
TERREBONNE PARISH COUNCIL

BUDGET AND FINANCE COMMITTEE

| | |
|---------------------------|---------------|
| Mr. Carl Harding | Chairman |
| Mr. John Amedee | Vice-Chairman |
| Mr. Dirk Guidry | Member |
| Mr. John Navy | Member |
| Mr. Gerald Michel | Member |
| Ms. Jessica Domangue | Member |
| Mr. Darrin W. Guidry, Sr. | Member |
| Mr. Daniel Babin | Member |
| Mr. Steve Trosclair | Member |



In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Suzette Thomas, Council Clerk, at (985) 873-6519 describing the assistance that is necessary.

AGENDA

May 9, 2022
5:30 PM

Terrebonne Parish School Board Office
201 Stadium Drive
Houma, LA 70360

NOTICE TO THE PUBLIC: If you wish to address the Council, please complete the "Public Wishing to Address the Council" form located on either end of the counter and give it to either the Chairman or the Council Clerk prior to the beginning of the meeting. Individuals addressing the council should be respectful of others in their choice of words and actions. Thank you.

ALL CELL PHONES, PAGERS AND ELECTRONIC DEVICES USED FOR COMMUNICATION SHOULD BE SILENCED FOR THE DURATION OF THE MEETING

INVOCATION

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

ROLL CALL

1. Discussion and update from the Office of Homeland Security and Emergency Preparedness relative to COVID-19 and any other pertinent public information.
2. Motion to discuss with possible action regarding summer camps at the West Houma Gym and the Mechanicville Gym.
3. **RESOLUTION:** Accepting the service provided by Everbridge which provides texting, conference calls & resident connection add-ons to be utilized during Emergencies.
4. Introducing the 2022 ordinances to adopt the adjusted millages and roll forward to prior year's maximum; parish wide and special district millages for year 2022, used in the 2023 budget year and call for a public hearing on

May 25, 2022 at 6:00 pm

5. Introduce the 2022 ordinances to adopt the millage rates for parishwide and special district millages for year 2022, used in the 2023 budget year and call for a public hearing on Wednesday, May 25, 2022 at 6:00 p.m.
6. Introduce an ordinance to authorize the acquisition of property, sites and/or servitudes required to provide a public boat landing adjacent to Bayou Petit Caillou that facilitates and promotes boating, fishing and hunting and call a public hearing on said matter on Wednesday, May 25, 2022 at 6:30 p.m.
7. Adjourn

Category Number:
Item Number:



Monday, May 9, 2022

Item Title:

INVOCATION

Item Summary:

INVOCATION

Category Number:
Item Number:



Monday, May 9, 2022

Item Title:

PLEDGE OF ALLEGIANCE

Item Summary:

PLEDGE OF ALLEGIANCE

Category Number:
Item Number: 1.



Monday, May 9, 2022

Item Title:

COVID-19 and Other Pertinent Public Updates

Item Summary:

Discussion and update from the Office of Homeland Security and Emergency Preparedness relative to COVID-19 and any other pertinent public information.

ATTACHMENTS:

Description

Executive Summary

Upload Date

4/21/2022

Type

Executive Summary



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|--------------------|
| COVID – 19 Updates |

| PROJECT SUMMARY (200 WORDS OR LESS) |
|---|
| Discussion and update from the Office of Homeland Security and Emergency Preparedness relative to COVID-19 and any other pertinent public information |

| PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS) |
|--|
| N/A |

| TOTAL EXPENDITURE | |
|---|--------------------------------|
| N/A | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | |
| <u>ACTUAL</u> | ESTIMATED |
| IS PROJECT ALREADY BUDGETED: (CIRCLE ONE) | |
| <u>N/A</u> | NO YES IF YES AMOUNT BUDGETED: |

| COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PARISHWIDE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

| | |
|------------------|-------------------|
| <i>John Navy</i> | <i>03/28/2022</i> |
| _____ | _____ |
| Signature | Date |



Monday, May 9, 2022

Item Title:

Summer Camps at W. Houma and Mechanicville Gym

Item Summary:

Motion to discuss with possible action regarding summer camps at the West Houma Gym and the Mechanicville Gym.

ATTACHMENTS:

Description

Executive Summary

Upload Date

5/5/2022

Type

Cover Memo



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|---------------|
| Summer Camps |

| PROJECT SUMMARY (200 WORDS OR LESS) |
|--|
| Motion to discussion with possible action regarding summer camps at the West Houma Gym and the Mechanicville Gym |

| PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS) |
|--|
| N/A |

| TOTAL EXPENDITURE | | | | |
|--|----|-----------|-------------------------|--|
| N/A | | | | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | | | | |
| <u>ACTUAL</u> | | ESTIMATED | | |
| IS PROJECTALREADY BUDGETED: (CIRCLE ONE) | | | | |
| <u>N/A</u> | NO | YES | IF YES AMOUNT BUDGETED: | |

| COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PARISHWIDE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

| | |
|------------------|-------------------|
| <i>John Navy</i> | <i>05/05/2022</i> |
| _____ | _____ |
| Signature | Date |

Category Number:
Item Number: 3.



Monday, May 9, 2022

Item Title:

2022 Everbridge Contract

Item Summary:

RESOLUTION: Accepting the service provided by Everbridge which provides texting, conference calls & resident connection add-ons to be utilized during Emergencies.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|--------------------|-------------------|
| 2022 Everbridge Contract Summary | 4/27/2022 | Executive Summary |
| 2022 Everbridge Contract Resolution | 4/27/2022 | Resolution |
| 2022 Everbridge Quotation | 4/27/2022 | Backup Material |



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|--|
| Everbridge Mass Notification System Renewal 2022 |

PROJECT SUMMARY (200 WORDS OR LESS)

| |
|---|
| A resolution to approve the contract with Everbridge Mass Notification System for the Terrebonne Office of Homeland Security & Emergency Preparedness |
|---|

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)

| |
|-----------|
| See Above |
|-----------|

TOTAL EXPENDITURE

| | |
|---|-------------------------|
| \$42,829.27 (2022 Budget) | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | |
| ACTUAL | ESTIMATED |
| IS PROJECT ALREADY BUDGETED: (CIRCLE ONE) | |
| N/A | NO |
| YES | IF YES AMOUNT BUDGETED: |
| | \$44,710.00 |

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)

| PARISHWIDE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|------------|---|---|---|---|---|---|---|---|---|
|------------|---|---|---|---|---|---|---|---|---|



Signature



Date

OFFERED BY: _____

SECONDED BY: _____

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE CONTRACT WITH EVERBRIDGE MASS NOTIFICATION SYSTEM FOR THE TERREBONNE OFFICE OF HOMELAND SECURITY AND EMERGENCY PREPAREDNESS IN AN AMOUNT NOT TO EXCEED FORTY- TWO THOUSAND EIGHT HUNDRED TWENTY- NINE AND TWENTY-SEVEN CENTS (\$42,829.27).

WHEREAS, the Parish Administration recommends acceptance of the service for mass notification system for the Office of Emergency Preparedness, and

WHEREAS, the service provides texting, conference calls and resident connection additions to be utilized during Emergencies.

NOW THEREFORE, BE IT RESOLVED, that the Terrebonne Parish Council on behalf of the Terrebonne Consolidated Government, accepts the above-mentioned service provided by Everbridge and that the Parish President and all other appropriate parties be and they are hereby, authorized to execute any and all contract documents associated therewith.

UPON VOTE TAKEN, THERE WAS RECORDED:

YEAS: _____

NAYS: _____

NOT VOTING: _____

ABSENT: _____

The Chairman of the Terrebonne Parish Council declared this Resolution ADOPTED / NOT ADOPTED on this ____ day of _____, 2022.

CHAIRMAN

I, _____, Clerk of the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the _____ on the ____ day of _____, 2022 subsequently ratified by the assembled Council in Regular Session on the ____ day of _____, 2022 at which meeting a quorum was present.

SUZETTE THOMAS, COUNCIL CLERK
TERREBONNE PARISH COUNCIL



155 North Lake Avenue, Suite 900
Pasadena, CA 91101 USA

tel: +1-818-230-2700
fax: +1-818-230-9505

www.everbridge.com

Quotation

Prepared for:

Earl Eues
Terrebonne Parish Consolidated Government
101 Government St.
Greenville LA 70359
United States
Ph: (985) 873-6357
Fax: (985) 850-4843
Email: eeues@tpcg.org

Quote #: Q-91413
Date: 3/14/2022
Expires On: 6/13/2022
Confidential

Salesperson: Lily Harrington
Phone: (781) 819-5166
Email: lily.harrington@everbridge.com

Contract Summary Information:

| | |
|-----------------------------------|-----------|
| Contract Period: | 12 Months |
| Contract Start Date: | 6/14/2022 |
| Contract End Date: | 6/13/2023 |
| Contract Option Years (in months) | 36 Months |

Contact Summary:

| | |
|------------------|--------|
| Household Count: | 43,276 |
| Employee Count: | |

| Qty | Description | Price |
|---------|---|---------------|
| 1 | Mass Notification Pro | USD 37,224.97 |
| 112,086 | Resident Connection - Life Safety - USA | USD 5,604.30 |

Pricing Summary:

| | |
|---|----------------------|
| Year One Fees: | USD 42,829.27 |
| One-time Implementation and Setup Fees: | USD 0.00 |
| Professional Services: | USD 0.00 |
| Total Year One Fees Due: | USD 42,829.27 |

Option Years:

| | |
|-----------------------------------|---------------|
| Contract Option Years (in months) | 36 Months |
| Ongoing Annual Fees : | USD 42,829.27 |

Messaging Credits Summary:

| | Initial Credits Allowance | Additional Credits Purchased | Total Credits |
|--------|---------------------------|------------------------------|---------------|
| Year 1 | 5,500,000 | 0 | 5,500,000 |

1. Quote subject to the terms and conditions of the Master Services Agreement, including any amendments, executed between Everbridge, Inc. and the customer listed above.
2. Messaging Credits listed above can be used for Notifications and expire at the end of each year. Consumption of Messaging Credits in excess of these amounts in any year will incur additional charges
3. Subject to sales taxes where applicable.
4. Except for currency designation, the supplemental notes below, if any, supplied in this Quote are for informational purposes and not intended to be legally binding or override negotiated language of the Everbridge Inc. Master Service Agreement.

Authorized by Everbridge:

Signature:

Date:

Name (Print):

Title:

To accept this quote, sign, date and return:

Signature:

Date:

Name (Print):

Title:

155 North Lake Avenue, Suite 900
Pasadena, CA 91101 USA
Tel: +1-818-230-9700
Fax: +1-818-230-9505

THANK YOU FOR YOUR BUSINESS!



Monday, May 9, 2022

Item Title:

2022 Millage - Rollforward

Item Summary:

Introducing the 2022 ordinances to adopt the adjusted millages and roll forward to prior year's maximum; parish wide and special district millages for year 2022, used in the 2023 budget year and call for a public hearing on May 25, 2022 at 6:00 pm

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------|--------------------|-------------|
| Executive Summary | 5/5/2022 | Cover Memo |
| Ordinance | 5/5/2022 | Ordinance |
| Ordinance | 5/5/2022 | Ordinance |



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|---|
| Introducing the 2022 Ordinances to adopt the adjusted millage rates for the parish property taxes subject to roll forward provisions and call for a public hearing on May 25, 2022 at 6:00 P.M. |

| PROJECT SUMMARY (200 WORDS OR LESS) |
|--|
| Introducing the 2022 ordinances to adopt the adjusted millages and roll forward to prior year’s maximum; parish wide and special district millages for year 2022, used in the 2023 budget year |

| PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS) |
|--|
| OPERATION OF GOVERNMENT |

| TOTAL EXPENDITURE | | | | |
|--|----|-----|-------------------------|--|
| N/A | | | | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | | | | |
| ACTUAL | | | ESTIMATED | |
| IS PROJECTALREADY BUDGETED: (CIRCLE ONE) | | | | |
| N/A | NO | YES | IF YES AMOUNT BUDGETED: | |

| COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PARISHWIDE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

_____s/Kandace M. Mauldin, CFO

Signature

May 5, 2022

Date

ORDINANCE _____

BE IT ORDAINED by the Terrebonne Parish Council of the Parish of Terrebonne, Louisiana, in a public meeting held on May 25, 2022, which meeting was conducted in accordance with the Open Meetings Law and the additional requirements of Article VII, Section 23(C) of the Louisiana Constitution and R.S. 47:1705(B), that the following **adjusted** millage rate(s) be and they are hereby levied upon the dollar of the assessed valuation of all property subject to ad valorem taxation within said Parish for the year **2022**, for the purpose of raising revenue:

MILLAGE

| | |
|-------------------------------|------------|
| Parish Tax – Alimony (Inside) | 1.49 Mills |
|-------------------------------|------------|

BE IT FURTHER ORDAINED that the Assessor of the Parish of Terrebonne, shall extend upon the assessment roll for the year **2022** the taxes herein levied, and the tax collector of said Parish shall collect and remit the same to said taxing authority in accordance with law.

The foregoing ordinance was read in full, the roll was called on the adoption thereof, and the ordinance was adopted by the following votes:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

CERTIFICATE

I hereby certify that the foregoing is a true and exact copy of the ordinance adopted at the council meeting held on May 25, 2022 at which meeting a quorum was present and voting.

Houma, Louisiana, this _____ day of May, 2022.

Suzette Thomas,
Council Clerk

ORDINANCE _____

BE IT ORDAINED by the Terrebonne Parish Council of the Parish of Terrebonne, Louisiana, in a public meeting held on **May 25, 2022**, which meeting was conducted in accordance with the Open Meetings Law and the additional requirements of Article VII, Section 23(C) of the Louisiana Constitution and R.S. 47:1705(B), that the taxing district voted to increase the millage rate(s) but not in excess of the prior year's maximum rate(s) on all taxable property shown on the official assessment roll for the year **2022**, and when collected, the revenues from said taxes shall be used only for the specific purposes for which said taxes have been levied. Said millage rate(s) are:

| | Adjusted Rate | <u>2022</u> Levy |
|-------------------------------|---------------|-------------------------|
| Parish Tax – Alimony (Inside) | 1.49 Mills | 1.51 Mills |

BE IT FURTHER ORDAINED that the Assessor of the Parish of Terrebonne, shall extend upon the assessment roll for the year **2022** the taxes herein levied, and the tax collector of said Parish shall collect and remit the same to said taxing authority in accordance with law.

The foregoing ordinance was read in full, the roll was called on the adoption thereof, and the ordinance was adopted by no less than two-thirds of the total membership of the taxing authority voting in favor as required by Article VII, Section 23(C) of the Louisiana Constitution and R.S.47:1705 (B). The votes were:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

CERTIFICATE

I hereby certify that the foregoing is a true and exact copy of the ordinance adopted at the council meeting held on May 25, 2022, at which meeting a quorum was present and voting.

Houma, Louisiana, this _____ day of May, 2022.

Suzette Thomas
Council Clerk

Category Number:
Item Number: 5.



Monday, May 9, 2022

Item Title:

Millage - non Rollforward

Item Summary:

Introduce the 2022 ordinances to adopt the millage rates for parishwide and special district millages for year 2022, used in the 2023 budget year and call for a public hearing on Wednesday, May 25, 2022 at 6:00 p.m.

ATTACHMENTS:

Description

Executive Summary

Ordinance

Upload Date

5/5/2022

5/5/2022

Type

Executive Summary

Ordinance



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|--|
| Introduction of an ordinance to adopt millage rates for tax year 2022 (with no rollforward) and calling for a public hearing on May 25, 2022 |

| PROJECT SUMMARY (200 WORDS OR LESS) |
|--|
| Introducing the 2022 ordinances to adopt the millage rates for parishwide and special district millages for year 2022, used in the 2023 budget year. |

| PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS) |
|--|
| OPERATION OF GOVERNMENT |

| TOTAL EXPENDITURE | | | | |
|--|----|-----|-------------------------|--|
| N/A | | | | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | | | | |
| ACTUAL | | | ESTIMATED | |
| IS PROJECTALREADY BUDGETED: (CIRCLE ONE) | | | | |
| N/A | NO | YES | IF YES AMOUNT BUDGETED: | |

| COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|--|
| PARISHWIDE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | |

s/Kandace M. Mauldin, CFO

Signature

May 5, 2022

Date

ORDINANCE _____

BE IT ORDAINED, that the following millages are hereby levied on the 2022 tax roll on all property subject to taxation by the Terrebonne Parish Consolidated Government:

MILLAGES

| | |
|-----------------------------------|------------|
| Drainage Bonds | 0.58 Mills |
| Road & Bridge Bonds | 0.58 Mills |
| Sewerage Tax Bonds | 0.59 Mills |
| General Alimony (Houma) | 3.03 Mills |
| City Ad Valorem Tax | 6.20 Mills |
| City of Houma – Fire | 5.08 Mills |
| City of Houma – Police | 5.08 Mills |
| Drainage Tax – Maintenance | 7.15 Mills |
| Sanitation District – Maintenance | 9.97 Mills |
| Terrebonne Arc – Maintenance | 5.21 Mills |
| Council on Aging | 7.50 Mills |
| Mental Health Center | 0.42 Mills |
| Health Unit | 0.66 Mills |
| Recreation Tax | 2.21 Mills |
| Road District #6 | 0.82 Mills |
| Road Lighting District #1 | 3.50 Mills |
| Road Lighting District #2 | 1.75 Mills |
| Road Lighting District #3 | 2.25 Mills |
| Road Lighting District #4 | 2.50 Mills |
| Road Lighting District #5 | 2.50 Mills |
| Road Lighting District #6 | 3.50 Mills |
| Road Lighting District #7 | 4.00 Mills |
| Road Lighting District #8 | 2.25 Mills |
| Road Lighting District #9 | 3.00 Mills |
| Road Lighting District #10 | 4.75 Mills |

BE IT FURTHER ORDAINED that the proper administrative officials of the Parish of Terrebonne, State of Louisiana, be and they are hereby empowered, authorized, and directed to spread said taxes, as hereinabove set forth, upon the assessment roll of said Parish for the year 2022, and to make the collection of the taxes imposed for and on behalf of the taxing authority, according to law, and that the taxes herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth, and collection thereof shall be enforceable in the manner provided by law.

