

St. Charles Parish Library
Board of Control Meeting
May 18, 2021
6:00 p.m.

AGENDA

- I. Call to Order, Prayer, & Pledge
- II. Approval of Minutes – March 16, 2021
- III. Attendance Report
- IV. Public Comment (five [5] minutes)
- V. Librarian’s Report
- VI. Communications
- VII. Unfinished Business
 - A. Norco Branch Status
 - B. Hahnville Branch Library – Discussion of Possible Future Plans
 - i) Feasibility Study – Phase 1
 - ii) Alternate Property Options
- VIII. New Business
- IX. Public Comment (three [3] minutes)
- X. Adjournment

Persons wishing to speak before the board must notify the board secretary (Library Director) at LibraryBoard.Secretary@myscpl.org, or 985-764-9643 at least two days before the meeting to notify the board they will be speaking at the board meeting. All speakers are limited to a maximum presentation of five (5) minutes for requested Public Comment, Agenda Item IV. Public Comment at the end of the meeting is limited to three (3) minutes per speaker. Groups wishing to present to the board are asked to designate one person to make the presentation. Please contact the board secretary for additional information.

(In Whole Numbers)

		Budget	Year To-Date	Budget Variance
601 - Library Service District No. 1 M&O Fund				
Revenue				
NonApplicable	000000			
Ad Valorem	31100000	6,814,000.00	6,976,149.00	162,149.00
FCC Universal Service Program	33108600	33,000.00	0.00	(33,000.00)
State Payments In Lieu Of Taxes	33400000	67,500.00	21,838.00	(45,662.00)
Charge For Photocopier	34105000	3,000.00	590.00	(2,410.00)
Miscellaneous Revenue	34109900	8,000.00	2,090.00	(5,910.00)
Fines (Books)	35201000	0.00	178.00	178.00
Interest Earnings	36100000	103,000.00	246.00	(102,754.00)
Gifts & Donations	37300000	0.00	1,042.00	1,042.00
Proceeds From The Sale Of Assets	38300000	0.00	26.00	26.00
Total NonApplicable		<u>7,028,500.00</u>	<u>7,002,160.00</u>	<u>(26,340.00)</u>
Total Revenue		<u>7,028,500.00</u>	<u>7,002,160.00</u>	<u>(26,340.00)</u>
Expenditures				
Libraries	450610			
Primary (Executive) Salaries	41100000	109,583.00	23,157.00	86,426.00
Professional Salaries	41150000	593,100.00	111,229.00	481,871.00
Regular Salaries & Wages	41200000	1,844,200.00	354,614.00	1,489,586.00
Salaries - Other	41300000	785,000.00	89,231.00	695,769.00
FICA	41510000	48,670.00	5,532.00	43,138.00
Retirement	41520000	318,360.00	59,554.00	258,806.00
Life/Health Insurance	41530000	500,000.00	113,957.00	386,043.00
Workmen's Compensation	41540000	33,000.00	6,946.00	26,054.00
Unemployment	41550000	2,008.00	58.00	1,950.00
Medicare	41560000	48,312.00	8,138.00	40,174.00
Disability	41570000	8,405.00	1,838.00	6,567.00
Post Employees Health Care	41580000	60,500.00	11,415.00	49,085.00
Dental	41600000	4,440.00	1,000.00	3,440.00
OPEB Contribution	41610000	89,141.00	17,119.00	72,022.00
Miscellaneous	41990000	1,650.00	90.00	1,560.00
Library - Dues	42140000	4,000.00	1,285.00	2,715.00
Library Advertising	42150000	10,000.00	800.00	9,200.00
Library-Periodicals	42160000	20,000.00	51.00	19,949.00
Library-Digital Books	42170000	121,500.00	11,190.00	110,310.00
Library - Printing	42210000	33,000.00	0.00	33,000.00
Library-Adult Pgm Speakers/Performers	42230001	6,500.00	0.00	6,500.00
Library-Child & Yg Ad Pgm	42230002	26,000.00	0.00	26,000.00
Speakers/Performers				
Electrical (Light And Power)	42310000	175,000.00	28,997.00	146,003.00
Natural Gas	42320000	2,000.00	735.00	1,265.00
Water	42330000	7,000.00	623.00	6,377.00
Postage And Box Rent	42410000	12,000.00	641.00	11,359.00
Telephone	42420000	100,000.00	22,212.00	77,788.00
Library - Electronic Services	42450000	82,000.00	3,559.00	78,441.00
Library - Building Rentals	42510000	3,072.00	405.00	2,667.00
Library - Equipment Rentals	42520000	40,000.00	2,918.00	37,082.00

(In Whole Numbers)

		Budget	Year To-Date	Budget Variance
Library - Mt. of Grounds	42610000	45,000.00	4,491.00	40,509.00
Library - Mt. of Buildings	42620000	80,000.00	2,282.00	77,718.00
Library - Mt. of Vehicles	42630000	10,000.00	20.00	9,980.00
Library - Mt. of Equipment	42640000	5,000.00	0.00	5,000.00
Library - Mt. of Plumbing & HVAC	42650000	85,000.00	7,416.00	77,584.00
Library - Mt. of Furniture/Office Eq.	42660000	1,000.00	0.00	1,000.00
Library - Electrical Contract	42720000	5,000.00	0.00	5,000.00
Library - Pest Control Contract	42740000	9,000.00	1,151.00	7,849.00
Library - Janitorial Contract	42750000	37,856.00	8,607.00	29,249.00
Library - Automation Systems Contract	42770000	121,000.00	5,545.00	115,455.00
Professional Services	42800000	60,000.00	165.00	59,835.00
Merchant Services	42810000	1,000.00	55.00	945.00
Insurance - Fire & Casualty Property	42910000	191,350.00	0.00	191,350.00
Insurance - Auto Coverage	42930000	23,235.00	25.00	23,210.00
Insurance - Employee Liability	42940000	4,165.00	5,081.00	(916.00)
Non Consumable Office Supplies	43050000	40,000.00	0.00	40,000.00
Library-Technology Supplies	43060000	80,000.00	2,367.00	77,633.00
Office Supplies	43100000	60,000.00	10,330.00	49,670.00
Educational, Recreational And Culture	43210000	0.00	(662.00)	662.00
Library-Adult Pgm Supplies	43210001	35,000.00	1,541.00	33,459.00
Library-Child & Yg Ad Pgm Supplies	43210002	47,500.00	2,654.00	44,846.00
Maintenance Of Buildings & Grounds	43260000	60,000.00	9,427.00	50,573.00
Vehicle Supplies(Gas, Oil, Antifreeze)	43270000	10,000.00	1,035.00	8,965.00
Miscellaneous	43290000	8,000.00	0.00	8,000.00
Travel	44100000	60,000.00	1,081.00	58,919.00
Official Fees	44400000	13,000.00	0.00	13,000.00
Acquisition Of Motor Vehicles	46400000	200,000.00	0.00	200,000.00
Educational-Cultural-Recreational	46510000	110,000.00	9,041.00	100,959.00
Buildings-Grounds-General Plant	46520000	150,000.00	0.00	150,000.00
Office Equipment	46560000	50,000.00	0.00	50,000.00
Major Repairs	46700000	75,000.00	0.00	75,000.00
Construction In Progress	46800000	3,000,000.00	0.00	3,000,000.00
Library - Architectual	46810000	100,000.00	0.00	100,000.00
LIBRARY - BOOKS (ALL FORMATS)	46900100	167,000.00	12,863.00	154,137.00
LIBRARY - AUDIO RECORDINGS	46900300	26,700.00	2,623.00	24,077.00
LIBRARY - VIDEO RECORDINGS	46900500	27,400.00	3,397.00	24,003.00
Other Fees	46930000	1,000.00	0.00	1,000.00
Library - Other	46960000	10,000.00	0.00	10,000.00
Miscellaneous	46990000	13,000.00	0.00	13,000.00
Cont. To Retirement Ded. From Tax Coll	47300000	248,500.00	0.00	248,500.00
Cost Of Ad Valorem Tax Collection	47310000	5,000.00	0.00	5,000.00
Transfer - Indirect Cost Allocation	48570000	<u>205,000.00</u>	<u>0.00</u>	<u>205,000.00</u>
Total Libraries		<u>10,569,147.00</u>	<u>967,831.00</u>	<u>9,601,316.00</u>
Total Expenditures		<u>10,569,147.00</u>	<u>967,831.00</u>	<u>9,601,316.00</u>
Net Revenue Over Expenditures		<u>(3,540,647.00)</u>	<u>6,034,329.00</u>	<u>9,574,976.00</u>

2020

Total Fund Balance at 2020YE is \$9,395,781.49

St Charles Parish Council - LIVE DATA

Statement of Revenues and Expenditures - REVENUES-EXPENDITURES - DMT - Unposted Transactions Included In Report

601 - Library Service District No. 1 M&O Fund

From 1/1/2020 Through 12/31/2020

		Current Year Actual	Current Period Budget - Original	Current Period Budget - Revised	YTD Budget variance - Revised
Revenue					
NonApplicable	000000				
Ad Valorem	31100000	7,081,186.60	6,798,000.00	6,798,000.00	283,186.60
FCC Universal Service Program	33108600	66,720.35	33,000.00	33,000.00	33,720.35
State Aid To Public Libraries	33303200	6,775.13	0.00	0.00	6,775.13
State Payments In Lieu Of Taxes	33400000	67,292.00	63,000.00	63,000.00	4,292.00
Charge For Photocopier	34105000	3,426.20	7,000.00	7,000.00	(3,573.80)
Miscellaneous Revenue	34109900	10,468.49	10,000.00	10,000.00	468.49
Fines (Books)	35201000	1,184.17	5,000.00	5,000.00	(3,815.83)
Interest Earnings	36100000	154,797.46	165,000.00	165,000.00	(10,202.54)
Gifts & Donations	37300000	20,586.28	0.00	0.00	20,586.28
Proceeds From The Sale Of Assets	38300000	2,480.01	0.00	0.00	2,480.01
Total NonApplicable		7,414,916.69	7,081,000.00	7,081,000.00	333,916.69
Total Revenue		7,414,916.69	7,081,000.00	7,081,000.00	333,916.69
Expenditures					
Libraries	450610				
Primary (Executive) Salaries	41100000	105,056.29	104,250.00	104,250.00	(806.29)
Professional Salaries	41150000	500,863.42	550,000.00	550,000.00	49,136.58
Regular Salaries & Wages	41200000	1,639,901.87	1,809,000.00	1,809,000.00	169,098.13
Salaries - Other	41300000	428,970.50	749,000.00	749,000.00	320,029.50
FICA	41510000	26,982.70	46,438.00	46,438.00	19,455.30
Retirement	41520000	273,113.43	307,905.00	307,905.00	34,791.57
Life/Health Insurance	41530000	452,940.32	480,000.00	480,000.00	27,059.68
Workmen's Compensation	41540000	32,064.95	32,000.00	32,000.00	(64.95)
Unemployment	41550000	268.80	2,008.00	2,008.00	1,739.20
Medicare	41560000	37,688.87	46,578.00	46,578.00	8,889.13
Disability	41570000	7,255.23	8,129.00	8,129.00	873.77
Post Employees Health Care	41580000	41,313.33	45,000.00	45,000.00	3,686.67
Dental	41600000	4,130.00	4,000.00	4,000.00	(130.00)
OPEB Contribution	41610000	78,393.51	86,214.00	86,214.00	7,820.49
Miscellaneous	41990000	1,189.00	1,600.00	1,600.00	411.00
Library - Dues	42140000	2,161.00	4,000.00	4,000.00	1,839.00
Library Advertising	42150000	3,205.00	10,000.00	10,000.00	6,795.00
Library-Periodicals	42160000	13,987.19	20,000.00	20,000.00	6,012.81
Library-Digital Books	42170000	92,710.30	105,500.00	105,500.00	12,789.70
Library - Printing	42210000	2,999.00	31,500.00	31,500.00	28,501.00
Library-Adult Pgm Speakers/Performers	42230001	0.00	6,500.00	6,500.00	6,500.00
Library-Child & Yg Ad Pgm Speakers/Performers	42230002	10,198.00	25,000.00	25,000.00	14,802.00
Electrical (Light And Power)	42310000	131,277.02	175,000.00	175,000.00	43,722.98
Natural Gas	42320000	1,614.00	2,000.00	2,000.00	386.00
Water	42330000	4,005.33	7,000.00	7,000.00	2,994.67
Postage And Box Rent	42410000	7,479.12	12,000.00	12,000.00	4,520.88
Telephone	42420000	90,608.54	100,000.00	100,000.00	9,391.46
Library - Electronic Services	42450000	58,362.75	78,000.00	78,000.00	19,637.25
Library - Building Rentals	42510000	576.00	3,072.00	3,072.00	2,496.00
Library - Equipment Rentals	42520000	30,110.72	40,000.00	40,000.00	9,889.28
Library - Mt. of Grounds	42610000	43,164.75	45,000.00	45,000.00	1,835.25
Library - Mt. of Buildings	42620000	76,998.67	80,000.00	80,000.00	3,001.33
Library - Mt. of Vehicles	42630000	981.01	10,000.00	10,000.00	9,018.99

St Charles Parish Council - LIVE DATA

Statement of Revenues and Expenditures - REVENUES-EXPENDITURES - DMT - Unposted Transactions Included In Report

601 - Library Service District No. 1 M&O Fund

From 1/1/2020 Through 12/31/2020

		Current Year Actual	Current Period Budget - Original	Current Period Budget - Revised	YTD Budget Variance - Revised
Library - Mt. of Equipment	42640000	0.00	5,000.00	5,000.00	5,000.00
Library - Mt. of Plumbing & HVAC	42650000	27,988.07	85,000.00	85,000.00	57,011.93
Library - Mt. of Furniture/Office Eq.	42660000	0.00	1,000.00	1,000.00	1,000.00
Library - Electrical Contract	42720000	0.00	5,000.00	5,000.00	5,000.00
Library - Pest Control Contract	42740000	9,805.32	8,000.00	8,850.00	(955.32)
Library - Janitorial Contract	42750000	24,848.88	37,856.00	37,856.00	13,007.12
Library - Automation Systems Contract	42770000	98,833.38	121,000.00	121,000.00	22,166.62
Professional Services	42800000	2,393.84	60,000.00	31,015.00	28,621.16
Merchant Services	42810000	124.07	1,000.00	1,000.00	875.93
Insurance - Fire & Casuaity Property	42910000	179,216.56	145,000.00	173,000.00	(6,216.56)
Insurance - Auto Coverage	42930000	21,271.00	23,000.00	23,000.00	1,729.00
Insurance - Employee Liability	42940000	3,784.00	3,650.00	3,785.00	1.00
Non Consumable Office Supplies	43050000	26,432.07	40,000.00	40,000.00	13,567.93
Library-Technology Supplies	43060000	30,806.36	80,000.00	80,000.00	49,193.64
Office Supplies	43100000	53,703.66	55,000.00	55,000.00	1,296.34
Library-Adult Pgm Supplies	43210001	14,367.41	35,000.00	35,000.00	20,632.59
Library-Child & Yg Ad Pgm Supplies	43210002	27,338.18	45,000.00	45,000.00	17,661.82
Maintenance Of Buildings & Grounds	43260000	39,960.90	60,000.00	60,000.00	20,039.10
Vehicle Supplies(Gas, Oil, Antifreeze)	43270000	3,294.87	10,000.00	10,000.00	6,705.13
Miscellaneous	43290000	0.00	5,600.00	5,600.00	5,600.00
Travel	44100000	15,744.45	60,000.00	60,000.00	44,255.55
Official Fees	44400000	20,800.81	13,000.00	13,000.00	(7,800.81)
Acquisition Of Motor Vehicles	46400000	0.00	200,000.00	200,000.00	200,000.00
Educational-Cultural-Recreational	46510000	56,600.76	100,000.00	100,000.00	43,399.24
Buildings-Grounds-General Plant	46520000	0.00	135,000.00	135,000.00	135,000.00
Office Equipment	46560000	0.00	50,000.00	50,000.00	50,000.00
Major Repairs	46700000	0.00	75,000.00	75,000.00	75,000.00
Construction In Progress	46800000	(67.75)	91,250.00	91,250.00	91,317.75
Library - Architectual	46810000	0.00	60,000.00	60,000.00	60,000.00
LIBRARY - BOOKS (ALL FORMATS)	46900100	89,065.19	183,000.00	183,000.00	93,934.81
LIBRRY - AUDIO RECORDINGS	46900300	11,823.03	26,700.00	26,700.00	14,876.97
LIBRARY - VIDEO RECORDINGS	46900500	13,742.55	27,400.00	27,400.00	13,657.45
Other Fees	46930000	0.00	1,000.00	1,000.00	1,000.00
Library - Other	46960000	0.00	10,000.00	10,000.00	10,000.00
Miscellaneous	46990000	0.00	13,000.00	13,000.00	13,000.00
Cont. To Retirement Ded. From Tax Coll	47300000	235,501.78	248,000.00	248,000.00	12,498.22
Cost Of Ad Valorem Tax Collection	47310000	0.00	6,000.00	6,000.00	6,000.00
Transfer - Indirect Cost Allocation	48570000	217,515.00	190,000.00	190,000.00	(27,515.00)
Total Libraries		<u>5,425,465.01</u>	<u>7,342,150.00</u>	<u>7,342,150.00</u>	<u>1,916,684.99</u>
Total Expenditures		<u>5,425,465.01</u>	<u>7,342,150.00</u>	<u>7,342,150.00</u>	<u>1,916,684.99</u>
Net Revenue Over Expenditures		<u>1,989,451.68</u>	<u>(261,150.00)</u>	<u>(261,150.00)</u>	<u>2,250,601.68</u>



St. Charles Parish Library: Hahnville Public Library Facility Feasibility Study – Phase 1

Overview and Introduction

Introduction: St. Charles Parish Library (SCPL) hired the 720 design team to study the feasibility of building a new 4-6,000 SF library on the current site of the Hahnville Public Library. This analysis investigates the development potential of the current site of the existing library at 14996 River Road, Hahnville, LA 70057.

