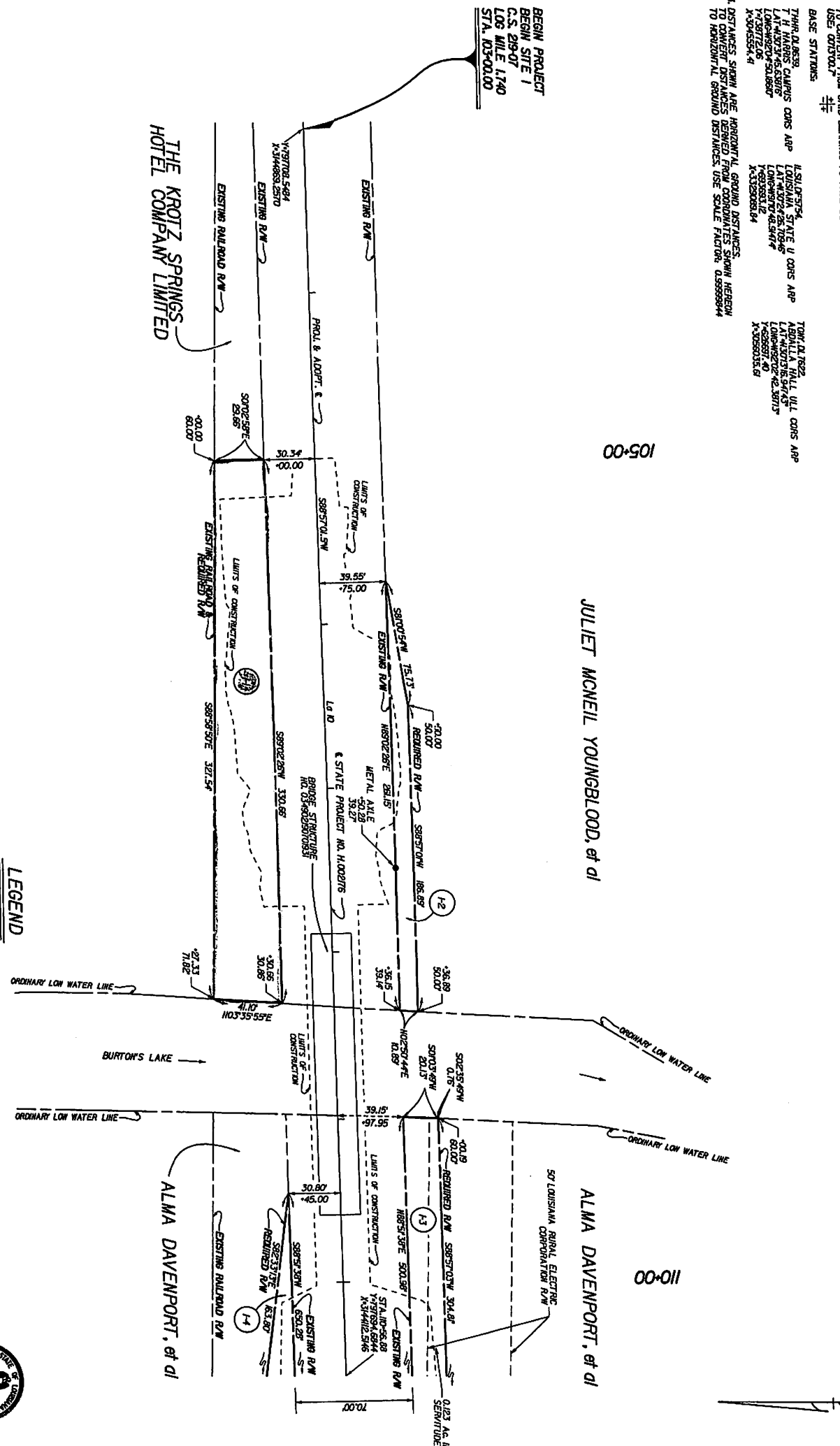
THURLAZER
L. H. 437345.878
LONG=92°05'04.888" W
Y=30772.06
X=3005534.4
TOWNSHIP
L. H. 437345.878
LONG=92°05'04.888" W
Y=30772.06
X=3005534.4
LOUISIANA STATE U CORN APP
LAT=32°24'25.709" N
LONG=92°04'48.547" W
LONG=92°05'04.888" W
Y=30772.06
X=3005534.4
ADRIANA HALL, U.L. CORN APP
LAT=32°24'25.709" N
LONG=92°04'48.547" W
LONG=92°05'04.888" W
Y=30772.06
X=3005534.4

