

FILED

JUN 16 2014  
JENNIFER KADAR-BROWN  
DEPUTY CLERK  
4TH JUDICIAL DISTRICT COURT  
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

INGLESIDE PROPERTIES, LLC, ET AL

SUIT NUMBER 14-1783

4<sup>th</sup> JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

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.

INGLESIDE PROPERTIES, LLC, WILEY'S PHARMACY & COMPOUNDING SERVICE, INC., d/b/a MASON'S PHARMACY, PADGETT BROOKS, INC., d/b/a LAKEWOOD PHYSICAL & OCCUPATIONAL THERAPY, SUPER DONUT, LLC, ANDERSON INSURANCE, INC., GENE COX, INC., d/b/a GENE COX GROCERY & GAS, EVANS OIL LLC, HOWCO, LLC, and PROGRESSIVE BANK are the defendants herein.

2.

The Department of Transportation and Development proposes to construct in the Parish of Ouachita a certain project designated as State Project No. 324-02-0008 (H.002622), ARKANSAS ROAD (CALDWELL ROAD – LA 143), on State Route LA 616, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on April 11, 2013, 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.

CASE ASSIGNED TO:  
CV. SECT. 1

OUACHITA PARISH  
CLERK OF COURT

2014 JUN 16 P 12:53

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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 his 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 defendant, INGLESIDE PROPERTIES, LLC, subject to leases in favor of WILEY'S PHARMACY & COMPOUNDING SERVICE, INC., d/b/a MASON'S PHARMACY, PADGETT BROOKS, INC., d/b/a LAKEWOOD PHYSICAL & OCCUPATIONAL THERAPY, SUPER DONUT, LLC, ANDERSON INSURANCE, INC., GENE COX, INC., d/b/a GENE COX GROCERY & GAS, EVANS OIL LLC, HOWCO, LLC, and PROGRESSIVE BANK, required in full ownership, and described as follows, to-wit:

One (1) certain tract or parcel 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 Ouachita, State of Louisiana, and in Section 20, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel No. 9-2, on a white print of a plat of survey, consisting of Sheet Nos. 9 and 40, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, 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, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 9-2:

From a point on the centerline of State Right of Way Project No. 324-02-0015 (State Construction Project No. 324-02-0008) (H.002622), at Highway Survey Station 51+10.89, proceed S09°36'50"E a distance of 16.21 feet to the point of beginning; thence proceed N86°20'59"E a distance of 72.20 feet to a point and corner; thence proceed N84°07'56"E a distance of 114.48 feet to a point and corner; thence proceed N81°36'21"E a distance of 184.74 feet to a point and corner; thence proceed S00°03'20"W a distance of 369.55 feet to a point and corner; thence proceed N36°37'56"W a distance of 24.92 feet to a point and corner; thence proceed N00°00'00"W a distance of 282.21 feet to a point and corner; thence proceed N43°49'55"W a distance of

39.51 feet to a point and corner; thence proceed S79°20'48"W a distance of 110.65 feet to a point and corner; thence proceed along a curve to the right having a radius of 3165.00 feet, whose length is 111.64 feet and whose chord length is 111.64 feet and bears S80°21'26"W to a point and corner; thence proceed S85°05'51"W a distance of 100.33 feet to a point and corner; thence proceed N09°36'50"W a distance of 43.92 feet to the point of beginning. All of which comprises Parcel 9-2 as shown on Sheets 9 and 40 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 19342.4 square feet or 0.444 of an acre.

6.

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

6A.

The above described property is owned by INGLESIDE PROPERTIES, LLC, subject to leases in favor of WILEY'S PHARMACY & COMPOUNDING SERVICE, INC., d/b/a MASON'S PHARMACY, PADGETT BROOKS, INC., d/b/a LAKEWOOD PHYSICAL & OCCUPATIONAL THERAPY, SUPER DONUT, LLC, ANDERSON INSURANCE, INC., GENE COX, INC., d/b/a GENE COX GROCERY & GAS, EVANS OIL LLC, HOWCO, LLC, and PROGRESSIVE BANK.

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 property, and the only improvements situated wholly or partially thereon consist of concrete, water laterals, sewer laterals, out parcel pad utilities, Mason's Pharmacy sign, Lakewood Therapy sign, Super Donut sign, Anderson Insurance sign, Highwood post, UST's vent pipe, single fixture light, dual fixture light, dual fixture light on pole, Chevron sign package, pipe bumpers, kiosk, metal sign/pole at kiosk, air dispenser, and wood sign at private drive.