This report is Phase 1 to analyze the site. The next phase will provide detail as to the library's programmatic space requirements. However, as a guiding principle SCPL's Building Program will increase the new Hahnville Public Library from approximately 5,100 SF to ideally 6,000 SF. The new space will allow the library to:

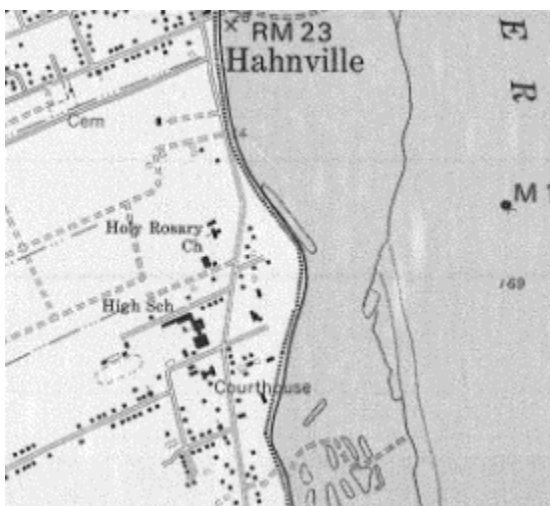
- Expand the community meeting spaces
- Provide small group study rooms
- Increase "people space" for studying, reading, and collaborating
- Maintain the collection size
- Expand the parking to meet Parish Requirements and Library needs

The expanded Hahnville Public Library will transform into a place with a space for everyone to feel welcome from a variety of seating and technology to collaborative spaces and program rooms to quiet, contemplative spaces, the library is as much about "people space" as it is for storing a physical collection of books.

The existing library location is 14996 River Road, Hahnville, LA 70057. The site and parking is shared with the St. Charles Parish Planning and Zoning and the Department of Motor Vehicles.

FEMA:

720 design contacted FEMA on April 14th, 2021 and spoke to a representative. The FEMA representative shared a link to the flood plain map originally designed in 1993 (see Exhibit A). There was one update in 2003 (see Exhibit B) that does not affect the Hahnville Public Library site. The Hahnville Public Library is located in an area that type X (Moderate Risk) per the FEMA map. FEMA does not give direction as to the suitability to build – that is the sole discretion of the St. Charles Parish Building and Zoning.



Lafourche Basin Levee District:

This agency indicated that they take applications as part of the building permit process once the building is designed and offer not pre-permitting or advice prior to building.

The criteria for requiring a permit from the Lafourche Basin Levee District is to be located within 1500' of the river. The current Hahnville Public Library site is within 1500'.

Permitting is based on the river level. The river must be high enough to support groundwork. Typically this occurs between June and November.

During permitting, the Lafourche Basin Levee District will coordinate with the Army Corps of Engineers (they inspect) and CPRE (Costal Protection Restoration) as part of the permitting process.

The standard permit requirements are:

- If the permit request is for construction of a building landward of the levee, the drawings required are a survey plan, plot plan, and foundation plan. If there is any excavation required, an excavation plan should accompany the request.
- The proposed work must not restrict the Levee District's maintenance operations or any potential flood fight activities at the levee, nor shall it obstruct or impede inspection access along the levee crown.
- If power poles, guys, or other appurtenant structures are to be placed, they must not be on the levee or within 10 feet of the landside levee toe or 40 feet of the riverside levee toe.

St. Charles Parish Planning and Zoning and Louisiana Department of Natural Resources (Coastal Use Permit):

The Office of Coastal Management indicated that the site is in the coastal zone. However, the elevation of the site is high enough to support a new build based on the GIS maps website. The state Office of Coastal Management suggested contacting the St. Charles Parish Office of Coastal Management – which is part of the St. Charles Parish Planning and Zoning.

Mr. Earl Matherne is the single point of contact for both planning and coastal management.

St. Charles Parish Planning and Zoning indicated that there will be no floor plain issues at this site and confirmed that the site is considered "XL" (moderate flood risk). The only requirement is that the finished floor of the library is 12" above the centerline of the street.

A 6000 SF building of one or two stories is allowable. Parking will be reviewed by Ms. Danielle Badeaux (she is also in charge of permitting).

Mr. Matherne does not foresee any challenges based on the fact that this is a redevelopment of an already developed site.

The 10' setback indicated on the plat at the back of the site is correct.

Mr. Matherne invited the design to attend an interdepartmental meeting on any Wednesday at 1:30 for a pre-development meeting.

A new plat will need to be updated based on changes since it was completed in 2009.

Hahnville Library Existing Site:

The current library is 5,100 SF. If the entire available space were occupied by a building it could fit up to about 9,000 SF, however, the shape of the site realistically allows about 7,500 on a single floor.

While a two-story building would provide a strong architectural feature on the site and good visibility of the library there are other considerations when adding a second floor. Staff efficiency is one consideration – an additional floor requires at least one additional staff member on site at all times. Building efficiency is another – two exit stairs would be required as well as an elevator to meet accessibility requirements in a public building. See exhibit C for site areas.

Parking Requirement:

The Parish parking ordinance requires 1 space per 400 SF of library space and 1 space for every two employees.

The site currently includes 75 spaces (see Exhibit D Parking Layout). 14 for the library, 29 for Planning and Zoning, GIS has 10, and DMV has 11 for a total of 65 required spaces. That leaves 10 additional spaces per the Parish Ordinance.

Required Parking Spaces by Ordinance

Library Size (SF)	1 space/400 SF	Staff Parking	Total Required Parking	Spaces to add
5,100	12	2	14	0
6,000	15	3	18	0
7,500	19	3	22	0

Parking Ordinance:

In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Planning and Zoning Director may grant an exception to allow the designed parking area to serve multiple uses.

Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need under the requirements of this article for an increase in parking spaces which exist at the time of the change or enlargements, such additional spaces shall be provided on the basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than ten (10) percent of those required before the change or enlargement. This provision shall not apply to a series of changes or enlargements which together result in a need for an increase in parking space of ten (10) percent or more.

Applicability: The requirements of this section shall apply to new construction. For existing sites and redevelopment, the requirements of this section shall apply to all additions of fifty (50) percent or more to the floor area. For existing sites and redevelopment with additions of less than fifty (50) percent of the floor area, the Zoning Regulatory Administrator shall determine the applicability of this section to the required site plan.

Library Best Practices for Parking:

However, we know from library best practices that ideally the library has as much as 5 parking spaces per 1000 SF based on the services and programs provided. For the Hahnville Library, we are looking at 4 spaces per 1000 with the possibility of shared parking.

Library Best Practices Parking Requirements

Library Size (SF)	4 space/1000 SF	Staff Parking	Total Required Parking	Spaces to add
5,100	20	2	22	0
6,000	24	3	27	3
7,500	30	3	33	9

Rough Order of Magnitude of the Cost to Build on the Site:

This chart summarizes the total project cost to build a new, 7500 SF, single story library on the existing site:

a. LAND	0.00	0.00
b. CONSTRUCTION COSTS (SITE & BLDG)	3,003,000	400.40
c. FURNISHINGS & SIGNAGE	277,500	37.00
d. A/E FEE & EXPENSES	410,341	54.71
e. OWNER DIRECT COSTS	626,760	83.57
f. TOTAL PROJECT COSTS	4,317,601.00	575.68

For additional detail, reference Exhibit E: ROM Cost Estimate

For a two-story library, please add approximately \$400,000 for an elevator, elevator equipment, and two exit stairs.

ATTACHMENTS

Exhibit A: FEMA Map

Exhibit B: FEMA Update

Exhibit C: Existing Site Plat

Exhibit D: Parking Layout

Exhibit E: ROM Cost Estimate

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODING.

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODING.

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LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**
 - ZONE A** No base flood elevations determined.
 - ZONE AE** Base flood elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; for areas of unusual low flooding, velocities also determined.
 - ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
 - ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
 - ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
 - ZONE X** Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
 - ZONE X** Area determined to be outside 500-year floodplain.
 - ZONE D** Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS†**
 - Identified 1983
 - Identified 1990
 - Otherwise Protected Areas

- †Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
 - Floodplain Boundary
 - Floodway Boundary
 - Zone D Boundary
 - Boundary Dividing Special Flood Hazard Zones and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
 - Base Flood Elevation Line: Elevation in feet
 - Cross Section Line
 - Base Flood Elevation in Feet Where Uniform Within Zone*
 - Elevation Reference Mark
 - River Mile
- *Referenced to the National Geodetic Vertical Datum of 1929
- NOTES**
- This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for possible updated flood hazard information prior to use of this map for property purchase or construction purposes.
- Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.
- Areas of special flood hazard (100-year flood) include Zones A, AE, AH, AO, A99, V, and VE.
- Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.
- Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.
- Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.
- Elevation reference marks are described in the Flood Insurance Study Report. For description of elevation reference marks, see panel 220160 0250.
- For adjoining map panels see separately printed Map Index.

- MAP REPOSITORY**
St. Charles Parish Courthouse, Planning and Zoning Department, Hahnville, Louisiana 70057 (Maps available for reference only, not for distribution).
- INITIAL IDENTIFICATION:**
NOVEMBER 1, 1974
- FLOOD HAZARD BOUNDARY MAP REVISIONS:**
JUNE 28, 1977
- FLOOD INSURANCE RATE MAP EFFECTIVE:**
MAY 2, 1983
- FLOOD INSURANCE RATE MAP REVISIONS:**
June 16, 1992 - to change base flood elevations, to delete special flood hazard areas and to update map format.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



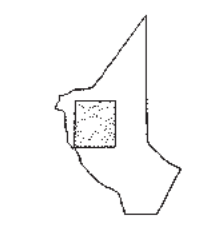
APPROXIMATE SCALE
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ST. CHARLES PARISH,
LOUISIANA
(UNINCORPORATED AREAS)

PANEL 125 OF 275
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION
COMMUNITY-PANEL NUMBER
220160 0125 C

MAP REVISED:
JUNE 16, 1992



Federal Emergency Management Agency



Federal Emergency Management Agency
Washington, D.C. 20472

MAY 02 2003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Albert D. Laque
Parish President, St. Charles Parish
P.O. Box 302
Hahnville, LA 70057

IN REPLY REFER TO:

Case Number: 03-06-127P
Community Name: St. Charles Parish, Louisiana
(Unincorporated Areas)
Community Number: 220160
Effective Date of
this Revision: MAY 02 2003

Dear Mr. Laque:

The Flood Insurance Rate Map (FIRM) for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer (CCO) for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5165, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

Sincerely,

Lloyd A. Hake
Project Engineer
Hazard Study Branch
Emergency Preparedness and
Response Directorate

For: Mary Jean Pajak, P.E., Acting Chief
Hazard Study Branch
Emergency Preparedness and
Response Directorate

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
List of Current Flood Insurance Study Data

cc: [REDACTED] Permit Officer, St. Charles Parish
[REDACTED] Evans-Graves Engineers, Inc.
Community Map Repository



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	ST. CHARLES PARISH, LOUISIANA (UNINCORPORATED AREAS)	LEVEE	BASE MAP CHANGES HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 220160		
IDENTIFIER	LAKE PONTCHARTRAIN HURRICANE PROTECTION LEVEE	APPROXIMATE LATITUDE & LONGITUDE: 29.967, -90.301 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

FLOODING SOURCE & REVISED REACH

LAKE PONTCHARTRAIN - area bounded by the Lake Pontchartrain Hurricane Protection Levee to the north, the Mississippi River Levee to the south, the East Guide Levee of the Bonnet Carre Spillway to the west, and the county boundary to the east

SUMMARY OF REVISIONS

Effective Flooding:	Zone AE	BFEs*	X (shaded)
Revised Flooding:	Zone A99	BFEs*	X (shaded)
Increases:	NONE	NONE	YES
Decreases:	YES	YES	NONE

* BFEs - Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES

TYPE: FIRM*	NO: 220160 0050 C	Date: June 16, 1992
FIRM	NO: 220160 0125 C	Date: June 16, 1992
FIRM	NO: 220160 0150 C	Date: June 16, 1992

ANNOTATED STUDY ENCLOSURES

NO REVISION TO THE FLOOD INSURANCE STUDY

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary Floodway Map; *** FHBM - Flood Hazard Boundary Map

DETERMINATION

This document provides the determination from the Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the FEMA MCC Services, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

Lloyd A. Hake

Lloyd A. Hake, Project Engineer
Hazard Study Branch
Emergency Preparedness and
Response Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Paragraph 65.10(d) requires that levee systems must be maintained in accordance with an officially adopted maintenance plan. All maintenance activities must be under the jurisdiction of a Federal or State agency, an agency created by Federal or State law, or an agency of a community participating in the NFIP that must assume ultimate responsibility for maintenance. This plan must document the formal procedure that ensures that the stability, height, and overall integrity of the levee and its associated structures and systems are maintained.

COMMUNITY REMINDERS

We based this determination on the 1% annual chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have enclosed a document, titled *List of Current Flood Insurance Study Data*, which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in that document are not filed in your community's map repository, please contact the FEMA Map Assistance Center at the number listed below for information on how to obtain those items.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the FEMA MCC Services, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

Lloyd A. Hake

Lloyd A. Hake, Project Engineer
Hazard Study Branch
Emergency Preparedness and
Response Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, Texas 76209-3698
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the FEMA MCC Services, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Lloyd A. Hake".

Lloyd A. Hake, Project Engineer
Hazard Study Branch
Emergency Preparedness and
Response Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be revised.

This information will be published in the *Federal Register* and your local newspaper as detailed below.

