

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

VS.

LAKE CHARLES HOTEL VENTURES, LLC

NUMBER 2014-4223 A

14TH JUDICIAL DISTRICT COURT

PARISH OF CALCASIEU

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:

FILED Oct. 15, 2014

Thermon A. Cal
Deputy Clerk of Court
Calcasieu Parish, Louisiana

1.

LAKE CHARLES HOTEL VENTURES, LLC is the defendant herein.

2.

The Department of Transportation and Development, proposes to construct in the Parish of Calcasieu, a certain project designated as State Right of Way Project No. H.003969, Existing 3-Lane to Contraband Bayou, on State Route LA 1138-2, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary, Department of Transportation and Development on July 14, 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 defendants, a portion of which is required for a temporary construction servitude for a period of time not to exceed completion of the project, 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 Calcasieu, State of Louisiana, and in Section 12, Township 10 South, Range 9 West, Southwestern Land District, Calcasieu Parish, Louisiana, identified as Parcel No. 4-3-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Paul D. Fryer, Registered Land Surveyor, dated October 11, 2013, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in orange and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 4-3-C-1:

From a point on the centerline of State Project No. H.003969, at Highway Survey Station 120+42.64, proceed N0°48'10"E a distance of 127.28 feet to the point of beginning; thence proceed N24°25'10"E a distance of 23.47 feet to a point and corner; thence proceed N88°29'19"E a distance of 90.91 feet to a point and corner; thence proceed S65°35'39"E a distance of 64.68 feet to a point and corner; thence proceed N88°56'10"W a distance of 159.51 feet to the point of beginning; all of which comprises Parcel 4-3-C-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.003969, and contains an area of approximately 3003.2 square feet or 0.069 of an acre.

Being a portion of the same property acquired by defendants by Act recorded May 21, 2014, in COB 3954, Page 415 of the conveyance records of Calcasieu 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 concrete parking, concrete curb, three (3) pole lights, landscaping, and signage.

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 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 above, together with all of the improvements situated wholly or partially thereon, which property petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for petitioner to expropriate 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 above, together with all of the improvements situated wholly or partially thereon.

12.

The just compensation to which the defendant is entitled, being the compensation for 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 above, together with all of the improvements situated wholly or partially thereon, has been estimated to be the sum of Fifty-Eight Thousand Five Hundred Nineteen and No/100 Dollars (\$58,519.00), as shown by the written estimate of compensation marked "Exhibit P-5A" and "Exhibit P-5B," annexed hereto and made a part hereof.

13.

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

14.

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

15.

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.

16.

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 Fifty-Eight Thousand Five Hundred Nineteen and No/100 Dollars (\$58,519.00) for payment to the person or persons entitled thereto, and declaring that 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 above, together with all of the improvements situated wholly or partially thereon, 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 LAKE CHARLES HOTEL VENTURES, 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 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 Fifty-Eight Thousand Five Hundred Nineteen and No/100 Dollars (\$58,519.00).

LOUISIANA DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT
OFFICE OF THE GENERAL COUNSEL

BY: Andrew G. Barry
Of Counsel

Andrew G. Barry
Bar Roll No. 26599
1201 Capitol Access Road
Baton Rouge, LA 70802
P. O. Box 94245
Baton Rouge, LA 70804-9245
PH: (225) 242-4665
FAX: (225) 242-4690
Attorney for State, DOTD

PLEASE SERVE:

Lake Charles Hotel Ventures, LLC
Through Justin S. Brashear, Attorney at Law
1777 Ryan Street
Lake Charles, LA 70601



1874-1875

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1924-1925

1926-1927

1928-1929

1930-1931

1932-1933

July 14, 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.003969
EXISTING 3-LANE TO CONTRABAND BAYOU
STATE ROUTE LA 1138-2
PARISH OF CALCASIEU

State Project Number H.003969 provides for earthwork, cold planing, superpave asphaltic concrete, class II base course, and related work, on State Route LA 1138-2 in Calcasieu Parish as follows: Begin at approximate Highway Survey Station 105+00.00, then proceed in an easterly direction, and end at approximate Highway Survey Station 130+05.22. The total roadway length is approximately 0.476 miles; and the overall project length is also approximately 0.476 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.


FILED Oct. 15, 2014

Thomas A. C. J.

