

STATE PROJECT NO. H.0011098
LA 30: SOUTH BLVD TO W CHIMES ST.
ROUTE LA 30
EAST BATON ROUGE PARISH

PARCEL NO. 3-1

S A L E

STATE OF LOUISIANA:
PARISH OF EAST BATON ROUGE:

For the price and on the terms and conditions hereinafter set forth, PARISH OF EAST BATON ROUGE (TAX I.D. NO. XX-XXXX_____) a political body, permanent mailing address 222 St. Louis Street, Baton Rouge, LA 70801, herein represented by Sharon Weston Broome, its Mayor, pursuant to a resolution attached hereto or previously recorded in the Office of the Clerk, who accepts this sale on behalf of the Parish of East Baton Rouge, being hereinafter sometimes referred to as the "Vendor", have bargained and sold and do hereby grant, bargain, sell, transfer, assign, set over, convey and deliver under all lawful warranties and with substitution and subrogation to all of my rights and actions of warranty, unto the Department of Transportation and Development of the State of Louisiana, herein represented by CHARLES MCBRIDE, Right of Way Administrator of said Department of Transportation and Development, P.O. Box 94245, Baton Rouge, Louisiana 70804-9245, authorized herein by Policy and Procedure Memorandum No. 5, dated December 16, 1976, as amended and revised, issued by the Secretary of the Louisiana Department of Transportation and Development, being hereinafter referred to as the "Department", who accepts this sale on behalf of the Department of Transportation and Development, the following described property, situated in the Parish of East Baton Rouge, Louisiana, to-wit:

DESCRIPTION

ONE (1) certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining situated in Section 51 Township 7 SOUTH, Range 1 WEST, GREENBURG LAND DISTRICT, East Baton Rouge Parish, Louisiana, identified as PARCEL NO. 3-1 as shown on Sheet No. 3 of the property map for STATE PROJECT NO. H.011098, LA 30: SOUTH BLVD. TO CHIMES ST., ROUTE LA 30, EAST BATON ROUGE LOUISIANA, prepared by Max O. Usrey, III and Robert H. Brooks, III, dated June 29, 2019 and revised July 2, 2020, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

PARCEL NO. 3-1

From a point on the centerline of State Project No. H.011098, at Station 202+85.63, proceed S88°05'00"W a distance of 7.44 feet to the point of beginning; thence proceed S33°04'25"E a distance of 121.85 feet to a point and corner; thence proceed S88°05'00"W a distance of 34.60 feet to a point and corner; thence proceed N29°32'04"W a distance of 73.27 feet to a point and corner; thence proceed along a curve to the left having a radius of 1470.00 feet, whose length is 44.77 feet and whose chord length is 44.77 feet and bears N30°24'26"W to a point and corner; thence proceed N88°05'00"E a distance of 26.88 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.011098, and contains an area of 3174.8 square feet or 0.073 acres.

Being a portion of the same property acquired by vendor from L. D. Sledge by Sale, recorded on November 6, 1984, in COB 73, Bundle 9707, in the conveyance records of East Baton Rouge Parish, Louisiana.

This sale and conveyance is made for and in consideration of the price and sum of THIRTY TWO THOUSAND NINETY FOUR AND NO/100 (\$32,094.00) DOLLARS, which price the Department hereby binds and obligates itself to pay to Vendor upon the approval by the Department of Vendor's good and unencumbered title to the hereinabove described property.

Vendor acknowledges and agrees that the consideration provided herein constitutes full and final payment for the property hereby conveyed and for any and all diminution in the value of the Vendor's remaining property as a result of the transfer of this property for highway purposes.

The consideration recited herein represents full and final settlement of all claims of any kind to the full extent of the Vendor's loss, except relocation assistance claims where applicable, and specifically represents a compromise by all parties to avoid formal expropriation proceedings and the added expenses of litigation.

All ad valorem taxes assessed against the above-described property for the four (4) years immediately preceding the current year have been paid. Taxes for the current year will be prorated in accordance with the provisions of Act No. 123 of the Legislature of the State of Louisiana for the year 1954.

It is understood and agreed that Vendor reserves unto himself, his heirs and assigns, all oil and gas minerals beneath the area hereinabove described, it is specifically understood, however that while no exploration, drilling, nor mining of oil or gas minerals of any kind shall be conducted upon said area, there may be directional drilling from adjacent lands to extract the oil or gas minerals from said area.

There is specifically included in this present sale and conveyance all of the improvements situated wholly or partially on the hereinabove described property, including but not necessarily restricted to Vendor's nine (9) crape myrtle trees, one (1) pine tree, and other landscaping together with the appurtenances thereto.

IN TESTIMONY WHEREOF, the parties hereto have signed and executed and acknowledged this instrument as their free and voluntary acts, in triplicate originals in the presence of the undersigned competent witnesses, as of the _____ day of _____, 2021.