The foregoing ordinance was read in full; the roll was called on the adoption thereof, and the ordinance was adopted by the following votes:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

CERTIFICATE

I hereby certify that the foregoing is a true and exact copy of the ordinance adopted at the council meeting held on May 25, 2022, at which meeting a quorum was present and voting.

Houma, Louisiana, this _____ day of May 2022.

Suzette Thomas, Council Clerk



Monday, May 9, 2022

Item Title:

Chauvin Boat Landing

Item Summary:

Introduce an ordinance to authorize the acquisition of property, sites and/or servitudes required to provide a public boat landing adjacent to Bayou Petit Caillou that facilitates and promotes boating, fishing and hunting and call a public hearing on said matter on Wednesday, May 25, 2022 at 6:30 p.m.

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|--------------------|-------------------|
| Exec_Summ_PublicBoatLanding | 5/6/2022 | Executive Summary |
| Ordinance | 5/5/2022 | Ordinance |
| Backup | 5/5/2022 | Backup Material |
| Backup | 5/5/2022 | Backup Material |
| Public Boat Landing Appraisal | 5/6/2022 | Backup Material |



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

| PROJECT TITLE |
|---|
| An ordinance to authorize the acquisition of property, sites and/or servitudes required to provide a public boat landing adjacent to Bayou Petit Caillou that facilitates and promotes boating, fishing and hunting |

| PROJECT SUMMARY (200 WORDS OR LESS) |
|-------------------------------------|
| See above. |

| PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS) |
|--|
| See Above |

| TOTAL EXPENDITURE | | | |
|---|----|------------------|-----------------------------------|
| \$414,200 (appraised value) | | | |
| AMOUNT SHOWN ABOVE IS: (CIRCLE ONE) | | | |
| ACTUAL | | <u>ESTIMATED</u> | |
| IS PROJECT ALREADY BUDGETED: (CIRCLE ONE) | | | |
| N/A | NO | YES | IF YES AMOUNT BUDGETED: \$500,000 |

| COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| <u>PARISHWIDE</u> | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

s/Kandace M. Mauldin, CFO

Signature

May 5, 2022

Date

OFFERED BY: _____
SECONDED BY: _____

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE ACQUISITION OF PROPERTY, SITES AND/OR SERVITUDES REQUIRED TO PROVIDE A PUBLIC BOAT LANDING ADJACENT TO BAYOU PETIT CAILLOU THAT FACILITATES AND PROMOTES BOATING, FISHING AND HUNTING THEREBY PROMOTING THE QUALITY OF LIFE IN TERREBONNE PARISH AND BY ALSO PRESERVING THE PUBLIC'S ACCESS TO TERREBONNE PARISH'S WATERWAYS; AUTHORIZE THE PARISH PRESIDENT TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO ACQUIRE SITES, PROPERTY AND/OR SERVITUDES FOR THE SAID PURPOSES; AND TO PROVIDE FOR OTHER MATTERS RELATIVE THERETO.

WHEREAS, Section 2-11 (11) of the Terrebonne Parish Charter requires an ordinance to acquire any real property on behalf of the Terrebonne Parish Government; and

WHEREAS, Section 1-05. of the Terrebonne Parish Charter in its pertinent part provides that "The parish government shall have and exercise such other powers, rights, privileges, immunities, authority and functions not inconsistent with this charter as may be conferred on or granted to a local governmental subdivision by the constitution and general laws of the state, and more specifically, the parish government shall have and is hereby granted the right and authority to exercise any power and perform any function necessary, requisite or proper for the management of its affairs, not denied by this charter, or by general law, or inconsistent with the constitution" and furthermore, Section 1-07 of the Terrebonne Parish Charter provides "the parish government is authorized, as provided by state law, to enter into joint service agreements or cooperative efforts with other governmental agencies and political subdivisions"; and

WHEREAS, projects that promote boating, fishing and hunting promote quality of life in Terrebonne Parish; and

WHEREAS, providing a public boat landing helps preserve the public's access to Terrebonne Parish's waterways; and

WHEREAS, acquiring the property referenced herein to provide a public boat landing facilitates and promotes boating, fishing and hunting thereby promoting the quality of life in Terrebonne Parish and preserving the public's access to Terrebonne Parish's waterways.

WHEREAS, in connection with promoting the quality of life in Terrebonne Parish by providing a public boat landing that facilitates and promotes boating, fishing and hunting thereby promoting the quality of life in Terrebonne Parish and by also preserving the public's access to Terrebonne Parish's waterways and is located adjacent Bayou Petit Caillou and bears a municipal address of 6343 Hwy. 56, Chauvin, LA 70344 ("Project"), the Terrebonne Parish Consolidated Government Administration recommends to the Terrebonne Parish Council that property(ies) or sites need to be acquired in full ownership and/or servitudes for this Project, for consideration that the Parish President, Gordon E. Dove, deems just and reasonable, not to exceed the fair market value, including but not limited to the following described property, to-wit:

1. a. DESCRIPTION OF TRACT 1, BOUDREAUX CANAL SUBDIVISION IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA, DEPICTED AS TRACT 1 ON A MAP ENTITLED "SURVEY OF TRACT 4 BOUDREAUX CANAL SUBDIVISION LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, UNDER DATE OF MAY 14, 2003 AND RECORDED UNDER ENTRY NO. 1151020 OF THE RECORDS OF TERREBONNE PARISH, LOUISIANA.

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N37°44'03"E, 999.63' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Eric P. Carrere or

assigns and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 90' and a radius of 1,677.02' to a point;

Thence S69°12'00"E, 154.54' to a point;

Thence S15°50'35"W, 89.87' to a point;

Thence N69°12'00"W, 171.39' back to the POINT OF BEGINNING.

Less and Except tract belonging to Terrebonne Parish School Board which contains 2,442 sq. ft. and is located within Tract 1.

Tract 1 contains 12,112 sq. ft.

b. DESCRIPTION OF TRACT 2, BOUDREAUX CANAL SUBDIVISION IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA, DEPICTED AS TRACT 2 ON A MAP ENTITLED "SURVEY OF TRACT 4 BOUDREAUX CANAL SUBDIVISION LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, UNDER DATE OF MAY 14, 2003 AND RECORDED UNDER ENTRY NO. 1151020 OF THE RECORDS OF TERREBONNE PARISH, LOUISIANA.

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N36°49'06"E, 1,088.06' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 1 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 75' and a radius of 1,677.02' to a point;

Thence S69°12'00"E, 173.15' to a point;

Thence S45°21'14"W, 40.11' to a point;

Thence S29°25'53"W, 38.85' to a point;

Thence N69°12'00"W, 154.54' back to the POINT OF BEGINNING.

Tract 2 contains 12,036 sq. ft.

c. DESCRIPTION OF TRACT 3, BOUDREAUX CANAL SUBDIVISION IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA, DEPICTED AS TRACT 3 ON A MAP ENTITLED "SURVEY OF TRACT 4 BOUDREAUX CANAL SUBDIVISION LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, UNDER DATE OF MAY 14, 2003 AND RECORDED UNDER ENTRY NO. 1151020 OF THE RECORDS OF TERREBONNE PARISH, LOUISIANA.

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N35°59'00"E, 1,161.25' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 2 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 70' and a radius of 1,677.02' to a point;

Thence S69°12'00"E, 204.52' to a point;

Thence S45°21'14"W, 76.95' to a point;

Thence N69°12'00"W, 173.15' back to the POINT OF BEGINNING.

Tract 3 contains 13,200 sq. ft.

d. DESCRIPTION OF TRACT 4, BOUDREAUX CANAL SUBDIVISION IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA, DEPICTED AS TRACT 4 ON A MAP ENTITLED "SURVEY OF TRACT 4 BOUDREAUX CANAL SUBDIVISION LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENETH L. REMBERT, UNDER DATE OF MAY 14, 2003 AND RECORDED UNDER ENTRY NO. 1151020 OF THE RECORDS OF TERREBONNE PARISH, LOUISIANA.

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N35°09'21"E, 1,229.08' to a point at the intersection of the east right-of-way line

of La State Hwy. No. 56 and the property corner common to Tract 3 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 44.55' and a radius of 1,677.02' to a point;

Thence N18°34'42"E, 37.79' to a point;

Thence N16°26'26"E, 18.56' to a point;

Thence S73°55'20"E, 261.79' to a point;

Thence S12°54'21"E, 19.07' to a point;

Thence S29°18'20"W, 19.04' to a point;

Thence S58°46'11"W, 64.56' to a point;

Thence S49°50'12"W, 42.05' to a point;

Thence N69°12'00"W, 204.52' back to the POINT OF BEGINNING.

Tract 4 contains 26,948 sq. ft.

2. A certain 0.056 acre tract of land shown and designated on a map entitled "SURVEY OF A 0.056 ACRE TRACT OF LAND IN TRACT 1 LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" prepared by Morris P. Hebert, Inc., Surveying, Engineering, Environmental Services, under date of June 9, 2003, a copy of which is recorded under Entry No. 1180155 of the records of Terrebonne Parish, Louisiana, and according to said plat said tract is more specifically described as follows:

Commencing at an existing 1/2" iron rod located at an intersection of the southeasterly right-of-way line of Louisiana State Highway 56 and the property line common to Tract 1 and property of Eric P. Carrere or assigns. Thence proceed along the Southeasterly right-of-way line along a curve to the left having an arc distance of 90 feet and a radius distance of 1,677.02 feet to a point. Said point being an existing 1/2" iron rod located at an intersection of the Southeasterly right-of-way line of Louisiana State Highway 56 and the property line common to Tract 1 and Tract 2. Thence proceed S 69° 12' 00' E along the property line common to Tract 1 and Tract 2 a distance of 70.38 feet to a point. Thence proceed S 20° 48' 00' W a distance of 2.60 feet to a point. Said point being a 5/8" iron rod located on the Northwesterly corner of tract herein described also being the point of beginning.

Thence S 69° 12' 00' E a distance of 70.00 feet to a 5/8" iron rod located on the Northeasterly corner of tract herein described;

Thence S 25° 21' 34' W a distance of 35.00 feet to a 5/8" iron rod located on the Southeasterly corner of tract herein described;

Thence N 69° 12' 00' W a distance of 70.00 feet to a 5/8" iron rod located on the Southwesterly corner of tract herein described;

Thence N 25° 21' 34' E a distance of 35.00 feet to the point of beginning.

The above-described tract of land contains an area of 2,442 square feet, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining. This property bears a municipal address of 6343 Hwy. 56, Chauvin, LA 70344.

SECTION I

BE IT ORDAINED by the Terrebonne Parish Council, in due, regular and legal sessions convened, that the Parish Administration is hereby authorized to acquire any and all property in full ownership and/or servitudes that are required to facilitate the above referenced Project, that the Parish President, Gordon E. Dove, is hereby authorized and empowered for and on behalf of the Terrebonne Parish Consolidated Government to execute documents necessary to acquire the sites and/or property in full ownership and/or servitudes for the above stated purpose for consideration he deems just and reasonable, not to exceed the fair market value.

SECTION II

The Project generally provides for a public boat landing that facilitates and promotes boating, fishing and hunting thereby promoting the quality of life in Terrebonne Parish and by also preserving the public’s access to Terrebonne Parish’s waterways, and is located adjacent Bayou Petit Caillou and bears a municipal address of 6343 Hwy. 56, Chauvin, LA 70344.

The aforescribed Project will be conducive to the public interest, convenience and safety and will enable Terrebonne Parish Consolidated Government (TPCG) to properly fulfill the functions imposed upon it by law.

SECTION III

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION IV

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13(b) of the Home Rule Charter for a Consolidated Government for Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: _____

NAYS: _____

NOT VOTING: _____

ABSTAINING: _____

ABSENT: _____

The Chairman declared the ordinance adopted on this, the _____ day _____, 2022.

_____, CHAIRMAN
TERREBONNE PARISH COUNCIL

SUZETTE THOMAS
COUNCIL CLERK
TERREBONNE PARISH COUNCIL

* * * * *

Date and Time Delivered to Parish President:

Approved _____ Vetoed

Gordon E. Dove, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

* * * * *

I, VENITA H. CHAUVIN, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on _____, 2022, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

SUZETTE THOMAS
COUNCIL CLERK
TERREBONNE PARISH COUNCIL

1151020

**ACT OF CASH SALE
STATE OF LOUISIANA
PARISH OF TERREBONNE**

BE IT KNOWN that on this **19TH** day of **JUNE, 2003**;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish of Terrebonne, State of Louisiana, therein residing, and in the presence of the undersigned lawful and competent witnesses,

PERSONALLY CAME AND APPEARED:

A. ST. MARTIN COMPANY, LTD. a Louisiana Corporation organized and existing under the laws of the State of Louisiana; domiciled and doing business in the Parish of Terrebonne, Louisiana; whose mailing address is 120 Rue Beauregard, Suite 130, Lafayette, Louisiana 70508; herein represented by **Debbie K. Bushnell-Springer** pursuant to Resolution filed in the office of the Clerk of Court, Parish of Terrebonne, Louisiana under COB 1815, Entry No. 1145104;
(hereinafter referred to as vendor and as a person of the masculine gender, whether one or more) who declared that said Vendor does by these presents grant, bargain, sell, cede, transfer, convey, abandon and deliver with all legal warranties, and with full substitution and subrogation in and to all his rights and actions of warranty which said Vendor has or may have against all preceding owners and vendors, unto:

ERIC PATRICK CARRERE, a person of the full age of majority, having been married but once and then to **CHRISTIE VEDROS CARRERE**, living and residing in the Parish of Terrebonne, Louisiana; whose mailing address is 4101 Bayouside Drive, Houma, Louisiana 70363;

(hereinafter referred to as Purchaser or Vendee and as a person of the masculine gender, whether one or more) here present, accepting and purchasing for himself, his heirs, successors, or assigns, and acknowledging due delivery and possession thereof, the following described property, to wit:

**SEE EXHIBIT "A", attached
hereto and made a part hereof**

TO HAVE AND TO HOLD the above described property unto the said Purchaser and Purchaser's successors, heirs and assigns forever.

The parties hereto acknowledge that all taxes up to and including the taxes for the previous year, 2002 on the property conveyed herein have been paid and discharged, and taxes for the current year, 2003 will be the responsibility of the purchaser.

0- 575

This sale is made and accepted for and in consideration of the price and sum of
SEVENTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$71,250.00)
DOLLARS, lawful United States currency, which the said Purchaser has well and truly paid in
ready and current money to the said Vendor, contemporaneously with the execution hereof, and
said Vendor hereby acknowledges receipt thereof and grants full acquittance and discharge
therefore.

This sale is made and accepted subject to the following exceptions:

- 1.) Taxes for year 2003 and subsequent years which are not yet due and payable.
- 2.) Restrictive Covenants filed of record in the office of the Clerk of Court, Parish of Terrebonne, Louisiana; Reference to which instruments made for full context thereof which have not been violated to date nor will a future violation operate as a forfeiture or reversion of title.
- 3.) Vendor herein reserves all of the oil, gas, sulphur and other minerals lying on, under and across the property herein conveyed. No drilling or other operations, however, shall be conducted on the surface of said property. The right to recover minerals shall be by directional drilling or under the pooling provisions of any lease granted, and any future lease granted on the said property will contain this provision.
- 4.) Vendor and purchaser acknowledge that purchaser may construct residential improvements on the subject property, and that decisions regarding design and method of construction shall be wholly within the discretion of purchaser, and owing to the peculiarities associated with sub-surface soil bearing capabilities and more particularly, property foundation support, it is understood and agreed by and between vendor and purchaser that vendor specifically makes no warranties with regard to the load bearing capabilities of the sub-surface soil underlying the respective lot or lots, it being understood that it is the duty of purchaser to make whatever tests he deems necessary to make a sound engineering decision concerning the load bearing capabilities of the sub-surface soil.
- 5.) Should any zoning, planning or other Parish Ordinances affect this transfer, the parties hereto relieve the Notary of any responsibility to determine or see to compliance of these regulations.
- 6.) The parties hereto further agree that sale made subject to all rights of way and/or easements for utilities and/or drainage filed in the office of the Clerk of Court, Parish of Terrebonne, Louisiana and as shown on plats filed of record as well as any servitudes granted to public operation of law or private utilities which may be filed of record.
- 7.) Notary takes no responsibility as to any adverse possessory rights, deficiency of quantity of land, boundary line disputes, unrecorded servitudes, easements or encumbrances, or any such other matters as would be determined by an actual survey and physical inspection of the premises.