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 described property, together with all the rights and interests of the lessees, subject to the mineral reservation set forth below, 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 above described property, together with all of the improvements situated wholly or partially thereon, together with all the rights and interests of the lessees, subject to the mineral reservation set forth below.

12.

The expropriation of the full ownership of the property described above shall be made subject to the reservation in favor of the owner, INGLESIDE PROPERTIES, LLC, 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 above described property, together with all the rights and interests of the lessees, subject to the mineral reservation set forth herein, has been estimated to be the sum of Two Hundred Sixty-Six Thousand One Hundred Ninety-One and No/100 Dollars (\$266,191.00), as shown by the written estimate of compensation marked "Exhibit P-5A", "Exhibit P-5B", "Exhibit P-5C", "Exhibit P5D", and "Exhibit P-5E" annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the above described property, together with all of the improvements situated wholly or partially thereon, and together with all the rights and interests of the lessees, 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 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 Revised Statutes, Section 451.2, as amended and reenacted.

16.

Petitioner desires to utilize the cash deposit authorized by Article 1734.1 of the 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 Article 451 of Title 48, and also requests notice of any interlocutory or final order, decree or judgment rendered and signed in this lawsuit as provided by 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 Two Hundred Sixty-Six Thousand One Hundred Ninety-One and No/100 Dollars (\$266,191.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the above described property, together with all the rights and interests of the lessees, and subject to the mineral reservation set forth herein, 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 notice of this expropriation be issued and served upon INGLESIDE PROPERTIES, LLC, WILEY'S PHARMACY & COMPOUNDING SERVICE, INC., d/b/a MASON'S PHARMACY, PADGETT BROOKS, INC., d/b/a LAKEWOOD PHYSICAL & OCCUPATIONAL THERAPY, SUPER DONUT, LLC, ANDERSON INSURANCE, INC., GENE COX, INC., d/b/a GENE COX GROCERY & GAS, EVANS OIL LLC, HOWCO, LLC, and PROGRESSIVE BANK, 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 Article 1734.1 of the Code of Civil Procedure.

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 Article 451 of Title 48, 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 Two Hundred Sixty-Six Thousand One Hundred Ninety-One and No/100 Dollars (\$266,191.00).

LOUISIANA DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT  
OFFICE OF THE GENERAL COUNSEL

BY: 

Of Counsel

Charles D. McBride  
Bar Roll No. 23856  
1201 Capitol Access Road  
P.O. Box 94245  
Baton Rouge, LA 70804-9245  
Telephone: (225) 242-4607  
Fax: (225) 242-4690  
Attorney for State, DOTD

**PLEASE SERVE:**

Ingleside Properties, LLC  
Through registered agent  
Gene Cox  
608 Northwood Drive  
West Monroe, LA 71291

Wiley's Pharmacy & Compounding Service, Inc.  
d/b/a Mason's Pharmacy  
Through registered agent  
Angela Saterfiel Wiley  
357 Jim Arrant Road  
West Monroe, LA 71292

Padgett Brooks, Inc.  
d/b/a Lakewood Physical & Occupational Therapy  
Through registered agent  
Tracy Brooks  
906 Middleton Street  
Monroe, LA 71201

Super Donut, LLC  
Through registered agent  
Eileen Moore  
4900 Cypress Street, Suite 15  
West Monroe, LA 71291

Anderson Insurance, Inc.  
Through registered agent  
Richard Cleveland Anderson, IV  
219 Winterpark Drive  
West Monroe, LA 71292

Gene Cox, Inc.  
d/b/a Gene Cox Grocery & Gas  
Through registered agent  
Eugene Cox  
3109 Ingleside Drive  
Monroe, LA 71201

Evans Oil, LLC  
Through registered agent  
John C. Laird  
1890 Hudson Circle, Suite 4  
Monroe, LA 71207

Howco, LLC  
Through registered agent  
John A. Howell, Sr.  
152 Terran Road  
West Monroe, LA 71291

Progressive Bank  
c/o Mr. George W. Cummings, III, CEO  
1411 N. 19<sup>th</sup> Street  
Monroe, LA 71201



April 11, 2013

**CERTIFICATE OF AUTHORIZATION TO EXPROPRIATE**

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

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

STATE PROJECT NO(S). H.002622  
STATE PROJECT NO(S). 324-02-0008  
ARKANSAS ROAD (CALDWELL  
ROAD - LA 143)  
STATE ROUTE LA 616  
PARISH OF OUACHITA

State Project Number H.002622 / 324-02-0008 provides for grading, base course, drainage structures, portland cement concrete pavement with integral concrete curb, and related work, on State Route LA 616 in Ouachita Parish, as follows: Begin at approximate Highway Survey Station 10+30.00, then proceed in an easterly then southeasterly direction, and end at approximate Highway Survey Station 189+97.42. The total roadway length and overall project length is approximately 3.402 miles.

