

*Order signed  
8/6/14*

432387 SEC. 24

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

NUMBER \_\_\_\_\_

VS.

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

PARISH OF EAST BATON ROUGE

ENTERGY GULF STATES LOUISIANA, LLC

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.

ENTERGY GULF STATES LOUISIANA, LLC is the defendant herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of East Baton Rouge Parish, 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

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DEPUTY CLERK OF COURT

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, 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 East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel No. 3-1, on a white print of a plat of survey, consisting of Sheet No. 3, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, 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. 3-1:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 110+68.15, proceed N56°28'10"W a distance of 50.35 feet to the point of beginning; thence proceed N56°28'10"W a distance of 5.88 feet to a point and corner; thence proceed N28°19'41"E a distance of 364.87 feet to a point and corner; thence proceed S18°52'57"E a distance of 7.95 feet to a point and corner; thence proceed S28°19'26"W a distance of 360.00 feet to the point of beginning. All of which comprises Parcel 3-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 2118.7 square feet or 0.049 of an acre.

Being a portion of the same property acquired by defendant by Act recorded January 17, 2008, in COB 854, Page 12025 of the conveyance records of East Baton 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 driveway, concrete

curbing, water laterals, sewer laterals 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 described property, together with all of the improvements situated wholly or partially thereon, 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, 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 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 above described property, together with all of the improvements situated wholly or partially thereon, subject to the mineral reservation set forth herein, has been estimated to be the sum of SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00), as shown by the written estimate of compensation marked "Exhibit P-5A" and

"Exhibit P-5B," annexed hereto and made a part hereof.

14.

Petitioner is entitled to expropriate the full ownership of the above described property, together with all of the improvements situated wholly or partially thereon, 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.

**WHEREFORE**, petitioner prays that an order issue herein directing petitioner to deposit in the registry of this court the sum of SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00) for payment to the person or persons entitled thereto, and declaring that the full ownership of the above described property, together with all of the improvements situated wholly or partially thereon, 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 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 Entergy Gulf States Louisiana, LLC, 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 the 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 SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00).

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:

Entergy Gulf States Louisiana, LLC  
Through agent for service of process  
Joseph R. Ballard  
446 North Blvd.  
Baton Rouge, LA 70802

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.

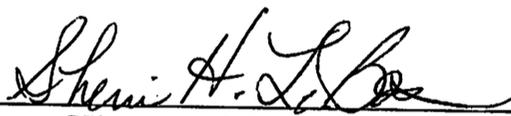
The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

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

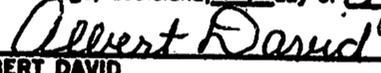
Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No(s). H.010560, Essen Lane Widening (Perkins Road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