No title examination was requested of or performed by the Notary undersigned and the parties hereto exonerate said Notary from any liability therefor or in connection therewith. The description of the property herein conveyed has been furnished to me, Notary, by the parties themselves who exonerate me from any responsibility therefore.

The parties dispense with the Certificate of Mortgages required by law, and exonerate me, undersigned Notary, from any responsibility therefore.

THUS DONE AND PASSED in Houma, Terrebonne Parish, Louisiana, on the day and year aforesaid, in the presence of the undersigned competent and lawful witnesses, who herunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

John B. Bledsoe

Dale Ellender

VENDEE:

Eric Patrick Carrere
ERIC PATRICK CARRERE

Craig J. Landry
CRAIG J. LANDRY - NOTARY PUBLIC
MY COMMISSION EXPIRES: AT MY DEATH

UNOFFICIAL

THUS DONE AND PASSED in Lafayette, Lafayette Parish,
Louisiana, on this 19th day of JUNE, 2003, in the presence of the undersigned competent
and lawful witnesses, who hereunto sign their names with the said appearers and me, Notary, after
due reading of the whole.

WITNESSES:

VENDOR:

Ben Springer

A. ST. MARTIN COMPANY, LTD.

Barbara Harrison

BY: Debbie K. Bushnell-Springer
Debbie K. Bushnell-Springer-Agent

Shannon B. McLeary

NOTARY PUBLIC
MY COMMISSION EXPIRES: AT MY DEATH

**DESCRIPTION OF TRACT 1
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 37°44'03" E, 999.63' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Eric P. Carrere or assigns and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 90' and a radius of 1,677.02' to a point;

Thence S 69°12'00" E, 154.54' to a point;

Thence S 15°50'35" W, 89.87' to a point;

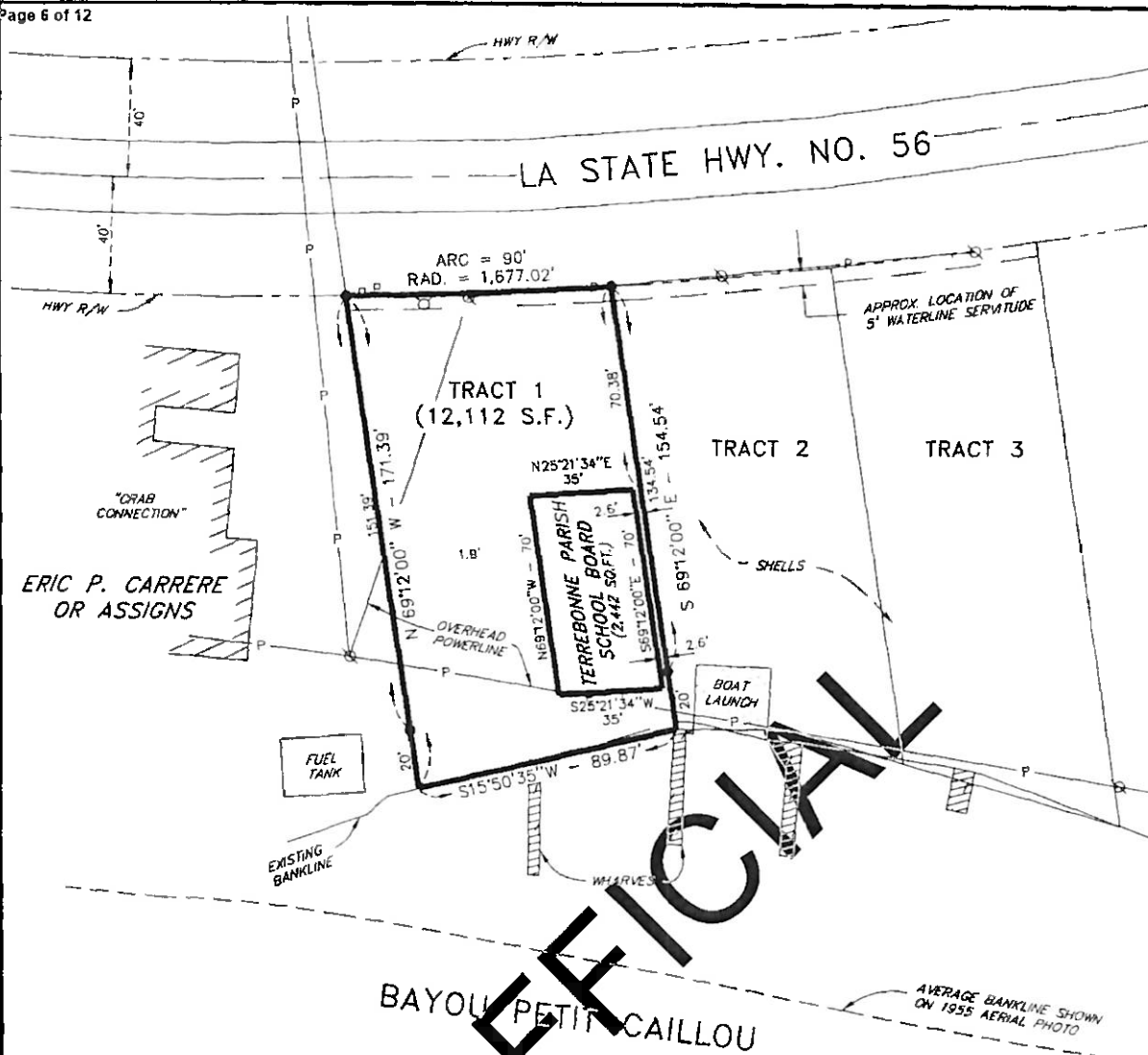
Thence N 69°12'00" W, 171.39' back to the POINT OF BEGINNING.

Less and Except tract belonging to Terrebonne Parish School Board which contains 2,442 sq.ft. and is located within Tract 1.

Tract 1 contains 12,112 sq. ft.

UNOFFICIAL

7 579



APPROVED AND ACCEPTED THIS DATE 5/19/03
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY Jeannette Hilbert Final

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS LOT IS LOCATED IN ZONE "V21" (BASE FLOOD REQUIREMENT 1.3' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE

**SURVEY OF TRACT 1
BOUDREAUX CANAL SUBDIVISION
LOCATED IN SECTION 27, T19S-R18E,
TERREBONNE PARISH, LOUISIANA**

MAY 14, 2003

SCALE: 1" = 50'

LEGEND:

- INDICATES 5/8" IRON ROD
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



**DESCRIPTION OF TRACT 2
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N $36^{\circ}49'06''$ E, 1,088.06' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 1 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 75' and a radius of 1,677.02' to a point;

Thence S $69^{\circ}12'00''$ E, 173.15' to a point;

Thence S $45^{\circ}21'14''$ W, 40.11' to a point;

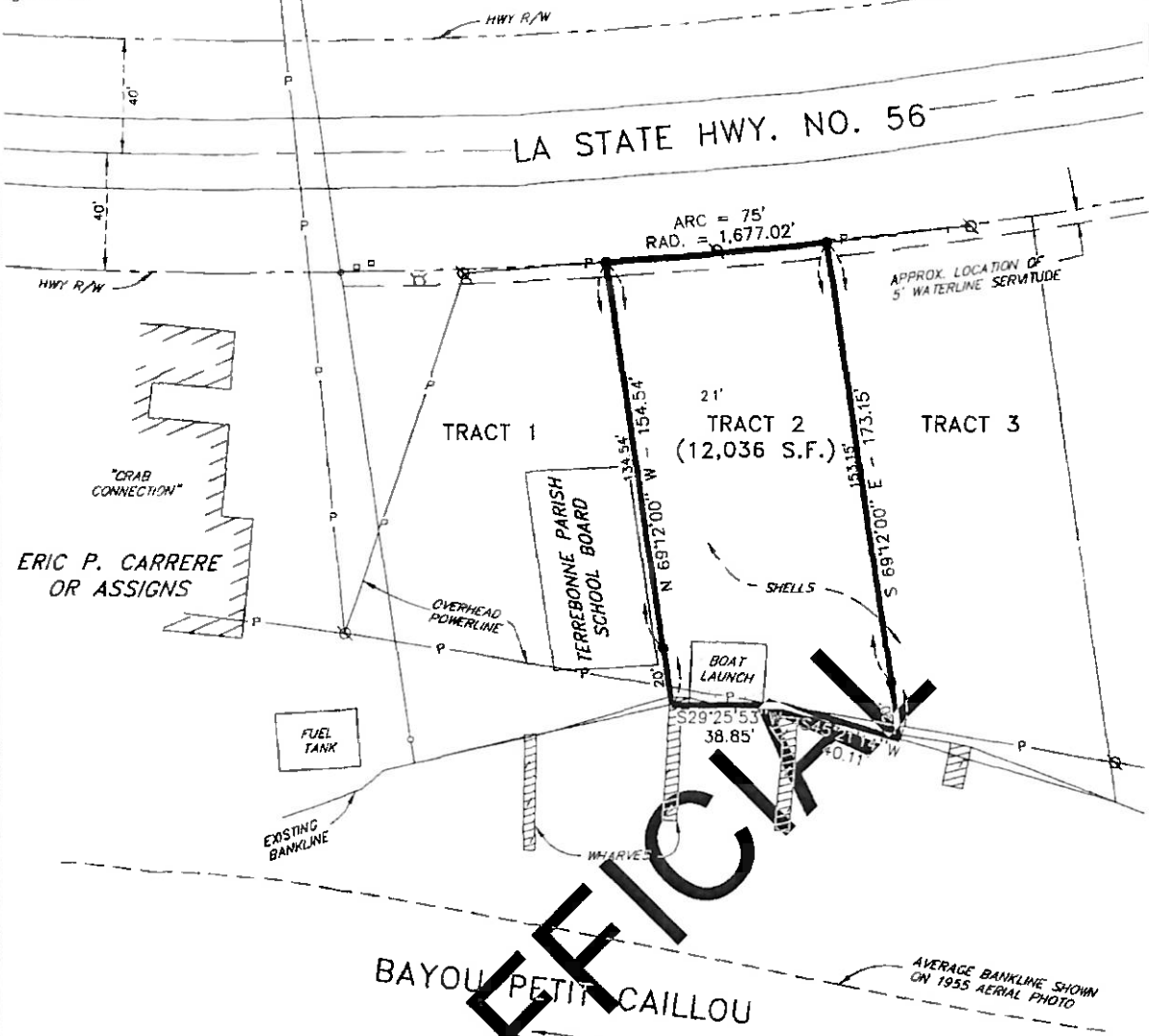
Thence S $29^{\circ}25'53''$ W, 38.85' to a point;

Thence N $69^{\circ}12'00''$ W, 154.54' back to the POINT OF BEGINNING.

Tract 2 contains 12,036 sq. ft.

UNOFFICIAL

581



APPROVED AND ACCEPTED THIS DATE 5/19/03
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY Janette Shindler FOR Final

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THESE LOTS ARE LOCATED IN ZONE "V21" (BASE FLOOD REQUIREMENT 13' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LOUISIANA COORDINATE SYSTEM - SOUTH ZONE

**SURVEY OF TRACT 2
BOUDREAUX CANAL SUBDIVISION
LOCATED IN SECTION 27, T19S-R18E,
TERREBONNE PARISH, LOUISIANA**

MAY 14, 2003

SCALE: 1" = 50'

LEGEND:

- INDICATES 5/8" IRON ROD
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



**DESCRIPTION OF TRACT 3
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 35°59'00" E, 1,161.25' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 2 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 70' and a radius of 1,677.02' to a point;

Thence S 69°12'00" E, 204.52' to a point;

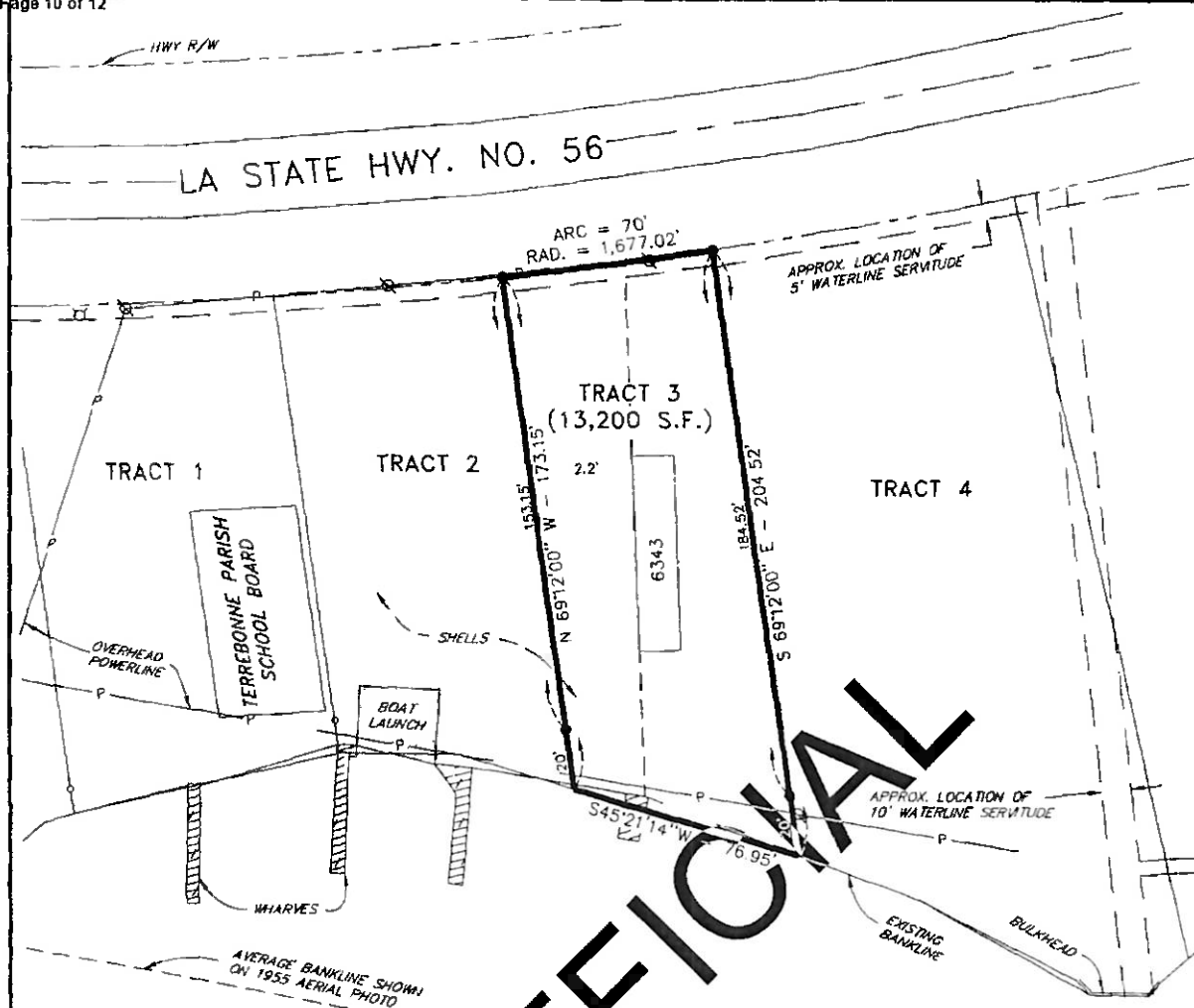
Thence S 45°21'14" W, 76.95' to a point;

Thence N 0°69'12'00" W, 173.15' back to the POINT OF BEGINNING.

Tract 3 contains 13,200 sq. ft.

UNOFFICIAL

0 583



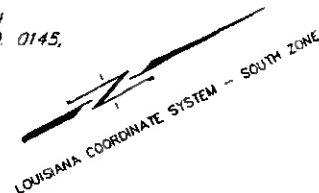
APPROVED AND ACCEPTED THIS DATE 5/29/03
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY Jeanne St. Denis FOR Final

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS LOT IS LOCATED IN ZONE "V21" (BASE FLOOD REQUIREMENT 13' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0145, SUFFIX "C", AND DATED MAY 1, 1985

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.



**SURVEY OF TRACT 3
BOUDREAUX CANAL SUBDIVISION
LOCATED IN SECTION 27, T19S-R18E,
TERREBONNE PARISH, LOUISIANA**

MAY 14, 2003

SCALE: 1" = 50'

LEGEND

- INDICATES 5/8" IRON ROD
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



**DESCRIPTION OF TRACT 4
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 35°09'21" E, 1,229.08' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 3 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 44.55' and a radius of 1,677.02' to a point;

Thence N 18°34'42" E, 37.79' to a point;

Thence N 16°26'26" E, 18.56' to a point;

Thence S 73°55'20" E, 261.79' to a point;

Thence S 12°54'21" E, 19.07' to a point;

Thence S 29°18'20" W, 19.04' to a point;

Thence S 58°46'11" W, 64.56' to a point;

Thence S 49°50'12" W, 42.05' to a point;

Thence N 69°12'00" W, 204.52' back to the POINT OF BEGINNING.

Tract 4 contains 26,948 sq. ft.

UNOFFICIAL

585

LEGEND

- INDICATES 5/8" IRON ROD
- ⦿ EXISTING POWER POLE
- ⦿ EXISTING POWER POLE WITH LIGHT
- ⦿ EXISTING FIRE HYDRANT
- 3.5' INDICATES SPOT ELEVATION

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.