Deputy Clerk of Court
Calcasieu Parish, Louisiana

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.003969, Existing 3-Lane to Contraband Bayou, State Route LA 1138-2, Parish of Calcasieu.

Baton Rouge, Louisiana, this 14th day of July, 2014.

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

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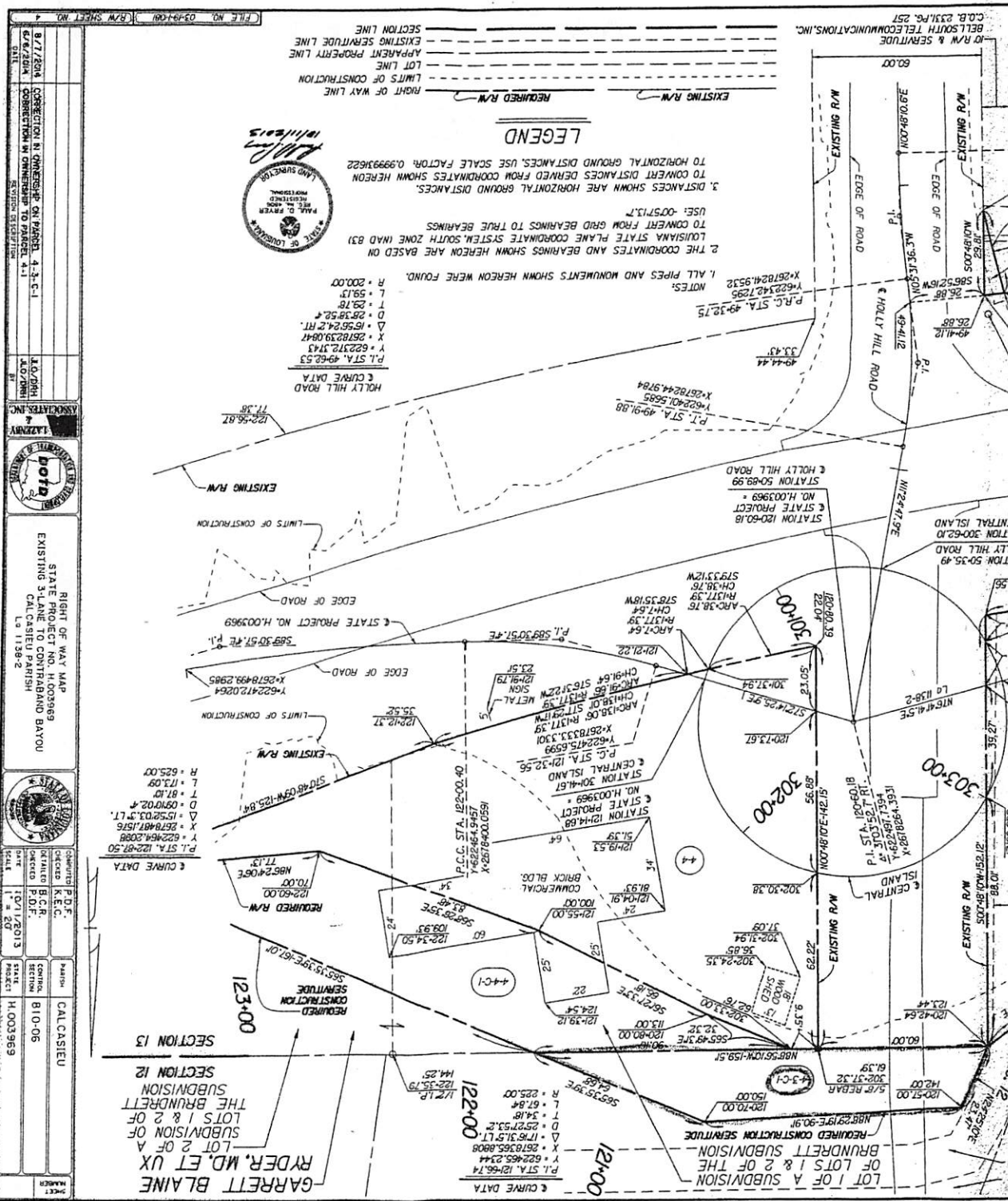
CERTIFICATE
OF THE
CHIEF ENGINEER

FILED Oct. 15 2014
Thomas A. Cal
Deputy Clerk of Court
Calcasieu Parish, Louisiana

