



STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

OUR LADY OF THE LAKE HOSPITAL, INC.

NUMBER 032612-27

19<sup>TH</sup> JUDICIAL DISTRICT COURT

PARISH OF EAST BATON ROUGE

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.

OUR LADY OF THE LAKE HOSPITAL, INC., is the defendant herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of East Baton Rouge, a certain project designated as State Project No. H.010560, Essen Lane Widening (Perkins Road to I-10), State Route LA 3064, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on April 4, 2014, which declares that it is necessary and useful to take immediately the hereinafter described property for highway purposes, a certified copy of said Certificate of Authorization to Expropriate being marked "Exhibit P-1," attached hereto and made a part hereof.

3.

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

4.

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

by the Chief Engineer of the Department of Transportation and Development, as shown by 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, OUR LADY OF THE LAKE HOSPITAL, INC., a portion of which is required in full ownership designated as Parcel Nos. 5-3 and 6-3, and a portion of which is required for a temporary construction servitude for a period of time not to exceed completion of the project designated as Parcel No. 6-3-C-1, and described as follows, to-wit:

Three (3) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 5-3, 6-3, and 6-3-C-1, on a white print of a plat of survey, consisting of Sheet Nos. 5, 6, and 7, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 5-3:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 124+57.23, proceed N61°38'57"W a distance of 50.06 feet to the point of beginning; thence proceed S28°18'56"W a distance of 127.62 feet to a point and corner; thence proceed N61°40'19"W a distance of 2.47 feet to a point and corner; thence proceed N28°19'41"E a distance of 81.33 feet to a point and corner; thence proceed N61°40'19"W a distance of 3.50 feet to a point and corner; thence proceed N28°19'41"E a distance of 46.30 feet to a point and corner; thence proceed S61°38'57"E a distance of 5.94 feet to the point of beginning. All of which comprises Parcel 5-3 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 474.9 square feet or 0.011 of an acre.

PARCEL NO. 6-3:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 133+16.48, proceed N60°47'17"W a distance of 51.27 feet to the point of beginning; thence proceed S28°16'46"W a distance of 456.80 feet to a point and corner; thence proceed along a curve to the right having a radius of 93.00 feet, whose length is 26.68 feet and whose chord length is 26.59 feet and bears S58°47'48"W to a point and corner; thence proceed

N28°18'52"E a distance of 321.47 feet to a point and corner; thence proceed N33°05'09"E a distance of 158.80 feet to the point of beginning. All of which comprises Parcel 6-3 as shown on Sheets 6 & 7 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 5223.6 square feet or 0.120 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 6-3-C-1:

From a point on the centerline of State Project No. H.010160, at Highway Survey Station 128+00, proceed N61°40'19"W a distance of 127.20 feet to the point of beginning; thence proceed N80°24'59"E a distance of 81.37 feet to a point and corner; thence proceed S28°18'52"W a distance of 12.45 feet to a point and corner; thence proceed along a curve to the right having a radius of 93.00 feet, whose length is 41.66 feet and whose chord length is 41.31 feet and bears S79°50'50"W to a point and corner; thence proceed along a curve to the right having a radius of 184.10 feet, whose length is 34.04 feet and whose chord length is 33.99 feet and bears N82°03'42"W to the point of beginning. All of which comprises Parcel 6-3-C-1 as shown on Sheet 6 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 699.7 square feet or 0.016 of an acre.

Being a portion of the same property acquired by defendant by Act recorded December 17, 1999, in COB 323, Page 11079 of the conveyance records of East Baton Rouge Parish, State of Louisiana.

6.

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

7.

This property is a portion of a larger tract believed to be owned by the 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 a concrete drive, concrete curbing, concrete sidewalk, sewer laterals, water laterals, metal poles, and landscaping.

9.

The location and design of the improvements proposed by said project are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling

public, as shown by the Certificate on Location and Design, which is marked "Exhibit P-4," annexed hereto and made a part hereof.

10.

In order to construct said project in a manner and mode conducive to the public interest, convenience and safety, it is necessary that petitioner acquire in full ownership the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 6-3-C-1, which property petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for petitioner to expropriate in full ownership the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth below, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 6-3-C-1.

12.

The expropriation of the full ownership of the property described as Parcel Nos. 5-3 and 6-3, shall be made subject to the reservation in favor of the owner, together with all of the improvements situated wholly or partially thereon, of all oil or gas located under the property described above, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease.