1180155

STATE OF LOUISIANA

PARISH OF TERREBONNE

ACT OF CASH SALE

BE IT KNOWN that on the dates hereinafter provided, in the year of Our Lord two thousand four (2004);

BEFORE THE UNDERSIGNED Notaries Public, duly commissioned and qualified in and for the Parish of Terrebonne, State of Louisiana, and in the presence of the undersigned lawful witnesses residing in said Parish

PERSONALLY CAME AND APPEARED:

TERREBONNE PARISH SCHOOL BOARD, Federal Tax Identification No. 72-6001392, a political subdivision of the State of Louisiana domiciled in Terrebonne Parish, Louisiana whose current mailing address is Post Office Box 5007, Houma, Louisiana 70361; herein represented by its duly authorized President, **Clark J. Bonvillain**, pursuant to a resolution of the Board, a certified copy of which is attached hereto and made a part hereof;

(hereinafter referred to as vendor and as a person of the masculine gender, whether one or more) declared that he had sold, and by these presents he does sell, cede, transfer, convey, abandon and deliver with all legal warranties, and with full substitution and subrogation to all his rights and actions in warranty against all preceding owners and vendors to and unto

ERIC P. CARRERE, Social Security No. [REDACTED], a man of the full age of majority of the Parish of Terrebonne, State of Louisiana who has been married but once and then to the former Christie Vedros with whom he lives and resides in the Parish of Terrebonne, State of Louisiana and whose current mailing address is 4101 Bayou Drive, Houma, Louisiana 70363;

(hereinafter referred to as Purchaser or Vendee and as a person of the masculine gender, whether one or more) here present, accepting and purchasing for himself, his heirs, successors or assigns, and acknowledging due delivery and possession thereof, the following described property, to-wit:

A certain 0.056 acre tract of land shown and designated on a map entitled "SURVEY OF A 0.056 ACRE TRACT OF LAND IN TRACT 1 LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" prepared by Morris P. Hebert, Inc., surveying, Engineering, Environmental Services, under date of June 9, 2003, a copy of which is attached hereto and made a part hereof and according to said plat said tract is more specifically described as follows:

7 355

Book: 1869 Page: 355 File #: 1180155 Seq: 1

Commencing at an existing 1/2" Iron Rod located at an intersection of the Southeasterly right-of-way line of Louisiana State highway 56 and the property line common to Tract 1 and property of Eric P. Carrere or assigns. Thence proceed along the Southeasterly right-of-way line along a curve to the left having an arc distance of 90 feet and a radius distance of 1,677.02 feet to a point. Said point being an existing 1/2" iron rod located at an intersection of the Southeasterly right-of-way line of Louisiana State Highway 56 and the property line common to Tract 1 and Tract 2. Thence proceed S 69 DEG. 123 MIN. 00 SEC. E along the property line common to Tract 1 and Tract 2 a distance of 70.38 feet to a point. Thence proceed S 20 DEG. 48 MIN. 00 SEC. W a distance of 2.60 feet to a point. Said point being a 5/8" iron rod located on the Northwesterly corner of tract herein described also being the point of beginning.

Thence S 69 DEG. 12 MIN. 00 SEC. E a distance of 70.00 feet to a 5/8" iron rod located on the Northeasterly corner of tract herein described;

Thence S 25 DEG. 21 MIN. 34 SEC. W a distance of 35.00 feet to a 5/8" iron rod located on the Southeasterly corner of tract herein described;

Thence N 69 DEG. 12 MIN. 00 SEC. W A distance of 70.00 feet to a 5/8" iron rod located on the Southwesterly corner of tract herein described;

Thence N 25 DEG. 12 MIN. 34 SEC E a distance of 35.00 feet to the point of beginning.

The above described tract of land contains an area of 2,442 square feet, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining. This property is vacant land and has not been assigned a municipal address as of this date.

This sale and transfer is made and accepted for and in consideration of the price and sum of **SEVEN THOUSAND AND NO/100 (\$7,000.00) DOLLARS** lawful United States Currency, paid cash by the purchaser to the vendor who hereby grants full and final acquittance, receipt and discharge therefor.

The subject property was exempt from property taxes for the year 2003. Taxes for the current year, 2004, and all subsequent years will be paid by Purchaser herein.

The sale of the subject property is "AS IS – WHERE IS" without any warranty of any nature or kind whatsoever, either express or implied, (not even for the return of the purchase price), including, without limitation, any warranty as to (a) title and access to the property, (b) the quality,

condition or fitness for the intended use of the property or of any improvements located thereon, (c) the presence of hazardous or toxic materials (as defined by federal and state law) on, under or about the property and any improvements located thereon, (d) environmental matters of any nature or kind whatsoever relating to the property and any improvements located thereon, (e) the condition or fitness of the roof, foundation, plumbing, heating, electrical or air conditioning system of any improvements located on the property, and (f) the quality and physical condition of soils, geology, any ground water located on, under or about the property and the drainage of the subject property. Purchaser acknowledges that he has made a thorough inspection of the property and any improvements located thereon prior to the execution of this act of sale and is satisfied as to the condition and fitness of the property and any improvements located thereon. Purchaser acknowledges that the above terms and conditions have been fully explained to Purchaser, that Purchaser understands that Purchaser's execution of this act of sale on such terms and conditions as are hereinabove set forth constitutes a full and complete waiver and release of Purchaser's right to cancel, rescind or void this act of sale, in whole or in part, or to damages on grounds of redhibition or quanti minoris pursuant to Louisiana Civil Code Article 2520, et seq., in warranty imposed by Louisiana Civil Code Article 2475, or under any other theory of law, for any reason whatsoever having to do with the title, condition, zoning, repair, nature, fitness for a particular purpose, peaceful possession or quality of the property, any vice or defect of the property, or any other matter relating to the property, now or in the future.

The parties hereby acknowledge that they have been informed as to the legalities and consequences of buying and selling property upon which hazardous material may have been stored or used and they do hereby release this Notary from any liability in connection therewith.

Vendor herein reserves all of the oil, gas, sulphur and other minerals lying on, under and across the herein conveyed property. No drilling or other operations, however, shall be conducted on the surface of said property. The right to recover minerals shall be by directional drilling or under the pooling provisions of any lease granted, and any lease granted on said property will contain this provision.

No title examination has been requested by the parties hereto nor performed by the

undersigned Notary Public and the parties hereby exonerate said Notary from any liability therefore.

The undersigned Notary Public further expresses no opinion as to the approval of the subject property as to uses, subdivisions and/or otherwise by the Houma-Terrebonne Regional Planning Commission and/or Terrebonne Parish Consolidated Government.

The parties dispense with the Certificate of Mortgages required by law, and exonerate me, undersigned officer, from any responsibility therefor.

IN FAITH WHEREOF, TERREBONNE PARISH SCHOOL BOARD has executed this Cash Sale in the presence of the undersigned witnesses and me, the undersigned Notary, at my office in the City of Houma, Parish of Terrebonne, Louisiana, on the 11th day of May, 2004, after a due reading of the whole.

WITNESSES:

TERREBONNE PARISH SCHOOL BOARD

Christine C. Loundreau
Jamara B. LeCompte

BY:

Clark J. Bonwillain
CLARK J. BONWILLAIN, President

Margaret J. Gorman
NOTARY PUBLIC

IN FAITH WHEREOF, ERIC P. CARRERE has executed this Cash Sale in the presence of the undersigned witnesses and me, the undersigned Notary, at my office in the City of Houma, Parish of Terrebonne, Louisiana, on the 19th day of May, 2004, after a due reading of the whole.

WITNESSES:

Jamara B. LeCompte

Eric P. Carrere
ERIC P. CARRERE

Christine C. Loundreau

Margaret J. Gorman
NOTARY PUBLIC

At a regular meeting of the Terrebonne Parish School Board on April 6, 2004 motion of Mr. Badeaux, seconded by Mr. DeHart, unanimously carried, the Board accepted the bid received, meeting all specifications, for sale of surplus lot located on Hwy. 56, Chauvin, LA from Eric Carrere, Houma, LA in the amount of \$7,000.00.

C E R T I F I C A T E

I, Elizabeth Scurto, Secretary of the Terrebonne Parish School Board, Terrebonne Parish, Louisiana, do hereby certify that the foregoing is a true and correct copy of a motion approved by the School Board of Terrebonne Parish in regular session on April 6, 2004, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE
this 29th day of April, 2004.

FILED FOR RECORD
PARISH OF
TERREBONNE, LA
'04 MAY 19 PM 4 13
Elizabeth M. Scurto
DEPUTY CLERK OF COURT

Elizabeth Scurto
Elizabeth Scurto, Secretary
Terrebonne Parish School Board

: 359

Part of Entry Number 1180155, being an Attached Plat
has been removed from the Original Acts and placed in
Map Volume 95 Folio 84 Map Number 12079

Date of Recordation May 19, 2004

Recorded in Conveyance Book 1869 Folio 355

Map Description: Terrebonne Parish School Board
Survey of a 0.056 Acre Tract of
Land in Tract 1. Located in Sec. 27,
T19S-R18E, Terrebonne Parish, Louisiana

Act Description: Sale from Terrebonne Parish School Board
to Eric P. Carrere

1180155

TERREBONNE PARISH, LOUISIANA
SECTION 27, T19S-R18E

1180155

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS. THIS SURVEY DOES NOT INCLUDE RESEARCH AND INVESTIGATION OF SERVITUDES.

THE BEARINGS INDICATED HEREON WERE DERIVED FROM EXISTING SURVEY MAP BY KENETH L. REMBERT, PLS LAND SURVEYORS TITLED: "SURVEY OF PROPERTY BELONGING TO A. ST. MARTIN CO., LTD. IN SECTIONS 24 THRU 27, 93, 94, & 95, T19S-R18E, TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 30, 2002.

MAP # 12079
FILED FOR RECORD
PARISH OF
TERREBONNE LA.

04 MAY 19 PM 4 14
Deputy Clerk of Court

Recorded 5-19-04 in
Conveyance Book No. 1269, folio 35 et seq.
Deputy Clerk of Court

AS INDICATED ON FLOOD INSURANCE RATE MAP 225206-0145-C DATED MAY 1, 1985, THE HEREON SURVEYED LOT IS LOCATED IN A ZONE "21" BASE FLOOD ELEVATION IS 13.0' N.G.V.D. THE FIELD SURVEY WAS CONDUCTED ON 10/24/2003 BEARING AND DISTANCES ARE CALCULATED AS INDICATED ON THE ABOVE SURVEY MAP.


CRAIG S. DUET
REG. NO. 4699
REGISTERED
PROFESSIONAL

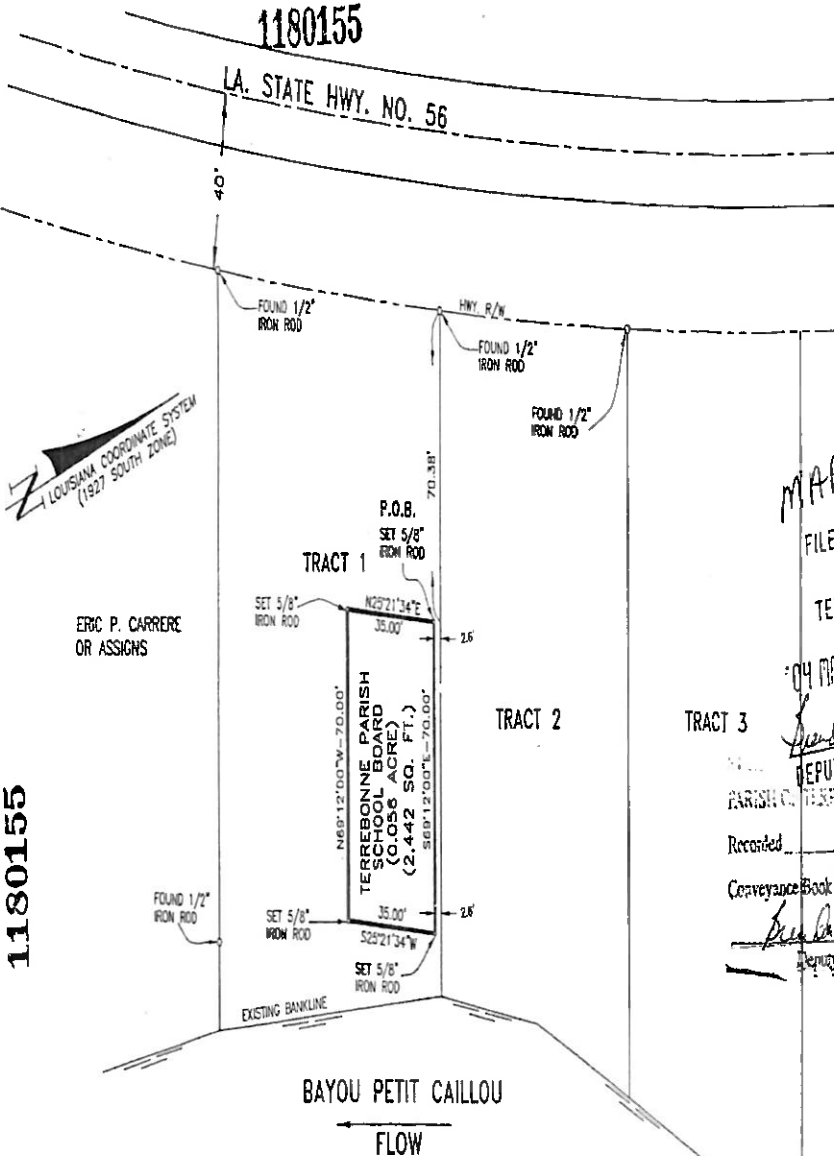
CRAIG S. DUET, LOUISIANA REGISTRATION NO. 4699

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, RIGHT-OF-WAY ACQUISITION OR FOR THE ISSUANCE OF A PERMIT UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND CERTIFICATION STAMP OF THE SUPERVISING PROFESSIONAL. ANY REVISIONS MADE TO THIS DOCUMENT WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE SUPERVISING PROFESSIONAL WILL VOID THIS CERTIFICATION.

GRAPHIC SCALE

0 20' 40' 60'

| NO. | DATE | REVISION |
|---|-----------------|----------|
| TERREBONNE PARISH SCHOOL BOARD | | |
| SURVEY OF A 0.056 ACRE TRACT OF LAND IN TRACT 1 LOCATED IN SECTION 27, T19S-R18E TERREBONNE PARISH, LOUISIANA | | |
| 360 | | |
|  Morris P. Hebert, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES P.O. BOX 3106 • HOUMA, LOUISIANA 70361-3106 • (887) 879-2721 | | |
| DRAWN BY: AFG | SHEET: 1 | |
| CHECKED BY: CSD | SCALE: 1" = 40' | |
| APPROVED BY: CSD | DATE: 6/9/03 | |
| CAD FILE: 7352SUR00C40 | | |



COMMENCING AT AN EXISTING 1/2" IRON ROD LOCATED AT AN INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 56 AND THE PROPERTY LINE COMMON TO TRACT 1 AND PROPERTY OF ERIC P. CARRERE OR ASSIGNS. THENCE PROCEED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 56 ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 90 FEET AND A RADIUS DISTANCE OF 1,677.02 FEET TO A POINT. SAID POINT BEING AN EXISTING 1/2" IRON ROD LOCATED AT AN INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 56 AND THE PROPERTY LINE COMMON TO TRACT 1 AND TRACT 2. THENCE PROCEED S 69 DEG. 12 MIN. 00 SEC. E ALONG THE PROPERTY LINE COMMON TO TRACT 1 AND TRACT 2 A DISTANCE OF 70.38 FEET TO A POINT. THENCE PROCEED S 20 DEG. 46 MIN. 00 SEC. W A DISTANCE OF 2.60 FEET TO A POINT. SAID POINT BEING A 5/8" IRON ROD LOCATED ON THE NORTHWESTERLY CORNER OF TRACT HEREIN DESCRIBED ALSO BEING THE POINT OF BEGINNING.

THENCE S 69 DEG. 12 MIN. 00 SEC. E A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD LOCATED ON THE NORTHEASTERLY CORNER OF TRACT HEREIN DESCRIBED;

THENCE S 25 DEG. 21 MIN. 34 SEC. W A DISTANCE OF 35.00 FEET TO A 5/8" IRON ROD LOCATED ON THE SOUTHEASTERLY CORNER OF TRACT HEREIN DESCRIBED;

THENCE N 69 DEG. 12 MIN. 00 SEC. W A DISTANCE OF 70.00 FEET TO A 5/8" IRON ROD LOCATED ON THE SOUTHWESTERLY CORNER OF TRACT HEREIN DESCRIBED;

THENCE N 25 DEG. 21 MIN. 34 SEC. E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 2,442 SQUARE FEET.

1180155

APPRAISAL REPORT
LAND AND IMPROVEMENTS
6343 HIGHWAY 56
CHAUVIN, LOUISIANA

DATE OF INSPECTIONS

AUGUST 26, 2021 &
SEPTEMBER 22, 2021 (DATE OF VALUE)

CLIENT

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
C/O TANNER MCGEE
LANDRY MCGEE, LLC
7837 MAIN STREET
HOUMA, LA 70360

BY

CHARLES W BUTTS
LOUISIANA LICENSED - G207
CERTIFIED GENERAL APPRAISER

CHARLES W BUTTS REAL ESTATE APPRAISAL SERVICE, INC.
114 NOTTOWAY DRIVE
HOUMA, LOUISIANA 70360

CHARLES W BUTTS REAL ESTATE APPRAISAL SERVICE, INC
114 NOTTOWAY DRIVE
HOUMA, LOUISIANA 70360

Phone 985-876-2110 Email charleswbutts47@gmail.com Fax 985-879-3682

August 26, 2021
September 22, 2021 (DOV)

Terrebonne Parish Consl Gov
C/O Tanner McGee
Landry McGee, LLC
7837 Main Street
Houma, LA 70360

RE: Land & Improvements
6343 Highway 56
Chauvin, LA

Dear Mr. Mc Gee,

In accordance with your request, I have visited and appraised the above captioned property for the purpose of establishing Market Value of the subject. The concluded value is based on the assumptions and limiting conditions included in this report. Please see the definitions of value in the body of this report.