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

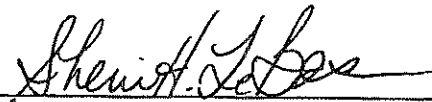
The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

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



Pursuant to the authority vested in me by the provisions of L.R.S. 36:501 et seq., and L.R.S. 48:11 et seq., as Secretary of the Department of Transportation and Development, it is necessary and useful to take and, as required by L.R.S. 48:442(3)(a), I hereby approve and authorize the Department of Transportation and Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.002622 / 324-02-0008, Arkansas Road (Caldwell Road - LA 143), State Route LA 616, Parish of Ouachita.

Baton Rouge, Louisiana, this 11 day of April, 2013.



SHERRI H. LEBAS, P.E.

SECRETARY

DEPARTMENT OF TRANSPORTATION  
AND DEVELOPMENT

I, Albert David, assistant custodian of official records of the Department of Transportation and Development of the State of Louisiana, do certify 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) which is (are) in my custody and possession in my official capacity.

Baton Rouge, Louisiana, 12 day of April 2013

  
ALBERT DAVID  
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
STATE OF LOUISIANA

CERTIFICATE  
OF THE  
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. 324-02-0008 / H.002622, ARKANSAS ROAD (CALDWELL ROAD - LA 143), ROUTE LA 616, OUACHITA PARISH, in a manner sufficient in my judgment to provide presently and in the future for the public interest, safety, and convenience.

*Janice P. Williams* 6-2-14  
\_\_\_\_\_  
JANICE P. WILLIAMS, P.E. DATE  
CHIEF ENGINEER ADMINISTRATOR



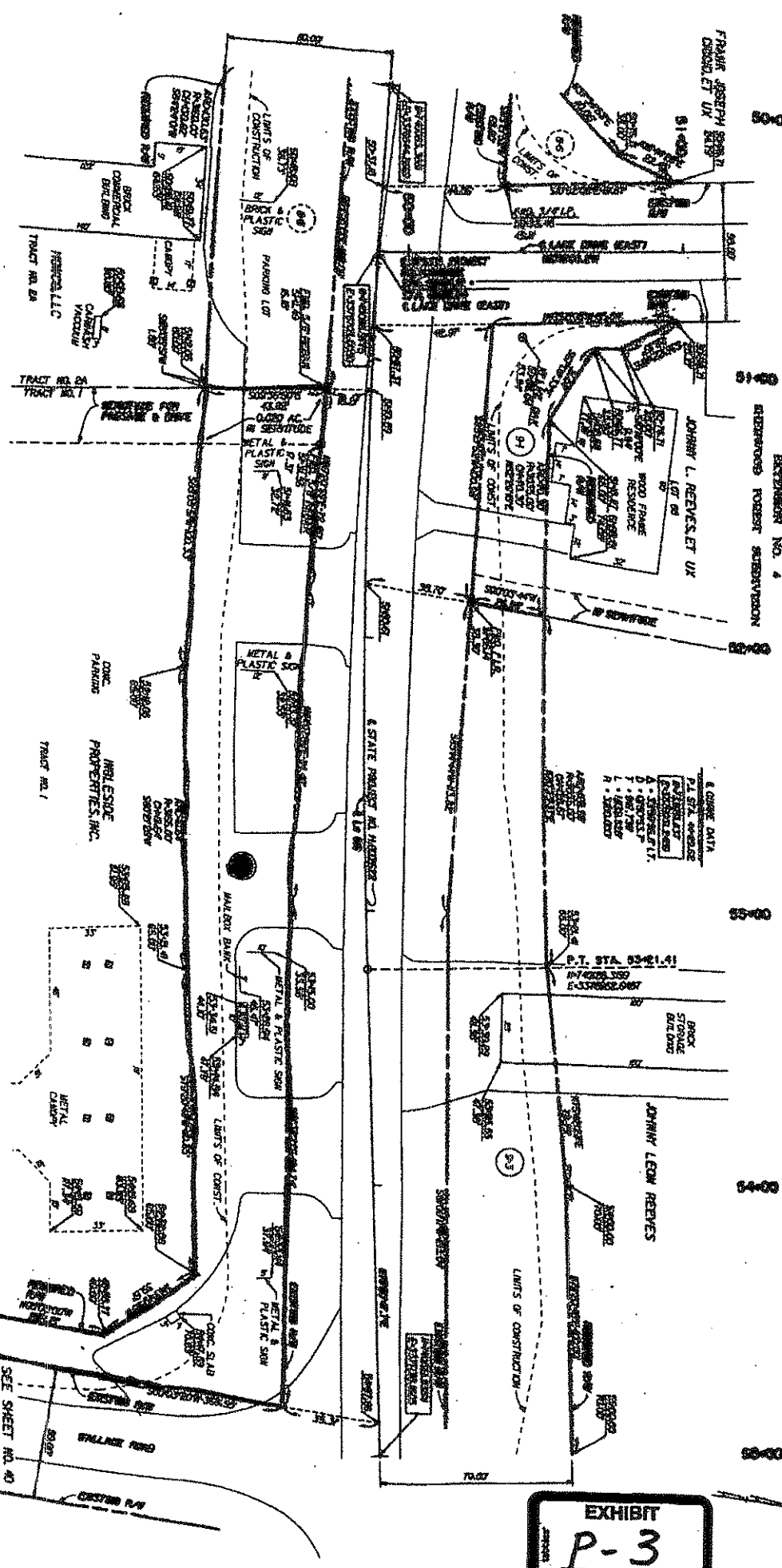
DATE	DESCRIPTION	BY	CHKD
05/20/2014	FINAL PLANS	...	...
05/15/2014	...	...	...
05/10/2014	...	...	...
05/05/2014	...	...	...