LOCAL NEWSPAPER

Name: *St. Charles Herald*

Dates: 06/04/2003 06/11/2003

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBERS
		EFFECTIVE	REVISED	
LAKE PONTCHARTRAIN	Area bounded by the Lake Pontchartrain Hurricane Protection Levee to the north, the Mississippi River Levee to the south, the East Guide Levee of the Bonnet Carre Spillway to the west, and the county boundary to the east	8 through 10	5	220160 0050 C, 0125 C, and 0150 C

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the FEMA MCC Services, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

Lloyd A. Hake

Lloyd A. Hake, Project Engineer
Hazard Study Branch
Emergency Preparedness and
Response Directorate

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: **MAY 02 2003**

Community: St. Charles Parish, Louisiana (Unincorporated Areas)

Community Number: 220160

Page Number: 1 of 1

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: June 16, 1992

FLOOD INSURANCE RATE MAP

Map Index
220160IND0

Effective Date
June 16, 1992

Panel Numbers
0050 C, 0075 C, 0100 C, 0125 C,
0150 C, 0175 C, 0200 C, 0225 C,
and 0250 C

Effective Date
June 16, 1992

LETTERS OF MAP REVISION

Panel Numbers
0050 C

Effective Date
MAY 02 2003

0125 C

MAY 02 2003

0150 C

MAY 02 2003

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

Panel Numbers
0125 C

Effective Date
August 15, 1995
August 16, 1995
March 7, 2000

0150 C

September 14, 2001

BEST AVAILABLE DATA LETTERS

None

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR ST. CHARLES COUNTY, LOUISIANA (UNINCORPORATED AREAS), UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On June 16, 1992, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in St. Charles, Louisiana (Unincorporated Areas), through issuance of a Flood Insurance Rate Map (FIRM). The Federal Insurance and Mitigation Administration has determined that modification of the elevations of the flood having a 1% chance of being equaled or exceeded in any given year (base or 100-year flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydrologic analysis was performed to incorporate the construction of the Lake Pontchartrain Hurricane Protection Levee and has resulted in a revised delineation of the SFHA, and lower BFEs for an area bounded by the Lake Pontchartrain Hurricane Protection Levee to the north, the Mississippi River Levee to the south, the East Guide Levee of the Bonnet Carre Spillway to the west, and the county boundary to the east. The table below indicates existing and modified BFEs for selected locations along the affected area cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Area bounded by the Lake Pontchartrain Hurricane Protection Levee to the north, the Mississippi River Levee to the south, the East Guide Levee of the Bonnet Carre Spillway to the west, and the county boundary to the east	8 through 10	5

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Federal Insurance and Mitigation Administration must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Federal Insurance and Mitigation Administration reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Federal Insurance and Mitigation Administration 's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

Mr. Albert D. Laque
Parish President, St. Charles Parish
P.O. Box 302
Hahnville, LA 70057



APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ST. CHARLES PARISH,
LOUISIANA
(UNINCORPORATED AREAS)

PANEL 58 OF 275

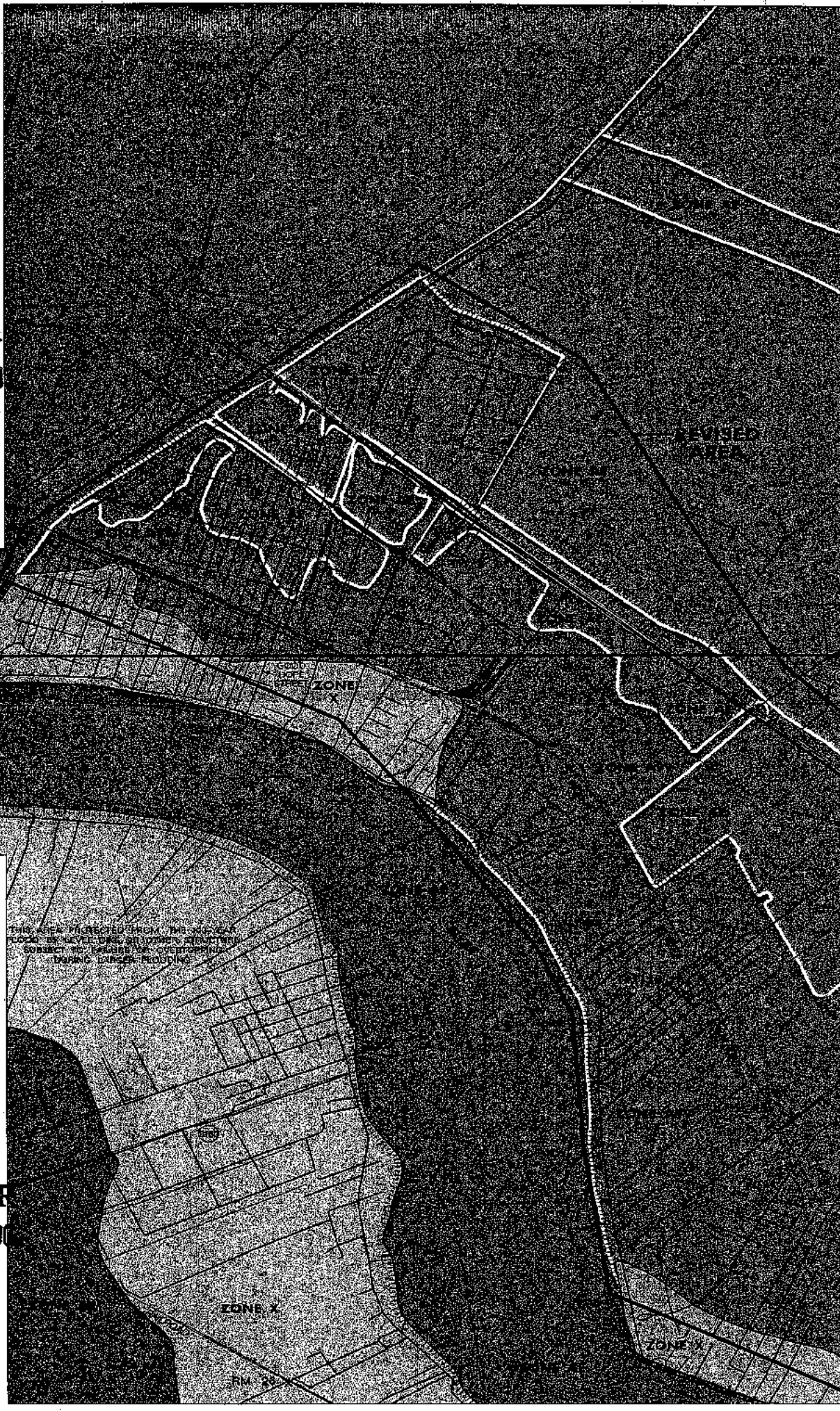
REVISED TO
REFLECT LOMR
DATED MAY 02 2000

COMMUNITY-PANEL NUMBER
220100 0060 C

MAP REVISED:
JUNE 18, 1992



Federal Emergency Management Agency



APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

ST. CHARLES PARISH,
LOUISIANA
(UNINCORPORATED AREAS)

PANEL 125 OF 275

REVISED TO
REFLECT LOMR
DATED MAY 02 2000

COMMUNITY-PANEL NUMBER
220100 0125 C

MAP REVISED:
JUNE 16, 1992



Federal Emergency Management Agency

JOHN S. PAVEL, DISE



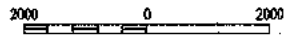
JEFFERSON PARISH

RM 42

RM 43



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

ST. CHARLES PARISH,
 LOUISIANA
 (UNINCORPORATED AREAS)

ZONE KEY
 REVISIONS TO
 DEFECT LOMR
 DATED MAY 02 2003
 COMMUNITY-PANEL NUMBER
 222000 0150 C



MAP REVISOR:
 NWE 16, 2592

Federal Emergency Management Agency

THIS AREA IS PROTECTED FROM THE HAZARDOUS
 FLOODING LEVELS OF THE OTHER STRUCTURE
 SUBJECT TO FAILURE OF OVERFLOWING
 DRAINAGE LARGER FLOODING

THIS AREA IS PROTECTED FROM THE HAZARDOUS
 FLOODING LEVELS OF THE OTHER STRUCTURE
 SUBJECT TO FAILURE OF OVERFLOWING
 DRAINAGE LARGER FLOODING

EXHIBIT D



PROPOSED PROJECT COST BUDGET

OWNER PROJECT NO	<u>St. Charles Parish Library System</u>	DATE PREPARED	<u>4/22/21</u>
PROJECT TITLE	<u>Hahville Public Library</u>	ANTICIPATED BID DATE	<u>Fall 2022</u>
PROJECT LOCATION	<u>Hahnville Public Library</u>	GROSS SQUARE FEET AREA	<u>7,500</u>
ARCHITECT/ENGINEER	<u>720 design inc</u>	NET ASSIGNABLE SQUARE FEET	<u></u>
OWNER'S PROJECT MGR	<u>Ms. Leann Benedict</u>	EFFICIENCY %	<u>85.0%</u>
PREPARED BY	<u>Maureen Arndt</u>	SITE ACREAGE	<u>0.00</u>

1. LAND ACQUISITION COST	<u>0.00</u>	4. SUMMARY OF ARCHITECTURE AND ENGINEERING (A/E) FEE
---------------------------------	-------------	---

2. COST OF CONSTRUCTION		
	\$/Sq. Ft.	Cost
a. General Construction	<u>364.00</u>	<u>2,730,000</u>
Subtotal		<u>2,730,000</u>
l. 5% Design Contin (f)		<u>136,500</u>
m. 5% Constr Contin (f)		<u>136,500</u>
TOTAL		<u>3,003,000</u>

BUILDING CONSTRUCTION COSTS

ALTERNATES	
a.	<u>0</u>

3. FURNISHINGS & SIGNAGE - OWNER PROVIDED		
a. Misc Furnishings	<u>262,500</u>	
b. Signage/Graphics	<u>15,000</u>	
c. Thematic Items ie Children's Story, Tree, Entry	<u>0</u>	
d.		
TOTAL	<u>277,500</u>	

BUILDING CONSTRUCTION COSTS

a. Space Programming	
b. A/E Fee 5.5%	<u>165,165</u>
c. MEP/S Engineering fee 4%	<u>165,165</u>
c. Civil Engineering fee	<u>21,021</u>
e. Landscape Fee	<u>15,015</u>
f. Furniture & Signage	<u>24,975</u>
g. Tech/AV/Security/Acoustics Fee	<u>30,030</u>
h. LEED	<u>0</u>
TOTAL A/E FEE	<u>391,341</u>

5. A/E REIMBURSABLE EXPENSES - OWNER

a. Facility Survey & Measured Drawings	<u>0</u>
b. Programming	<u>0</u>
c. Rendering/Model/Sketch	<u>5,000</u>
d. Record Drawings	<u>3,000</u>
e. Transportation - mileage	<u>1,000</u>
f. Rep & Dist of Plans & Specs	<u>5,000</u>
g. Misc. Reproduction	<u>5,000</u>
h. TDLR Inspection	
i.	
j.	
TOTAL	<u>19,000</u>

8. OWNER DIRECT EXPENSES/SOFT COSTS

a. IT Infrastructure	<u>75,000</u>
b. AV	<u>150,000</u>
c. Library Move	<u>60,000</u>
d. Opening Day Collection	<u>0</u>
e. Legal	<u>0</u>
f. Security	<u>60,000</u>
g. Site Construction Testing	<u>32,760</u>
h. Project Contin-5%	<u>136,500</u>
i. RFID	<u>0</u>
j. Telephones	<u>0</u>
k. LEED Registration	<u>0</u>
l. Owner Provided Technology	<u>112,500</u>
TOTAL	<u>626,760</u>

9. SUMMARY	Dollars	Sq. Ft.
a. LAND	<u>0.00</u>	<u>0.00</u>
b. CONSTRUCTION COSTS (SITE & BLDG)	<u>3,003,000</u>	<u>400.40</u>
c. FURNISHINGS & SIGNAGE	<u>277,500</u>	<u>37.00</u>
d. A/E FEE & EXPENSES	<u>410,341</u>	<u>54.71</u>
e. OWNER DIRECT COSTS	<u>626,760</u>	<u>83.57</u>
f. TOTAL PROJECT COSTS	<u>4,317,601.00</u>	<u>575.68</u>

PROPOSED PROJECT COST BUDGET

OWNER PROJECT NO	<u>St. Charles Parish Library System</u>	DATE PREPARED	<u>4/22/21</u>
PROJECT TITLE	<u>Hahville Public Library</u>	ANTICIPATED BID DATE	<u>Fall 2022</u>
PROJECT LOCATION	<u>Hahnville Public Library</u>	GROSS SQUARE FEET AREA	<u>7,500</u>
ARCHITECT/ENGINEER	<u>720 design inc</u>	NET ASSIGNABLE SQUARE FEET	<u></u>
OWNER'S PROJECT MGR	<u>Ms. Leann Benedict</u>	EFFICIENCY %	<u>85.0%</u>
PREPARED BY	<u>Maureen Arndt</u>	SITE ACREAGE	<u>0.00</u>

1. LAND ACQUISITION COST 0.00
2. COST OF CONSTRUCTION

	\$/Sq. Ft.	Cost
a. General Construction	<u>364.00</u>	<u>2,730,000</u>
b. Demolition of existing Library		<u>30,000</u>

Subtotal		<u>2,760,000</u>
l. 5% Design Contin (f)		<u>138,000</u>
m. 5% Constr Contin (f)		<u>138,000</u>
TOTAL		<u>3,036,000</u>

BUILDING CONSTRUCTION COSTS
ALTERNATES

a.		<u>0</u>
----	--	----------

3. FURNISHINGS & SIGNAGE - OWNER PROVIDED

a. Misc Furnishings	<u>262,500</u>
b. Signage/Graphics	<u>15,000</u>
c. Thematic Items ie Children's Story, Tree, Entry	<u>0</u>
d.	
TOTAL	<u>277,500</u>

BUILDING CONSTRUCTION COSTS
4. SUMMARY OF ARCHITECTURE AND ENGINEERING (A/E) FEE

a. Space Programming	
b. A/E Fee 5.5%	<u>166,980</u>
c. MEP/S Engineering fee 4%	<u>166,980</u>
c. Civil Engineering fee	<u>21,252</u>
e. Landscape Fee	<u>15,180</u>
f. Furniture & Signage	<u>24,975</u>
g. Tech/AV/Security/Acoustics Fee	<u>30,360</u>
h. LEED	<u>0</u>
TOTAL A/E FEE	<u>395,367</u>

5. A/E REIMBURSABLE EXPENSES - OWNER

a. Facility Survey & Measured Drawings	<u>0</u>
b. Programming	<u>0</u>
c. Rendering/Model/Sketch	<u>5,000</u>
d. Record Drawings	<u>3,000</u>
e. Transportation - mileage	<u>1,000</u>
f. Rep & Dist of Plans & Specs	<u>5,000</u>
g. Misc. Reproduction	<u>5,000</u>
h. TDLR Inspection	
i.	
j.	
TOTAL	<u>19,000</u>

8. OWNER DIRECT EXPENSES/SOFT COSTS

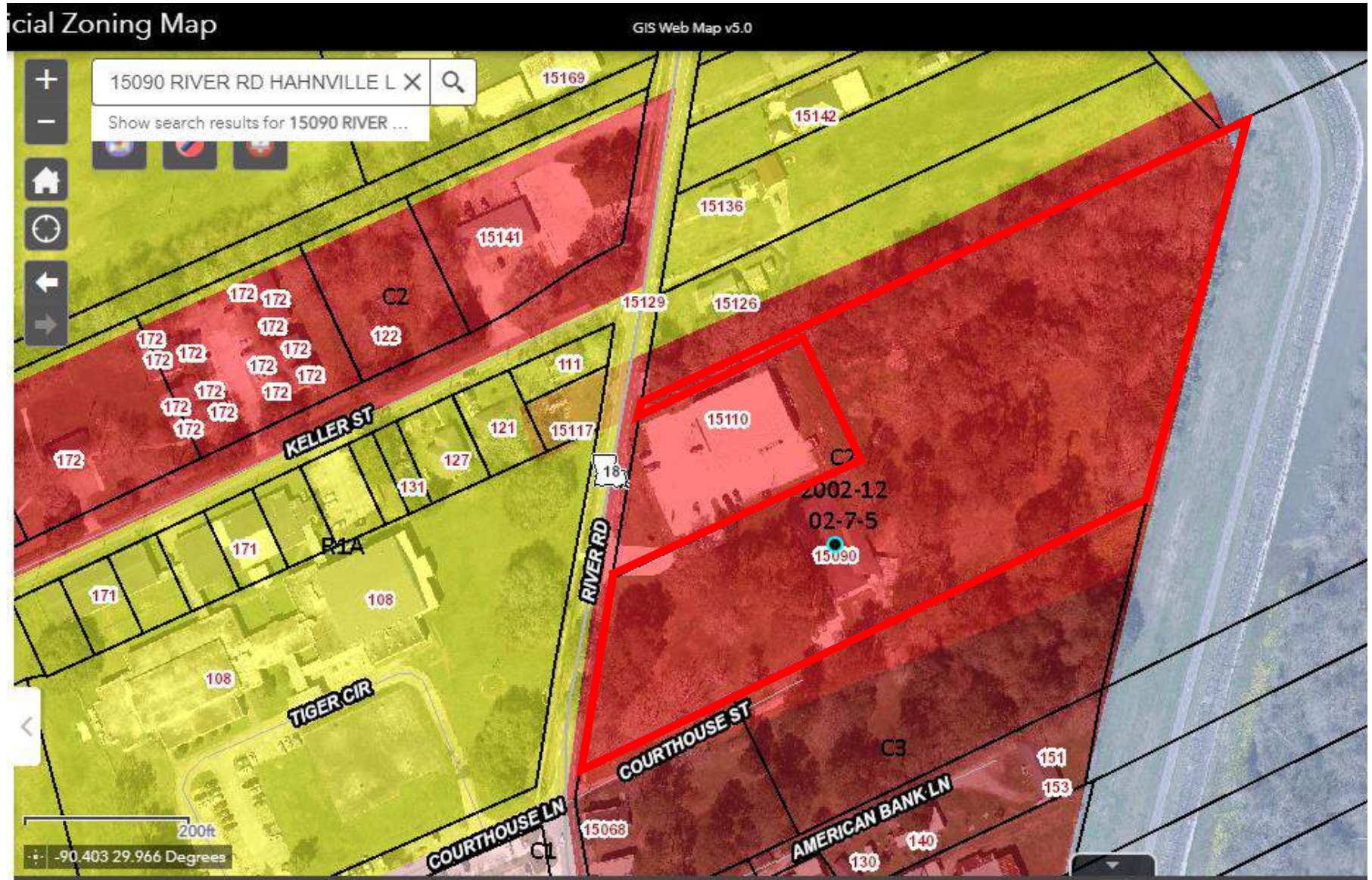
a. IT Infrastructure	<u>75,000</u>
b. AV	<u>150,000</u>
c. Library Move	<u>60,000</u>
d. Opening Day Collection	<u>0</u>
e. Legal	<u>0</u>
f. Security	<u>60,000</u>
g. Site Construction Testing	<u>33,120</u>
h. Project Contin-5%	<u>138,000</u>
i. RFID	<u>0</u>
j. Telephones	<u>0</u>
k. LEED Registration	<u>0</u>
l. Owner Provided Technology	<u>112,500</u>
TOTAL	<u>628,620</u>