The property has been appraised in Fee Simple Interest, less minerals, subject to valid restrictions and servitudes of record.

I have inspected the site and the improvements located thereon. This inspection revealed no hazardous substances or materials in, on, or in close proximity to the subject. The appraiser is not an expert in these matters. I urge the reader of this report to engage an expert in these fields for farther verification of non-existence of the same.

This report contains data, analysis and a concluded "as is" Market Value estimate of \$414,200.

FOUR HUNDRED FOURTEEN THOUSAND TWO HUNDRED DOLLARS

This is an Appraisal Report under the Guidelines of the Uniform Standards of Professional Appraisal Practice. Please see Scope of Work.

I appreciate the opportunity to serve you. If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Charles W. Butts". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Charles W. Butts
Louisiana State Certified
General Real Estate Appraiser, G207

TABLE OF CONTENTS

| | |
|---|-----------|
| Summary of Salient Facts | 4 |
| Scope of Work | 5-6 |
| PART I - INTRODUCTION | 7 |
| Purpose of the Appraisal | 8 |
| Function of the Appraisal | 8 |
| Intended Use | 8 |
| Intended User | 8 |
| Ownership | 9 |
| History | 9 |
| Flood Data | 9 |
| Definition of the Value Estimate | 10 |
| Property Rights Appraised - Fee Simple | 11 |
| Tax Data | 12 |
| Area Data | 13-26 |
| Neighborhood Data | 27-28 |
| Site Analysis | 29-30 |
| Description of Improvements | 31-32 |
| Environmental Hazards | 33 |
| Highest and Best Use | 34-35 |
| PART II - ANALYSIS AND VALUATION | 36 |
| Appraisal Process | 37-39 |
| Cost Approach to Value | 40-48 |
| Sales Comparison Approach | 49-51 |
| Income Approach to Value | 52-53 |
| Reconciliation | 54-55 |
| Certification of Appraisal | 56-58 |
| Statement of Limiting Conditions | 59-61 |
| Qualifications of Appraiser | 62-67 |
| ADDENDUM | |
| Appraisal Request | |
| Location Map | |
| Satellite Map | |
| Legal Descriptions & Survey Maps | |
| Tax Listing & Map | |
| Flood Map | |
| Subject Photos - Before and After Ida | |

SUMMARY OF SALIENT FACTS

| | |
|------------------------------|--|
| Purpose of the Appraisal | Market Value as defined in this report |
| Location of Subject Property | 6343 Highway 56 Chauvin, LA |
| Highest and Best Use | See Highest & Best Use |
| Lot Size | 63,396+/- Square Feet |
| Building Size: | See Description of Improvements |
| Land Value: | \$193,400 |
| Cost Approach: | \$414,200 |
| Sales Comparison Approach: | Not Available |
| Income Approach: | Not Available |
| Market Value: | \$414,200 |
| Date of Inspection: | August 26, 2021 & Sept 22, 2021 |
| Date of Value: | September 22, 2021 |
| Marketing Time: | 6 - 18 Months |

SCOPE OF WORK

The Scope of Work for this assignment is defined by the complexity of this appraisal assignment and the appraisal requirements of the organization or individual ordering the appraisal. Included in the body of the report are the Definition of Value or Values reported, Certification, and Assumptions and Limiting Conditions.

This report was ordered by Mr. Tanner McGee of Landry McGee, LLC. This report is for internal evaluation for a possible purchase of the property by Terrebonne Parish Consolidated Government. The request is for "as is" market value of the subject.

To perform this work the appraiser did an inspection of the property on August 26, 2021 then another inspection after Hurricane Ida, September 22, 2021. Once the physical site inspection was completed, the next step was data collection. The site information was derived from a surface inspection, legal description, and information provided by the owner.

A check of the Assessor's office of Terrebonne Parish provided taxes and ownership. Area and neighborhood data is derived from various sources including MLS Data, Chamber of Commerce, newspaper articles, Realtors, lenders, and others in day to day networking.

The second section of the report explores the three approaches to value that include the Cost, Sales Comparison and Income Approaches.

The Cost Approach is used to determine land value and improvement cost. The Cost Approach is typically used on the subject type property. Please see the Cost Approach for more details.

The Sales Comparison Approach uses the sale of similar type properties as a comparison base for the subject. These comparisons are based on physical, economic and locational similarities between the properties. This data is verified with buyers, sellers, and legal records. The sales information is obtained from Deedfax, court records, other appraisers, MLS, Realtors, and buyers and sellers. An effort was made to find sales considered comparable to the subject. This approach is considered in this valuation.

The Income Approach is a study of income and expenses for the subject and comparable rental properties. The subject type property is typically built by owner occupants. The Income Approach was considered in this report.

The Cost Approach is the only viable method of appraising this property based on available data.

PART I

INTRODUCTION

PURPOSE OF THE APPRAISAL

This appraisal is made for the purpose of estimating the Market Value of the subject property in "as is" condition.

FUNCTION OF THE APPRAISAL

The function of the appraisal is for the use by Terrebonne Parish to help in determining an acceptable market price for the purchase of this property. The function of the appraisal has not caused me to modify the appraisal techniques ordinarily employed to estimate market value of the subject property.

INTENDED USE

The intended use of the appraisal is for internal evaluation by Terrebonne Parish.

INTENDED USER

The intended user of this report is Terrebonne Parish Consolidated Government.

OWNERSHIP

The property is owned by Eric and Christie Carrere. They have owned it since 2004. Tax records showing acquisitions are attached in the addendum of this report.

HISTORY

The subject was purchased as vacant land. The improvements were built over the years.

FLOOD DATA

Community Panel 225206 0145C, Zone V21. Zone A21 is a designated flood hazard area. This area is prone to flooding and high wind velocity. The map is dated May 1, 1985. Flood maps have been updated since Katrina and Rita. Please see the attached flood map.

DEFINITION OF MARKET VALUE

"Market Value" is defined by the United States Treasury Department, Comptroller of the Currency 12CRF part 34, 34.42f as:

The most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeable and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and each acting in what they considers their own best interest;
- c. A reasonable time is allowed for exposure in the open market.
- d. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PROPERTY RIGHTS APPRAISED

The subject is appraised in Fee Simple Ownership, less minerals, subject to any valid restrictions and servitude's of record.

See Certification and Statement of Limiting Conditions.

DEFINITION OF FEE SIMPLE

Value is related and closely interwoven with the right of ownership of property. These rights are known as "The Bundle of Rights" which include:

The right to use, the right to sell, the right to lease or rent, the right of ingress or egress, the right to give away, and the right to refuse any of these rights.

When one owns property with the entire bundle of rights unrestricted, they are said to own the property in fee simple; which is often described as the largest quantity and quality of ownership or as an absolute interest in real estate. This definition is found in the principles of Real Estate Appraising second edition, published by the National Association of Independent fee Appraisers.

TAX DATA

Louisiana assesses residential property and all land at 10 percent. It taxes all other property at 15%. There is also a millage for fire, water, lighting and the parish. The assessment of the property sets up as follows:

Assessment # R07-36471

Assessed Value \$9,360

The estimated taxes for the year 2021 is 878.62.

Taxes have showed increases over the last several years. Taxes will continue to increase because of inflation, increased cost of public service, demand for public improvements and educational pressures.

TERREBONNE PARISH, LOUISIANA

From Wikipedia, the free encyclopedia

TERREBONNE PARISH, LOUISIANA



Terrebonne Parish Courthouse



Location in the state of [Louisiana](#)



Louisiana's location in the [U.S.](#)

| | |
|-------------------------------|--|
| Founded | March 22, 1822 |
| Named for | <i>terre bonne</i> , French for <i>good earth</i> |
| <u>Seat</u> | Houma |
| Largest city | Houma |
| Area | |
| • Total | 2,080 sq mi (5,387 km ²) |
| • Land | 1,232 sq mi (3,191 km ²) |
| • Water | 850 sq mi (2,201 km ²), 41% |
| Population | |
| • <u>(2010)</u> | 111,860 |
| • Density | 91/sq mi (35/km ²) |
| Congressional district | 6th |

Time zone Central

Terrebonne Parish (French: Paroisse Terrebonne) is a parish located in the southern part of the U.S. state of Louisiana. As of the 2010 census, the population was 111,860.^[1] The parish seat is Houma.^[2] The parish was founded in 1822.^[3]

Terrebonne Parish is part of the Houma-Thibodaux, LA Metropolitan Statistical Area.

It is the second largest parish in Louisiana in terms of land area, and has been a center of Cajun culture since the eighteenth century. More than 10% of the residents speak French at home.

Terrebonne is represented in the Louisiana House of Representatives by the Republican businessman Gordon Dove of Houma. Dove's seat was previously held by Hunt Downer, a former Speaker of the Louisiana House of Representatives.

Ray Authement, the fifth president of the University of Louisiana at Lafayette, from 1974 to 2008, and the longest-serving president of a public university in the United States, was born in 1928 in rural Terrebonne Parish near Chauvin.^{[4][5]}

History

Houma was named after the Houma people. The native word *houma* means red, and the tribe's war emblem was the crawfish. Historians say the Houma were related to the Muskogean-speaking Choctaw, and migrated into the area from present-day Mississippi and Alabama. They first settled near what is now Baton Rouge. After many conflicts with other Indian tribes, and losing a war to the Tunica in 1706, to escape the encroachment of Europeans, the Houma Indians continued moving south to more remote areas in the bayous. They settled in present-day Terrebonne Parish in the mid to late eighteenth century. They established a camp known as Ouiski Bayou on the high ground northwest of what later

developed as downtown Houma. They were subsequently pushed from the highlands of the north to the coastal regions of the south by the European settlements in the late 1700s and 1800s. Evidence of the Houma Tribe can still be found in this area today.

One of the most southern of all Louisiana parishes, Terrebonne Parish was established on March 22, 1822, from the southern part of Lafourche Interior, bordering on the Gulf of Mexico. Covering an area of 2100 square miles, it is the second-largest parish in the state. The early French settlers named the parish for the fertility of its soils: *terre bonne* means "good earth."

In 1834, Terrebonne Parish founded the city of Houma in order to establish a centrally located and more easily accessible parish seat. Prior to this, the county seat had been set at Williamsburg (now Bayou Cane), approximately 4 miles northwest of present-day downtown Houma. Government officials believed that the site of Houma, at the convergence of six bayous, would provide better access for commerce and development in Terrebonne Parish, as most transportation and shipping was by water. It was near a former settlement of the Houma Tribe of Native Americans. Williamsburg was at the junction of two: Bayou Cane and Bayou Terrebonne.

Richard H. Grinage and Hubert M. Belanger donated one arpent of frontage along Bayou Terrebonne on March 18, 1834 for the new government seat. This land became the foundation around which Houma was developed. Because of this significant donation, Grinage and Belanger are considered the "Fathers of Houma."

European settlers

Most of the settlers who came to Terrebonne migrated from the Mississippi River, down Bayou Lafourche to Bayou Terrebonne. There was an influx of French colonists from New Orleans to the bayou country in 1762 after the Spanish took over rule of the colony following the French defeat by the British in the Seven Years' War (known as the french and Indian War in North America). The district Spanish commandant granted concessions of title to not more than 630 acres of land to each newcomer to the bayou lands. While many Frenchmen came into the area prior to this, British and Spanish colonists also recorded claims.

Other settlers into the area in 1760 were French colonists from Acadia (modern Nova Scotia), who had been expelled by the British in 1755 during the Seven Years' War. They became known as "Cajuns" (Acadians). Many settled on the banks of the bayous in Terrebonne Parish. They chose this area because of its isolated geographic location, a minimum of government control, fertile land, and an abundance of fish and wildlife. These people lived in relative cultural seclusion for generations and continued their family traditions of living off the land. Today they celebrate their heritage through their festivals and church fairs.

In 1848, Houma was incorporated as a city by an act of legislature. By this time, industry in Houma consisted largely of plantations for sugar cane, the harvesting of seafood, fur trading and logging industries. The cultivation of sugar cane was the principal agricultural industry in the parish. The first plantation in the parish was established in 1828. By 1851, Terrebonne had 110 plantations with 80 sugar houses.

Southdown Plantation was founded in 1828 by the Minor family and developed for sugar cane cultivation and processing. Stephen Minor had served as the Secretary to the Spanish Governor Gayoso of Louisiana. Today, the Minor family home built in 1858 and enlarged in 1893 serves as the parish museum. The sugar mill was sold in 1979, dismantled and shipped to Guatemala, where it was reassembled. It is still in use today.

Settlers had canals dug between the bayous to decrease travel time within the parish and make trade more efficient. In 1872, a railroad that linked Schriever to Houma became instrumental in increasing trade and travel within and outside the parish.

In 1923, the construction of the Intracoastal Waterway led to the abandonment of the canals. The Intracoastal was later extended to Lafourche Parish and to Bayou Lafourche, increasing Houma's importance as a portal city.

20th century

During World War II, Houma was selected for the establishment of a Lighter Than Air Blimp Naval Station, which operated from May 1943 to September 1944. The Navy base, which used blimp squadrons to scan the coastline for enemy vessels, was one of only two blimp stations operating on the Gulf Coast.

Terrebonne has depended on natural resources: oysters, shrimp, crabs and fish contribute their share of wealth to the parish. The oysters from Terrebonne parish have become internationally known as the finest in the world. In the great stretches of marshland surrounding Terrebonne parish, trapping of Louisiana muskrat, mink, otter, raccoon, and nutria pelts are another form of local commerce.

Development of oil and gas resources in the parish began in 1929, bringing a period of economic development and prosperity unparalleled anywhere in the state. The industry grew into enormous dimensions with the discovery of offshore oil. Terrebonne became the gateway to the heaviest concentration of offshore oil service companies in the state. By 1960, with the combination of rich oil production backed by Houma's productive waters, fertile soil, and natural mineral resources, Houma became one of the fastest-growing cities in America. In 1961, the Houma Navigational Canal was completed to provide a 30-mile link to Terrebonne Bay and the Gulf of Mexico.

By the late 1970s, Houma's main focus was the oil industry. Those companies not related to oil and gas depended on this industry for their survival. When the bottom fell out of the oil industry in the early 1980s because of cheaper foreign product and dwindling local resources, Houma fell with it. For nearly two years, the Houma-Terrebonne area experienced an unemployment rate near 25%.

The Houma community has worked to diversify the parish economy. While the oil industry is still the primary source of revenue for the Houma-Terrebonne area, alternative industries are emerging. Terrebonne parish accounts for over 20% of Louisiana's seafood production. In addition, the medical industry is growing in the area. Tourism, too, is a popular source of commerce in and around Houma. The addition of Houma's new Civic Center

promises to attract more entertainment and convention revenue to the city.







The draw of authentic Acadian culture, diverse environment and wildlife, plantation homes, excellent food, and close proximity to New Orleans, Baton Rouge and Lafayette attracts visitors to its central location.

The parish has been run by the Terrebonne Parish Consolidated Government since it absorbed the powers of the City of Houma. The parish is led by President Michel Claudet, elected in 2007.

Geography

According to the U.S. Census Bureau, the parish has a total area of 2,082 square miles (5,390 km²), of which 1,232 square miles (3,190 km²) is land and 850 square miles (2,200 km²) (41%) is water.^[6] It is the fifth-largest parish in Louisiana by land area and third-largest by total area. The Gulf of Mexico is located to the south of the parish.

Major Highways

-  U.S. Highway 90
-  Louisiana Highway 24
-  Louisiana Highway 55
-  Louisiana Highway 56
-  Louisiana Highway 57
-  Louisiana Highway 58

Adjacent Parishes

- Assumption Parish (north)
- Lafourche Parish (east)
- St. Mary Parish (northwest)

National Protected Area

- Mandalay National Wildlife Refuge

Demographics

Historical Population

| Census | Pop. | %± |
|-------------|--------|--------|
| <u>1830</u> | 2,121 | — |
| <u>1840</u> | 4,410 | 107.9% |
| <u>1850</u> | 7,724 | 75.1% |
| <u>1860</u> | 12,091 | 56.5% |
| <u>1870</u> | 12,451 | 3.0% |
| <u>1880</u> | 17,957 | 44.2% |
| <u>1890</u> | 20,167 | 12.3% |
| <u>1900</u> | 24,464 | 21.3% |
| <u>1910</u> | 28,320 | 15.8% |
| <u>1920</u> | 26,974 | -4.8% |
| <u>1930</u> | 29,816 | 10.5% |
| <u>1940</u> | 35,880 | 20.3% |

| | | |
|------------------|---------|-------|
| <u>1950</u> | 43,328 | 20.8% |
| <u>1960</u> | 60,771 | 40.3% |
| <u>1970</u> | 76,049 | 25.1% |
| <u>1980</u> | 94,393 | 24.1% |
| <u>1990</u> | 96,982 | 2.7% |
| <u>2000</u> | 104,503 | 7.8% |
| <u>2010</u> | 111,860 | 7.0% |
| Est. 2013 | 112,749 | 0.8% |

U.S. Decennial Census^[2]
1790-1960^[3] 1900-1990^[3]
1990-2000^[10] 2010-2013^[11]

As of the census of 2008, there were 108,576 people, 35,997 households, and 27,393 families residing in the parish. The population density was 83 people per square mile (32/km²). There were 39,928 housing units at an average density of 32 per square mile (12/km²). The racial makeup of the parish was 74.07% White, 17.79% Black or African American, 5.29% Native American, 0.81% Asian, 0.02% Pacific Islander, 0.54% from other races, and 1.48% from two or more races. 1.56% of the population were Hispanic or Latino of any race. 10.66% reported speaking French or Louisiana French at home, while 1.5% speak Spanish. [1]

There were 35,997 households out of which 39.20% had children under the age of 18 living with them, 57.00% were married couples living together, 14.10% had a female householder with no husband present, and 23.90% were non-families. 19.30% of all households were made up of individuals and 7.30% had someone living alone who was 65 years of age or older. The average household size was 2.86 and the average family size was 3.29.