**NOTES**

1. ALL NOTES AND DIMENSIONS SHOWN HEREON WERE PROVIDED.
2. THE DIMENSIONS AND BEARING SHOWN HEREON ARE BASED ON THE LATEST STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83) TO CORRECT FOR CURVATURE TO THE BEARING.
3. DISTANCES SHOWN ARE HORIZONTAL. CURVED DISTANCES TO CORNER POINTS DERIVED FROM DIMENSIONS SHOWN HEREON TO HORIZONTAL. CURVED DISTANCES USE SCALE FACTOR 0.9999998.

**LEGEND**

- RIGHT OF WAY LINE
- LIMITS OF CONSTRUCTION
- ATTACHED PROPERTY LINE
- SECTION LINE



**LAND DISTRICT NORTH OF NHD RIVER**  
**TWIN - NHD**  
**SECTION 50**

**EXHIBIT**  
**P-3**

05/20/2014 REV. STATIONWORKSET CALL FOR PARCEL 9-2 05/17/2013 REV. PARCEL 9-1	RIGHT OF WAY MAP STATE PROJECT NO. H002622 ARRANDAS ROAD (CALDWELL ROAD - LA 143) QUACHITA PARISH LA 016	P.L.F. C.E.C. B.C.P. P.L.F. DATE 06/24/2012 SCALE 1" = 20'	QUACHITA FEDERAL PROJECT STATE PROJECT H002622
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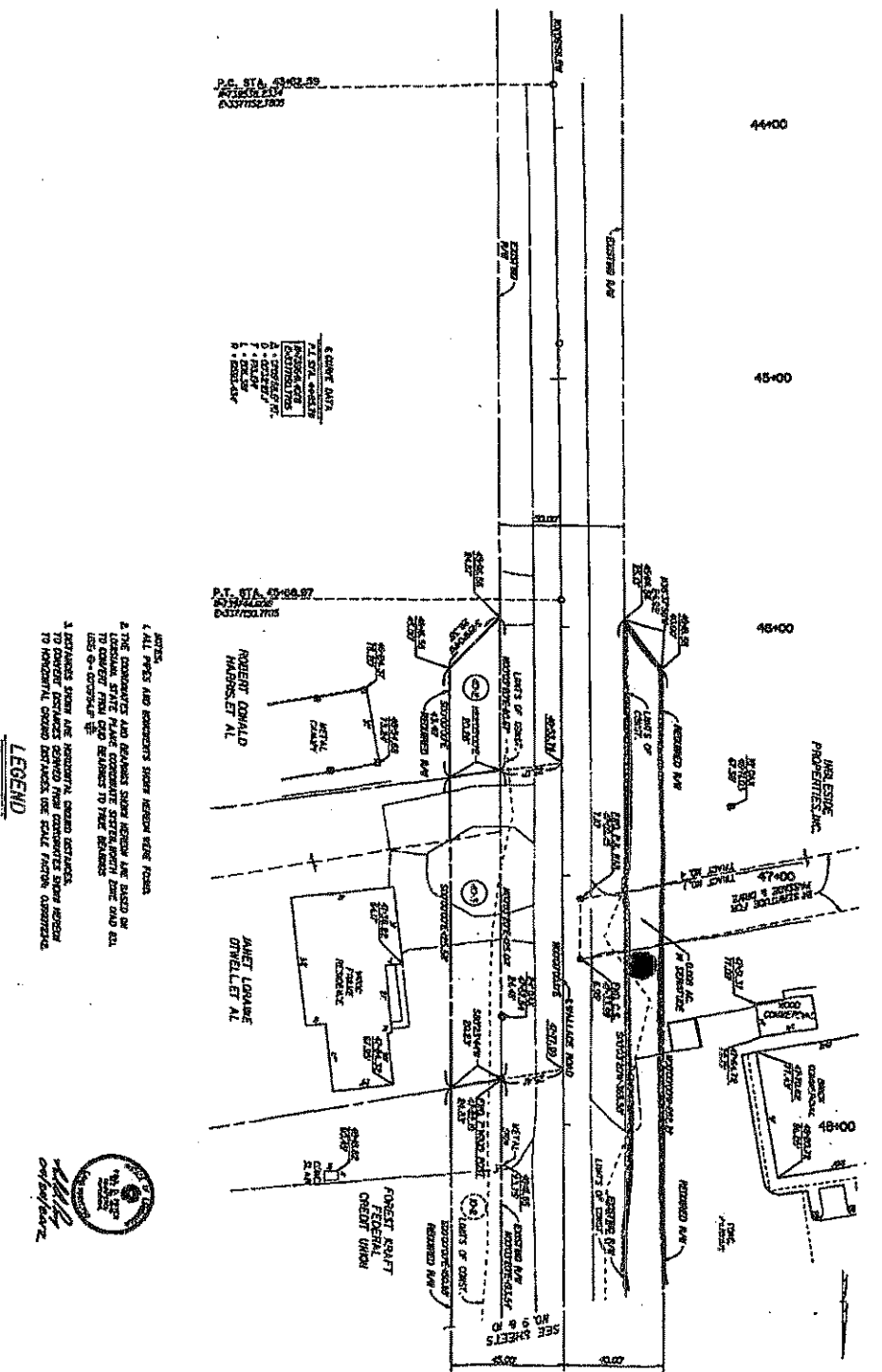
LAND DISTRICT NORTH OF RED RIVER  
T18N - R3E  
SECTION 20

NO.	DATE	DESCRIPTION	BY
001	10/27/2013	FINAL PLANS	ARCADIS
002	10/27/2013	REVISED	ARCADIS

NO.	DATE	DESCRIPTION	BY
003	10/27/2013	REVISED	ARCADIS
004	10/27/2013	REVISED	ARCADIS