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO. H.003969, EXISTING 3-LANE TO CONTRABAND BAYOU, ROUTE LA 1138-2, CALCASIEU 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 10-2-14
JANICE P. WILLIAMS, P.E. DATE
CHIEF ENGINEER ADMINISTRATOR

PARCEL	OWNER	ACQUISITION	AREA
4-1	MAX MCFATTER, JR. ET UX	ENTRY NO. 1704.952 04/15/1992	0.177 ACRE
4-2	GENEVA MARIE GUILLORE HERPIN	C.O.B. 2310 PG. 321 07/07/1992	105.750 FT.
4-3-C-1	LAKE CHARLES HOTEL VENTURES, LLC	C.O.B. 3904 PG. 419 05/29/2014	0.069 ACRE
4-4			0.363 ACRE
4-4-C-1	GARRETT BLAINE RYDER, MD, ET UX	C.O.B. 2826 PG. 668 07/14/2000	0.162 ACRE



NOTE:
 4.82 SQ. FT. OF PARCEL
 +2 IS WITHIN THE
 ENTEROR GULF STATES
 LOUISIANA, L.L.C.
 C.O.B. 3615, PG. 775
 105.66 SQ. FT. OF PARCEL
 +2 IS WITHIN THE
 ENTEROR GULF STATES
 TELECOMMUNICATIONS, INC.
 BELL SOUTH
 C.O.B. 2331, PG. 257

NOTE:
 4.82 SQ. FT. OF PARCEL
 +2 IS WITHIN THE
 ENTEROR GULF STATES
 LOUISIANA, L.L.C.
 C.O.B. 3615, PG. 775
 105.66 SQ. FT. OF PARCEL
 +2 IS WITHIN THE
 ENTEROR GULF STATES
 TELECOMMUNICATIONS, INC.
 BELL SOUTH
 C.O.B. 2331, PG. 257

NOTE:
 0.051 ACRE OF PARCEL
 +1 IS WITHIN THE
 ENTEROR GULF STATES
 LOUISIANA, L.L.C.
 C.O.B. 3076, PG. 149



LEGEND

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) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: $-0057'13.7''$
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR 0.99993622

FILED 04-15-2014

Deputy Clerk of Court
 Calcasieu Parish, Louisiana

THOMAS A. C. D.

EXHIBIT P-3

DATE	11-20-13	SCALE	1" = 20'
DESIGNED BY	P.D.F.	CHECKED BY	K.E.C.
DRAWN BY	B.C.R.	DATE	10/1/2013
PROJECT	110-06	PROJECT	H.003969

STATE PROJECT NO. H.003969
 EXISTING 3-LANE TO CONTRABAND BAYOU
 CALCAISIEU PARISH, LOUISIANA
 PROJECT NO. 1158-2

CERTIFICATE
ON
LOCATION AND DESIGN

FILED Oct. 15, 2014
Thomas A. Col
Deputy Clerk of Court
Calcasieu Parish, Louisiana

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.003969, EXISTING 3-LANE TO CONTRABAND BAYOU, ROUTE LA 1138-2, CALCASIEU 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 10-2-14
JANICE P. WILLIAMS, P.E. DATE
CHIEF ENGINEER ADMINISTRATOR

Simone Ardoin 10/6/14
SIMONE ARDOIN, P.E. DATE
ROAD DESIGN ADMINISTRATOR

Paul Fossier 10/2/14
PAUL FOSSIER, P.E. DATE
BRIDGE DESIGN ADMINISTRATOR

Parcel No. 4-3-C-1
Project No. H003969

CERTIFICATE
OF
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified Parcel Number(s) 4-3-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	<u>\$ 57,381.00</u>
DAMAGES	<u>\$ 0.00</u>
ADDITIONAL COMPENSATION	<u>\$ 0.00</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$ 57,381.00</u>

Methodology Used:

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


Leonard E. Pauley, Jr., CCIM
1531 Hodges Street
Lake Charles, LA 70601

FILED Oct. 15 2014
Thomas A. Cal
Deputy Clerk of Court
Calcasieu Parish, Louisiana

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

Lake Charles, Louisiana, June 25, 2014


Leonard E. Pauley, Jr., CCIM
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO. (G) 0200

Total Approved Amount of Compensation to the full extent of
the owner's loss \$ 58,519.00

Heather Corsetino 9/29/2014
HEATHER CORSENTINO Date

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

Parcel No. 4-3-C-1
State Project No. H.003969

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) 4-3-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	\$48,600
DAMAGES	0
ADDITIONAL COMPENSATION	0
TEMPORARY SERVITUDE FOR CONSTRUCTION	\$9,919
TOTAL ESTIMATE OF COMPENSATION	\$58,519

Methodology Used:

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

Jody D. Morvant, Sr., MAI, GRI
6304 Tennyson Oaks Lane
Alexandria, Louisiana 71301

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

Alexandria, Louisiana, May 15, 2014.