13.

The just compensation to which the defendant is entitled, being the compensation for the full ownership of the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of

the project on, over and across the property described as Parcel No. 6-3-C-1, has been estimated to be the sum of One Hundred Eighty-Four Thousand Eight Hundred Eighteen and No/100 Dollars (\$184,818.00), as shown by the written Estimate of Compensation marked "Exhibit P-5A," "Exhibit P-5B," "Exhibit P-5C," and "Exhibit P-5D," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 6-3-C-1, in a manner authorized by Article 1, Section 4 of the Constitution of the State of Louisiana for the year 1974, and Title 48 of the Louisiana Revised Statutes of 1950, Sections 441 to 460, inclusive as amended and reenacted.

15.

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

16.

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

17.

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

WHEREFORE, petitioner prays that an order issue herein directing petitioner to deposit in the registry of this court the sum of One Hundred Eighty-Four Thousand Eight Hundred Eighteen and No/100 Dollars (\$184,818.00) for payment to the person or persons entitled thereto, and

declaring that the full ownership of the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, and subject to the mineral reservation set forth herein, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 6-3-C-1, has been taken for highway purposes as of the time such deposit is made.

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

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

Petitioner further prays that notice of this expropriation be issued and served upon OUR LADY OF THE LAKE HOSPITAL, INC., together with a certified copy of this Petition, the Order of Expropriation of this court and the Receipt of the Clerk of Court for the deposit made, according to law.

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

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

Petitioner further prays that upon a final hearing herein there be judgment herein in favor of petitioner fixing the amount of just compensation at a sum not to exceed One Hundred Eighty-Four Thousand Eight Hundred Eighteen and No/100 Dollars (\$184,818.00).

LOUISIANA DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT  
OFFICE OF THE GENERAL COUNSEL

BY: Robert J. King  
Of Counsel

Robert J. King  
Bar Roll No. 31814  
1201 Capitol Access Road  
Baton Rouge, LA 70802  
P. O. Box 94245  
Baton Rouge, LA 70804-9245  
PH: (225) 242-4619  
FAX: (225) 242-4690  
Attorney for State, DOTD

PLEASE SERVE:

Our Lady of the Lake Hospital, Inc.  
Through its agent for service of process:  
K. Scott Wester  
5000 Hennessy Blvd.  
Baton Rouge, LA 70808-4398

CERTIFIED TRUE AND  
CORRECT COPY

AUG 28 2014

Meredith Malone  
East Baton Rouge Parish  
Deputy Clerk of Court

FILED  
EAST BATON ROUGE PARISH, LA

2014 AUG -8 PM 2:50

Joshua Pate  
DEPUTY CLERK OF COURT

CIVIL

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| <input type="checkbox"/> 02-CONTRACT              | <input type="checkbox"/> 12-PUBLIC SERV. COMM.     |
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| <input type="checkbox"/> 04-EXECUTORY PROCESS     | <input checked="" type="checkbox"/> 14-OTHER       |
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EAST BATON ROUGE PARISH, LA  
DOUG WELBORN  
CLERK OF COURT AND RECORDER

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

OUR LADY OF THE LAKE HOSPITAL, INC.

NUMBER 632,612 Sec. 27

19<sup>TH</sup> JUDICIAL DISTRICT COURT

PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA

### ORDER OF EXPROPRIATION

The petition, exhibits and the premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, do deposit in the registry of this court, for the use and benefit of the person or persons entitled thereto, the sum of One Hundred Eighty-Four Thousand Eight Hundred Eighteen and No/100 Dollars (\$184,818.00).

AND IT IS HEREBY FURTHER ORDERED that the full ownership of the property described as Parcel Nos. 5-3 and 6-3, together with all of the improvements situated wholly or partially thereon, subject to the reservation in favor of OUR LADY OF THE LAKE HOSPITAL, INC., of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, and a temporary servitude for construction purposes for a period of time not to exceed completion of the project on, over and across the property described as Parcel No. 6-3-C-1, is expropriated and taken for highway purposes as of the time of such deposit, according to law, said property being described as follows, to-wit:

Three (3) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 5-3, 6-3, and 6-3-C-1, on a white print of a plat of survey, consisting of Sheet Nos. 5, 6, and 7, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:



SCANNED  
Completed  
Financial services  
Docketed

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 5-3:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 124+57.23, proceed N61°38'57"W a distance of 50.06 feet to the point of beginning; thence proceed S28°18'56"W a distance of 127.62 feet to a point and corner; thence proceed N61°40'19"W a distance of 2.47 feet to a point and corner; thence proceed N28°19'41"E a distance of 81.33 feet to a point and corner; thence proceed N61°40'19"W a distance of 3.50 feet to a point and corner; thence proceed N28°19'41"E a distance of 46.30 feet to a point and corner; thence proceed S61°38'57"E a distance of 5.94 feet to the point of beginning. All of which comprises Parcel 5-3 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 474.9 square feet or 0.011 of an acre.