9. SUMMARY

	Dollars	Sq. Ft.
a. LAND	<u>0.00</u>	<u>0.00</u>
b. CONSTRUCTION COSTS (SITE & BLDG)	<u>3,036,000</u>	<u>404.80</u>
c. FURNISHINGS & SIGNAGE	<u>277,500</u>	<u>37.00</u>
d. A/E FEE & EXPENSES	<u>414,367</u>	<u>55.25</u>
e. OWNER DIRECT COSTS	<u>628,620</u>	<u>83.82</u>
f. TOTAL PROJECT COSTS	<u>4,356,487.00</u>	<u>580.86</u>

Comparison of Available Properties for Potential New Hahnville Branch Library

	Current Property	Property 1	Property 2	Property 3	Property 4
Address	14996 River Road	15090 River Road	14952 River Road	15469 River Road	15523 River Road
Owner	St. Charles Parish	GL Realty Group	Terrell Wilson	Ellis Alexander	Charles Wilson
Contact Phone		985-306-8123	985-240-0101	504-235-3476	504-559-8939
Dimensions	approx 150x166x198x37	444x194x195x803x470x756	153/166.56x235/202.26	160/162x273/258	69.2 x 193.6
Square Feet	approx 15,534.37	243,065	33,092	approx 42,745	13,397
Acreage	0.356 acres	5.58 acres	0.759 acres	0.98 acres	0.307 acres
Zoned	C3	C2	C1	C2	M1
Flood Zone	X	X	X	X	X
Distance from Current		0.2 miles past current	0.09 miles before current	0.8 miles past current	0.9 miles past current
Asking Price		\$650,000.00	\$248,000.00	\$318,000.00	
Price per sq. ft.		\$2.67	\$7.49	\$7.44	
Notes	Parking is the main concern with the existing site. Funds would also need to be allocated for a temporary location and storage during construction	Located on the levee side of the street next to and behind the Family Dollar Store and across the street from the Eual J Landry School and the Courthouse. It has a building on it that would need to be torn down. Largest property available which would provide for the most opportunity for future growth but also the most expensive.	Located on the levee side of the street approximately 1/10th of a mile before the library.	Located on the courthouse side of the street between Smith and Hahn Streets. There are 2 smaller lots between it and Smith Street and 3 lots between it and Hahn Street.	This lot is smaller than our existing location and is not recommended by the administrative team. Located on the courthouse side of the street between Hahn and Shaw Streets. There are 2 smaller lots between it and Hahn Street and 1 lot between it and Shaw Street. This is an irregular shaped lot and seller intends to sell front section of lot that is approximately 70ft x 193ft.








Google Maps 15090 River Rd




Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft



15090 River Rd

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

 15090 River Rd, Hahnville, LA 70057

 XH8W+88 Hahnville, Louisiana

Photos



15090 River Road
Hahnville, LA, 70057

COMMERCIAL

0 BATHROOM

0 BEDROOM

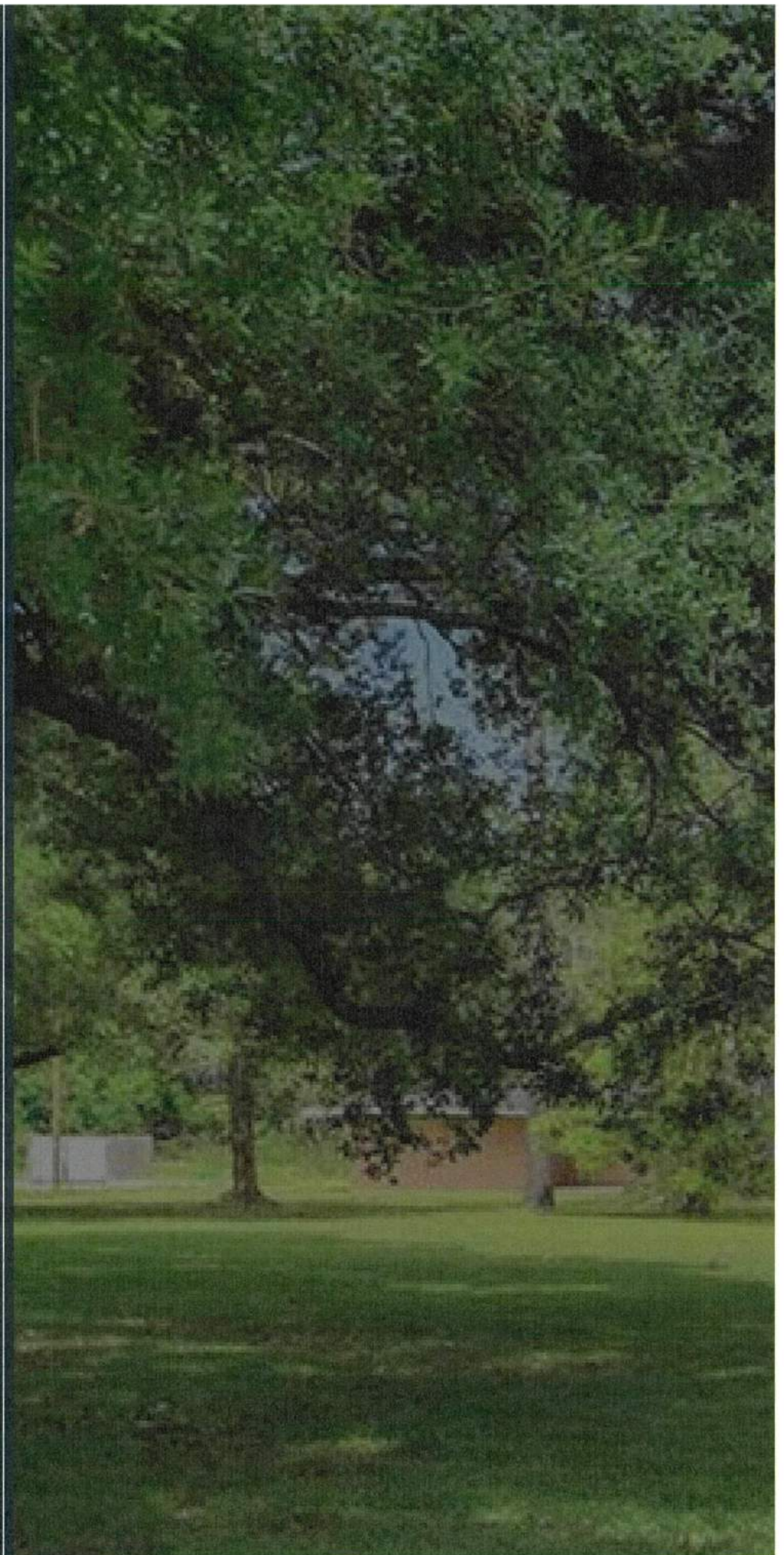
6,021 SQFT

5.58 ACRES

MLS # 2282012

PRICE:

\$650,000





MASTER ON MAIN

Huge Commercial building on 5+ acres of land for sale/lease in the heart of Hahnville. A residential house and converted into a commercial property. This property was the old DA's office for St. Charles Parish. 5 bedrooms, 3 bathrooms, 2 half baths, 1 office with its own exterior entrance, several recreational/office spaces, 2 kitchens and large sunroom/patio. Beautiful gazebo waiting to be restored! Could potentially be re zoned back to residential, contact the local planning and Zoning office.

16 Photographs

PHOTO GALLERY





SCHOOLS

DESTREHAN HIGH HIGH

Destrehan Hig - 1.26 miles

DESHTREHAN HIGH

Deshtrehan - 1.35 miles

DHS HIGH

DHS - 1.35 miles

DESTREHAN HIGH

Destrehan - 1.4 miles

NEW SARPY ELE ELEMENTARY

Deshtrehan - 1.7 miles

Agent

BRANDY NICHOLS



I have been a licensed real Estate Agent since May of 2016, but no stranger to the business of buying and selling houses. My husband and I have been buying, renovating and selling houses for many ye ...



504-390-3381



realtorbrandynichols@gmail.com



<https://brandynichols.callgrealty.com/mls/2282012>



Map data ©2021



<https://brandynichols.callgrealty.com/mls/2282012>

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SKETCH/AREA TABLE ADDENDUM

File No. 170066

Property Address 15090 River Road

City Hawthorne

State LA

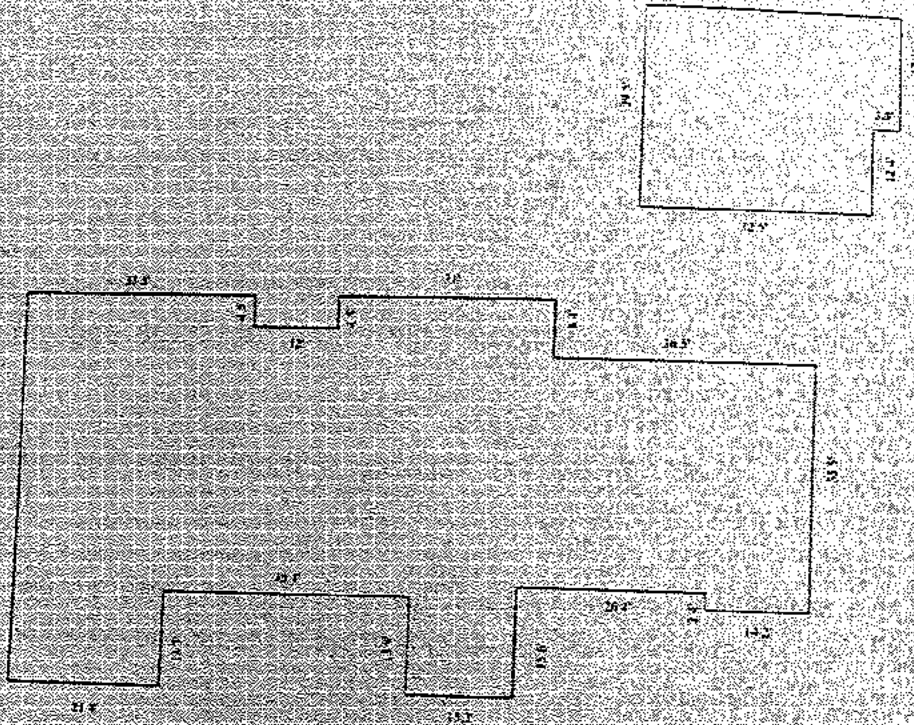
Zip

Borrower

Lender/Client

Appraiser Name

15090 River Road
Hawthorne, CA
(not to scale)



AREA CALCULATIONS SUMMARY

Scale 1=25

Code	Description	Net Size	Net Totals
CLAL	First Floor	4997.7	
	First Floor	1023.7	
			6021.4

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
0.5 x	33.5 x	0.1	1.7
	13.7 x	21.8	298.7
	13.9 x	15.2	211.3
	1.7 x	72.4	123.1
	2.4 x	14.2	34.1
	33.1 x	113.0	3740.3
	4.5 x	31.0	139.5
	3.9 x	76.5	298.4
	4.5 x	33.5	150.8
	36.3 x	17.1	620.7
	12.4 x	32.5	403.0

Net LIVABLE Area

(rounded)

6021

11 Items

(rounded)

6021



Hahnville, LA

By Brandy Nichols with GL Realty Group, LLC



For Sale - Active 1 / 25



\$650,000 \$2,979/mo

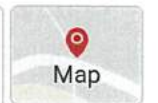
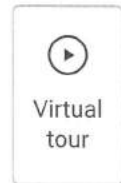
5 bed 3.5+ bath 6,021 sqft 5.58 acre lot

15090 River Rd, Hahnville, LA, 70057

Commute time

Noise: Medium

FEMA Zone X500 (est.) • Flood Factor 6 / 10 NEW



Property Type	Single Family Home	Days on Realtor.com	100 Days
Year Built	1946	Price per sqft	\$108
Garage	3 Cars	Style	Mid century modern

Ask a question

Share this home



Property Details



Huge Commercial building on 5+ acres of land for sale/lease in the heart of Hahnville. A residential house and converted into a commercial property. This property was the old DA's office for St. Charles Parish. 5 bedrooms, 3 bathrooms, 2 half baths, 1 office with its own exterior entrance, several recreational/office spaces, 2 kitchens and large sunroom/patio. Beautiful gazebo waiting to be restored! Could potentially be re zoned back to residential, contact the local planning and Zoning office.

Property Features

Bedrooms

- Bedrooms: 5
- Bedroom 1 Dimensions: 14.0 x 12.0
- Bedroom 2 Dimensions: 17.0 x 12.0
- Bedroom 3 Dimensions: 18.0 x 15.0
- Bedroom 1 Level: Lower
- Bedroom 2 Level: Lower
- Bedroom 3 Level: Lower

Other Rooms

- Total Rooms: 5

Bathrooms

- Total Bathrooms: 3 / 2
- Full Bathrooms: 3
- 1/2 Bathrooms: 2
- Bathroom 1 Dimensions: 9.0 x 6.0
- Bathroom 1 Level: Lower

Appliances

- CookTop
- Double Oven

Heating and Cooling

- Cooling Features: 2
- Heating Features: 2
- Fireplace Features: Wood

Kitchen and Dining

- Kitchen Dimensions: 22.0 x 15.0
- Kitchen Level: Lower

Exterior and Lot Features

- Patio And Porch Features: Covered, Oversized



- Lot Description: 1-5 Acres
- Lot Size Acres: 5.58
- Lot Size Dimensions: 111x104x105x802x470x756
- Lot Size Square Feet: 242065

- LOT SIZE DIMENSIONS: 444X174X170X803X470X700
- LOT SIZE SQUARE FEET: 240000

Garage and Parking

- Garage Spaces: 3
- Garage Description: 3 or more

Other Property Info

- Source Listing Status: Active
- Directions: across from Court house
- Property Subtype: Single Family - Detached
- County: St. Charles
- Source Property Type: Residential
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 6021
- Foundation Details: Slab
- Property Condition: Age Unknown
- Levels or Stories: 1.00000
- Year Built Details: Resale
- Building Exterior Type: Brick
- Property Age: 75
- Roof: Shingle
- House Style: Mid Century Modern

Utilities

- Gas: Gas Type: Natural
- Sewer: City

SEE LESS ▲

Find out more about this property.

Contact Agent

Home Value



Monthly Payment



Property History



Schools



Neighborhood



Nearby Home Values



Broker Location: LULING, LA

Data Source: NewOrleans

Source's Property ID: 2282018

Data Source Copyright: ©2021 New Orleans Metropolitan Association of REALTORS®, Inc. All rights reserved.

Similar Homes



2 bed 1 bath 1,003 sqft
15562 River Rd, Hahnville, LA 700...



3 bed 3 bath 1,634 sqft
14200 River Rd, Destrehan, LA 70...



3 bed 2 bath 1,450 sqft
123 River Point Dr, Destrehan, LA 70...