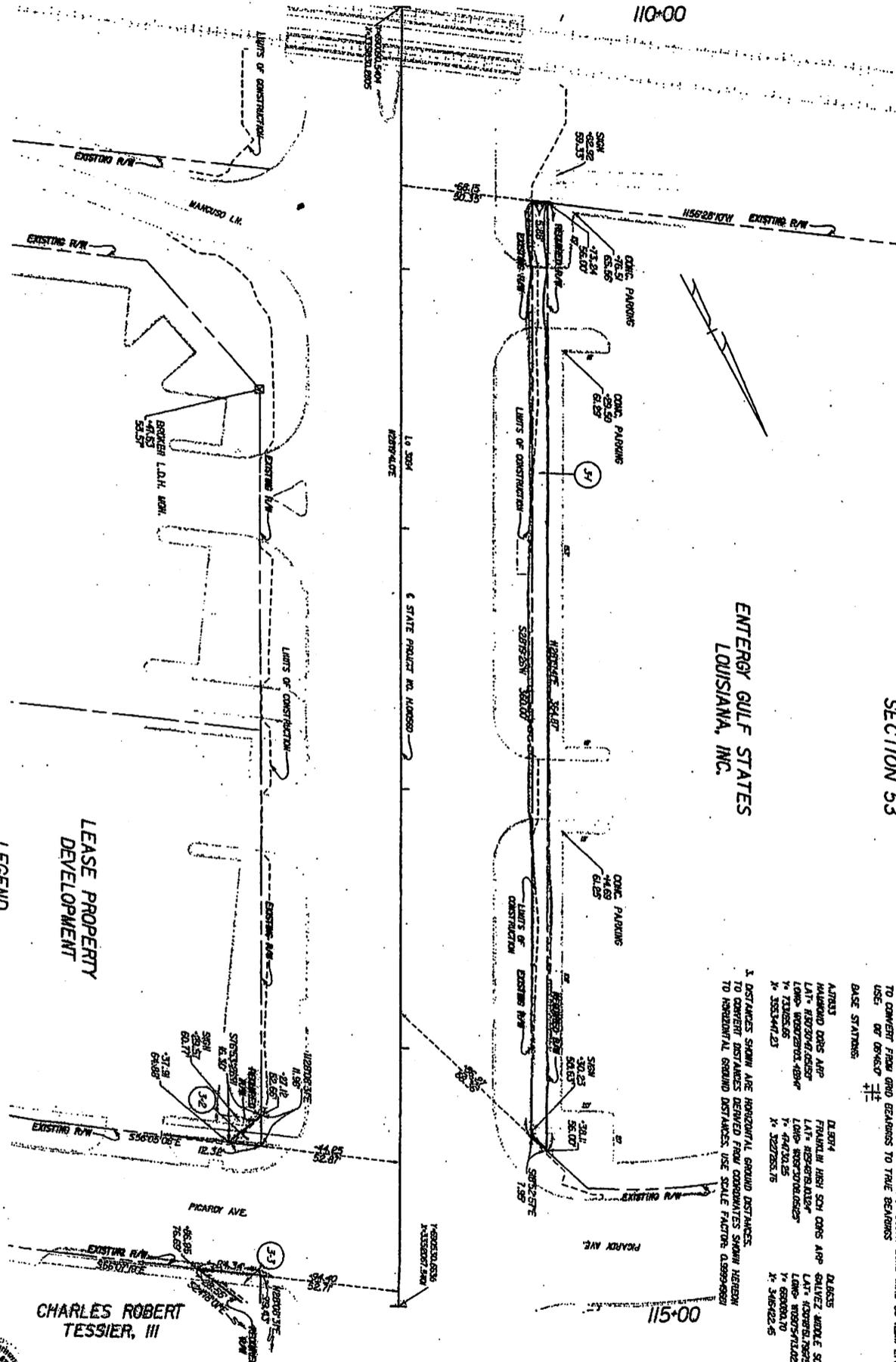
  
\_\_\_\_\_  
ALBERT DAVID  
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
STATE OF LOUISIANA

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.      7-1-14  
CHIEF ENGINEER ADMINISTRATOR      DATE

PARCEL	OWNER	ACQUISITION	AREA
3-3	CHARLES ROBERT TESSIER, III	006, 116, 804, 1472, 01/02/2005	0.007 AC.
3-2	LEASE PROPERTY DEVELOPMENT	006, 413, 804, 0469, 01/01/09	0.002 AC.
3-1	ENTERGY GULF STATES LOUISIANA, INC.	006, 345, 804, 0469, 01/01/09 006, 345, 804, 0469, 01/01/09 006, 345, 804, 0469, 01/01/09 006, 345, 804, 0469, 01/01/09	0.009 AC.



GREENSBURG LAND DISTRICT  
T7S - R1E  
SECTION 53  
ENTERGY GULF STATES  
LOUISIANA, INC.

LEASE PROPERTY  
DEVELOPMENT

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
(Symbol)	(Symbol)	(Symbol)
EXISTING C. & A.	REQUIRED C. & A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. & A.	REQD R/W & REQD. C. & A.	RIGHT OF WAY & CONTROL OF ACCESS
(Symbol)	(Symbol)	LIMITS OF CONSTRUCTION
(Symbol)	(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	SECTION LINE

NOTES:  
1. ALL PASSES AND ABUTMENTS SHOWN HEREON WERE FOUND.  
2. THE CORNEREASERS AND BEARINGS SHOWN HEREON WERE BASED ON THE ORIGINAL STATE PLAT CORNEREASERS TO THE STATE ZONE (NAD 83 BEING EPOCH 2000.0) TO CORRECT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0.99999687  
BASE STATIONS:  
D18974  
D18975  
D18976  
D18977  
D18978  
D18979  
D18980  
D18981  
D18982  
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CHARLES ROBERT  
TESSIER, III

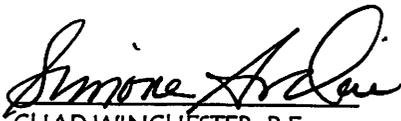
3/24/2014	REVISED LIMITS OF CONSTRUCTION	DATE	DESCRIPTION	GOTECH	BY	GOTECH	DATE	3/24/14	
RIGHT OF WAY MAP - STATE PROJECT NO. H.010560 ESSEN LANE WIDEN PERKINS RD TO I-10 EAST BATON ROUGE PARISH Lc 3064								COMPUTED: DAB CHECKED: MPN DESIGNED: RJC DETAILED: DAB DATE: 01/27/2014 SCALE: 1"=20'	PARISH: EAST BATON ROUGE CONTROL SECTION: 258-32 STATE PROJECT: H.010560