PARCEL NO. 6-3:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 133+16.48, proceed N60°47'17"W a distance of 51.27 feet to the point of beginning; thence proceed S28°16'46"W a distance of 456.80 feet to a point and corner; thence proceed along a curve to the right having a radius of 93.00 feet, whose length is 26.68 feet and whose chord length is 26.59 feet and bears S58°47'48"W to a point and corner; thence proceed N28°18'52"E a distance of 321.47 feet to a point and corner; thence proceed N33°05'09"E a distance of 158.80 feet to the point of beginning. All of which comprises Parcel 6-3 as shown on Sheets 6 & 7 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 5223.6 square feet or 0.120 of an acre.

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 6-3-C-1:

From a point on the centerline of State Project No. H.010160, at Highway Survey Station 128+00, proceed N61°40'19"W a distance of 127.20 feet to the point of beginning; thence proceed N80°24'59"E a distance of 81.37 feet to a point and corner; thence proceed S28°18'52"W a distance of 12.45 feet to a point and corner; thence proceed along a curve to the right having a radius of 93.00 feet, whose length is 41.66 feet and whose chord length is 41.31 feet and bears S79°50'50"W to a point and corner; thence proceed along a curve to the right having a radius of 184.10 feet, whose length is 34.04 feet and whose chord length is 33.99 feet and bears N82°03'42"W to the point of beginning. All of which comprises Parcel 6-3-C-1 as shown on Sheet 6 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 699.7 square feet or 0.016 of an acre.

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

OUR LADY OF THE LAKE HOSPITAL, INC.

NUMBER 632,612 SEC. 27

19<sup>TH</sup> JUDICIAL DISTRICT COURT

PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA

**ORDER OF EXPROPRIATION (continued)**

Being a portion of the same property acquired by defendant by Act recorded December 17, 1999, in COB 323, Page 11079 of the conveyance records of East Baton Rouge Parish, State of Louisiana.

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

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

AND IT IS HEREBY FURTHER ORDERED that the defendant, OUR LADY OF THE LAKE HOSPITAL, INC., 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.

Baton Rouge, Louisiana, this 15 day of Aug, 2014.



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JUDGE, NINETEENTH JUDICIAL DISTRICT COURT

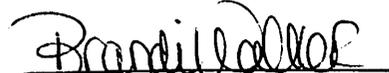
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AUG 20 2014

  
East Baton Rouge Parish  
Deputy Clerk of Court

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

OUR LADY OF THE LAKE HOSPITAL, INC.

NUMBER 632,612 sec.27

19<sup>TH</sup> JUDICIAL DISTRICT COURT

PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA

RECEIPT

J. DOUGLAS WELBORN, CLERK OF COURT

TO

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

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, VS. OUR LADY OF THE LAKE HOSPITAL, INC." No. 632,612 of the docket of said court, the State of Louisiana seeks the expropriation of the full ownership of the property described below, together with all of the improvements situated wholly or partially thereon, subject to the reservation in favor of the 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:

Three (3) certain tracts or parcels of land, together with all of the improvements situated wholly or partially thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel Nos. 5-3, 6-3, and 6-3-C-1, on a white print of a plat of survey, consisting of Sheet Nos. 5, 6, and 7, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, revised, annexed to the above numbered and entitled suit, said tracts or parcels being outlined in red and being more particularly described in accordance with said plat of survey, as follows:

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PARCEL NO. 6-3-C-1:

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Being a portion of the same property acquired by defendant by Act recorded December 17, 1999, in COB 323, Page 11079 of the conveyance records of East Baton Rouge Parish, State of Louisiana.

In accordance with an order of the court signed herein, the Department of Transportation and Development, on behalf of the State of Louisiana and of itself, has this day paid into the registry of

said court the sum of One Hundred Eighty-Four Thousand Eight Hundred Eighteen and No/100 Dollars (\$184,818.00) in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that he has placed same in the registry of said court.