Additional Information About 15090 River Rd, Hahnville, LA, 70057

15090 River Rd, Hahnville, LA, 70057 is a single family home for sale listed on the market for 101 days. The schools near 15090 River Rd include R.K. Smith Middle School, Luling Elementary School and Hahnville High School.

Nearby Cities

New Orleans Homes for Sale
Metairie Homes for Sale
Luling Homes for Sale

[SEE MORE](#) ▾

Nearby ZIPs

70068 Homes for Sale
70301 Homes for Sale
70065 Homes for Sale

[SEE MORE](#) ▾

Nearby Neighborhoods

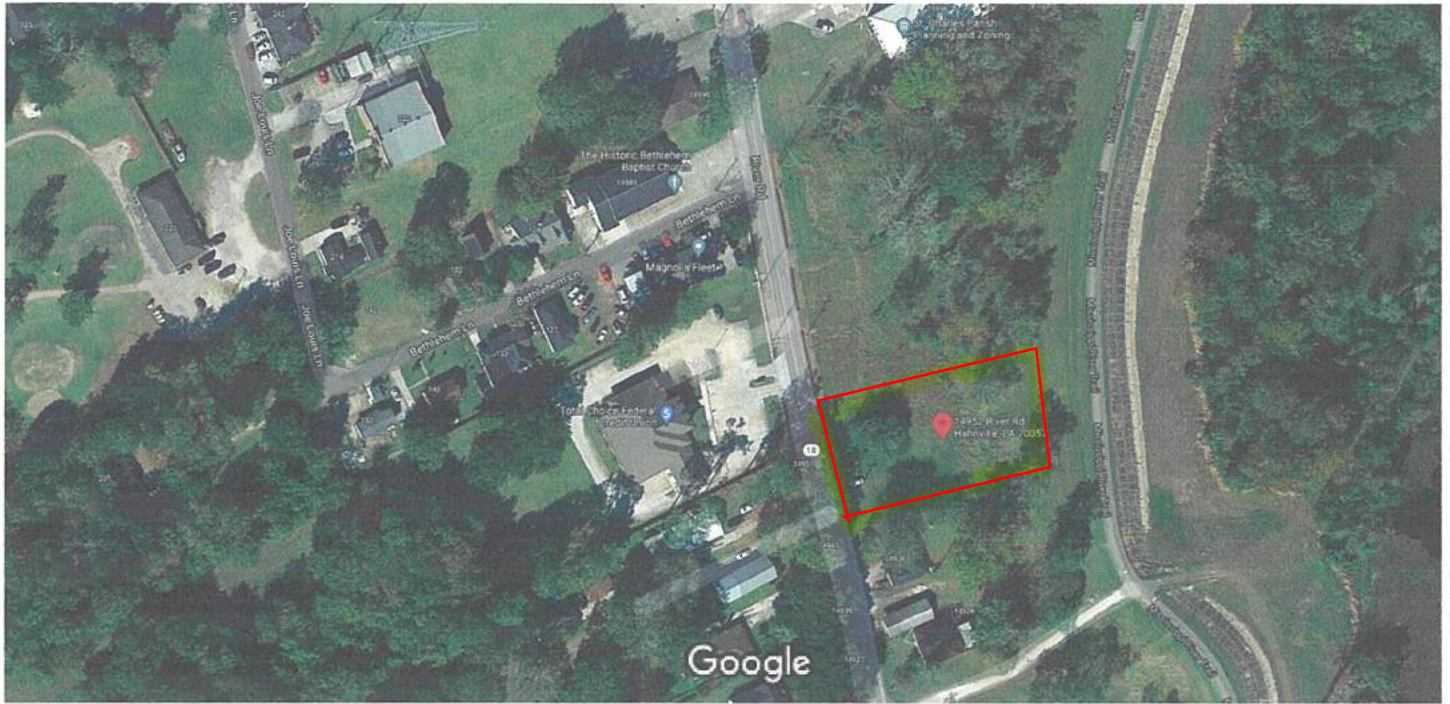


Plantation Homes for Sale
Plantation Estates Homes for Sale
Hahnville Homes for Sale

[SEE MORE](#) ▾



Google Maps 14952 River Rd







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14952 River Rd

Hahnville, LA 70057

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

 XH6W+J5 Hahnville, Louisiana

Photos

St. Charles Parish Assessor 2021 Assessment Listing

Parcel#

100600L00B-1

View on Map (http://atlas.geoportalmaps.com/stcharles/q/Parcel?PI_CODE=100600L00B-1)

Primary Owner

WILSON, TERRELL D.

Mailing Address

WILSON, TERRELL D., ET ALS
156 SHAW ST.
HAHNVILLE LA 70057

Ward

1

Type

REAL

Legal

LOT B-1, BEING A RESUBD. OF TWO UNNUMBERED & UNLETTERED LOTS BEING A LOT MEAS. 50' IN WIDTH ON EAST SIDE OF PUBLIC HWY. BY 194' IN DEPTH BOUNDED ON THE LOWER SIDE BY A ROADWAY LEADING FROM THE HWY. TO THE LEVEE. SECTION 15, T13SR20E

Physical Address

14936 RIVER ROAD

Parcel Items

Property Class	Assessed Value	Market Value	Units	Homestead
COUNTRY LOTS	901	9,010	0.26	0
RESIDENTIAL	2,417	24,170	1.00	0
TOTAL	3,318	33,180	1.26	0

Deeds

Deed#	Type	Date	Amount	Book	Page
448652	Succ	5/8/2020	0	890	774
	Land	8/24/2011	3,546	761	334
	Correction	8/24/2011	0	761	384
	JP	9/13/2005	0	656	458
	Resubd.	3/7/2003	0	616	178
		10/3/1946	0	0	0
		1/18/1917	0	0	180

Ownership History

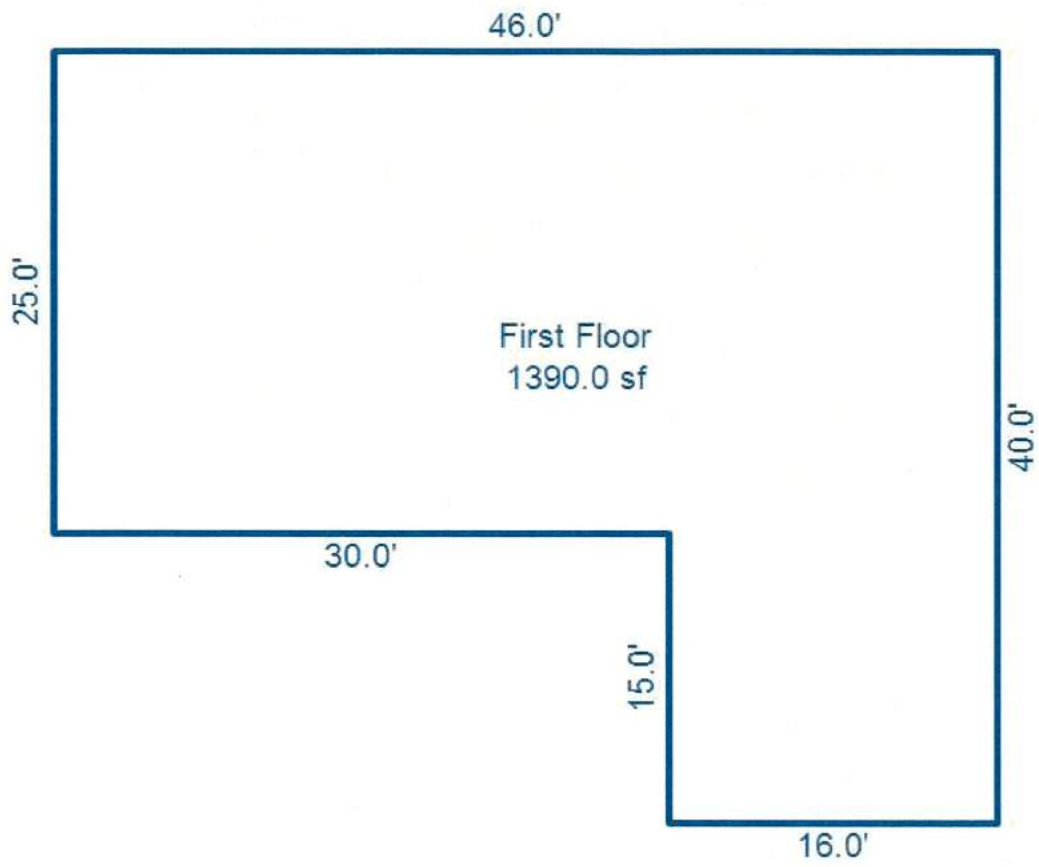
Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	WILSON, TERRELL D.	YES	33.3300	100.0000	5/8/2020		
NO	GROSS, TINA	NO	33.3300	0.0000	5/8/2020		
NO	CAMPBELL, TRINA M. GROSS	NO	33.3400	0.0000	5/8/2020		

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
YES	BYRD, MABEL	YES	100.0000	100.0000	8/24/2011	5/8/2020	
NO	BYRD, ABRAHAM & MARY, SUCC.	YES	100.0000	100.0000	9/13/2005	8/24/2011	
NO	BYRD, ABRAHAM & MARY, SUCC.	YES	100.0000	100.0000	1/1/1900	8/24/2011	
NO	BYRD, ALMA & SIMON	YES	100.0000	100.0000	3/7/2003	9/13/2005	
NO		YES	100.0000	100.0000	10/3/1946	3/7/2003	
NO	BYRD, ABRAHAM	YES	100.0000	100.0000	1/18/1917	10/3/1946	
NO	FLAGG, HENRIETTA T/18	YES	100.0000	100.0000	1/1/1900	1/18/1917	

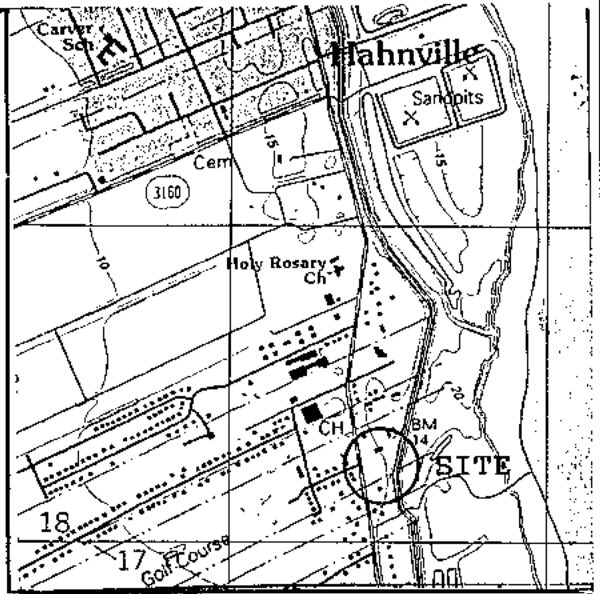
Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
COURTHOUSE TO FASHION TERRACE	L	B-1				





This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 150 of said maps, having an effective date of June 16, 1992.



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS:

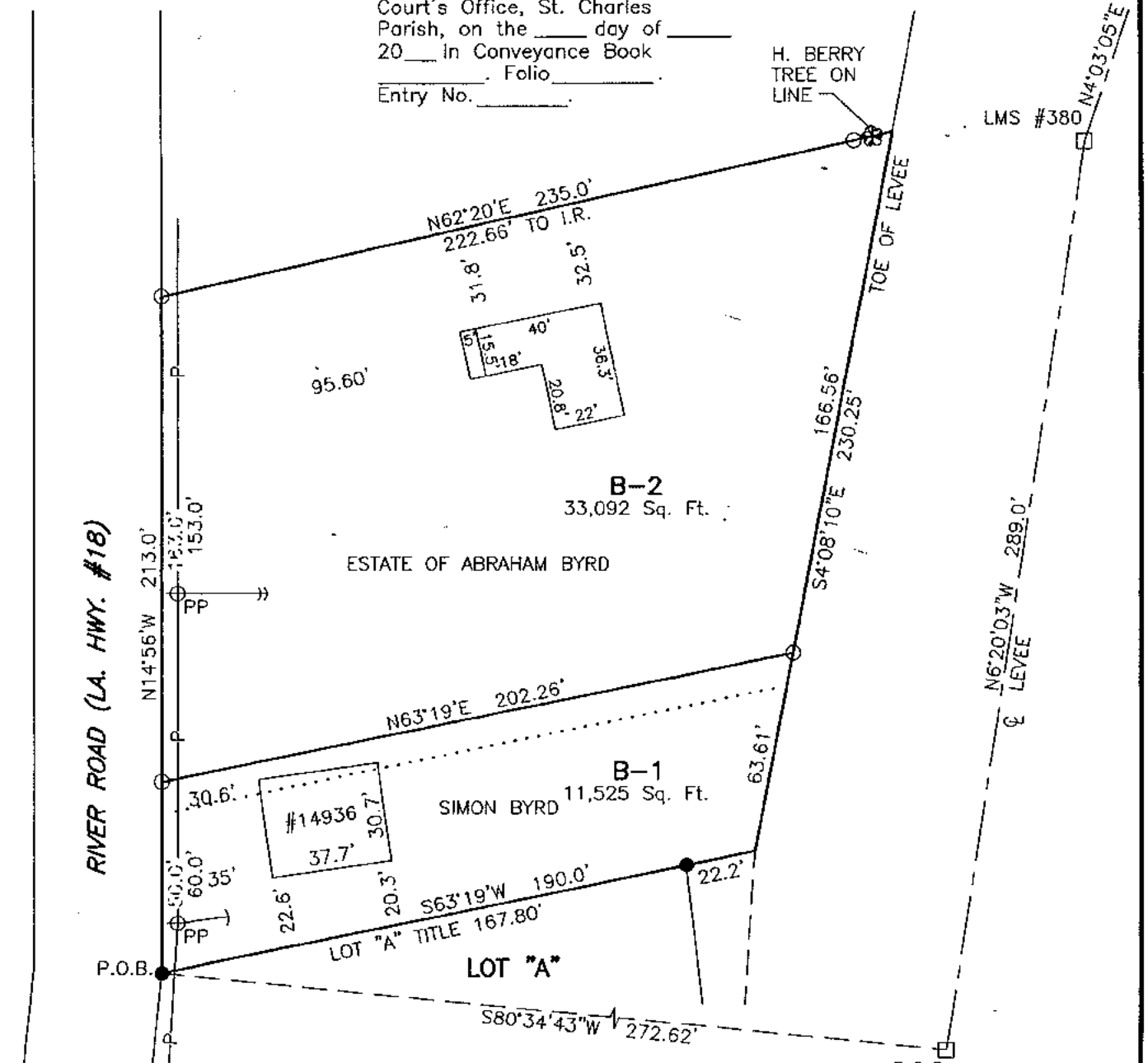
DIRECTOR, PLANNING & ZONING DEPT.

DATE

ST. CHARLES PARISH PRESIDENT

DATE

Recorded in the Clerk of Court's Office, St. Charles Parish, on the ____ day of ____ 20__ In Conveyance Book ____ Folio ____ Entry No. ____



SURVEY AND RESUBDIVISION OF A LOT DESCRIBED AS FRONTING 213' ON RIVER ROAD (LA. HWY. 18) ADJOINING LOT "A" PER SKETCH BY H.E. LANDRY, C.E. OF THE FRONT PORTIONS OF LOTS 24, & 25 OF FASHION PLANTATION DATED JANUARY 30, 1931 SAID LOT "A" SURVEYED BY LUCIEN GASSEN, PLS ON DECEMBER 29, 1999 LOCATED IN SECTION 15, TOWNSHIP 13 SOUTH, RANGE 20 EAST AT HAHNVILLE, ST. CHARLES PARISH, LA.

BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE

- : DENOTES 1/2" IRON ROD SET
- : DENOTES 1/2" IRON ROD FOUND

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "D" SURVEY.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

R.P. Bernard

SURVEYOR

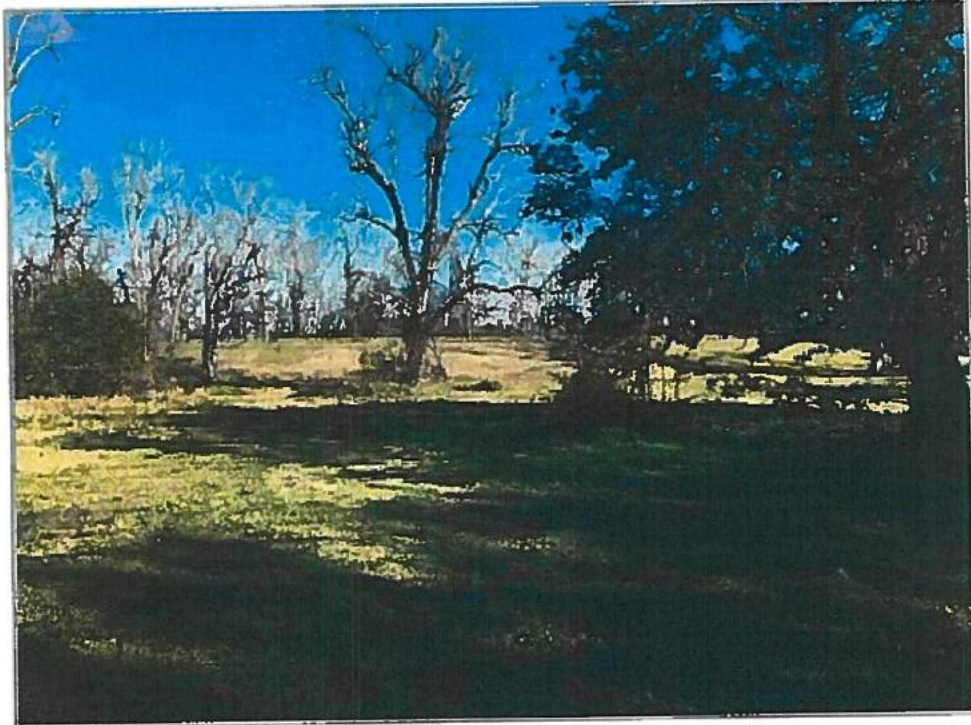
R.P. BERNARD, PLS
LA. REG. #226
P.O. BOX 402, BOUTTE, LA.

FILE #	03K005
SCALE:	1" = 50'
DATE:	1/15/03

Terrell D. Wilson

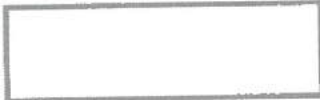
Dist. 1 Justice of the Peace
terrellwilson186@gmail.com
(985) 240 - 0101
156 Shaw St
Hahnville, LA 70057

APPRAISAL REPORT



Front

Property Location:	14952 River Rd Lot B-2 in Section 15, T13S, R20E, at Hahnville, St. Charles Parish Hahnville, LA 70057
Borrower:	N/A
Client:	Terrell D. Wilson 156 Shaw St Hahnville, LA 70057
Effective Date:	12/28/2021
Prepared By:	Karla J. Scott, SRA, AI-RRS Louisiana Certified Residential Real Estate Appraiser LA 1031

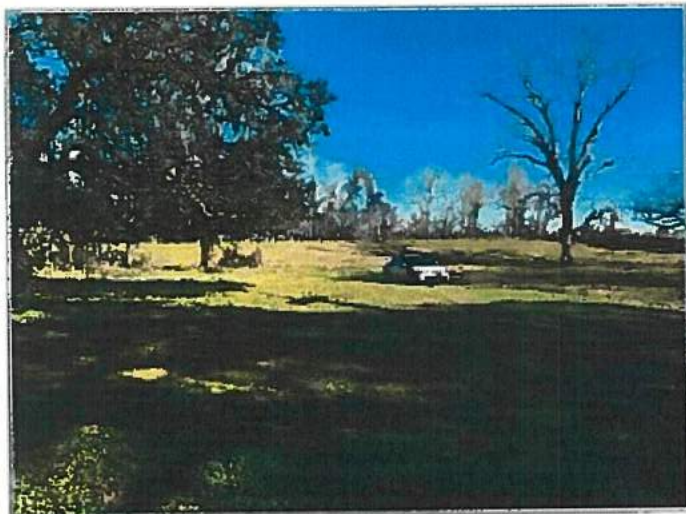


7 Storehouse Lane
Suite A
Destrehan, LA 70047-3823

Visit us online at: <http://www.are-appraisal.com>

Photograph Addendum

Borrower	N/A				
Property Address	14952 River Rd				
City	Hahnville	County	St Charles	State	LA Zip Code 70057
Lender/Client	Terrell D. Wilson				



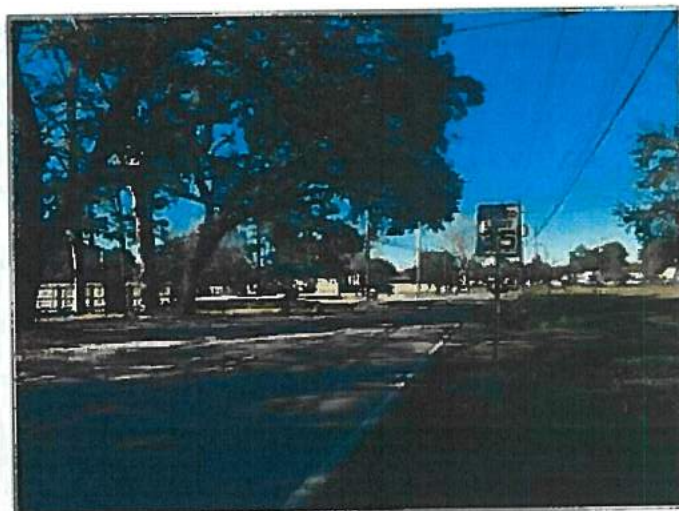
Front



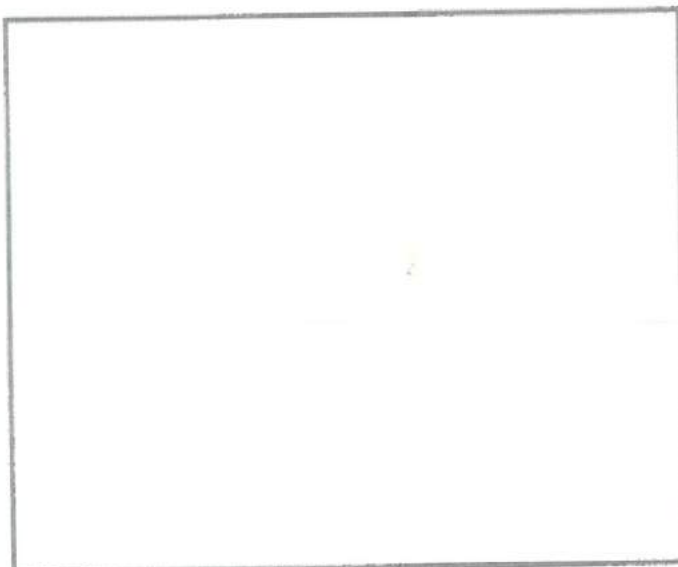
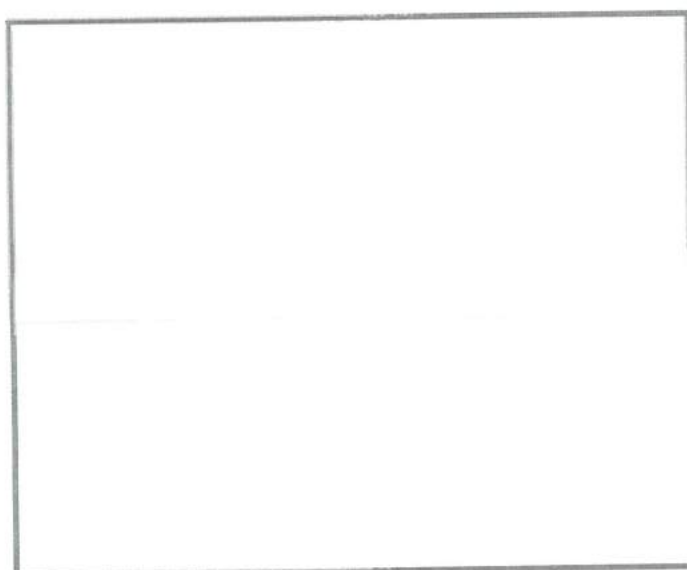
Front



Street



Street



Neighborhood Map

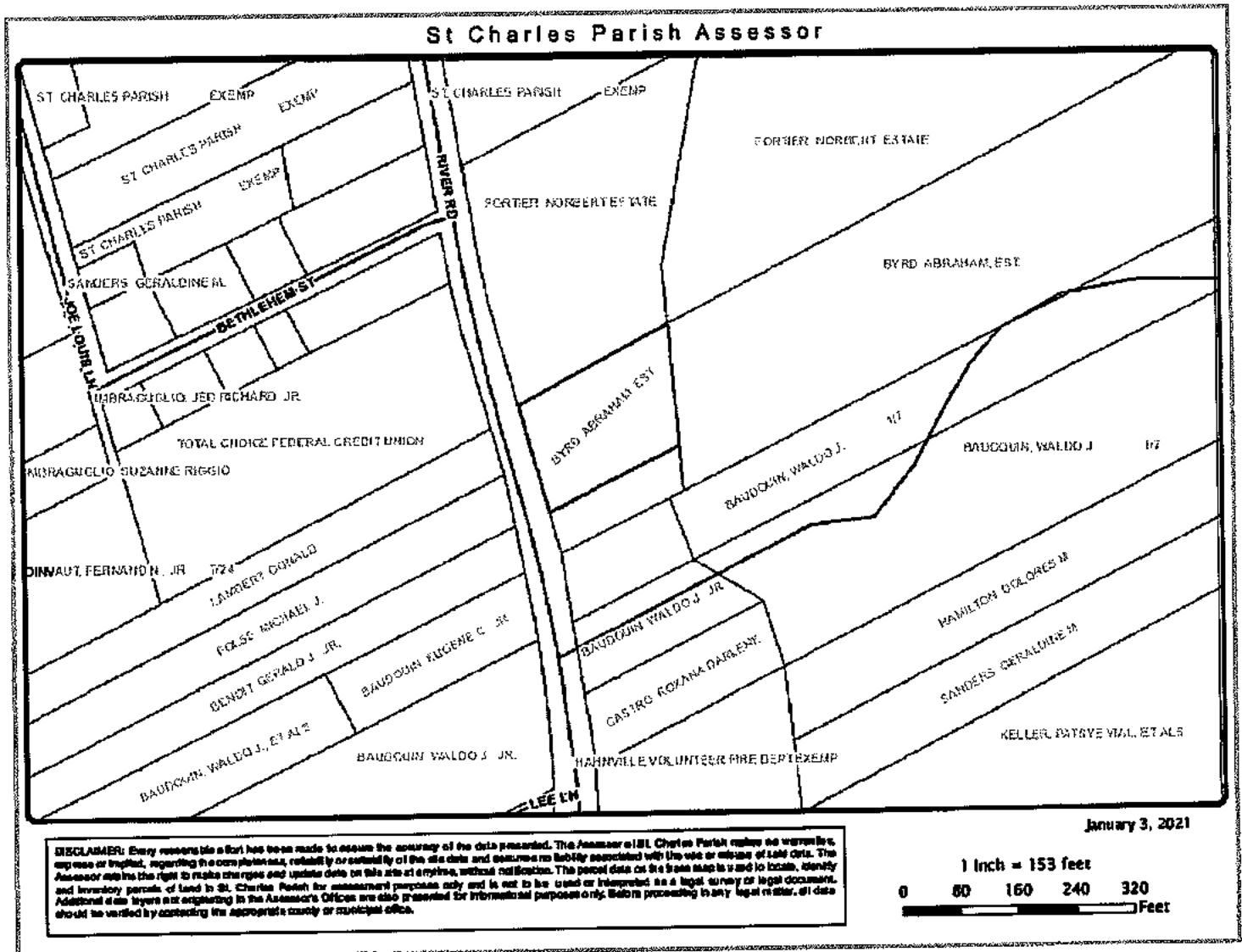
Borrower	N/A						
Property Address	14952 River Rd						
City	Hahnville	County	St Charles	State	LA	Zip Code	70057
Lender/Client	Terrell D. Wilson						



Aerial View



Parcel



RESIDENTIAL APPRAISAL REPORT

File No.: 200925

Property Address: 14952 River Rd City: Hahnville State: LA Zip Code: 70057
 County: St Charles Legal Description: Lot B-2 in Section 15, T13S, R20E, at Hahnville, St. Charles Parish

Assessor's Parcel #: 100800L00B-2 Tax Year: 2019 R.E. Taxes: \$ 125.25 Special Assessments: \$ 0
 Market Area Name: Hahnville Map Reference: 35380 Census Tract: 0627.00
 Current Owner of Record: Abraham Byrd Estate Borrower (if applicable): N/A
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ 0 per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Establish market value for asset management.
 Intended User(s) (by name or type): Abraham Byrd Estate

Client: Terrill D. Wilson Address: 156 Shaw St., Hahnville, LA 70057
 Appraiser: Karla J. Scott, SRA, AI-RRS Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3823

Characteristics		Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner	PRICE \$ (000)	One-Unit 40%	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant	AGE (yrs)	2-4 Unit 1%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)	100 Low 0	Multi-Unit 1%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)	800 High 200	Comm'l 10%	
Demand/Supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			175 Pred 40	Vacant 40%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				Public Use 8%	

Factors Affecting Marketability					
Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject area is defined by the Mississippi River north, Highway 3127 south, Avalon Place east and community of Taft west. The community of Hahnville consists of multiple developments attracting different segments of the market. The neighborhood provides a complementary mixture of improvements including consumer services, recreational opportunities and employment opportunities expected in a rural area. Basic consumer services are nearby or within a reasonable commute. The state and local economies are in a period of stability with net population stable. Current interest rates are stable. Trends for the metro area indicate sales activity is slow however pricing is overall stable. Other land is primarily agricultural and public use such as schools, places of worship and recreational areas.

Dimensions: 153'x166.56' x 235'x202.26' Site Area: 33,092 Sq.Ft.
 Zoning Classification: C-1 Description: General Commercial District - Commercial Offices

Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: Commercial - professional office buildings, buildings allowed in a C-R zoned and R1-A zoning with permit.

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____

Comments: Highest & Best Use as improved: Present use, or Other use (explain) Improve the site with a single family dwelling.

Actual Use as of Effective Date: Vacant Use as appraised in this report: Commercial or Residential
 Summary of Highest & Best Use: See attached text addenda

Utilities		Provider/Description	Off-site Improvements	Type	Public	Private	Frontage
Electricity	<input checked="" type="checkbox"/>	Energy	Street	Minor Arterial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	153'
Gas	<input checked="" type="checkbox"/>	ATMOS	Width	20'			Topography
Water	<input checked="" type="checkbox"/>	St. Charles Parish	Surface	Asphalt			Mostly Level
Sanitary Sewer	<input checked="" type="checkbox"/>	St. Charles Parish	Curb/Gutter	None			Common for the immediate area
Storm Sewer	<input checked="" type="checkbox"/>	St. Charles Parish	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mostly Rectangular
Telephone	<input checked="" type="checkbox"/>	AT&T/Cox Cable	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears Adequate
Multimedia	<input checked="" type="checkbox"/>	Various providers	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Res/Mississippi River Levee

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 2201600125C FEMA Map Date 06/16/1992

Site Comments: A more precise determination of a flood hazard should be made by a licensed surveyor. There were no apparent adverse easements. Subject has good width to depth ratio and has adequate size for improvements.