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.999998944

BEGIN PROJECT
BEGIN SITE 1
C.S. 219-07
LOS MILE 1.740
STA. 03+00.00

SOUTHWESTERN LAND DISTRICT
T4S - R7E
SECTION 15

PARCEL	OWNER	ACQUISITION	AREA	AREA
1-4	ALMA DAVENPORT, et al	C.O.B. K-29 PG-287	0.391 AC.	7039.4 SF
1-3	JULIET MCNEIL YOUNGBLOOD, et al	ENTRY NO. 88804	0.085 AC.	2395.7 SF
1-2	JULIET MCNEIL YOUNGBLOOD, et al	DECEMBER 23, 2014	0.085 AC.	2395.7 SF
H	THE KROTZ SPRINGS HOTEL COMPANY LIMITED	ENTRY NO. 78933	0.287 AC.	1827.6 SF



LEGEND

— EXISTING R/W — EXISTING E.O.A. — REQUIRED R/W — REQUIRED E.O.A. —
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---
 --- RIGHT OF WAY & CONTROL OF ACCESS ---

COMPUTED CHECKED DATE	BSH CTB TTF PCS 07/14/2022 1"=30'	PARISH CONTROL SECTION STATE PROJECT	ST. LANDRY 219-07 H.002176
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RIGHT OF WAY MAP
STATE PROJECT NO. H.002176
399' BRIDGE 10 C.O.B. 11
ST. LANDRY PARISH

DATE: 07/14/2022
REVISION DESCRIPTION: [Blank]
BY: [Blank]

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.002176, F.A.P. NO. H002176, LA 10 BRIDGES, ROUTE LA 10, ST. LANDRY 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

1/19/24
DATE



ROBERT ISEMANN, P.E.
ROAD DESIGN ENGINEER

1/19/24
DATE



MARK BUCCI, P.E.
BRIDGE DESIGN ENGINEER

1/19/2024
DATE

Parcel No. 1-1
S. P. No. H.002176

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) 1-1 and its 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	\$ 1,002.00
VALUE OF TEMPORARY CONSTRUCTION SERVITUDE	\$ n/a
DAMAGES TO REMAINDER	\$ 0.00
ADDITIONAL COMPENSATION	\$ 0.00
TOTAL ESTIMATE OF COMPENSATION	\$ 1,002.00

Methodology Used:

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

By: Thompson Bradford Core; ASA
Core Realty, LLC
126 N. Eastern Avenue
Crowley, LA 70526

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

Crowley, Louisiana October 26, 2023

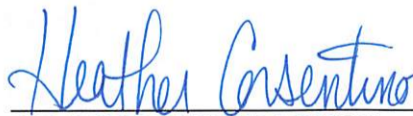


THOMPSON BRADFORD CORE, ASA

Designated Accredited Senior Appraiser - Urban & Rural Properties
Louisiana Certified General Real Estate Appraiser, No. G0204
Louisiana Licensed Real Estate Broker
Realtor®

Total Approved Amount of Compensation
to the Full Extent of the Owner's Loss

\$ 1,002.00



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

1/24/2024
Date

TWENTY-SEVENTH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

DOCKET NO.: _____

DIVISION “ _____ ”

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

THE KROTZ SPRINGS HOTEL COMPANY LIMITED

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 One Thousand Two and 00/100 (\$1,002.00) Dollars.

IT IS HEREBY FURTHER ORDERED that the Defendant’s full ownership of the property described below as Parcel No. 1-1, subject to the reservation in favor of Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, 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. Said parcel is further described as follows, to-wit:

One (1) certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Landry, and in Section 15, Township 4 South, Range 7 East, Southwestern Land District, identified as Parcel No. 1-1, on a white print of a plat of survey consisting of Sheet No. 1, made by Charles T. Brewer, Registered Land Surveyor, dated July 14, 2022, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 1-1:

From a point on the centerline of State Project No. H.002176, at Highway Survey Station 105+00.00, proceed N01°02'58"W a distance of 30.34 feet to the point of beginning; thence proceed S89°02'26"W a distance of 330.66 feet to a point and corner; thence proceed N03°35'55"E a distance of 41.10 feet to a point and corner; thence proceed S88°58'50"E a distance of 327.54 feet to a point and corner; thence proceed S01°02'58"E a distance of 29.66 feet to the point of beginning. All of which comprises Parcel 1-1 as shown on Sheet 1 of the Right of Way Plans of State Project No. H.002176 and contains an area of approximately 11,627.6 square feet or 0.267 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 St. Landry Parish.