Signed at Baton Rouge, Louisiana, this 20<sup>th</sup> day of August, 2014.

Brandi Walker

DEPUTY CLERK OF COURT, NINETEENTH JUDICIAL DISTRICT COURT

CERTIFIED TRUE AND  
CORRECT COPY

AUG 20 2014

Brandi Walker  
East Baton Rouge Parish  
Deputy Clerk of Court

FILED

AUG 20 2014

Brandi Walker  
DEPUTY CLERK OF COURT

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©

April 4, 2014

**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.010560  
ESSEN LANE WIDENING (PERKINS  
ROAD TO I-10)  
STATE ROUTE LA 3064  
PARISH OF EAST BATON ROUGE

State Project Number H.010560 provides for construction of a portland cement concrete pavement widening, asphaltic concrete overlay, class II base course, drainage structures, bridge widening, and related work, on State Route LA 3064 in East Baton Rouge Parish as follows: Begin at approximate Highway Survey Station 100+66.00, then proceed in a southwesterly direction, and end at approximate Highway Survey Station 147+00.00. There is a bridge site beginning at approximate Highway Survey Station 140+26.98 and ending at approximate Highway Survey Station 141+86.53. The roadway length is approximately 0.847 miles and the total bridge length is approximately 0.030 miles; the overall project length is approximately 0.877 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.

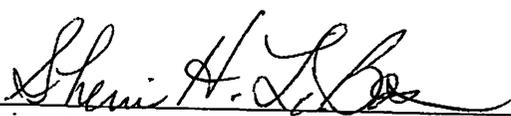
The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

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

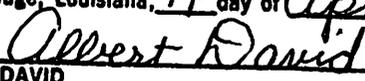
Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.010560, Essen Lane Widening (Perkins Road to I-10), State Route LA 3064, Parish of East Baton Rouge.

Baton Rouge, Louisiana, this 4th day of April, 2014.

  
\_\_\_\_\_  
SHERRI H. LEBAS, P.E.  
SECRETARY  
DEPARTMENT OF TRANSPORTATION  
AND DEVELOPMENT

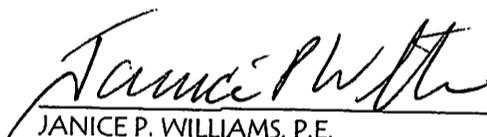
I, Albert David, assistant custodian of official records of the Department of Transportation and Development of the State of Louisiana, do certify under the provisions of R.S. 13:3712 and Chapter 9 of the Louisiana Code of Evidence that the attached 2 page(s) is (are) a true and correct copy (copies) of the original(s) which is (are) in my custody and possession in my official capacity.

Baton Rouge, Louisiana, 14 day of April 2014

  
\_\_\_\_\_  
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. H.010560, ESSEN LANE WIDENING (PERKINS ROAD TO I-10), ROUTE LA 3064, 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.

  
\_\_\_\_\_  
JANICE P. WILLIAMS, P.E.  
CHIEF ENGINEER ADMINISTRATOR

7-31-14  
DATE

GREENSBURG LAND DISTRICT  
T7S - R1E  
SECTION 53

NOTES:  
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.  
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00° 06' 48.8"  $\pm$

BASE STATIONS:

AJ7833 HAMBROD CORP ARP LAT+ N30°30'47.05182" LONG+ W090°28'03.4284" Y+ 733155.66 X+ 3553347.23	DL9074 FRANKLIN HIGH SCH CORP ARP LAT+ N28°48'15.10324" LONG+ W091°30'08.05125" Y+ 474730.25 X+ 3227855.76	DL6535 GALVEZ MIDDLE SCH CORP ARP LAT+ N30°18'51.79675" LONG+ W090°54'13.02392" Y+ 660680.70 X+ 3405422.45
--	---	---