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

7-1-14  
DATE

  
CHAD WINCHESTER, P.E.  
ROAD DESIGN ENGINEER ADMINISTRATOR

06/27/14  
DATE

  
PAUL FOSSIER, P.E.  
BRIDGE DESIGN ENGINEER ADMINISTRATOR

6/27/14  
DATE

Parcel No. 3-1  
S. P. No. 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) 3-1, 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	<u>\$73,767</u>
DAMAGES	<u>\$0</u>
ADDITIONAL COMPENSATION	<u>\$0</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$73,767</u>

Methodology Used:

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

Kermit Wayne Williams  
P.O. Box 66707, Baton Rouge, LA 70806

Qualifications:

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

Baton Rouge, Louisiana, April 16, 2014.



Kermit Wayne Williams  
LOUISIANA CERTIFIED GENERAL/RESIDENTIAL REAL ESTATE  
APPRAISER CERTIFICATE NO. (G/R) G0375

Total Approved Amount of Compensation to the full  
extent of the owner's loss, \$ 72,551.00

Heather Corsetino 7/2/2014  
Date

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

Parcel No. 3-1  
Sate 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) 3-1, 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	\$76,551
DAMAGES	\$0
ADDITIONAL COMPENSATION	\$0
TOTAL ESTIMATE OF COMPENSATION	\$76,551

Methodology Used:

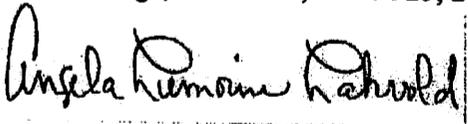
- 1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

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

Qualifications:

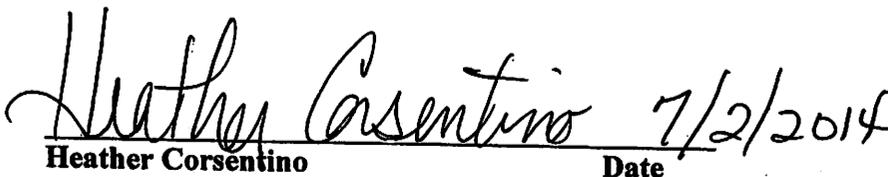
- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Baton Rouge, Louisiana, March 25, 2014.



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  
\$ 72,551.00



Heather Corsentino 7/2/2014

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

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

ENTERGY GULF STATES LOUISIANA, LLC

NUMBER \_\_\_\_\_

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 SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00).

**AND IT IS HEREBY FURTHER ORDERED** that 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 ENTERGY GULF STATES LOUISIANA, LLC, 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, 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:

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 East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel No. 3-1, on a white print of a plat of survey, consisting of Sheet No. 3, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, 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. 3-1:**

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 110+68.15, proceed N56°28'10"W a distance of 50.35 feet to the point of beginning; thence proceed

N56°28'10"W a distance of 5.88 feet to a point and corner; thence proceed N28°19'41"E a distance of 364.87 feet to a point and corner; thence proceed S18°52'57"E a distance of 7.95 feet to a point and corner; thence proceed S28°19'26"W a distance of 360.00 feet to the point of beginning. All of which comprises Parcel 3-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 2118.7 square feet or 0.049 of an acre.

Being a portion of the same property acquired by defendant by Act recorded January 17, 2008, in COB 854, Page 12025 of the conveyance records of East Baton 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, ENTERGY GULF STATES LOUISIANA, LLC, vacate the above described property and surrender possession thereof unto the plaintiff immediately.

Baton Rouge, Louisiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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JUDGE, NINETEENTH JUDICIAL DISTRICT COURT

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

ENTERGY GULF STATES LOUISIANA, LLC

NUMBER \_\_\_\_\_

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

PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA

**RECEIPT**

**J. DOUGLAS WELBOURN, 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. ENTERGY GULF STATES LOUISIANA, LLC" No. \_\_\_\_\_ 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:

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 East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel No. 3-1, on a white print of a plat of survey, consisting of Sheet No. 3, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, 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. 3-1:**

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 110+68.15, proceed N56°28'10"W a distance of 50.35 feet to the point of beginning; thence proceed N56°28'10"W a distance of 5.88 feet to a point and corner; thence

proceed N28°19'41"E a distance of 364.87 feet to a point and corner; thence proceed S18°52'57"E a distance of 7.95 feet to a point and corner; thence proceed S28°19'26"W a distance of 360.00 feet to the point of beginning. All of which comprises Parcel 3-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 2118.7 square feet or 0.049 of an acre.