NO.	DATE	DESCRIPTION	BY
005	10/27/2013	REVISED	ARCADIS
006	10/27/2013	REVISED	ARCADIS

NO.	DATE	DESCRIPTION	BY
007	10/27/2013	REVISED	ARCADIS
008	10/27/2013	REVISED	ARCADIS



LEGEND

- NOTES:
1. ALL FEES AND REVENUES SHALL BE PAID TO THE STATE OF ARIZONA.
  2. THE PROPERTY AND RIGHTS SHOWN HEREON ARE BASED ON THE RECORDS OF THE COUNTY OF MARICOPA, ARIZONA. THE LOCATION, STATE, COUNTY, SECTION, TOWNSHIP AND RANGE ARE SHOWN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OF TITLE.
  3. DISTANCES SHOWN ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVEWAY UNLESS OTHERWISE NOTED.



	RIGHT OF WAY MAP STATE PROJECT NO. 100000000 ARIZONA ROAD HEALDVELL ROAD - LR (K) QUACHIA PARK LR 616		PROJECT NO. 100000000	SHEET NO. 40	DATE 10/27/2013	DRAWN BY [Name]	CHECKED BY [Name]	APPROVED BY [Name]	CLIENT QUACHIA	PROJECT NO. 100000000
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CERTIFICATE  
ON  
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within  
STATE PROJECT NO. 324-02-0008 / H.002622, ARKANSAS ROAD (CALDWELL ROAD -  
LA 143), ROUTE LA 616, OUCHITA PARISH, are in accordance with the best modern practices  
adopted in the interest of the safety and convenience of the traveling public.