In the parish the population was spread out with 29.20% under the age of 18, 10.10% from 18 to 24, 29.80% from 25 to 44, 21.10% from 45 to 64, and 9.70% who were 65 years of age or older. The median age was 33 years. For every 100 females there

were 96.60 males. For every 100 females age 18 and over, there were 94.10 males.

The median income for a household in the parish was \$35,235, and the median income for a family was \$39,912. Males had a median income of \$34,869 versus \$20,705 for females. The per capita income for the parish was \$16,051. About 15.80% of families and 19.10% of the population were below the poverty line, including 25.90% of those under age 18 and 17.60% of those age 65 or over. (Newly entered 2008 census number requires newly updated figures in above information). [5]In 2009 Terrebonne Parish has one of the lowest unemployment rates in the country.

Education

Terrebonne Parish School District operates public schools.

Private and Christian Schools

Fletcher Junior College

Nichols State University just across the Lafourche line

Media

The parish was setting of the 2005 motion picture The Skeleton Key. (The movie was not actually filmed in Houma, or Terrebonne Parish.) It has been the setting for several other movies in recent years, most notably the 2012 film Beasts of the Southern Wild which was filmed in Montegut and inspired by the plight of bayou communities such as Isle de Jean Charles.^[11]

The parish is the location for the fictional Belle Reve prison, a prominent facility in the DC Comics universe.

The parish is also the setting of A&E's reality series Cajun Justice about the exploits of the Sheriff's Department.

Terrebonne Parish is the location of controversy related to its rich petroleum resources, set against the needs of a seriously endangered natural wildlife population, initiating the conspiracy that ended in the murders of two Supreme Court Justices in the movie The Pelican Brief, starring Julia Roberts and Denzel Washington, adapted from a novel of the same name written by John Grisham.

National Guard

C Company 2-156th Infantry Battalion of the 256th IBCT resides in Houma, Louisiana.

Communities



Map of Terrebonne Parish, Louisiana With Municipal Labels
Houma is the only incorporated city in Terrebonne Parish.

Census-Designated Places

- Bayou Cane
- Chauvin
- Dulac
- Gray
- Montegut
- Schriever

Unincorporated Communities

- Chacahoula
- Cocodrie
- Gibson
- Isle de Jean Charles
- Pointe-aux-Chenes

CONCLUSION – CURRENT ECONOMIC CONDIITONS

The Terrebonne & Lafourche Parish Economies has undergone severe changes over the last four decades. Starting in the early 1980's and continuing through the fourth quarter of 1987 the area was in a period of general economic decline. This was caused primarily by the collapse of the state's energy related industries.

Since the state and area's cyclical downturn bottomed out in 1987 the overall region, as well as the subject's area, has experienced an economic recovery. This can be measured by employment growth. Recovery has been rather broad based across industrial sectors with construction, trade, and service providing a major portion of the net employment growth. Employment in the mining category has again become a major source of economic growth. The last few years has seen decline and some stabilization

The local economy is growing. It has shown some diversification over the last few years. With the influx of major retail and restaurant chains the Houma market has become a regional retail hub. The current unemployment rate is approximately 5.9%.

The housing market of Terrebonne and Lafourche is doing well with housing and lot prices holding steady. Houses over \$300,000 are slow moving. The eastside Houma market is having problems because

of basically unfair insurance rates. The apartment market is running at 92% occupancy. Rental rates are steady at this time. New apartment units were added before the pandemic. These units are doing well. The commercial rental market is stable but slower at this time.

The **Covid 19** Pandemic had partially shut down the economy. In my opinion, our area is doing well and Covid is almost conquered. The general consensus is we will continue to quickly recover. The glut in oil causing the crash of oil prices is an even more long term problem for our area. I am not going to predict the future but things will be tight for some time to come. Hurricane Ira landed another blow to our economy. Full effects are not yet known.

The current frequent change in crude oil prices (from over \$100 to under \$50), and now to the \$70 level has caused uncertainty in the south Louisiana market. The current price is stabilizing the local markets. The next obstacle for our area is President Biden's oil and gas policies. Who knows what happens next. Oil has started to recover. Hurricane Ida hit September 29, 2021 and has devastated the Terrebonne / Lafourche areas. Recovery will be slow but the construction and building supply industry will do well.

Houma-Terrebonne Chamber of Commerce

Lafourche Chamber of Commerce

NEIGHBORHOOD DATA

The principals studied in the neighborhood analysis were anticipation, substitution, change, competition, increasing and decreasing returns, contribution, surplus productivity, balance, conformity, supply, demand and typical highest and best use.

LOCATION, BOUNDARIES & ACCESSIBILITY

The subject neighborhood is the Chauvin / Cocodrie area of Terrebonne Parish. It is located 20+ miles below the City of Houma. The main street in this area is Highway 24. This area has shown little growth since Hurricane Katrina. It has good access to all consumer related facilities.

PREDOMINANT LAND USE AND ZONING

The primary land use along the main roadways in the neighborhood is Residential with clusters of Commercial properties. There is no zoning in the neighborhood but this area has been developed in an orderly manner.

ADEQUACY OF PUBLIC UTILITIES

Typical public utilities are available within the neighborhood. They include electric, water, gas, telephone and cable. Sewage is mostly by private treatment systems.

SUPPLY & DEMAND IN THE NEIGHBORHOOD

The supply and demand within the neighborhood is basically in balance. The immediate area is approximately 70% developed. There is little building except for camps due to hurricane and flooding risks.

LIFESTYLES & TRENDS

The residential areas in this neighborhood area basically 80% developed. They have been growing at a steady pace since the approximately 1992. The residential developments are overall average for the general market area. The area suffered severely in the 1980's because of the weakness in the oil and gas industry. The economy has diversified over the past decades. Houma has become a regional shopping and medical center. There is still dependent on the oil and gas industry but not to the extent of the past.

The area has also suffered because of flood zone and property insurance rates since Hurricanes Katrina and Rita.

SITE ANALYSIS

The subject is a tract of land located on Highway 24 and Bayou Petit Caillou, approximately twenty five miles below the City of Houma. It has a municipal addresses of 6343 Highway 56, Chauvin, LA. It is located in Section 27, T19S-R18E, Terrebonne Parish, Louisiana.

The legal descriptions and survey plats describes the subject as Tracts 1,2,3 & 4, Boudreaux Canal Subdivision. All lots front on Highway 56 and the rear is on Bayou Pitit Caillou.

Tract 1 fronts 90 feet on Highway 56, 89.87 feet on Bayou Petit Caillou, 154.54 on the northerly side and 171.39 on the southerly side. It contains 14,554+/- Please see the attached legal and plat. The 0.056 portion surveyed on Tract 1 has been repurchased and is now a part of Tract 1.

Tract 2 fronts 75 feet on Highway 56, 78.96 feet on Bayou Petit Caillou, 173.15 on the northerly side and 154.54 on the southerly side. It contains 12,036+/- . Please see the attached legal and plat included in the addendum of this report.

Tract 3 fronts 70 feet on Highway 56, 76.95 feet on Bayou Petit Caillou, 224.22 on the northerly side and 173.15 on the southerly side. It contains 13,200+/- . Please see the attached legal and plat included in the addendum of this report.

Tract 4 fronts 100.90 feet on Highway 56, irregular on Bayou Petit Caillou, 261.79 on the northerly side and 224.52 feet on the southerly side. It contains 26,948+/- . Please see the attached legal and plat included in the addendum of this report.

The four tracts contain a total of 63,396 square feet or 1.455 acres

All utilities are available and in place. Sewage is by private treatment plant. No adverse influences were noted. Easements are typical. Please see Highest and Best Use analysis.

Please see the attached legal description, tax information and photos for more information.

DESCRIPTION OF THE IMPROVEMENTS

The subject property is a private boat launch located on four contiguous lots. The front is located on Highway 56 with the rear on Bayou Petit Caillou. It has boat launch facilities, dock area and partial bulkhead.

My first inspection was before Hurricane Ida. The second inspection was after the storm. On my first inspection there was an elevated (old) mobile home, storage shed and bait shop on the property. After the storm the mobile home, storage shed and bait shop were completely destroyed. The storage shed and bait shop were blown away while debris from the mobile home remained on the property.

The tract has approximately 120 feet of bulkhead. The bulkhead is driven creosote pilings, the remainder of the shoreline has rocks and fill with some pilings. There are three treated wood docks on creosote pilings. There is some storm damage. There are four concrete docks on creosote pilings. The boat launch is concrete and is twenty feet wide. It has pilings on each side.

The subject tract is hard surface built up with limestone. It appears to be almost a foot higher than the lot on the north side (Comp 4). The entire lot is built up limestone surface.

The subject has all standard utilities available to the site. Sewage is by a private treatment system.

Please see the attached plats, legal description maps and photos for additional information.

ENVIROMENTAL HAZARD

In this appraisal assignment, the existence of potentially hazardous material used in the construction and/or maintenance of the building, such as urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me. I have no knowledge of the existence of such materials on or in the property.

The appraiser is not an expert in this field and is not qualified to detect such substances. The existence of any potentially hazardous waste material may have an effect on the property value. I urge the client to retain an expert in this field if desired.

HIGHEST AND BEST USE

Highest and Best Use is commonly defined as being the most profitable, legal use on the date of the appraisal; also as that use which produces the greatest amount of money to during the foreseeable future.

The use, according to definition, must be probable, not speculative or conjectural, and there must be some measure of demand in the market. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed or likely to be in demand for the reasonable near future.

Highest and Best Use is also the legal use that will yield to Land and the highest present value, sometime called optimum Use"

The following criteria are used in determining the Highest and Best Use:

1. The use must be legal
2. The use must be probable
3. The use must be profitable
4. There must be a demand for such use
5. The use must be such as to return to land the highest net return.
6. The use must be such as to deliver the return for the longest period of time.

HIGHEST AND BEST USE - SUBJECT PROPERTY

The subject is located outside of any zoning district. It is not zoned.

There are two ways Highest and Best Use must be considered. The first is as vacant. The second is as currently improved.

The subject is located in an area of residential and commercial properties. It is my opinion that the Highest and Best Use of the subject, as if vacant, is commercial.

The subject is currently in use as a boat launch. On my first inspection there was an elevated mobile home and storage shed. They were totaled by Hurricane Ida. Other improvements are docks and boat ramp.

The Highest and Best Use of the subject is a specialized property, a boat launch and docking facility, Commercial.

PART II

ANALYSIS AND VALUATION

IMPLEMENTATION OF THE VALUE INDICATION METHODS

THREE APPROACHES TO VALUE - METHODOLOGY AND FORMULA

The valuation of commercial property generally is undertaken by three major methods or approaches, which are employed either separately or together, as applicable, data relevant to the subject property gathered from the marketplace is then fed into each method. After careful analysis of the data for its reliability and similarity to the subject, necessary adjustments for items of dissimilarity taken only from the market place, are applied as necessary, to establish a value indicator for the subject.

The value indicators (if more than one method is used), are then correlated into a final estimate of value.

Three methods briefly described are:

1. THE COST APPROACH

This method is based upon the principle of substitution, which holds That generally a buyer will not pay more for an existing property than the cost to replace that property new in a similar area adhering to this principle, it follows that the cost method usually sets the upper limit of value.

The formula is:

Cost new minus depreciation plus land = the first Value Indicator

2. THE MARKET APPROACH

This method is based upon the premise that when sales of similar properties are KNOWN, they can be adjusted for their dissimilarities either upward or downward to the subject property, resulting in a reliable and defensible estimate of value.

Because this method reflects direct buyer and seller activity, it generally carries the most weight or significance in arriving at the final estimate of value.

The formula is:

**Value of comparable property plus or minus adjustments hereto
= value of subject property or the second Value Indicator**

3. THE INCOME APPROACH

This method anticipates future income capitalized into present worth for an estimate of value. This approach is important is estimating the value of income producing property.

The formula is:

Estimate potential gross income

Estimate and deduct a vacancy and collection loss allowance to

Derive effect gross income.

Estimate and deduct expenses of operation to derive net operating income.

Estimate remaining economic life or the projected income stream.

Select an applicable capitalization method and technique.

Develop the appropriate rate or rates.

Complete the necessary computations to derive an economic value

Indication by the Income Approach.

COST APPROACH TO VALUE

The COST APPROACH to value is based upon the assumption that the prudent buyer will pay no more for a particular parcel of real estate than that price for which he could acquire similar substitute land and construct similar improvements.

The first step in the Cost Approach to value is the analysis of land value raw. The appraiser has found and analyzed sales of property in the subject's area considered similar to the subject.

**THE SALES ARE
RECORDS OF TERREBONNE PARISH**

1. Location: 4602 Bayouside Drive
 Bourg, LA

 Size: 126 x 300
 37,800 Square Feet

 Sale Date: October 26, 2020

 Sale Price: \$124,000

 Price Per Sq Ft: \$3.28

 Comment: This lot is located in the subjects
 General market area. It is a "down
 The bayou location. It is considered
 Similar in location.
 It had not sold in the
 previous three years.

2. Recordation: 2635/50 Terrebonne

 Location: 3409 Bayou Dularge Road
 Dularge, LA

 Size: 20,000 Square Feet

 Sale Date: April 30, 2021

 Sale Price: \$75,000

 Price Per Sq Ft: \$3.75

 Comment: This lot is located in the subjects
 General market area. It is a "down
 The bayou location. It is considered
 Similar in location.
 It had not sold in the
 previous three years.

3. Recordation: MLS 124848

 Location: 6425 Highway 56
 Chauvin, LA

 Size: 85.91/85.82 x 238.66/241.1
 20,597 Sq Ft

 Sale Date: October 2017

 Sale Price: \$63,750

 Price Per Sq Ft: \$3.10

 Comment: This tract is located on
 Highway 56 about a block from
 The subject It backs up to Bayou
 Petit Caillou. On a lot to lot
 Basis, this lot is very similar.
 It had not sold in the
 previous three years.

4. Recordation: Terrebonne 2634/857

 Location: 6333 Highway 56
 Chauvin

 Size: 143.57 x 304/281.79
 39,422 Square Feet

 Sale Date: April 30, 2021

 Sale Price: \$180,000 less \$60,000 Imp
 \$120,000 to Land

 Price Per Sq Ft: \$3.04

 Comment: This lot is located next to the
 Subject. It has a small camp on it.
 It fronts on Highway 56 and the rear
 Is on Bayou Little Caillou. The camp
 Value was removed from the sales
 Price for land comparison.
 It had not sold in the
 previous three years.

LAND VALUE CORRELATION

The sales used in this report are from the subject's general market area.

The first step in arriving at market value of the subject lot is to adjust the sales for dissimilar items.

They set up as follows:

| Sale | PP Sq Ft | x | %Adj. | = | Adj PP Sq Ft |
|------|----------|---|-------|---|--------------|
| 1. | \$3.28 | x | 0.93 | = | \$3.05 |
| 2. | \$3.75 | x | 0.82 | = | \$3.08 |
| 3. | \$3.10 | x | 0.98 | = | \$3.04 |
| 4. | \$3.04 | x | 1.00 | = | \$3.04 |

The sales used in this report are from the subject's general market area. Sales #3 and #4 are considered most comparable. These sales were the most comparable found.

The second step is to adjust them for similarity with most weight to the most comparable sale. They are adjusted as follows:

| Sale | PP Sq Ft | x | Adj. | = | Adj. PP Sq Ft |
|------|----------|---|------|---|---------------|
| 1. | \$3.05 | x | .15 | = | \$0.46 |
| 2. | \$3.08 | x | .15 | = | \$0.46 |
| 3. | \$3.04 | x | .35 | = | \$1.06 |
| 4. | \$3.04 | x | .35 | = | \$1.06 |

Adjusted price per Sq Ft..... \$3.05

63,396 Square Feet x \$3.05 = \$193,358

LAND VALUE \$193,400 (Rounded)

The second step in the Cost Approach is an estimation of the value of the improvements. The sources for this valuation are the Marshall Valuation Service, local contractors and the appraiser knowledge and experience.