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.999949884

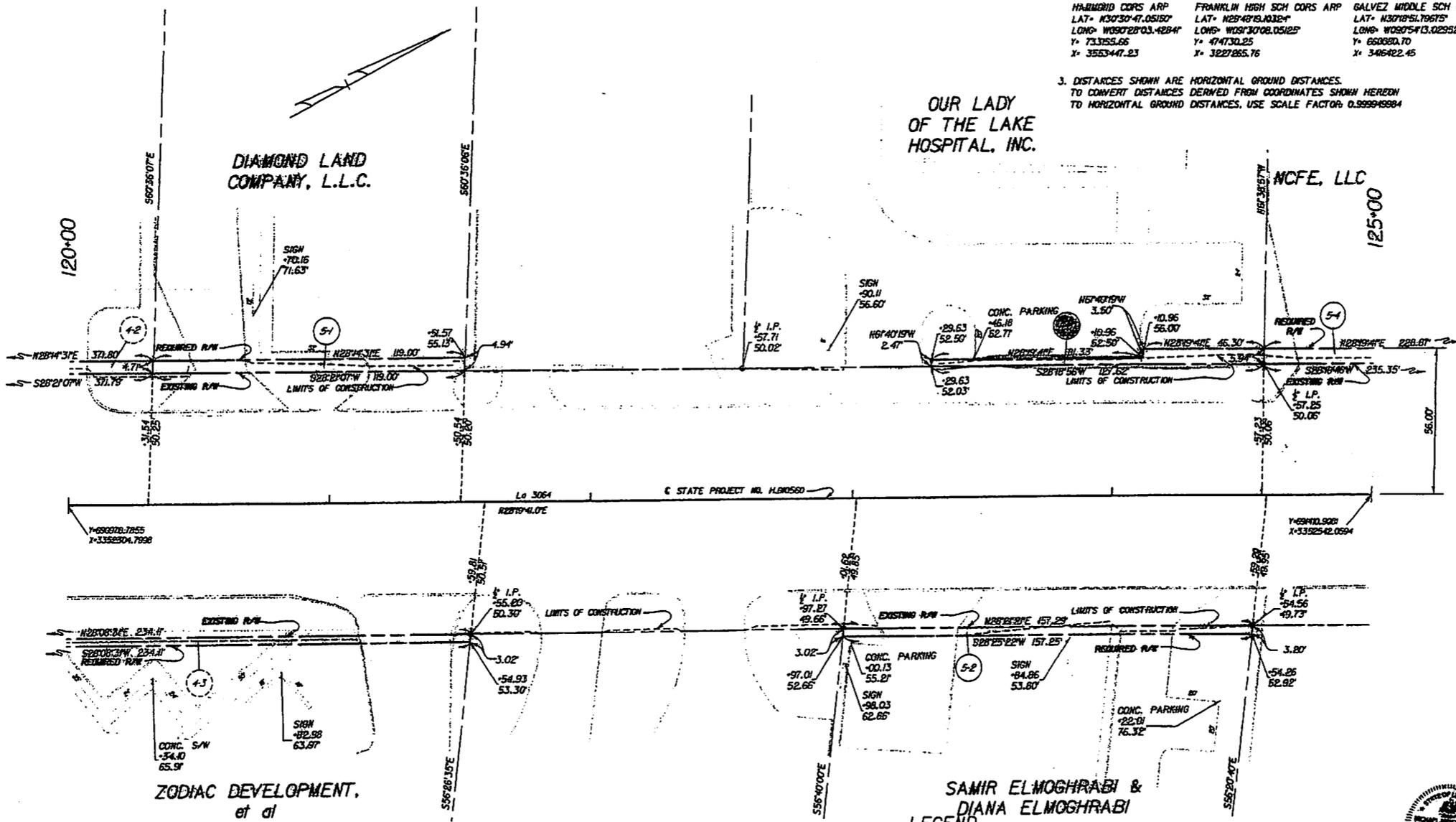
OUR LADY OF THE LAKE HOSPITAL, INC.

NCFE, LLC  
125'00"

DIAMOND LAND COMPANY, L.L.C.

120'00"

FINAL RIGHT-OF-WAY MAP



SAMIR ELMOGHRABI & DIANA ELMOGHRABI  
LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D. C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
---	---	LIMITS OF CONSTRUCTION
---	---	LOT LINE
---	---	APPARENT PROPERTY LINE
---	---	EXISTING SEAMITUDE LINE
---	---	SECTION LINE

5-4	NCFE, LLC	ORIG. 603, ENCL. 1290, 10/08/2009	180.3 S.F.	0.038 AC.
5-3	OUR LADY OF THE LAKE HOSPITAL, INC.	ORIG. 323, ENCL. 1079, 12/17/1999	474.9 S.F.	0.011 AC.
5-2	SAMIR ELMOGHRABI & DIANA ELMOGHRABI	ORIG. 375, ENCL. 1802, 01/18/2006	487.0 S.F.	0.011 AC.
5-1	DIAMOND LAND COMPANY, L.L.C.	ORIG. 259, ENCL. 10975, 01/29/1999	574.4 S.F.	0.033 AC.