Janice P. Williams 6-2-14  
JANICE P. WILLIAMS, P.E. DATE  
CHIEF ENGINEER ADMINISTRATOR

David S. Spitz 5/29/14  
for CHAD WINCHESTER, P.E. DATE  
ROAD DESIGN ENGINEER ADMINISTRATOR

Paul Foster 5/30/14  
PAUL FOSTER, P.E. DATE  
BRIDGE DESIGN ENGINEER ADMINISTRATOR



Parcel No. 9-2A  
S. P. No. H.002622.3 324-02-0008

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) 9-2A, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	<u>\$ 56,910.00</u>
DAMAGES	<u>\$ 40,454.00</u>
ADDITIONAL COMPENSATION	<u>\$ -0-</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$ 97,364.00</u>

Methodology Used:

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

Bruce Britt  
P.O. Box 545  
Glenmora, LA 71433

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

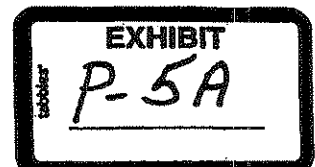
Glenmora, Louisiana, March 15, 2014.

*Bruce Britt*

\_\_\_\_\_  
Bruce Britt  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0102

Total Approved Amount of Compensation to the full  
extent of the owner's loss \$ 97,364.00

*Heather Corsetino* 5/23/2014  
HEATHER CORSENTINO Date  
Assistant R/E Administrator,  
Department of Transportation and  
Development, State of Louisiana



Parcel No. 9-2B  
S. P. No. H.002622.3 324-02-0008

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) 9-2B, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$ 79,823.00
DAMAGES	\$ 86,303.00
ADDITIONAL COMPENSATION	\$ -0-
TOTAL ESTIMATE OF COMPENSATION	\$ 166,126.00

Methodology Used:

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

Bruce Britt  
P.O. Box 545  
Glenmora, LA 71433

Qualifications:

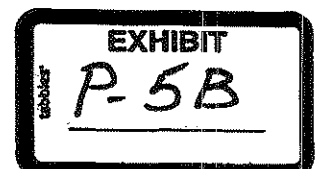
- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Glenmora, Louisiana, March 15, 2014.

*Bruce Britt*

\_\_\_\_\_  
Bruce Britt  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0102

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 164,976.00  
*Heather Corsetino* 5/23/2014  
HEATHER CORSENTINO Date  
Assistant R/E Administrator,  
Department of Transportation and  
Development, State of Louisiana





Parcel No. 9-2C  
S. P. No. H.002622.3 324-02-0008

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) 9-2C , and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$ 3,851.00
DAMAGES	\$ -0-
ADDITIONAL COMPENSATION	\$ -0-
TOTAL ESTIMATE OF COMPENSATION	\$ 3,851.00

Methodology Used:

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

Bruce Britt  
P.O. Box 545  
Glenmora, LA 71433

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

Glenmora, Louisiana, February 13, 2014.

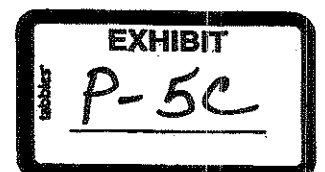
*Bruce Britt*

\_\_\_\_\_  
Bruce Britt  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0102

Total Approved Amount of Compensation to the full  
extent of the owner's loss \$ 3,851.00

*Heather Corsetino* 5/23/2014  
HEATHER CORSENTINO Date

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



Parcel No. 9-2-A  
S. P. No. 324-02-0008 (H.002622.3)

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) 9-2-A, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	<u>47,228.00</u>
DAMAGES	<u>41,090.00</u>
ADDITIONAL COMPENSATION	<u>          </u>
TOTAL ESTIMATE OF COMPENSATION	<u>88,318.00</u>

Methodology Used:

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

Gary Don Robinson  
6624 Main Street  
Winnsboro, LA 71295

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

Winnsboro, Louisiana, May 22, 2014.