The format for the Cost Approach thus sets up as follows:

(There are no building improvements on the Property)

Site Improvements

| | |
|---|------------------|
| Includes Bulkhead, Pilings, Docks, Moorings, Boat Launch - Dep | \$120,000 |
|---|------------------|

| | |
|---------------------------------------|------------------|
| 63,000+/- Limestone Fill - Dep | \$100,800 |
|---------------------------------------|------------------|

| | |
|-------------------|------------------|
| Land Value | \$193,400 |
|-------------------|------------------|

| | |
|--|------------------|
| Value Estimated Cost Approach (Rounded) | \$414,200 |
|--|------------------|

DEPRECIATION EXPLANATION

There are three basic types of depreciation, Physical, Functional and External. Please see Depreciation for a detailed analysis. The subject property was depreciated for physical conditions. No functional or external depreciation was noted.

Physical deprecation can be measured by two basic methods. The observed condition methods and the non-observed condition methods. The observed condition method includes market abstraction, age-live and breakdown methods. Non-observed condition methods include the income method and straight line methods of depreciation.

The observed condition methods are considered the most reliable for it gathers data directly from market evidence of existing conditions of the property, improvements, and neighborhood.

I have chosen the Age/Life Method of Physical Depreciation. This method is based on the condition of the improvements as of the date of the inspection. It is the concept of age versus live.

The effective age is divided into the estimated economic life of the improvement to yield the depreciation percentage.

Example 15\40 38%

Please see the proceeding page by each item depreciated.

DEPRECIATION (OF IMPROVEMENTS ONLY)

OBSERVER CONDITION METHOD - THREE KINDS WITH FIVE CAUSES:

1. PHYSICAL OBSOLESCENCE -Two Types of Causes

Incurable: Example
 Studs, joists, rafters, foundations or any
 long-lived item whose replace or repair would
 not be considered justifiable by the typical
 purchaser.

Curable: Example Roof, fascia, gable ends, doors, etc,
 or any short-lived item whose replacement or
 repair would be considered justifiable by the
 typical purchaser.

2. FUNCTIONAL OBSOLESCENCE - Two types or causes:**

Incurable: Example
 Poor design or layout, improper location Of
 building on lot, or any item whose excessive
 cost to cure would not be considered
 commensurate with the value increase by
 typical purchasers.

Curable: Example
 Lack of extra bath, insufficient closet space,
 central air, carpeting, remodeling or
 modernization, etc., which would be considered
 justifiable by typical purchasers.

3. EXTERNAL OBSOLESCENCE - One type or cause

(Economic or Locational)

Incurable: Example Must be outside the property lines or
 over which the owner has no control, such as:
 asphalt plant, slaughter house, loose joining,
 high tax rate (unwarranted), inadequate street
 drainage, road repairs needed, or other adverse
 factors. This economic obsolescence must be
 measurable.

* Generally, land does not depreciate, nor is it a
wasting asset.

THE SALES COMPARISON APPROACH - MARKET DATA APPROACH

The market data approach involves direct comparisons of the property being appraised to similar properties that have sold in the same or in a similar market in order to derive a market value indication for the property being appraised. This approach is also called the direct sale comparison approach.

Carefully verified and analyzed, market data is good evidence of value when it represents typical actions and reactions of buyers, sellers, users and investors. The market value estimate has been categorized as an interpretation of the reactions of typical users and investors in the market. The market data approach, like the cost approach, is based on principal of substitution. In this approach it implies that a prudent person will pay no more to buy a property than it will cost to buy a comparable substitute property. The price a typical purchaser pays is usually the result of an extensive shopping process in which available alternates are compared. The property purchased typically represents the best available balance between the buyer's specifications and the purchase price.

When information about a sufficient number of similar property sales made in the current market is available, the resulting pattern provides a good indication of value.

STEPS IN THE SALES COMPARISON APPROACH

The market data approach may be applied in five steps:

1. Research the market to identify similar properties for which pertinent sales, listings, offerings and/or rental data is available.
2. Qualify the prices as to terms, motivating forces, and bona fide nature.
3. Compare each of the comparable properties important attributes to the corresponding ones of the property being appraised, location, physical characteristics, and condition of sale.
4. Consider all dissimilarities and their probable effect on the price of each sale property to derive individual market value indications for the property being appraised.
5. From the pattern developed, formulate an opinion Of market value for the property being appraised.

SALES COMPARABLE CORRELATION

The appraiser was unable to locate any sales of boat launch properties in the Terrebonne or Lafourche Parish area. This approach was considered but not used because of lack of Data.

INCOME APPROACH TO VALUE

Income-Producing property is typically purchased for Investment Purposes with the projected net income stream being critical to its market value. The investor purchases this property with present dollars for the right of a future stream of dollars. The investors objective is to recover his investment (return of capital) plus earn a profit for the risk (return on capital).

The Income Approach is a basic tool for the valuation of income producing property. It is based on the principal of anticipation, reflected in the definition as the present worth of future benefits. These benefits consist of some pattern of annual income stream for a projected period of years plus a reversion at the end of this period. This reversion (remainder) consist of land value plus remaining improvements value.

The first step in the Income Approach is the estimation of the income potential of the subject property. This is normally derived from the current rental market, in which the appraiser located comparable properties that are currently producing income. These comparables are used to estimate the subject Potential Gross Income. From this Potential Gross Income a vacancy and collection loss is estimated. This yields the Effective Gross Income. From this Effective Gross Income, fixed expenses, operating expenses and reserves for replacement are subtracted to produce Net Operating Income.

Once Net Operating Income is established and stabilized, a capitalization rate is applied to estimate the present value of the property. Capitalization is a process that translates an income projection into an indication of value. There are many different types of rates but most often the appraiser is searching for the Overall Rate. Overall Capitalization Rates are rates which contain provisions for a return on investment as well as a return of investment. An Overall Rate may be developed by various methods. The most reliable method is market abstraction. Once the Net Operating Income and the Overall Rate is derived from the market it can be Capitalized to indicate Market Value.

The subject is an income producing property. It collects income by the honor method for launches plus boat docking fees. This approach would be much too speculative because of lack of verifiable data and because it is a cash business.

Based on the actions in the market place, this approach was considered but not used.

RECONCILIATION

The Cost Approach was used as it is based on the principal of substitution, which holds that a buyer will not pay more for an existing property than the cost to replace the property new in a similar area. The Cost Approach is the only viable appraisal method as sales of comparable properties were not found. The value by the Cost Approach is estimated to be \$414,200.

The Sales Comparison Approach produces an estimate of value for a property by comparing it with similar properties that have sold or are currently offered for sale in the same or competing areas. The Sales Comparison Approach is used as somewhat similar properties were found. This approach was considered but not used because of lack of sales data.

The Income Approach to value considers expected monetary return for a property in the light of return on investment currently being demanded by investors. The appraiser did consider the boat launch rental and docking rental. This is a cash business with minimal bookkeeping. This approach was considered but not used.

Market information was available for the Cost Approach to value. In this report the only viable approach is the Cost Approach. The value of the subject by the Cost Approach is \$414,200.

Indicated Market Value

\$414,200

Sales and discussions with real estate brokers and investors indicate a six to eighteen month marketing time.

Exposure time is defined as the estimated length of time that the property interest being appraised would have been offered on the market prior to the consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The subject exposure time is the same as the marketing time. The exposure time was developed from market sales data.

CERTIFICATION

The appraiser certifies and agrees:

1. The Appraiser has no present or contemplated future interest in the property appraised, and that neither the employment to make this appraisal nor the compensation for it is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in, or bias with respect to the subject matter of the appraisal report or the participants involved. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the respective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales used in this report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.

4. All contingent and limiting conditions are contained herein, imposed by the terms of the assignment or by the undersigned, affecting the analyses, opinions and conclusions contained in this report.

5. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on this appraisal report. No one provided significant professional assistance to the undersigned appraiser unless otherwise indicated.

6. The Appraiser is a Louisiana Licensed, Certified General Appraiser. My current certification expires December 31, 2021.

7. This appraisal is intended to conform to the Uniform Standards of Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.

8. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The appraiser has no present or contemplated future interest in the property appraised, and that neither the employment to make this appraisal or the compensation for it is contingent upon the appraised value of the property.

9. The Function of the Appraisal has in no way caused me to modify the appraisal techniques ordinarily employed to estimate market value of the subject property.

10. Disclosure of Competency - Under the competency provision of USPAP the appraiser must make an affirmative statement as to his competency to complete the report. I have sufficient knowledge and experience to complete this report.

11. I have not previously appraised the subject property. I have no other involvement with the property than as an appraiser.

12. Fee disclosure is required by Louisiana Law. My fee for this assignment is \$2,500.



Charles W. Butts
Louisiana State Certified
General Real Estate Appraiser, G207

ASSUMPTIONS AND LIMITING CONDITIONS:

The certification of the Appraiser appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser on the report:

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the Title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under reasonable ownership.
2. The sketch in this report is included to assist the reader in visualizing the property, and the Appraiser assumes no responsibility for its accuracy. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in Court, because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefor.
4. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisals and are invalid if so used.

5. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition unless specified in the report. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

6. Information, estimates, and opinions furnished to the Appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.

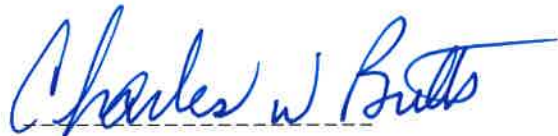
7. No change of any item of the appraisal report shall be made by any one other than the appraiser, and if changed the Appraiser shall have no responsibility for any such unauthorized change.

8. The possession of this report or any copy thereof, does not imply the right of publication, nor may this report be used by anyone other than the client without the consent of the Appraiser.

9. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favor the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

10. Disclosures by the Appraiser of the contents of the Appraisal report are subject to review in accordance with the by-laws and regulations of the professional appraisal organizations with which the Appraiser is affiliated. The above conforms to the ethics of the National Association of Independent Fee Appraiser.

11. The use of this report is subject to the requirements of the State of Louisiana relating to review by the Real Estate Appraisal Subcommittee of the Louisiana Real Estate Commission.



Charles W. Butts
Louisiana State Certified
General Real Estate Appraiser, G207

CHARLES W. BUTTS REAL ESTATE APPRAISAL SERVICE, INC.

APPRAISAL EDUCATION

Real Estate Principles
Nicholls State University - 1980

The Appraisal of Real Estate
Nicholls State University - 1981

Mortgage Equity Analysis
NAIFA - 1982

Today Financing as applied to the Appraiser
NAIFA - 1982

Relocation Report Writing
NAIFA - 1982

Introduction to Basics of Condemnation Appraisal
NAIFA - 1982

Farm, Ranch and Rural Course
NAIFA - 1983

Mini Math Seminar
NAIFA - 1984

Compound Interest Seminar
NAIFA - 1984

Income Property Appraising Course #1
NAIFA - 1984

Appraisal Guidelines
NAIFA - 1985

"R41C" - NAIFA-1986

URAR Seminar - NAIFA-1987

Appraising in Soft Markets
NAIFA - 1987

Market Abstraction - NAIFA - 1988

Mini Math Seminar - NAIFA - 1988
HP 12C Seminar - NAIFA - 1989

The Environment-Hazardous Waste
NAIFA - 1989

Professional Standards
NAIFA - 1989

Income Property Appraising
1A - NAIFA - 1989

Income Property Appraising
1B - NAIFA - 1989

Investment Analysis
NAIFA - 1991

Tree and Shrub Valuation
NAIFA - 1992

Principles and Techniques of Appraisal Review
National Association of Review Appraisers
and Mortgage Underwriters - 1993

FIRREA Compliance for the Fee Appraiser
Appraisal Institute - April, 1993

5.0B Limited Scope Appraisals - USPAP
NAIFA - June, 1994

Uniform Standards of Appraisal Practice
NAIFA - June, 1994

Basic Residential HUD Appraisal Requirements
NAIFA - December, 1995

Reviewing Residential Appraisals
NAIFA - June, 1995

Alternative Residential Reporting Forms
Appraisal Institute - June, 1997

Fannie Mae Appraisal Seminar September, 1997
Desktop Underwriter Forms 2055, 2056 & 2075
Sponsored by Hibernia Mortgage Banking

FHA Appraisal Principals - September, 1997
HUD New Orleans State Office

Uniform Standards of Professional Appraisal Practice
Louisiana Real Estate Commission

Uniform Standards of Professional Appraisal Practice
NAIFA - October, 1998

Basic Residential HUD Appraisal Requirements
NAIFA - July, 1999

HUD Review Requirements
NAIFA - July, 1999

Calculating Gross Living Area Using ANSI Standards
NAIFA - April 13, 2000.

Uniform Standards of Professional Appraisal Practice
LREC - December 6, 2001

RATES and RATIOS: MAKING SENCE of GIMs, OARs, and DCF
Louisiana Chapter of the Appraisal Institute
January 10, 2003

Uniform Standards of Professional Appraisal Practice
LREC - November 18, 2003

The Residential Appraiser Training Class
Feburary 9th & 14th, 2004

Uniform Standards of Professional Appraisal Practice
The Appraisal Foundation
December 8, 2004

Subdivision Valuation
Appraisal Institute - June 1, 2005

What Clients Would Like Their Appraisers to Know
Appraisal Institute - June 2, 2005

Online Cool Tools: New Technology for Real Estate
Appraisers
Appraisal Institute - December 5, 2007

Online Scope of Work: Expanding Your Range of Services
Appraisal Institute - December 13, 2007

The Dirty Dozen:
McKissock Education - December 14, 2007

7 Hour National USPAP Course
The Appraisal Foundation - August 19, 2008

Online An Introduction to Valuing Commercial Green
Buildings
Appraisal Institute - November 19, 2009

Online Advanced Internet Search Strategies
Appraisal Institute - December 6, 1009

Disclosures & Disclaimers
McKissock. Com - December 9, 2009

Environmental Issues for Appraisers
McKissock.Com - December 10, 2009

7 Hour National USPAP Course
The Appraisal Foundation - 2010

Appraisal Curriculum Overview
Appraisal Institute - 8/17 & 18/2011

8 Hour National USPAP Course
The Appraisal Foundation - 2011

8 Hour National USPAP Course
The Appraisal Foundation - April 2012

Appraising Condos, Co-ops, and PUDS
Appraisal Institute - June 28, 2013

8 Hour USPAP Update & Law - Rules Update
LREC - October 8, 2014

Laibility Issues for Appraisers Performing Litigation
And Other Non-Lending Work
La Chapter of the Appraisal Institute - June 9, 2015

Appraisal of Self-Storage Facilities
McKissock - December 2, 2015

Appraisal of Assisted Living Facilities
McKissock - December 14, 2015

The Thermal Shell
McKissock - December 15, 2015

8 Hour USPAP Update & Law - Rules Update
LREC - April 28, 2016

Uniform Appraisal Standards for Federal Land Acquisitions:
Practical Applications
Appraisal Institute May 18 & 19, 2017

Land and Site Valuations
McKissock - December 23, 2017

Marshall & Swift Cost Approach
Columbia Institute - 11/28/2018

Red Flags in Property Inspections
Columbia Institute - 11/29/2018

Essential Elements of Disclosure and Disclaimers
Mc Kissock - 12/6/2019

Uniform Standards of Professional Appraisal Practice
LREC 7/14/2021

NAIFA - National Association of Independent Fee Appraisers.

LREC - Louisiana Real Estate Commission

MEMBERSHIPS, ETC.

Louisiana Licensed - Certified Real Estate Appraiser
General - Certificate #207 - Expires 12/31/2019

MISCELLANIOUS

Owner - Real Estate Appraisal Service, Incorporated since
1982.

In Mortgage and Finance from 1973 to 1981. I did
part-time and in-house appraisals during this period.

PARTIAL LIST OF CLIENTS

| | |
|---|--------------------------|
| Synergy Bank | Coastal Commerce Bank |
| South Lafourche Bank | Iberia Bank |
| First Interstate Bank | First American Bank, USA |
| First American Bank | State Bank of GM |
| United Community Bank of Lafourche | |
| Morgan City Bank & Trust | |
| Terrebonne Parish Consolidated Government | |
| Lafourche Parish Government | |

ADDENDUM



Charles Butts <charleswbuts47@gmail.com>

6343 Hwy 56

1 message

Brandi Adams <brandi@landrymagee.com>
To: charleswbuts47@gmail.com
Cc: Tanner Magee <tanner@landrymagee.com>

Tue, Aug 17, 2021 at 3:13 PM

Mr. Butts:


Please prepare a fee simple appraisal of the property located at [6343 Highway 56](#) [Chauvin, LA](#).

Please let me know if you need any additional information.

Thank you,

LM LANDRY MAGEE

Brandi M. Adams
Paralegal to Robert J. Landry & Tanner D. Magee
Landry Magee, LLC
7837 Main Street
Houma, LA 70360
(985) 655-0240 (T)
(888) 514-7111 (F)

 2021_08_17_15_11_18.pdf
33K

Location Map

Borrower or Owner **Terrebonne Parish Cons Gov**
Property Address **6343 Highway 56**
City **Chauvin** County **LA** State **LA** Zip Code **70344**
Client **Terrebonne Parish Cons Gov**



Aerial Map

Borrower or Owner Terrebonne Parish Cons Gov
Property Address 6343 Highway 56
City Chauvin County
Client Terrebonne Parish Cons Gov

State LA

Zip Code 70344



**DESCRIPTION OF TRACT 1
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 37°44'03" E, 999.63' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Eric P. Carrere or assigns and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 90' and a radius of 1,677.02' to a point;

Thence S 69°12'00" E, 154.54' to a point;

Thence S 15°50'35" W, 89.87' to a point;

Thence N 26°12'00" W, 171.39' back to the POINT OF BEGINNING.