IT IS HEREBY FURTHER ORDERED that _____, Attorney at Law, whose address is _____, and whose telephone number is _____, be and is hereby appointed to represent Defendant herein, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, as authorized by La. C.C.P. Article 5091, as amended.

IT IS HEREBY FURTHER ORDERED that Defendant, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, 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.

Opelousas, Louisiana, this _____ day of _____, 2024.

JUDGE | 27TH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

TWENTY-SEVENTH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

DOCKET NO.: _____

DIVISION “ _____ ”

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

THE KROTZ SPRINGS HOTEL COMPANY LIMITED

FILED: _____

CLERK OF COURT

RECEIPT

HONORABLE CHARLES JAGNEAUX, CLERK OF COURT

TO

STATE OF LOUISIANA,
DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

STATE OF LOUISIANA
PARISH OF ST. LANDRY

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT VERSUS THE KROTZ SPRINGS HOTEL COMPANY LIMITED," No. _____ of the docket of said Court, the State of Louisiana seeks the expropriation of the Defendant's full ownership of the property described below, which is identified as Parcel No. 1-1, subject to the reservation in favor of the owner, THE KROTZ SPRINGS HOTEL COMPANY LIMITED, 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, which is identified as Parcel No. 1-1, for the LA 10 Bridges, State Route I-10 project, being State Project No. H.002176, in the Parish of St. Landry, said property being described as follows, to-wit:

One (1) certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Landry, and in Section 15, Township 4 South, Range 7 East, Southwestern Land District, identified as Parcel No. 1-1, on a white print of a plat of survey consisting of Sheet No. 1, made by Charles T. Brewer,

Registered Land Surveyor, dated July 14, 2022, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 1-1:

From a point on the centerline of State Project No. H.002176, at Highway Survey Station 105+00.00, proceed N01°02'58"W a distance of 30.34 feet to the point of beginning; thence proceed S89°02'26"W a distance of 330.66 feet to a point and corner; thence proceed N03°35'55"E a distance of 41.10 feet to a point and corner; thence proceed S88°58'50"E a distance of 327.54 feet to a point and corner; thence proceed S01°02'58"E a distance of 29.66 feet to the point of beginning. All of which comprises Parcel 1-1 as shown on Sheet 1 of the Right of Way Plans of State Project No. H.002176 and contains an area of approximately 11,627.6 square feet or 0.267 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 One Thousand Two and 00/100 (\$1,002.00) 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 Court.

Signed at Opelousas, Louisiana, this _____ day of _____, 2024.

DEPUTY CLERK OF COURT
27TH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

TWENTY-SEVENTH JUDICIAL DISTRICT COURT
PARISH OF ST. LANDRY
STATE OF LOUISIANA

DOCKET NO.: _____ DIVISION “ _____ ”

STATE OF LOUISIANA, DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT

VERSUS

THE KROTZ SPRINGS HOTEL COMPANY LIMITED

FILED: _____
CLERK OF COURT

NOTICE

THE STATE OF LOUISIANA

TO: THE KROTZ SPRINGS HOTELCOMPANY LIMITED
Through its Court Appointed Attorney:

_____.

Pursuant to an Order issued by a Judge of the Twenty-Seventh Judicial District Court of the State of Louisiana for the Parish of St. Landry on the _____ day of _____, 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 One Thousand Two and 00/100 (\$1,002.00) Dollars on the _____ day of _____, 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 in the office of the Clerk of the Twenty-Seventh Judicial District Court in and for the Parish of St. Landry **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 Twenty-Seventh Judicial District Court for the Parish of St. Landry, State of Louisiana.

Signed and delivered to the Sheriff of St. Landry Parish this _____ day of _____ in the year 2024.