RESIDENTIAL APPRAISAL REPORT

File No.: 200925

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Multi List Service, appraisers files, owner & Deedfax - a private reporting service of property transfers, public records.**

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: **No prior transfers of the subject site were found for the past 36 months.**

Date: **No prior transfers found for**

Price: **past 36 months.**

Source(s): **MLS/Deedfax**

2nd Prior Subject Sale/Transfer:

Date:

Price:

Source(s):

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	14952 River Rd Hahnville, LA 70057	15110 River Road Hahnville, LA 70057	301-303 Court St Luling, LA 70070	Tract X-2 River Road Destrehan, LA 70047
Proximity to Subject		0.30 miles N	3.22 miles SE	1.14 miles SE
Sale Price	\$ 0	\$ 265,000	\$ 58,000	\$ 325,000
Price/ Sq.Ft.	\$	\$ 6.05	\$ 7.07	\$ 5.83
Data Source(s)	Owner/Appr Files	Seller/Public Record 846/468	GSREIN #2150989; DOM 8	GSREIN #2203735; DOM 169
Verification Source(s)	Site Inspection	Site Inspection	Owner/Pub Rec	Public Record
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION
Sales or Financing Concessions		Cash Paid 0		Cash Paid 0
Date of Sale/Time	N/A	05/01/2017	+0.56	04/30/2018
Rights Appraised	Fee Simple	Fee Simple		Fee Simple
Location	Rural	Rural		Rural
Site Area (in Sq.Ft.)	33,092	43,800	+0.76	8,204
Zoning	C-1	C-2		C-2
View	River	Inf Comm/Res	+1.21	Inferior Comm/Res
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 110,814	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,840	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 66,907
Net Adjustment (Total, in \$ / Sq.Ft.)		Net 41.8 % (\$ 2.53 /Sq.Ft.)	Net 8.3 % (\$ 0.59 /Sq.Ft.)	Net 20.6 % (\$ 1.2 /Sq.Ft.)
Adjusted Sale Price (in \$ / Sq.Ft.)		Gross 41.8 % \$ 8.58	Gross 46.3 % \$ 7.66	Gross 20.6 % \$ 7.03

Summary of Sales Comparison Approach: A thorough search for sales of similar zoning in the St. Charles Parish market was completed for the past 3 years and non were found. Therefore, 3 of the 4 sale presented have a C-2 and 1 has an R-1A zoning. Adjustments have been made for differences in time, view and size. The size adjustments are directly related to the ratio of the comparable properties to the subject and are then applied to the per unit value of the comparable properties. View adjustments are calculated at 20% of the per unit value of the comparable properties. The smaller site require a downward per unit adjustment and the larger site an upward adjustment. Time adjustments are calculated at 3% per year. (See next page).

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ **248,190** or \$ **7.5** per Sq.Ft.

Final Reconciliation: **Sale 1** is located in the Hahnville market and is given the most consideration. **Sale 3** is the most recent sale and also heavily weighed in this analysis.

This appraisal is made "as is", or subject to the following conditions:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **248,000**, as of: **12/28/2021**, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains **15** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum Map Addenda

Additional Sales Cost Addendum Flood Addendum Manuf. House Addendum Hypothetical Conditions

Client Contact: _____ Client Name: **Terrell D. Wilson**

E-Mail: _____ Address: **156 Shaw St., Hahnville, LA 70057**

APPRAISER

Karla J. Scott

Appraiser Name: **Karla J. Scott, SRA, AI-RRS**

Company: **A.R.E. Real Estate Services**

Phone: **(985) 764-6512 x102** Fax: **(985) 764-9183**

E-Mail: **karla@areservices.com**

Date of Report (Signature): **01/29/2021**

License or Certification #: **1031** State: **LA**

Designation: **SRA, AI-RRS**

Expiration Date of License or Certification: **12/31/2021**

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: **12/28/2021**

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____



ADDITIONAL COMPARABLE SALES

File No.: 200925

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6			
Address	14952 River Rd Hahnville, LA 70057	14433 River Road Hahnville, LA 70057					
Proximity to Subject		0.91 miles SE					
Sale Price	\$ 0	\$ 140,000	\$	\$			
Price/ Sq.Ft.	\$	\$ 5.44	\$	\$			
Data Source(s)	Owner/Appr Files	GSREIN #946706; DOM unknown					
Verification Source(s)	Site Inspection	Public Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Cash Paid 0					
Date of Sale/Time	N/A	02/10/2016	+0.68				
Rights Appraised	Fee Simple	Fee Simple					
Location	Rural	Rural					
Site Area (In Sq.Ft.)	33,092	25,758	-0.63				
Zoning	C-1	R-1A					
View	River	River					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,288	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$			
Net Adjustment (Total, in \$ / Sq.Ft.)		Net 0.9 % (\$ 0.05 / Sq.Ft.)	Net %	Net %			
Adjusted Sale Price (in \$ / Sq.Ft.)		Gross 24.1 % \$ 5.49	Gross %	Gross %			

Summary of Sales Comparison Approach Within this analysis, there are an insufficient number of land sales with enough neutral factors to extract definitive adjustments based on a paired sales analysis. Within the analysis, the appraiser feel some adjustments for size, location and/or physical characteristics are warranted within the marketplace. In order to make adjustments, the appraiser has inspected the comparable sales and have made size adjustments based on the appraisal theory that all things being equal, smaller parcels tend to sell for higher per unit values than the larger parcels and vice versa. While not always the case, it appears viable within the subject's immediate and general neighborhoods. The appraiser has tried to keep the size adjustments to a minimum. The sales considered most comparable or similar to subject were given the greatest weight in this analysis. The weighting of the comparable considered gross, ling, net adjustment percentages, location and overall comparability.

Sale 1 is most similar to the subject regarding its location however it was sold to a large chain variety store which often pay a premium for vacant lots for a specific location, traffic flow, traffic counts, etc. Sale 2 is located in Luling and is significantly smaller than the subject. There were improvements on the site that had to be removed after the sale and the price per unit likely reflected those expenditures. This sale is included due to its zoning. Sale 3 is located in the Destrehan market and is flanked by R-1A zoning like the subject. This sale is included due to its view of the Mississippi River. Sale 4 is a sale of a large lot on the river in the Hahnville market and is included due to its view.

RECONCILIATION:

Sale 1 is given the most consideration and then sales 3 and 2. Sale 4 is included only because of its view and given no consideration in the final analysis.

SALES COMPARISON APPROACH



Assumptions, Limiting Conditions & Scope of Work

File No.: 200925

Property Address: 14952 River Rd	City: Hahnville	State: LA	Zip Code: 70067
Client: Terrell D. Wilson		Address:	
Appraiser: Karla J. Scott, SRA, AI-RRS		Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3823	

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



Certifications & Definitions

File No.: 200925

Property Address: 14952 River Rd	City: Hahnville	State: LA	Zip Code: 70057
Client: Terrell D. Wilson	Address:		
Appraiser: Karla J. Scott, SRA, AI-RRS	Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3823		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Karla J. Scott, have completed the continuing education program of the Appraisal Institute.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, 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:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

ADDITIONAL CERTIFICATION:

According to our business records neither I nor the company employed to complete this assignment have provided any type of business services related to the property being appraised with in the past 36 months. In accordance with LA Revised Statue 37:3410(B) regarding disclosure of fees, the fee for the valuation services provided with this report is \$400.

Client Contact: _____	Client Name: Terrell D. Wilson
E-Mail: _____	Address: _____

<p>APPRAISER</p> <p><i>Karla J. Scott</i></p> <p>Appraiser Name: Karla J. Scott, SRA, AI-RRS</p> <p>Company: A.R.E. Real Estate Services</p> <p>Phone: (985) 764-6512 x102 Fax: (985) 764-9183</p> <p>E-Mail: karla@areservices.com</p> <p>Date Report Signed: 01/29/2021</p> <p>License or Certification #: 1031 State: LA</p> <p>Designation: SRA, AI-RRS</p> <p>Expiration Date of License or Certification: 12/31/2021</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: 12/28/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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SIGNATURES



Supplemental Addendum

File No. 200925

Borrower	N/A				
Property Address	14952 River Rd				
City	Hahnville	County	St Charles	State	LA Zip Code 70057
Lender/Client	Terrell D. Wilson				

THE INTENDED USE AND USER:

The intended use and user define the value opinion to be provided, the scope of work necessary to produce an opinion that would be credible for that intended use and the level of reporting necessary for the user to properly understand and employ the opinions within the appraisal report.

The intended user of the report is who is also the client. Based on conversations and/or correspondence it is my understanding that the intended use of the appraisal is to aid the client in analyzing the subject property in relation to a mortgage finance transaction.

THE PURPOSE OF THE APPRAISAL:

The purpose of the appraisal was to provide an opinion of the "Market Value", as defined herein, of the fee simple rights of the subject property. Except as specifically noted within the body of this report, "Fee Simple" is assumed to be an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. The purpose of the appraisal was believed to be consistent with the intended use as defined by the client.

REPORT FORMAT:

The appraisal is presented in the "Appraisal Report Format" and is intended to comply with USPAP Standard 2-2 A. The level of reporting is intended to provide the client with information adequate to understand the analysis and conclusions presented herein, as they relate to the stated intended use of the appraisal. It is critical that the user properly understand the context in which the appraisal was developed to properly employ the opinions provided. If the user does not believe the report in its current form provides an adequate description of the appraisal process, supporting data and analysis and reasoning supporting the opinions provided herein, they should request additional information.

THE EFFECTIVE DATE OF THE APPRAISAL:

The effective date of the appraisal is 12/28/2021. It is imperative the reader understand the real estate market is not static. Any changes in the market, either actual or perceived, may affect the value opinions as they would relate to any other prior to or after the effective date established for this appraisal. Examples of market changes which could affect the value include but are not limited to changes in interest rates, supply and demand, and/or announcements of public or private projects that were not known or considered in this appraisal.

SCOPE OF WORK:

The scope of work reflects the amount and type of information to be researched and the analysis necessary to produce a credible opinion of value suitable for the intended use of the appraisal. It is the appraiser's responsibility to establish the appropriate scope of work and to disclose to the intended user the following;

The scope of work for this assignment included but was not limited to the following;

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of the analysis applied to the data on which the opinions and conclusions are based.

The scope of work for this assignment included but was not limited to the following;

- A review of the property's legal description and readily available maps to properly identify the subject's property. At least one visit to the subject was made to collect physical data about the site. The inspection was limited to those readily observable features and did not include any testing or use of special equipment. The inspection was made to determine the overall condition and the subject's ability to function at its highest and best use.
- Collection of demographic and economic information regarding the regional economy, municipality and immediate neighborhood. Analysis of local real estate market trends and development trends.
- Research of the local realtor multi-list service and deed fax and a survey of realtors, market participants and other local appraiser for data related to recent sales and current offerings of properties similar to subject.
- Research of the local realtor multi-list service and a survey of realtors, market participants and other local appraiser for data related to occupancies, rental rates, expenses and current offering of similar and competing properties available for rent.
- Analyzed the data gathered to establish the appropriateness of its inclusion in the appraisal process. Where appropriate developed adjustments used in the sales comparison approach, established market rents, expenses and applicable rates or ratios for use in the income approach and developed cost and depreciation estimates for use in the cost approach.

Within the body of the report is a more detailed explanation of each of the approaches to value considered and their relevance to the final value opinions.

The scope of work is specific to the intended use and user. The opinions provided herein should not be employed for any use other than the intended use. Though a user may believe the level of data collection and analyses are appropriate for other uses, the context in which they were developed may not be appropriate for any other application. Furthermore, no user other than the intended user should rely upon or employ the opinions provided herein. The data collection, analysis and reporting are based upon the appraiser's understanding of the intended use and user and may not be appropriate for another user.

The physical inspection and reported property conditions are unique to the appraisal application. Terminology reporting a

Supplemental Addendum

File No. 200925

Borrower	N/A		
Property Address	14952 River Rd		
City	Hahnville	County	St Charles
		State	LA
		Zip Code	70057
Lender/Client	Terrell D. Wilson		

properties condition is relative to competing properties and may not be inclusive of similar property types. The visual inspection completed for the appraisal does not rise to the level of a property inspection completed by a licensed property inspector, contractor or engineer and should not be relied upon as such. The user should carefully review and understand the limiting conditions, assumptions and certifications included herein that further define the context of the appraisal and the reporting.

SITE:

The site measures 153'166.56' x 235'202.26' and is calculated to contain approximately 33,092 square feet.

HIGHEST AND BEST USE:

The "Highest and Best Use" of the subject property is considered to be that use that is physically possible, reasonably probable, legally permissible, financially feasible and results in the highest value. The "Highest and Best Use" is determined for the property only as vacant.

The site is served by electrical and telephone lines and public water and sanitary sewer lines and conforms to current zoning ordinances.

In the case of the subject, locational factors such as, accessibility, surrounding uses and market demand suggest a single family use. The current zoning is C-1 .

(Ord. No. 82-6-9, § III, 6-7-82; Ord. No. 98-1-3 § 1, 1-5-98)

[II.] C-1. General commercial district- Commercial offices:

1.

Use Regulations:

a.

A building or land shall be used for the following purposes:

(1)

All uses allowed in the CR-1 district. (Ord. No. 88-5-5, 5-16-88)

(2)

Any type of commercial office or retail sales, excepting those offices serving gambling operations. (Ord. No. 88-5-5, 5-16-88; Ord. No. 94-1-9, § II, 1-10-94)

(3)

(Repealed by Ord. No. 88-8-5, 8-1-88)

b.

Special exception uses and structures include any use related to the principal use.

c.

Special permit uses and structure include the following:

(1)

Child care centers.

(2)

All uses allowed in an R-1A Zoning District, upon review by the Planning Commission. (Ord. No. 92-9-14, 9-8-92)

(3)

Multifamily dwellings, including duplexes, apartments, apartment houses, townhouses, condominiums, boarding, and lodging houses, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-9-14, 9-8-92)

2.

Spatial Requirements:

a.

Minimum lot size: Six thousand (6,000) square feet, minimum width - sixty (60) feet.

b.

Minimum yard sizes:

(1)

Front - twenty (20) feet

(2)

Side - five (5) feet

(3)

Supplemental Addendum

File No. 200925

Borrower	N/A			
Property Address	14952 River Rd			
City	Hahnville	County	St Charles	State LA Zip Code 70057
Lender/Client	Terrell D. Wilson			

Rear - ten (10) feet.

(4)

Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, not withstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § X, 8-18-08)

COST APPROACH:

The cost approach is most relevant when a property's improvements are proposed, new, relatively new and when or if the improvements are to be renovated. The cost approach is often the most reliable approach when appraising properties that are designed for a special purpose or are seldom exchanged in the market place. As the subject is vacant or assumed to be vacant the cost approach was not applicable and has been omitted. The omission of this approach does not affect the credibility of the value opinion provided as it relates to its intended use.

INCOME APPROACH:

The income approach reflects the value an investor is willing to pay for income producing property. Properties similar to the subject are not typically considered to be income producing or traded based on the potential to produce income. Additionally, as would be expected with this type property the revenue, expense and capitalization data is limited. Without adequate data, the income approach was not considered to be a reliable indicator of value and has been omitted. The omission of this approach does not affect the credibility of the value opinion provided as it relates to its intended use.

SALES COMPARISON APPROACH:

There are six readily accepted methods for land valuation and they include (1) Sales Comparison, (2) Allocation, (3) Extraction, (4) Subdivision Development, (5) Land Residual, and (6) Ground Rents Capitalization. All six techniques are considered valid and, depending upon the appraisal problem, provide an accurate estimate of land value. However, the Sales Comparison method is the most common technique for valuing land and is also the preferred method when recent, reliable comparable sales are available as is the case for this analysis.

This approach is an analysis of recently sold, under contract and currently listed properties determined to be similar or comparable to the subject property. The analysis focuses on similarities and differences that affect value, including but not limited to property rights, conditions of the sale, financing terms, size, location, physical features and others amenities. When possible and reasonably supported, each comparable is adjusted for its differences from the subject. These adjustments reflect market consideration for the differences. All differences may not be adjusted for because they either do not affect value or because there is inadequate data from which a reliable adjustment can be made. When minor differences that would be assumed to affect the market price, are not adjusted for, the overall differences are considered in the reconciliation of the data.

The sales considered most comparable or similar to subject were given the greatest weight in this analysis. The weighting of the comparable considered gross, line, net adjustment percentages, location and overall comparability.

ADJUSTMENTS:

Any adjustments indicated were derived from available market data and based on individual differences between the subject and comparable sales. The information for each of the comparable sales was gathered through inspection by the appraiser, whenever possible, or as reported by the realtor or other confirming party.

EXPOSURE TIME:

The value opinion assumes an exposure time equal to the typical marketing time reported within the neighborhood section of the report.