Being a portion of the same property acquired by defendant by Act recorded January 17, 2008, in COB 854, Page 12025 of the conveyance records of East Baton 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 SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00) 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

---

DEPUTY CLERK OF COURT, NINETEENTH JUDICIAL DISTRICT COURT

ORIG: 158 BNDL: 12600  
8/21/2014 9:45:40 AM

FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
DOUG WELBORN  
CLERK OF COURT AND RECORDER

CUSTOMER PROVIDED COPY FOR  
CERTIFIED TRUE COPY

BY *Karby*  
DEPUTY CLERK AND RECORDER

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

ENTERGY GULF STATES LOUISIANA, LLC

NUMBER 632,387 Sec. 24

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 SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00).

**AND IT IS HEREBY FURTHER ORDERED** that 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 ENTERGY GULF STATES LOUISIANA, LLC, 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, 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:

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 East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel No. 3-1, on a white print of a plat of survey, consisting of Sheet No. 3, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, 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. 3-1:

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 110+68.15, proceed N56°28'10"W a distance of 50.35 feet to the point of beginning; thence proceed



EBR2462572

N56°28'10"W a distance of 5.88 feet to a point and corner; thence proceed N28°19'41"E a distance of 364.87 feet to a point and corner; thence proceed S18°52'57"E a distance of 7.95 feet to a point and corner; thence proceed S28°19'26"W a distance of 360.00 feet to the point of beginning. All of which comprises Parcel 3-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 2118.7 square feet or 0.049 of an acre.

Being a portion of the same property acquired by defendant by Act recorded January 17, 2008, in COB 854, Page 12025 of the conveyance records of East Baton 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, ENTERGY GULF STATES LOUISIANA, LLC, vacate the above described property and surrender possession thereof unto the plaintiff immediately.

Baton Rouge, Louisiana, this 6<sup>th</sup> day of August, 2014.

R. Michael Caldwell  
JUDGE, NINETEENTH JUDICIAL DISTRICT COURT

FILED  
EAST BATON ROUGE PARISH, LA.

2014 JUL 31 PM 2:06

DEPUTY CLERK OF COURT

CERTIFIED TRUE AND  
CORRECT COPY

AUG 11 2014

Brandi L. Adair  
East Baton Rouge Parish  
Deputy Clerk of Court

STATE OF LOUISIANA, DEPARTMENT  
OF TRANSPORTATION & DEVELOPMENT

VS.

ENTERGY GULF STATES LOUISIANA, LLC

NUMBER 632,387 sec 24

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

PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA

**RECEIPT**

**J. DOUGLAS WELBOURN, 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. ENTERGY GULF STATES LOUISIANA, LLC" No. 632,387 sec 24 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:

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 East Baton Rouge, State of Louisiana, and in Section 53, Township 7 South, Range 1 East, Greensburg Land District, identified as Parcel No. 3-1, on a white print of a plat of survey, consisting of Sheet No. 3, made by Michael Peter Mallet, Registered Land Surveyor, dated March 24, 2014, 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. 3-1:**

From a point on the centerline of State Project No. H.010560, at Highway Survey Station 110+68.15, proceed N56°28'10"W a distance of 50.35 feet to the point of beginning; thence proceed N56°28'10"W a distance of 5.88 feet to a point and corner; thence

proceed N28°19'41"E a distance of 364.87 feet to a point and corner; thence proceed S18°52'57"E a distance of 7.95 feet to a point and corner; thence proceed S28°19'26"W a distance of 360.00 feet to the point of beginning. All of which comprises Parcel 3-1 as shown on Sheet 3 of the Right of Way Plans of State Project No. H.010560, and contains an area of approximately 2118.7 square feet or 0.049 of an acre.

Being a portion of the same property acquired by defendant by Act recorded January 17, 2008, in COB 854, Page 12025 of the conveyance records of East Baton 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 SEVENTY-TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$72,551.00) 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.

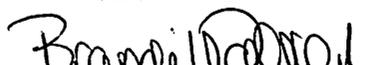
Signed at Baton Rouge, Louisiana, this 11<sup>th</sup> day of August, 2014.



DEPUTY CLERK OF COURT, NINETEENTH JUDICIAL DISTRICT COURT

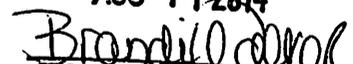
CERTIFIED TRUE AND  
CORRECT COPY

AUG 11 2014

  
East Baton Rouge Parish  
Deputy Clerk of Court

FILED

AUG 11 2014

  
DEPUTY CLERK OF COURT

RECEIVED

2014 AUG 26 PM 1:35

OTB  
GENERAL COUNSEL

2014 AUG 26 1:35

OFFICE OF GENERAL COUNSEL

RECEIVED

2014 AUG 14 AM 11:22

OFFICE OF GENERAL COUNSEL

2014 AUG 26 PM 1:34

OTB  
GENERAL COUNSEL