EXHIBIT P-3

RIGHT OF WAY MAP  
STATE PROJECT NO. H.010560  
ESSEN LANE WHICH PERTAINS RD TO I-10  
EAST BATON ROUGE PARISH  
LA 70804

STATE PROJECT NO. H.010560  
ESSEN LANE WHICH PERTAINS RD TO I-10  
EAST BATON ROUGE PARISH  
LA 70804

GOTBCH

3/24/14

24-MAR-2014

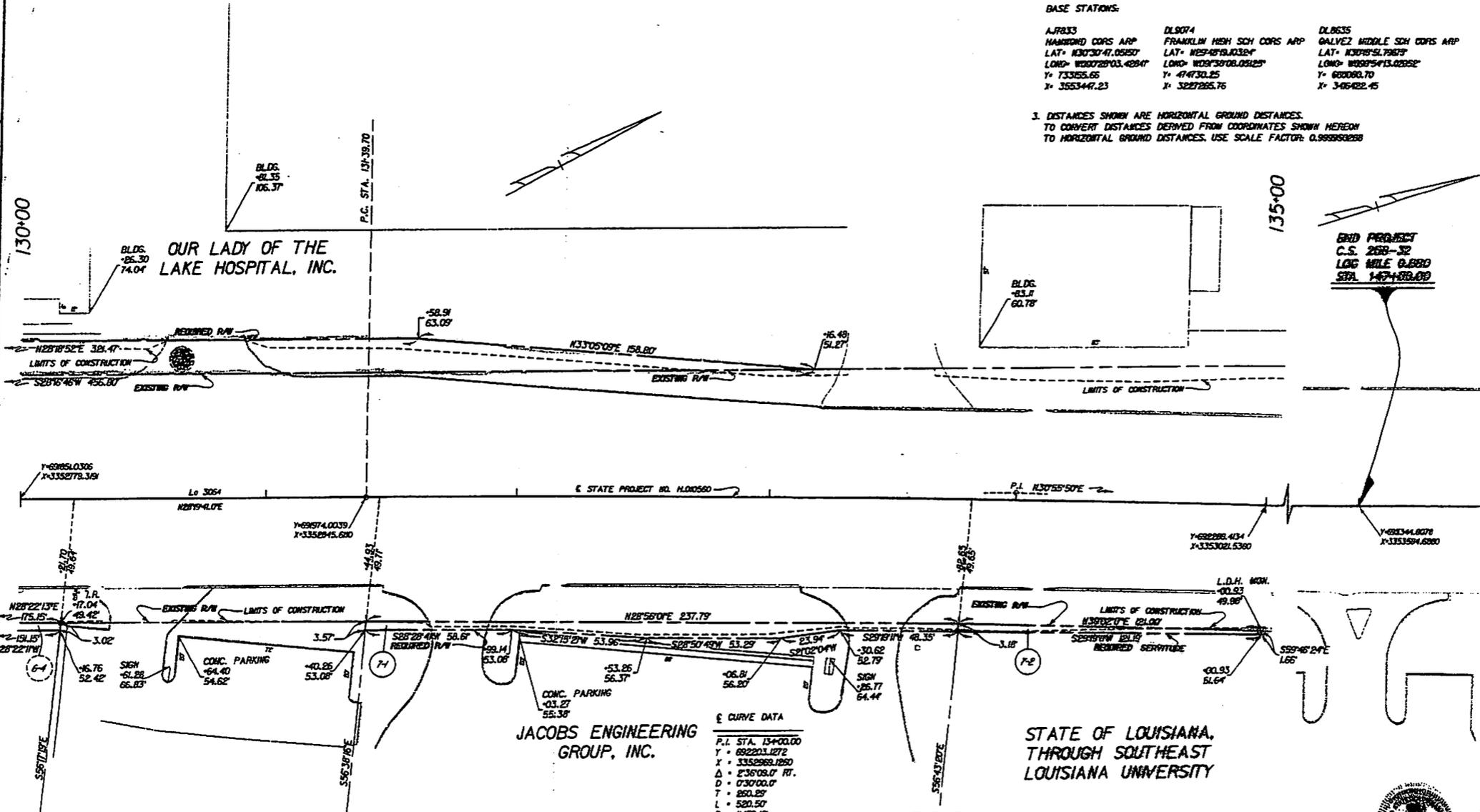


GREENSBURG LAND DISTRICT  
T7S - R1E  
SECTION 53

- NOTES:  
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.  
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) EPOCH 2010.00 TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00' 05".7
- BASE STATIONS:
- |   |  |  |
|---|--|--|
| A:7833<br>HARRISON CORP ARP<br>LAT+ N00°30'47.05187"<br>LONG+ W007°28'03.42847"<br>Y: 73355.65<br>X: 3553447.23 | DL5074<br>FRANKLIN HIGH SCH CORP ARP<br>LAT+ N28°48'18.0384"<br>LONG+ W007°39'08.05825"<br>Y: 474730.25<br>X: 3227285.75 | DL6535<br>GALVEZ MIDDLE SCH CORP ARP<br>LAT+ N30°05'51.7879"<br>LONG+ W007°54'13.02852"<br>Y: 600080.70<br>X: 3405482.45 |
|---|--|--|
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.999999288

24-MAR-2014

FINAL RIGHT-OF-WAY MAP



STATE PROJECT NO. H.00550

LEGEND

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

STATE OF LOUISIANA, THROUGH SOUTHEAST LOUISIANA UNIVERSITY

PARCEL 7-2 TO BE ACQUIRED IN SERVITUDE ONLY

PARCEL	OWNER	ACQUISITION	AREA
7-2	STATE OF LOUISIANA, THROUGH SOUTHEAST LOUISIANA UNIVERSITY	ORIG. 65L BNDL. 9318, 05/07/1979	293.0 S.F., 0.007 AC.
7-4	JACOBS ENGINEERING GROUP, INC.	ORIG. 429. BNDL. 10497, 10/15/1993	1027.4 S.F., 0.024 AC.

RIGHT OF WAY MAP  