Less and Except tract belonging to Terrebonne Parish School Board which contains 2.442 sq.ft. and is located within Tract 1.

Tract 1 contains 12,112 sq. ft.

TRACT 1
(12,112 S.F.)

TRACT 2

TRACT 3

PROPOSED PLANNED
SUBDIVISION

BAYOU PETIT CAILLOU

ERIC P. CARRERE
OR ASSIGNS

3. Jeanette Helodans Final

[illegible]

2. THE DATA WAS CHECKED AND FOUND TO BE CORRECT. THE DATA WAS
4. ACCORDANCE WITH THE ANNUAL STANDARDS OF ACCURACY FOR LAND
SURVEYS AND THAT THE ACCURACY STANDARDS OF 20 IN. OR BETTER
WAS MET FOR THIS SURVEY. AT THE TIME OF THE ABOVE ANALYSIS

SURVEY OF TRACT 1
BOUDREAUX CANAL SUBDIVISION
LOCATED IN SECTION 27, T19S-R1BE
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 50'


KENETH L. REMBERT, SURVEYOR
835 SCHOOL ST., MOBILE, LA.

[illegible]

Included in Tract 1

A certain 0.056 acre tract of land shown and designated on a map entitled "SURVEY OF A 0.056 ACRE TRACT OF LAND IN TRACT 1 LOCATED IN SECTION 27, T19S-R18E, TERREBONNE PARISH, LOUISIANA" prepared by Morris P. Hebert, Inc., surveying, Engineering, Environmental Services, under date of June 9, 2003, a copy of which is attached hereto and made a part hereof and according to said plat said tract is more specifically described as follows:

**DESCRIPTION OF TRACT 2
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 36°49'06" E, 1,088.06' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 1 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 75' and a radius of 1,677.02' to a point:

Thence S 69°12'00" E, 173.15' to a point;

Thence S 45°21'14" W, 40.11' to a point;

Thence S 29°25'53" W, 38.85' to a point;

Thence N 69°12'00" W, 154.54' back to the POINT OF BEGINNING.

Tract 2 contains 12.036 sq. ft.

**DESCRIPTION OF TRACT 3
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 35°59'00" E, 1,161.25' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 2 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 70' and a radius of 1,677.02' to a point;

Thence S 69°12'00" E, 204.52' to a point;

Thence S 45°21'14" W, 76.95' to a point;

Thence N 69°12'00" W, 173.15' back to the POINT OF BEGINNING.

Tract 3 contains 13,200 sq. ft.

LA STATE HWY. NO. 56

TRACT 1

TRACT 2

TRACT 3
(13,200 S.F.)

TRACT 4

THE BURNING PARK

THE BURNING PARK

BAYOU PETIT CAILLOU

5. James Hildner Final - - -

THIS OFFICE IS LOCATED AT 1000 "D" ST., S.W., WASHINGTON, D.C. 20540. AS OF MAY
IN FEDERAL EMPLOYMENT MANAGEMENT BOARD MAP, CURRENTLY NO LISTING FOR
SPACE AND DATE MAY 1980

[Handwritten signature]

५ 554

5045' 1" - 5046'

Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
830 SCHOOL ST., MOBILE, LA.



07-06-2018 10:00 AM

**DESCRIPTION OF TRACT 4
BOUDREAUX CANAL SUBDIVISION
PROPERTY OF A. ST. MARTIN CO. LTD.
IN SECTION 27, T19S-R18E
TERREBONNE PARISH, LOUISIANA**

Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N 35°09'21" E, 1,229.08' to a point at the intersection of the east right-of-way line of La State Hwy. No. 56 and the property corner common to Tract 3 and subject tract. Said point is the south westernmost corner of the subject tract and the POINT OF BEGINNING.

Thence along an arc to the left having a distance of 44.55' and a radius of 1,677.02' to a point;

Thence N 18°34'42" E, 37.79' to a point;

Thence N 16°26'26" E, 18.56' to a point;

Thence S 73°55'20" E, 261.79' to a point;

Thence S 12°54'21" E, 19.07' to a point;

Thence S 29°18'20" W, 19.04' to a point;

Thence S 58°46'11" W, 64.56' to a point;

Thence S 49°50'12" W, 42.05' to a point;

Thence N 69°12'00" W, 204.52' back to the POINT OF BEGINNING.

Tract 4 contains 26,948 sq. ft.



6/19/03
 BAYOU PETIT CAILLOIS
 APPROVED AND ACCEPTED THIS 19th day of June 2003
 BY THE BOARD - TERREBONNE PARISH PLANNING COMMISSION

James Shordens FOR *Final*
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVICES, RIGHTS, OR INTERESTS IN REAL ESTATE OR OTHER INTERESTS THAT MAY AFFECT THE TRACTS HEREIN.
 THIS LOT IS LOCATED IN THE 10th DISTRICT PLAT OF THE 10th DISTRICT OF TERREBONNE PARISH, LOUISIANA, AND IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL TAXES, DUES, AND FEES.
 I CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE USUAL STANDARDS OF PRACTICE FOR LAND SURVEYING AND THAT THE ACCURACY STATEMENTS ARE IN ACCORDANCE WITH THE ACT OF APRIL 15, 1904, AS AMENDED BY THE ACT OF APRIL 15, 1908.

**SURVEY OF TRACT 4
 BOUDREAUX CANAL SUBDIVISION
 LOCATED IN SECTION 27, T19S-R18E,
 TERREBONNE PARISH, LOUISIANA**

MAY 14, 2003 SCALE: 1" = 50'

- 0 INDICATES SUB-ROVING
- 1 INDICATES ADJUTANT
- 2 INDICATES ADJUTANT
- 3 INDICATES ADJUTANT
- 4 INDICATES ADJUTANT
- 5 INDICATES ADJUTANT
- 6 INDICATES ADJUTANT
- 7 INDICATES ADJUTANT
- 8 INDICATES ADJUTANT
- 9 INDICATES ADJUTANT

Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
 835 SCHOOL ST., MOBILE, LA.



Terrebonne Parish Assessor 2021 Assessment Listing

Parcel#

36471

View on Map (<http://terrebonnemaps.azurewebsites.net/?parcelId=36471>)**Primary Owner**

CARRERE, ERIC PATRICK & CHRISTIE

Mailing Address4101 BAYOUSIDE DRIVE
HOUMA LA 70363-0000**Ward**

07

Type

REAL

LegalTRACT 1, 2, 3 & 4 BOUDREAUX CANAL SUBD.
ALSO TRACT 35' FRONT BY DEPTH 70' ON
"SURVEY OF A 0.056 ACRE TRACT OF LAND IN
TRACT 1 LOCATED IN SECTION 27, T19S -
R18E." CB 1869/355**Physical Address**

6343 HIGHWAY 56

Parcel Items

| Property Class | Assessed Value | Market Value | Units | Homestead |
|----------------|----------------|---------------|-------------|-----------|
| LOT(S) | 8,150 | 81,500 | 4.00 | (|
| CAMP | 1,210 | 12,100 | 1.00 | (|
| TOTAL | 9,360 | 93,600 | 5.00 | (|

Deeds

| Name(s) | Date | Amount | Book | Page |
|--------------------------------|-----------|--------|------|------|
| TERREBONNE PARISH SCHOOL BOARD | 5/11/2004 | 7,000 | 1869 | 355 |
| A. ST. MARTIN, CO., LTD | 6/19/2003 | 71,200 | 1823 | 575 |
| OSCAR AUTHEMENT | 5/12/1902 | 0 | XX | 106 |

Locations

| Subdivision | Block | Lot | Section | Township | Range | Tract |
|-----------------------|-------|-----|---------|----------|-------|-------|
| BOUDREAUX CANAL SUBD. | | | 27 | 19 | 18 | 2 |
| BOUDREAUX CANAL SUBD. | | | 27 | 19 | 18 | 3 |
| BOUDREAUX CANAL SUBD. | | | 27 | 19 | 18 | 4 |
| BOUDREAUX CANAL SUBD. | | | 27 | 19 | 18 | 1 |

Misc. Information

| Description | Value |
|-------------|------------|
| Bayou-Bk | 8 |
| Bayou-No | 08 |
| Geo Page | 37 |
| Geo Parcel | 876 |
| Prev Acct# | 1916850000 |

PARISH

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|-------------------------|----------------|---------------|---------------|
| PARISH TAX OUTSIDE | 3.0300 | 28.36 | 0.00 |
| CONSOLIDATED | 62.1900 | 582.10 | 0.00 |
| LIGHTING DISTRICT NO. 7 | 3.0000 | 28.08 | 0.00 |
| RECREATION DIST. NO. 7 | 9.5000 | 88.92 | 0.00 |
| FIRE DISTRICT NO. 7 | 16.1500 | 151.16 | 0.00 |
| TOTALS | 93.8700 | 878.62 | 0.00 |

Parcel Details



/PictometryView?

lat=29.38187837472289&long=-90.6207291297528



/GoogleMaps?

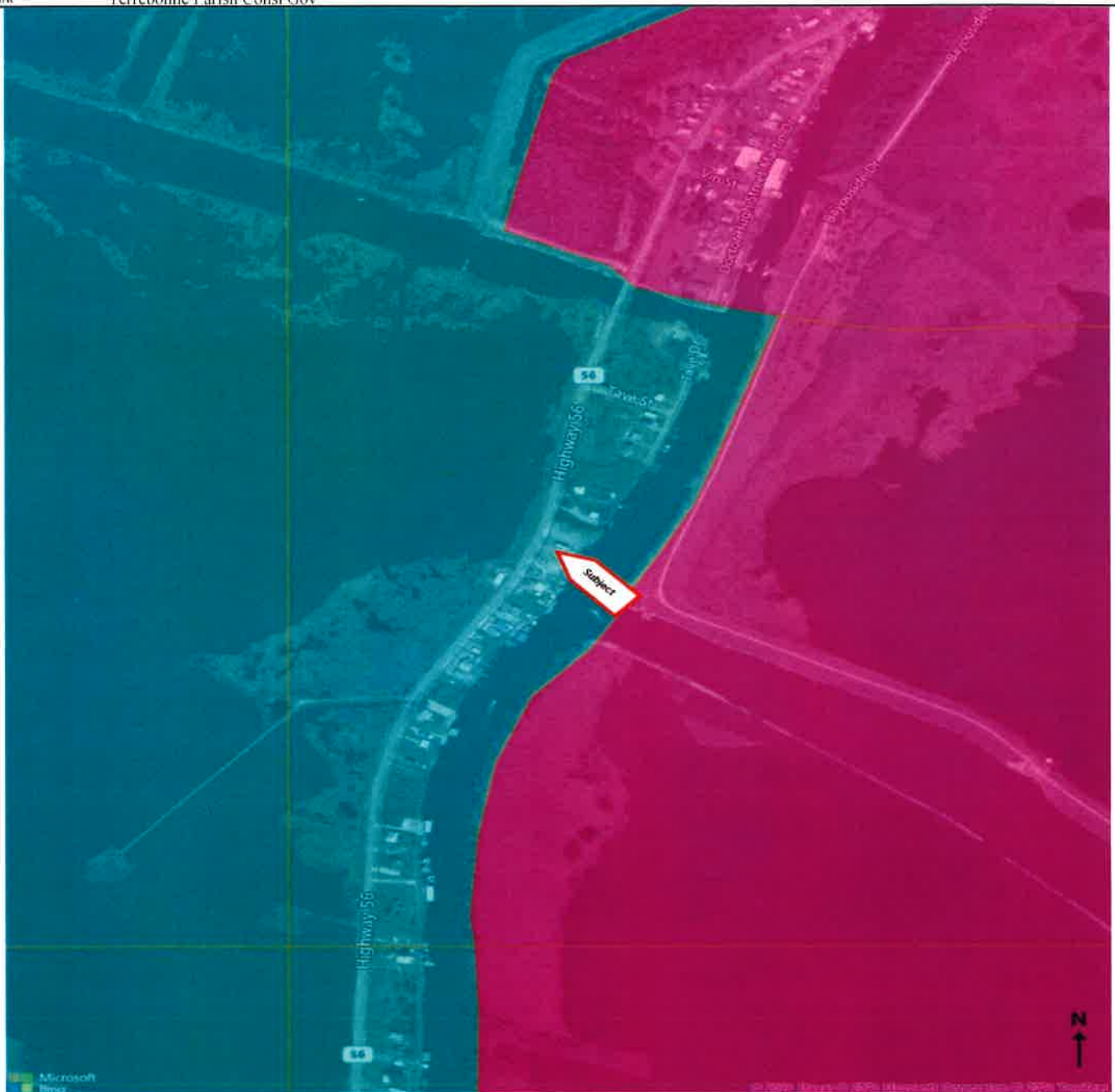
y=29.38187837472289&x=-90.6207291297528

Parcel # 36471
Primary Owner CARRERE, ERIC PATRICK & CHRISTIE
Physical Addr 6343 HIGHWAY 56
Mailing Addr 4101 BAYOUSIDE DRIVE HOUMA LA 70353-0669
Block
Lot
Subdivision BOUDREAUX CANAL SUBD.
Assessed Value 9,360
Homestead Value 0
Est. Parish Tax 878.62
Est. City Tax 0.00
Sale Date 3/11/2004
Sales Price 7,000
Book 1858
Page 355



FLOOD MAP

Borrower or Owner Terrebonne Parish Cons Gov
 Property Address 6343 Highway 56
 City Chauvin County State LA Zip Code 70344
 Client Terrebonne Parish Const Gov

**Flood Zones**

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 29.381879

Longitude: -90.620909

Community Name:

TERREBONNE PARISH

Community: 225206

SFHA (Flood Zone): Yes

Within 250 ft. of multiple flood zones: Yes

Zone: V21

Map #: 2252060145C

Panel: 0145C

Panel Date: 05/01/1985

FIPS Code: 22109

Census Tract: 12.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Before storm



8/25/2021
FRONT VIEW
2021 09 16_1160.JPG



8/25/2021
HIGHWAY 56
2021 09 16_1161.JPG



8/25/2021
FRONT VIEW
2021 09 16_1162.JPG



8/25/2021
FRONT VIEW
2021 09 16_1163.JPG



8/25/2021
FRONT VIEW
2021 09 16_1164.JPG



8/25/2021
FRONT VIEW
2021 09 16_1165.JPG



8/25/2021
ACROSS HIGHWAY
2021 09 16_1166.JPG



8/25/2021
OLD MOBILE HOME
2021 09 16_1167.JPG



8/25/2021
STORAGE SHED
2021 09 16_1168.JPG



8/25/2021
CLOSE UP STORAGE SHED
2021 09 16_1169.JPG



8/25/2021
BAIT SHOP - NOT VALUED
2021 09 16_1170.JPG



8/25/2021
DOCK
2021 09 16_1171.JPG



8/25/2021
DOCK
2021 09 16_1172.JPG



8/25/2021
DOCK
2021 09 16_1173.JPG



8/25/2021
BOAT LAUNCH
2021 09 16_1174.JPG



8/25/2021
BOAT LAUNCH
2021 09 16_1175.JPG



8/25/2021
DOCK
2021 09 16_1176.JPG



8/25/2021
DOCK
2021 09 16_1177.JPG



8/25/2021
DOCK
2021 09 16_1178.JPG



8/25/2021
LIMESTONE PARKING
2021 09 16_1179.JPG



8/25/2021
YARD / PARKING
2021 09 16_1180.JPG



8/25/2021
ALONG BAYOUSIDE
2021 09 16_1182.JPG



8/25/2021
SAMPLE BULKHEAD
2021 09 16_1183.JPG



8/25/2021
ALONG BAYOUSIDE
2021 09 16_1186.JPG

After



9/21/2021
FRONT VIEW
2021 09 23_1189.JPG



9/21/2021
FRONT VIEW
2021 09 23_1190.JPG



9/21/2021
FRONT VIEW
2021 09 23_1191.JPG



9/21/2021
FRONT VIEW
2021 09 23_1192.JPG



9/21/2021
FRONT VIEW
2021 09 23_1193.JPG



9/21/2021
MOBILE HOME SITE
2021 09 23_1194.JPG



9/21/2021
BAIT SHOP SITE
2021 09 23_1195.JPG



9/21/2021
2021 09 23_1196.JPG



9/21/2021
STORAGE SHED SITE
2021 09 23_1197.JPG



9/21/2021
2021 09 23_1198.JPG



9/21/2021
2021 09 23_1199.JPG



9/21/2021
2021 09 23_1200.JPG



9/21/2021
2021 09 23_1201.JPG



9/21/2021
DOCK BY LAUNCH
2021 09 23_1202.JPG



9/21/2021
BOAT LAUNCH
2021 09 23_1203.JPG



9/21/2021
BOAT LAUNCH
2021 09 23_1204.JPG



9/21/2021
BULKHEAD - TIE UP
2021 09 23_1205.JPG



9/21/2021
TIE UP - PILINGS AND CONCRETE
2021 09 23_1206.JPG



9/21/2021
2021 09 23_1207.JPG



9/21/2021
2021 09 23_1208.JPG



9/21/2021
ALONG BAYOU PETIT CAILLOU
2021 09 23_1209.JPG



9/21/2021
YARD
2021 09 23_1210.JPG



9/21/2021
YARD
2021 09 23_1211.JPG



9/21/2021
LAUNCH
2021 09 23_1212.JPG