Jody D. Morvant

Jody D. Morvant, Sr., MAI, GRI
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER CERTIFICATE NO. G0286

Total Approved Amount of Compensation to the full extent of
the owner's jobs \$ 58,519.00

Heather Corsetino 9/29/2014
Date

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

FILED Oct. 15 2014
Thermon A. Cal
Deputy Clerk of Court
Catahoula Parish, Louisiana

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :
TOM - SUIT DEPT

First VENDOR

LAKE CHARLES HOTEL VENTURES LLC

First VENDEE

STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

Index Type : CONVEYANCES

File Number : 3159324

Type of Document : ORDER OF EXPROPRIATION

Book : 3994 Page : 11

Recording Pages : 3

Recorded Information

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

On (Recorded Date) : 10/22/2014

At (Recorded Time) : 1:43:01PM



Filing Date: 10/22/2014 12:00 AM Page Count: 1
Case Number: 2014-004223
Document Name: CONVEYANCE REC.#

CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu

I certify that this is a true copy of the attached document that was filed for registry and
Recorded 10/22/2014 at 1:43:01
File Number 3159324
Recorded in Book 3994 Page 11

Thomas A. Ciel
Deputy Clerk



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3157324 Com.

STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

NUMBER 2014-4223

VS.

14TH JUDICIAL DISTRICT COURT

LAKE CHARLES HOTEL VENTURES, LLC

PARISH OF CALCASIEU

STATE OF LOUISIANA

FILED Oct. 15 2014

ORDER OF EXPROPRIATION

Thomas A. Cal

Deputy Clerk of Court
Calcasieu Parish, Louisiana

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 Fifty-Eight Thousand Five Hundred Nineteen and No/100 Dollars (\$58,519.00).

AND IT IS HEREBY FURTHER ORDERED that 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 below, together with all of the improvements situated wholly or partially thereon, 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 Calcasieu, State of Louisiana, and in Section 12, Township 10 South, Range 9 West, Southwestern Land District, Calcasieu Parish, Louisiana, identified as Parcel No. 4-3-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Paul D. Fryer, Registered Land Surveyor, dated October 11, 2013, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in orange and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 4-3-C-1:

From a point on the centerline of State Project No. H.003969, at Highway Survey Station 120+42.64, proceed N0°48'10"E a distance of 127.28 feet to the point of beginning; thence proceed N24°25'10"E a distance of 23.47 feet to a point and corner; thence proceed N88°29'19"E a distance of 90.91 feet to a point and corner; thence proceed S65°35'39"E a distance of 64.68 feet to a point and corner; thence proceed N88°56'10"W a distance of 159.51 feet to the point of beginning; all of which comprises Parcel 4-3-C-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.003969, and



STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT
VS.
ESTATE OF CATHERINE VAN VRANCKEN
LAGARDE, ET AL

NUMBER
24TH JUDICIAL DISTRICT COURT
PARISH OF JEFFERSON
STATE OF LOUISIANA

ORDER OF EXPROPRIATION (continued)

contains an area of approximately 3003.2 square feet or 0.069 of an acre.

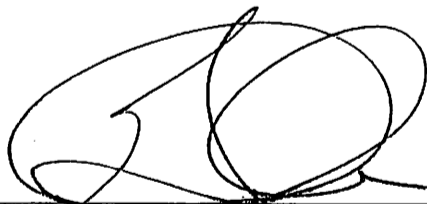
Being a portion of the same property acquired by defendants by Act recorded May 21, 2014, in COB 3954, Page 415 of the conveyance records of Calcasieu Parish, State of Louisiana.

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. 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 this Order of Expropriation be recorded in the conveyance records of this Parish.

AND IT IS HEREBY FURTHER ORDERED that the defendant, LAKE CHARLES HOTEL VENTURES, LLC, 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.