STATE PROJECT NO. H.010580  
ESSEN LAKE WIDEN PERKINS RD TO 1-10  
EAST BATON ROUGE PARISH  
LA 70044

PROJECT NO. 07272014  
DATE 11-20

PROJECT: H.010580

SECTION: 250-32

DATE: 07/27/2014

SCALE: 1"=50'

GOTECH

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/27/14	ISSUED FOR PERMITS AND LOG MILE
2	07/27/14	REVISED DRAFT OF CONSTRUCTION MAP

WILL METT  
3/20/14

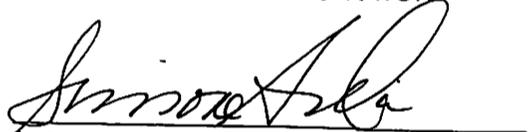
EXHIBIT P-3

CERTIFICATE  
ON  
LOCATION AND DESIGN

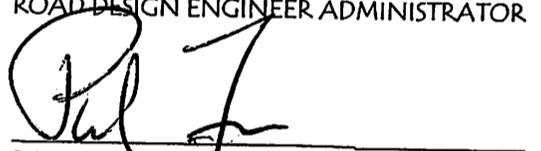
We hereby certify that the location and design of the improvements proposed within  
STATE PROJECT NO. H.010560, ESSEN LANE WIDENING (PERKINS ROAD TO I-10),  
ROUTE LA 3064, EAST BATON ROUGE PARISH, are in accordance with the best modern  
practices adopted in the interest of the safety and convenience of the traveling public.

  
\_\_\_\_\_  
JANICE P. WILLIAMS, P.E.  
CHIEF ENGINEER ADMINISTRATOR

7-31-14  
DATE

  
\_\_\_\_\_  
SIMONE A. ARDOIN, P.E.  
ROAD DESIGN ENGINEER ADMINISTRATOR

07/28/14  
DATE

  
\_\_\_\_\_  
PAUL FOSSIER, P.E.  
BRIDGE DESIGN ENGINEER ADMINISTRATOR

7/29/14  
DATE

C-24 Parcel No. 5-3

State Project No. H.010560, Route 09-GS-UF-0028

CERTIFICATE OF ESTIMATE OF COMPENSATION (LAND)

I the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel 5-3 and its remainders, which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND TAKEN	\$9,750
DAMAGES	\$0
ADDITIONAL COMPENSATION	\$0
TOTAL COMPENSATION FOR LAND	\$9,750

Methodology used:

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

NAME

Qualifications:

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

Baton Rouge, East Baton Rouge, Louisiana 5/21/2014 Date of Report



Signature

LOUISIANA STATE CERTIFIED GENERAL REAL ESTATE APPRAISER No. G0375

Total Approved Amount of Compensation to the full extent of the owner's loss  
\$ 11,169.00

Heather Corsentino 7/30/2014  
Heather Corsentino Date

Assistant Real Estate Administrator,  
Department of Transportation and  
Development, State of Louisiana

EXHIBIT P-5A

State Project Number: H.010560  
Parcel 5-3  
East Baton Rouge Parish, Louisiana

The Lakvold Group, LLC  
Date of Inspection: April 11, 2014  
Page 98

Parcel No. 5-3  
State Project Number: H.010560

## 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) 5-3, 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	\$11,169
DAMAGES	\$0
ADDITIONAL COMPENSATION	\$0
TOTAL ESTIMATE OF COMPENSATION	\$11,169

### Methodology Used:

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

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

### Qualifications:

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

State Project Number: H.010560  
Parcel 5-3  
East Baton Rouge Parish, Louisiana

The Lakvold Group, LLC  
Date of Inspection: April 11, 2014  
Page 99

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Baton Rouge, Louisiana, April 11, 2014.

*Angela Lemoine Lakvold*

Angela Lemoine-Lakvold, MAI, SRA, RW-AC  
Louisiana State Certified General Appraiser #G0575

Total Approved Amount of Compensation to the full extent of the owner's loss  
\$ 11,169.<sup>00</sup>.

*Heather Corsentino* 7/30/2014

**Heather Corsentino**  
Assistant Real Estate Administrator,  
Department of Transportation and  
Development, State of Louisiana

**Date**

C-25 Parcel No. 6-3 & 6-3-C-1

State Project No. H.010560, Route 09-GS-UF-0028

CERTIFICATE OF ESTIMATE OF COMPENSATION (LAND AND IMPROVEMENTS)

I the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcels 6-3 & 6-3-C-1 and its remainders, which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND TAKEN	\$150,796
IMPROVEMENTS	\$21,106
DAMAGES	\$0
ADDITIONAL COMPENSATION	\$0
TOTAL COMPENSATION FOR LAND	\$171,902

Methodology used:

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

NAME

Qualifications:

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

Baton Rouge, East Baton Rouge, Louisiana 4/23/2014 Date of Report

  
Signature

LOUISIANA STATE CERTIFIED GENERAL REAL ESTATE APPRAISER No. G0375

Total Approved Amount of Compensation to the full extent of the owner's loss  
\$ 173,649.<sup>00</sup>xx

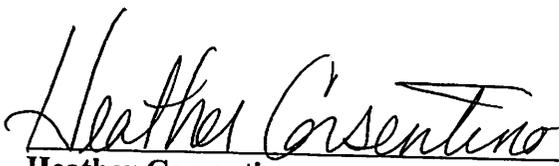
 7/30/2014  
Heather Corsentino Date  
Assistant Real Estate Administrator,  
Department of Transportation and  
Development, State of Louisiana

EXHIBIT P-5C

000000001

State Project Number: H.010560  
Parcel 6-3 and 6-3-C-1  
East Baton Rouge Parish, Louisiana

The Lakvold Group, LLC  
Date of Inspection: March 25, 2014  
Page 110

08/08/2014

Parcel No. 6-3 and 6-3-C-1  
State Project Number: H.010560

### 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) 6-3 and 6-3-C-1, and its' (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND AND IMPROVEMENTS	\$173,649
DAMAGES	\$0
ADDITIONAL COMPENSATION	<u>\$0</u>
TOTAL ESTIMATE OF COMPENSATION	\$173,649

Methodology Used:

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

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

Qualifications:

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

000000002

State Project Number: H.010560  
Parcel 6-3 and 6-3-C-1  
East Baton Rouge Parish, Louisiana

The Lakvold Group, LLC  
Date of Inspection: March 25, 2014  
Page 111

08/08/2014

Baton Rouge, Louisiana, March 25, 2014.

*Angela Lemoine Lakvold*

Angela Lemoine-Lakvold, MAI, SRA, RW-AC  
Louisiana State Certified General Appraiser #G0575

Total Approved Amount of Compensation to the full extent of the owner's loss  
\$ 173,649.<sup>00</sup>

*Heather Corsentino* 7/30/2014  
Heather Corsentino Date

Assistant Real Estate Administrator,  
Department of Transportation and  
Development, State of Louisiana