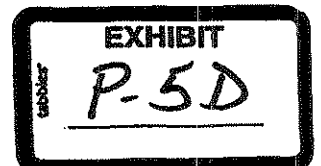
*Gary D. Robinson*

GARY DON ROBINSON  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0868

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 97,318.00

*Heather Corsetino* 5/23/2014  
HEATHER CORSETINO Date

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



Parcel No. 9-2-B  
S. P. No. 324-02-0008 (H.002622.3)

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) 9-2-B, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	<u>76,051.00</u>
DAMAGES	<u>73,726.00</u>
ADDITIONAL COMPENSATION	<u>                    </u>
TOTAL ESTIMATE OF COMPENSATION	<u>149,777.00</u>

Methodology Used:

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

Gary Don Robinson  
6624 Main Street  
Winnsboro, LA 71295

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

Winnsboro, Louisiana, May 22, 2014

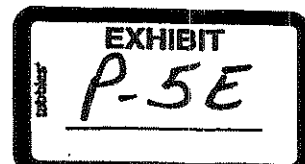
*Gary D. Robinson*

GARY DON ROBINSON  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0868

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 149,777.00

*Heather Corsetino* 5/23/2014  
HEATHER CORSENTINO Date

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



Parcel No. 9-2-C  
S. P. No. 324-02-0008 (H.002622.3)

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) 9-2-C, 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>2,518.00</u>
DAMAGES	<u>                    </u>
ADDITIONAL COMPENSATION	<u>                    </u>
TOTAL ESTIMATE OF COMPENSATION	<u>2,518.00</u>

Methodology Used:

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

Gary Don Robinson  
6624 Main Street  
Winnsboro, LA 71295

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

Winnsboro, Louisiana, May 22, 2014

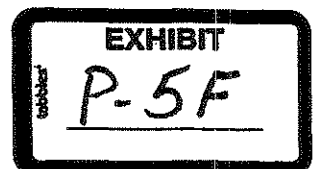
*Gary D. Robinson*

GARY DON ROBINSON  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G0868

Total Approved Amount of Compensation to the full extent of the owner's loss \$ 3,851.00

*Heather Corsetino* 5/23/2014  
HEATHER CORSENTINO Date

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



FILED

JUN 16 2014  
JENNIFER KADAR-BROWN

DEPUTY CLERK  
4TH JUDICIAL DISTRICT COURT  
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

SUIT NUMBER 14-1783

VS.

4<sup>th</sup> JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

INGLESIDE PROPERTIES LLC ET AL

STATE OF LOUISIANA

Ouachita Parish Recording Page

LOUISE BOND  
Clerk of Court  
PO Box 1862  
Monroe, LA 71210-1862  
(318) 327-1444

Received From :  
OP CLERK OF COURT; CIVIL 14-1738

First VENDOR  
INGLESIDE PROPERTIES LLC

First VENDEE  
LOUISIANA STATE OF DEPT OF TRANS & DEV

Index Type : Conveyances  
Type of Document : Order Of Expropriation  
Recording Pages : 6

File Number : 1653034  
Book : 2378 Page : 485

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Ouachita Parish, Louisiana

*Louise Bond*  
Clerk of Court

On (Recorded Date) : 06/26/2014  
At (Recorded Time) : 8:57:46AM



Doc ID - 009793950006

Return To :  
OP CLERK OF COURT; CIVIL 14-1738

point and corner; thence proceed N43°49'55"W a distance of 39.51 feet to a point and corner; thence proceed S79°20'48"W a distance of 110.65 feet to a point and corner; thence proceed along a curve to the right having a radius of 3165.00 feet, whose length is 111.64 feet and whose chord length is 111.64 feet and bears S80°21'26"W to a point and corner; thence proceed S85°05'51"W a distance of 100.33 feet to a point and corner; thence proceed N09°36'50"W a distance of 43.92 feet to the point of beginning. All of which comprises Parcel 9-2 as shown on Sheets 9 and 40 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 19342.4 square feet or 0.444 of an acre.

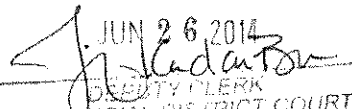
AND IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon the plaintiff making a cash deposit in accordance with LA C.C.P. Art. 1734.1. Upon the setting of this matter for trial, the court shall fix the amount due and the time of said deposit, which time shall be no later than thirty (30)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

AND IT IS HEREBY FURTHER ORDERED that the defendants, INGLESIDE PROPERTIES, LLC, WILEY'S PHARMACY & COMPOUNDING SERVICE, INC., d/b/a MASON'S PHARMACY, PADGETT BROOKS, INC., d/b/a LAKEWOOD PHYSICAL & OCCUPATIONAL THERAPY, SUPER DONUT, LLC, ANDERSON INSURANCE, INC., GENE COX, INC., d/b/a GENE COX GROCERY & GAS, EVANS OIL LLC, HOWCO, LLC, and PROGRESSIVE BANK, vacate the above described property and surrender possession thereof unto the plaintiff immediately upon the deposit of the estimated compensation into the registry of this court.