WITNESSES:

PARISH OF EAST BATON ROUGE

SHARON WESTON BROOME
Its : Mayor

DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT OF THE STATE
OF LOUISIANA

CHARLES MCBRIDE
RIGHT OF WAY ADMINISTRATOR

AFFIDAVIT

STATE OF LOUISIANA:

PARISH OF EAST BATON ROUGE:

BEFORE ME, the undersigned authority, duly qualified in and for the aforesaid Parish and State, personally came and appeared PARISH OF EAST BATON ROUGE, represented by SHARON WESTON BROOME, its Mayor, of the full age of majority and personally known to me, Notary, who, by me having been duly sworn, declared and acknowledged: That she signed the above and foregoing instrument on the date thereof for the objects and purposes therein expressed, and acknowledged the same as her voluntary act and deed.

IN FAITH THEREOF, Appearer executed this acknowledgment in the Parish of East Baton Rouge, State of Louisiana, on this _____ day of _____, 2021.

WITNESSES:

PARISH OF EAST BATON ROUGE

SHARON WESTON BROOME
Its: Mayor

NOTARY PUBLIC



**Office of Engineering
Project Development Division
Section 23 Real Estate**

PO Box 94245 | Baton Rouge, LA 70804-9245
phone: 225-242-4534 | fax: 225-242-4689

John Bel Edwards, Governor
Shawn D. Wilson, Ph.D., Secretary

March 8, 2021

STATE PROJECT NO. H.011098
LA 30: SOUTH BLVD TO W CHIMES ST
ROUTE LA 30
EAST BATON ROUGE PARISH

Parish of East Baton Rouge
C/O Fred Raiford
222 St. Louis Street
Baton Rouge, LA 70801

Subject: Parcel No. 3-1
Owner: Parish of East Baton Rouge

Dear Mr. Raiford:

State Project No. H.011098 has been programmed for construction and the property rights bearing Parcel No. 3-1 shown on the project right of way plans are required for construction of the project.

The plans for the project were approved by the Louisiana Department of Transportation and Development in accordance with public announcements. The property rights comprising Parcel No. 3-1 have been valued according to established procedures consistent with legal requirements, and the Just Compensation for the parcel has been determined to be \$32,094.00.

Just Compensation is based upon appraisals and other factual data of record used to determine total consideration and recommended offer. The appraisal approach used in this matter is the SALES COMPARISON approach.

The Department of Transportation and Development of the State of Louisiana does hereby make a firm offer of \$32,094.00 for the purchase of all interest in Parcel No. 3-1, free and clear of all mortgages, judgments, liens or other encumbrances, including payment of pro-rata taxes, if applicable. It is the responsibility of the property owner to clear any mortgages, judgments, liens or other encumbrances. The summary of the offer is attached.

A search of the conveyance records of East Baton Rouge Parish, indicates that you are entitled to 100% of the total offer, and your interest amounts to \$32,094.00.

So that you may have the complete information regarding the Department's offer, the following information is being provided to you with respect to the Estimate of Just Compensation made on the subject property:

The Aguilar Group, Inc.
Real Estate Appraisers, Analysts, Consultants
Rodolfo J. Aguilar, Ph.D., PE, AIA, MAI
Louisiana State Certified General Real Estate
Appraiser, License Number G0041

Driveways which you presently have and/or any mesh and barbed wire fencing will be replaced during construction only to the extent consistent with state law and the Department's policies. If applicable, the exact location of these items will be discussed with you by the Department's representatives who meet with you.

Our representatives who meet with you will freely discuss with you any questions you have concerning the project requirements. For any commitments and/or agreements to be considered as valid and binding upon the Department, such commitments and/or agreements must be set forth in writing.

Should the proposal not be acceptable, the Department will have no alternative other than to acquire the property rights through expropriation in accordance with applicable state law.

Discussion of expropriation procedures by the Department can be found in the brochure ***Acquisition of Right of Way and Relocation Assistance***, a copy of which is included with the presentation of the Department's proposal to acquire the ownership.

Yours very truly,



Kiawasha White
REGIONAL SUPERVISOR

SUMMARY OF JUST COMPENSATION

**STATE PROJECT NO. H.011098
PARCEL NO. 3-1**

VALUE OF PARCEL TAKEN	\$32,094.00
DAMAGES	\$ 0.00
TOTAL AMOUNT OF OFFER	\$32,094.00

LAND:

Parcel No.	Area	Interest Acquired
3-1	3174.80 S. F.	Full ownership, less mineral rights

IMPROVEMENTS:

1. The following items are considered as real property and are included in the above value: 9 crape myrtle trees, 1 pine tree, and other landscaping	2. The following items are considered as personal property and are <u>not</u> included in the above value: NONE	3. The following items of real property are located outside the required R/W and are <u>not</u> included in the above value: NONE	4. The following items are owned by others and are <u>not</u> included in the above value: NONE
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REMARKS:

NOTES:

The amount of the offer as shown above:

1. is based on the just compensation for the property,
2. is the approved value of the property, and
3. disregards any decrease or increase in the value of the property caused by the project for which the property is being acquired.