Lake Charles, Louisiana, this 17th day of October, 2014.



JUDGE, FOURTEENTH JUDICIAL DISTRICT COURT

G. MICHAEL CANADAY

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :
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First VENDOR
LAKE CHARLES HOTEL VENTURES LLC

2014-4223

First VENDEE
STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

Index Type : CONVEYANCES

File Number : 3160026

Type of Document : RECEIPT

Book : 3995 Page : 203

Recording Pages : 3

Recorded Information

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

On (Recorded Date) : 10/28/2014

At (Recorded Time) : 10:46:59AM



CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu

I certify that this is a true copy of the attached document that was filed for registry and
Recorded 10/28/2014 at 10:46:59
File Number 3160026
Recorded in Book 3995 Page 203

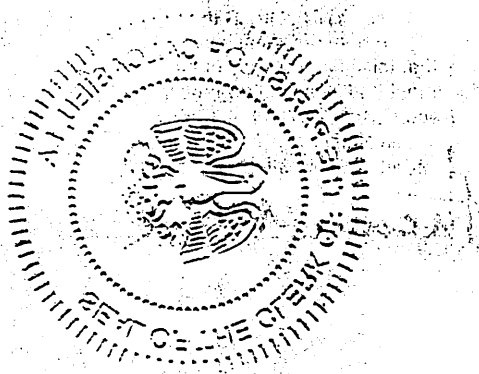
Thomas A. Ciel
Deputy Clerk



Filing Date: 10/28/2014 12:23 PM Page Count: 1
Case Number: 2014-004223
Document Name: CONVEYANCE REC.#

Return To :
SUIT DEPT/TOM

Do not Detach this Recording Page from Original Document



3160026 Com.

STATE OF LOUISIANA, DEPARTMENT
OF TRANSPORTATION & DEVELOPMENT

NUMBER 2014-4223 A

14TH JUDICIAL DISTRICT COURT

VS.

PARISH OF CALCASIEU

LAKE CHARLES HOTEL VENTURES, LLC

STATE OF LOUISIANA

RECEIPT

FILED Oct. 15 2014
Thomas A. Cal
Deputy Clerk of Court
Calcasieu Parish, Louisiana

H. LYNN JONES, CLERK OF COURT

TO

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

CLERK OF COURT
OCT 15 PM 3:57
CALCASIEU PARISH, LOUISIANA

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, VS. LAKE CHARLES HOTEL VENTURES, LLC" No. 2014-4223 A 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 Calcasieu, State of Louisiana, and in Section 12, Township 10 South, Range 9 West, Southwestern Land District, Calcasieu Parish, Louisiana, identified as Parcel No. 4-3-C-1, on a white print of a plat of survey, consisting of Sheet No. 4, made by Paul D. Fryer, Registered Land Surveyor, dated October 11, 2013, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in orange and being more particularly described in accordance with said plat of survey, as follows:

REQUIRED FOR A TEMPORARY SERVITUDE

PARCEL NO. 4-3-C-1:

From a point on the centerline of State Project No. H.003969, at Highway Survey Station 120+42.64, proceed N0°48'10"E a distance of 127.28 feet to the point of beginning; thence proceed N24°25'10"E a distance of 23.47 feet to a point and corner; thence proceed N88°29'19"E a distance of 90.91 feet to a point and corner; thence proceed S65°35'39"E a distance of 64.68 feet to a point and corner;

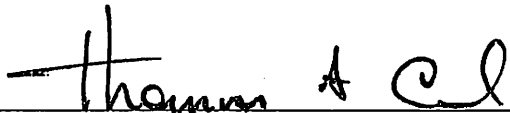


thence proceed N88°56'10"W a distance of 159.51 feet to the point of beginning; all of which comprises Parcel 4-3-C-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.003969, and contains an area of approximately 3003.2 square feet or 0.069 of an acre.

Being a portion of the same property acquired by defendants by Act recorded May 21, 2014, in COB 3954, Page 415 of the conveyance records of Calcasieu 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 Fifty-Eight Thousand Five Hundred Nineteen and No/100 Dollars (\$58,519.00) 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 Lake Charles, Louisiana, this 22nd day of October, 2014.



DEPUTY CLERK OF COURT, FOURTEENTH JUDICIAL DISTRICT COURT