Monroe, Louisiana, this 23<sup>rd</sup> day of June, 2014.

  
\_\_\_\_\_  
JUDGE, FOURTH JUDICIAL DISTRICT COURT  
C. WENDELL MANNING

RECEIVED  
2014 JUN 24 P 3:08  
OUACHITA PARISH  
CLERK OF COURT

CERTIFIED  
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JUN 26 2014  
  
CLERK  
4TH JUDICIAL DISTRICT COURT  
OUACHITA PARISH, LA

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

INGLESIDE PROPERTIES, LLC, ET AL

SUIT NUMBER **14-1783**

4<sup>th</sup> JUDICIAL DISTRICT COURT

PARISH OF OUACHITA

STATE OF LOUISIANA

RECEIPT

LOUISE BOND, CLERK OF COURT

TO

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

STATE OF LOUISIANA  
PARISH OF OUACHITA

BE IT KNOWN that on the 16<sup>th</sup> day of June, 2014, before me, JENNIFER KADAR-BROWN, Deputy Clerk of Court and Ex-officio Notary Public, in and for the Parish of Ouachita, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared Louise Bond, a resident of the Parish of Ouachita, State of Louisiana, and Clerk of the Fourth Judicial District Court for the State of Louisiana, in and for the Parish of Ouachita.

The appearer declared that in the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT VS. INGLESIDE PROPERTIES, LLC, ET AL," No. 14-1783 of the docket of said court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, together with all the rights and interests of the lessees, subject to the reservation in favor of the owner 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:

One (1) certain tract or parcel 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 Ouachita, State of Louisiana, and in Section 20, Township 18 North, Range 3 East, Land District North of Red River, identified as Parcel No. 9-2, on a white print of a plat of survey, consisting of Sheet Nos. 9 and 40, made by Paul D. Fryer, Registered Land Surveyor, dated April 24, 2012, 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, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 9-2:

From a point on the centerline of State Right of Way Project No. 324-02-0015 (State Construction Project No. 324-02-0008) (H.002622), at Highway Survey Station 51+10.89, proceed S09°36'50"E a distance of 16.21 feet to the point of beginning; thence proceed N86°20'59"E a distance of 72.20 feet to a point and corner; thence proceed N84°07'56"E a distance of 114.48 feet to a point and corner; thence proceed N81°36'21"E a distance of 184.74 feet to a point and corner; thence proceed S00°03'20"W a distance of 369.55 feet to a point and corner; thence proceed N36°37'56"W a distance of 24.92 feet to a point and corner; thence proceed N00°00'00"W a distance of 282.21 feet to a point and corner; thence proceed N43°49'55"W a distance of 39.51 feet to a point and corner; thence proceed S79°20'48"W a distance of 110.65 feet to a point and corner; thence proceed along a curve to the right having a radius of 3165.00 feet, whose length is 111.64 feet and whose chord length is 111.64 feet and bears S80°21'26"W to a point and corner; thence proceed S85°05'51"W a distance of 100.33 feet to a point and corner; thence proceed N09°36'50"W a distance of 43.92 feet to the point of beginning. All of which comprises Parcel 9-2 as shown on Sheets 9 and 40 of the Right of Way Plans of State Project No. H.002622, and contains an area of approximately 19342.4 square feet or 0.444 of an acre.

The appearer further declared that 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 Two Hundred Sixty-Six Thousand One Hundred Ninety-One and No/100 Dollars (\$266,191.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court and said appearer further acknowledges receipt of said sum and declares that she has placed same in the registry of said court.



THUS DONE, READ AND PASSED at my office in the City of Monroe, Parish of  
Ouachita, State of Louisiana, in the presence of GWEN STANSELL and  
CONSTANCE T. FOY, competent witnesses, who have hereunto signed their names  
with the appearer and me, said Notary, the day, month and year first above written.

Gwen Stansell  
Constance T. Foy

James Earl  
CLERK OF COURT

Sp. Kadant  
DEPUTY CLERK OF COURT AND EX-OFFICIO NOTARY PUBLIC