RECONCILIATION:

As a result of my investigation and analysis, it is my opinion that the market value of the identified interest in the subject property as 12/28/2021 was:

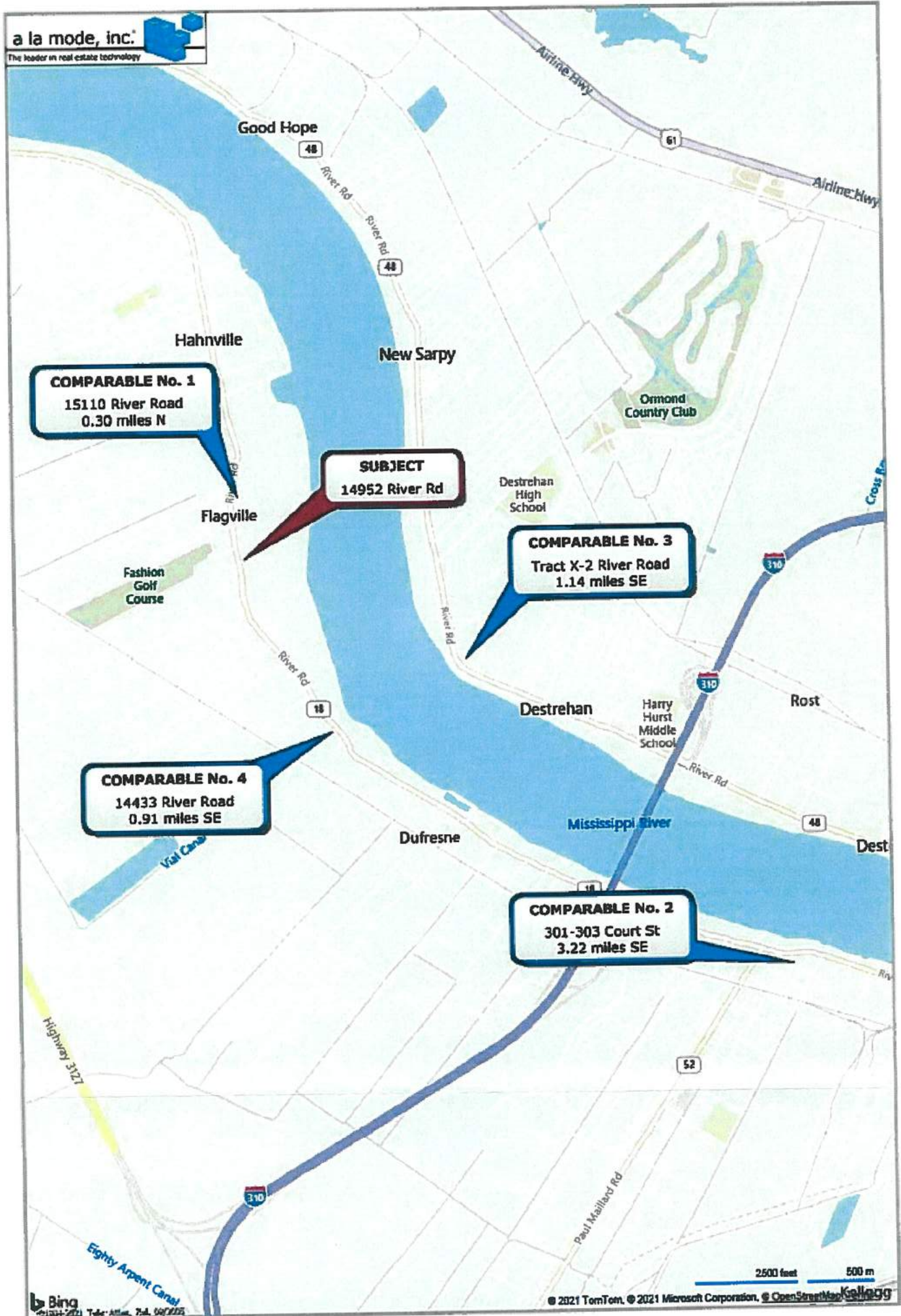
\$248,000

SPECIAL LIMITATIONS:

Information regarding flood zone, zoning and the overall condition of the site are not warranted. The appraiser is not properly trained or licensed to determine flood or environmental hazards. A licensed land surveyor, and/or environmental inspector can report on each of the respective issues.

Comparable Sales Map

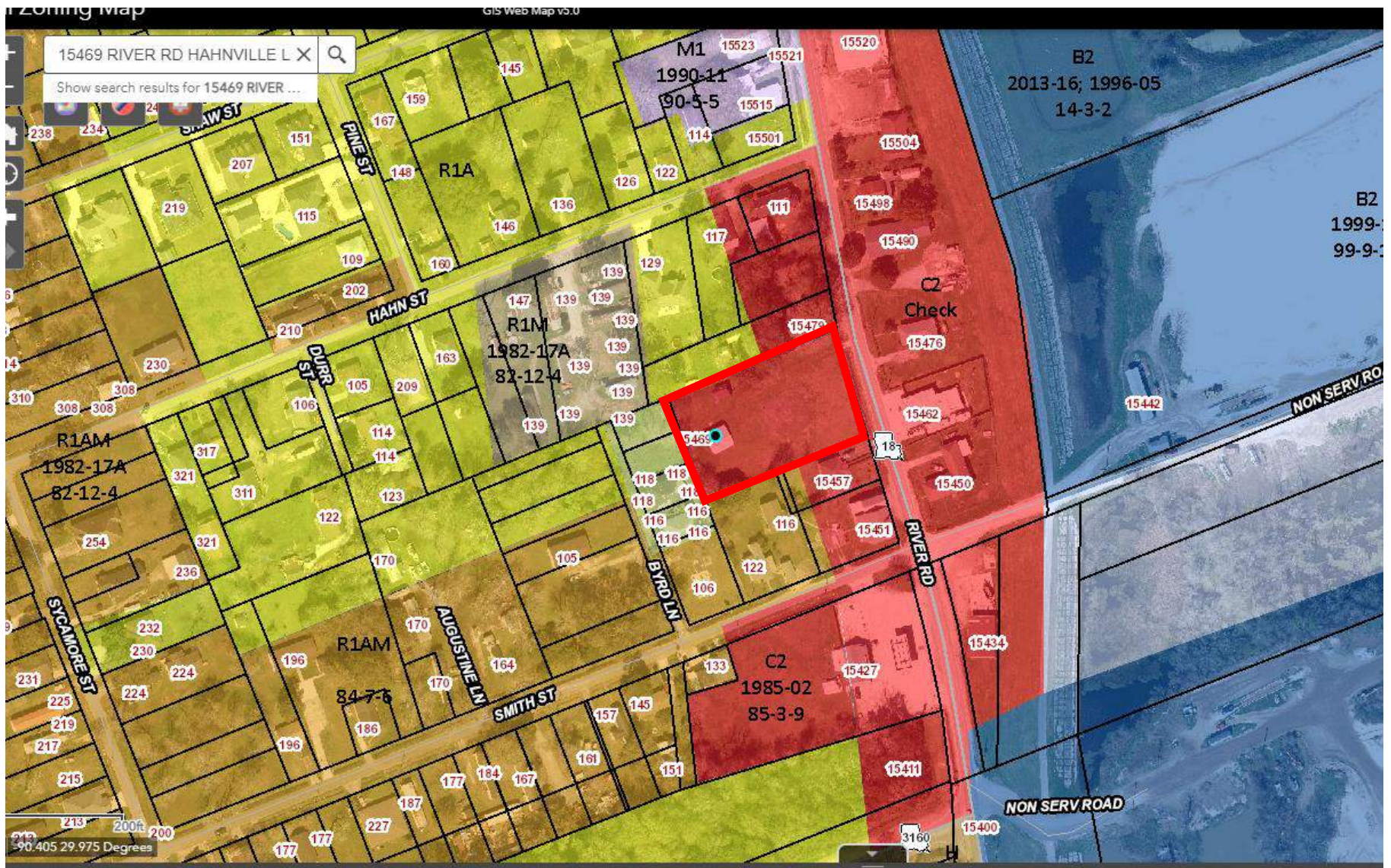
Borrower	N/A			
Property Address	14952 River Rd			
City	Hahnville	County	St Charles	State LA Zip Code 70057
Lender/Client	Terrell D. Wilson			



License

1031
CRA





Google Maps 15469 River Rd








Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021

50 ft



15469 River Rd

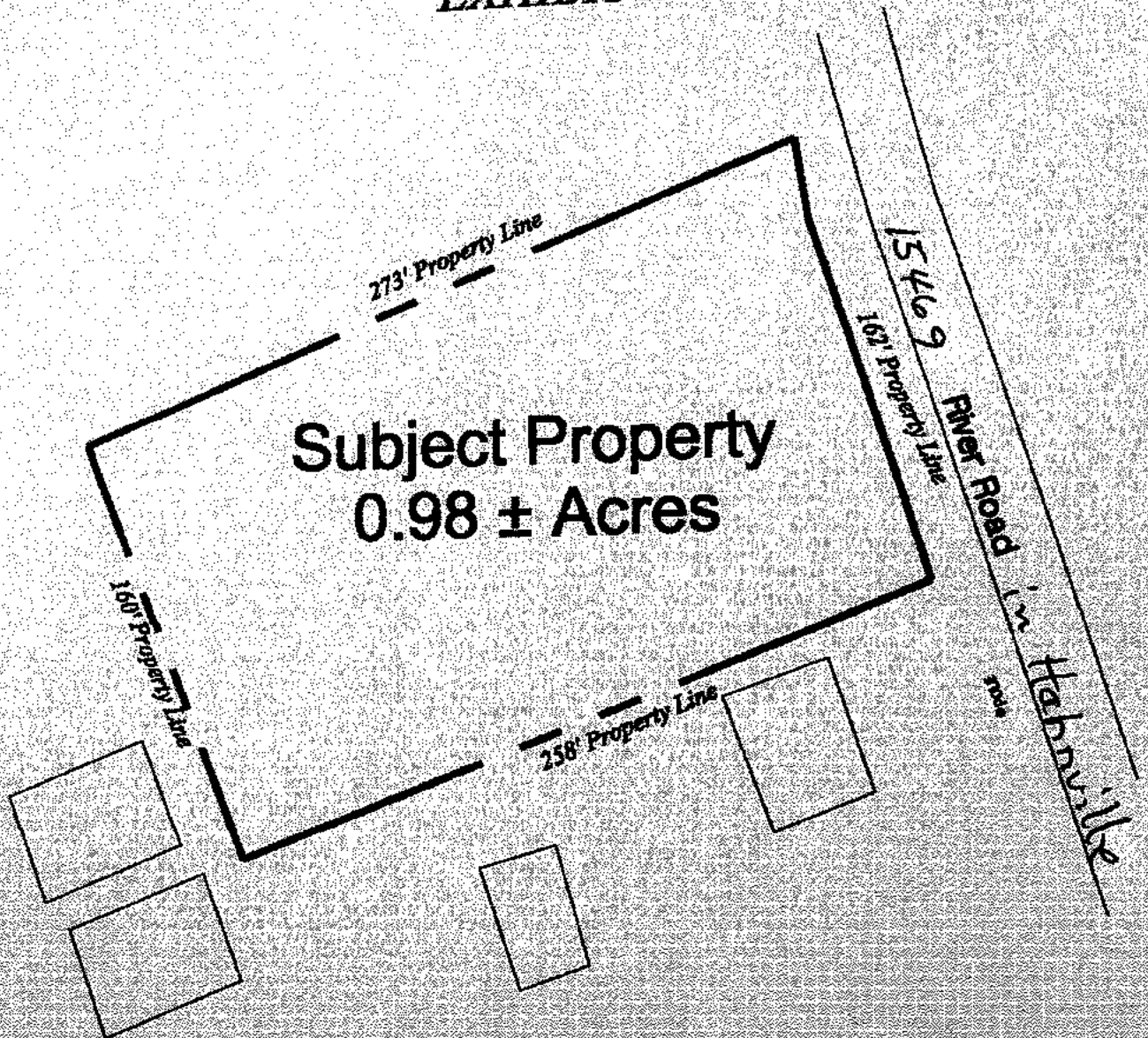
Hahnville, LA 70057

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

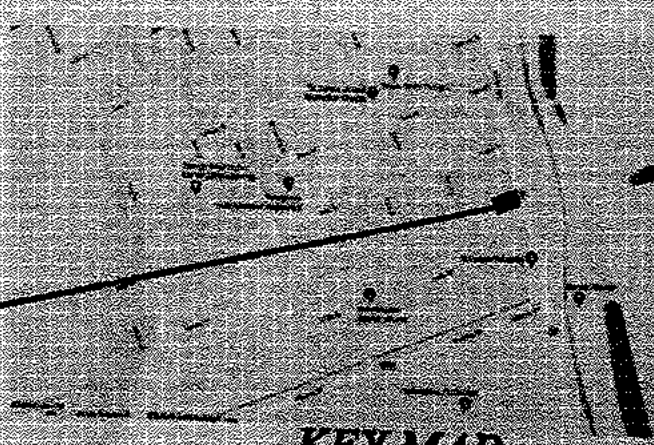
 XHFV+Q6 Hahnville, Louisiana

Photos

EXHIBIT A



Subject Property



KEY MAP

I have an offer of \$ 318,000.00

St. Charles Parish Assessor 2021 Assessment Listing

Parcel#

10170050AB-1

View on Map (http://atlas.geoportalmaps.com/stcharles/q/Parcel?PI_CODE=10170050AB-1)**Primary Owner**

ALEXANDER, ELLIS A.

Mailing AddressALEXANDER, ELLIS A., ET ALS
256 LINCOLN ST.
HAHNVILLE LA 70057**Ward**

1

Type

REAL

LegalLOT AB-1, SQ. 5, VILLAGE OF HAHNVILLE, SECTION 23, T13SR20E
(BEING A RESUBD. OF LOTS A & B)**Physical Address**

15469 RIVER ROAD

Parcel Items

Property Class	Assessed Value	Market Value	Units	Homestead
COUNTRY LOTS	4,290	42,900	0.95	0
TOTAL	4,290	42,900	0.95	0

Deeds

Deed#	Type	Date	Amount	Book	Page
429198	Trust	12/19/2017	0	856	14
429189	Transfer	12/19/2017	0	856	17
330980	Land	5/18/2007	100,000	691	90
	Resubd.	4/24/2006	0	667	727
	Land	12/16/2005	67,500	660	669
	Succ	7/31/2003	0	622	703
	Succ	8/25/1998	0	542	533
		9/22/1980	50,000	252	475
		5/25/1925	0	0	396

Ownership History

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	ALEXANDER, CHRISTINE BART	NO	25.0000	0.0000	5/18/2007		
NO	ALEXANDER, HENRY AND MARY ELLEN - TRUST	NO	50.0000	0.0000	12/19/2017		

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	ALEXANDER, ELLIS A.	YES	25.0000	100.0000	5/18/2007		
NO	ALEXANDER, HENRY C., III	NO	25.0000	0.0000	5/18/2007	12/19/2017	
NO	ALEXANDER, MARY ELLEN	NO	25.0000	0.0000	5/18/2007	12/19/2017	
NO	THREE THUMBS UP, LLC	YES	100.0000	100.0000	4/24/2006	5/18/2007	
NO	YEAGER, DONNA	YES	100.0000	100.0000	12/16/2005	4/24/2006	
NO	KELLER, CARROLL, JR., ET ALS	YES	100.0000	100.0000	7/31/2003	12/16/2005	
NO	KELLER, CARROLL J., SR.	YES	100.0000	100.0000	8/25/1998	7/31/2003	
NO	KELLER, FANNIE F.	YES	100.0000	100.0000	9/22/1980	8/25/1998	
NO	BRADY, FELIX, M/M	YES	100.0000	100.0000	5/25/1925	9/22/1980	
NO	MOLLERE, ALLAN J. X/396	YES	100.0000	100.0000	1/1/1900	5/25/1925	

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
HÄHNVILLE, VILLAGE OF	5	AB-1				






Google Maps 15523 River Rd




Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 20 ft



15523 River Rd

- 
Directions
- 
Save
- 
Nearby
- 
Send to your phone
- 
Share

 15523 River Rd, Hahnville, LA 70057

 XHGV+93 Hahnville, Louisiana

Photos

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 150 of said maps, having an effective date of June 16, 1992.

APPROVALS:

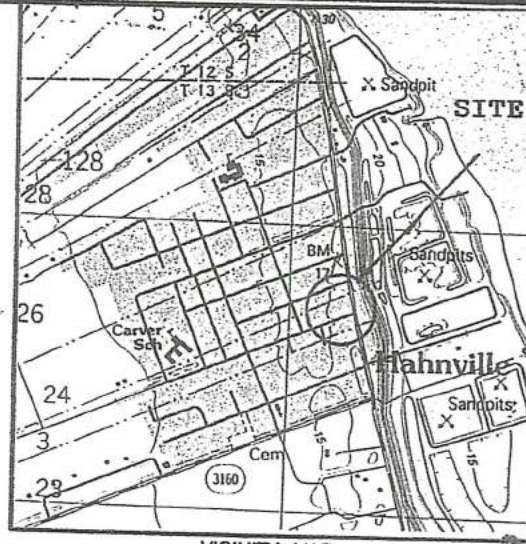
Chris D. DeFrenne
 DIRECTOR, DEPT. OF PLANNING & ZONING

6/14/04
 DATE

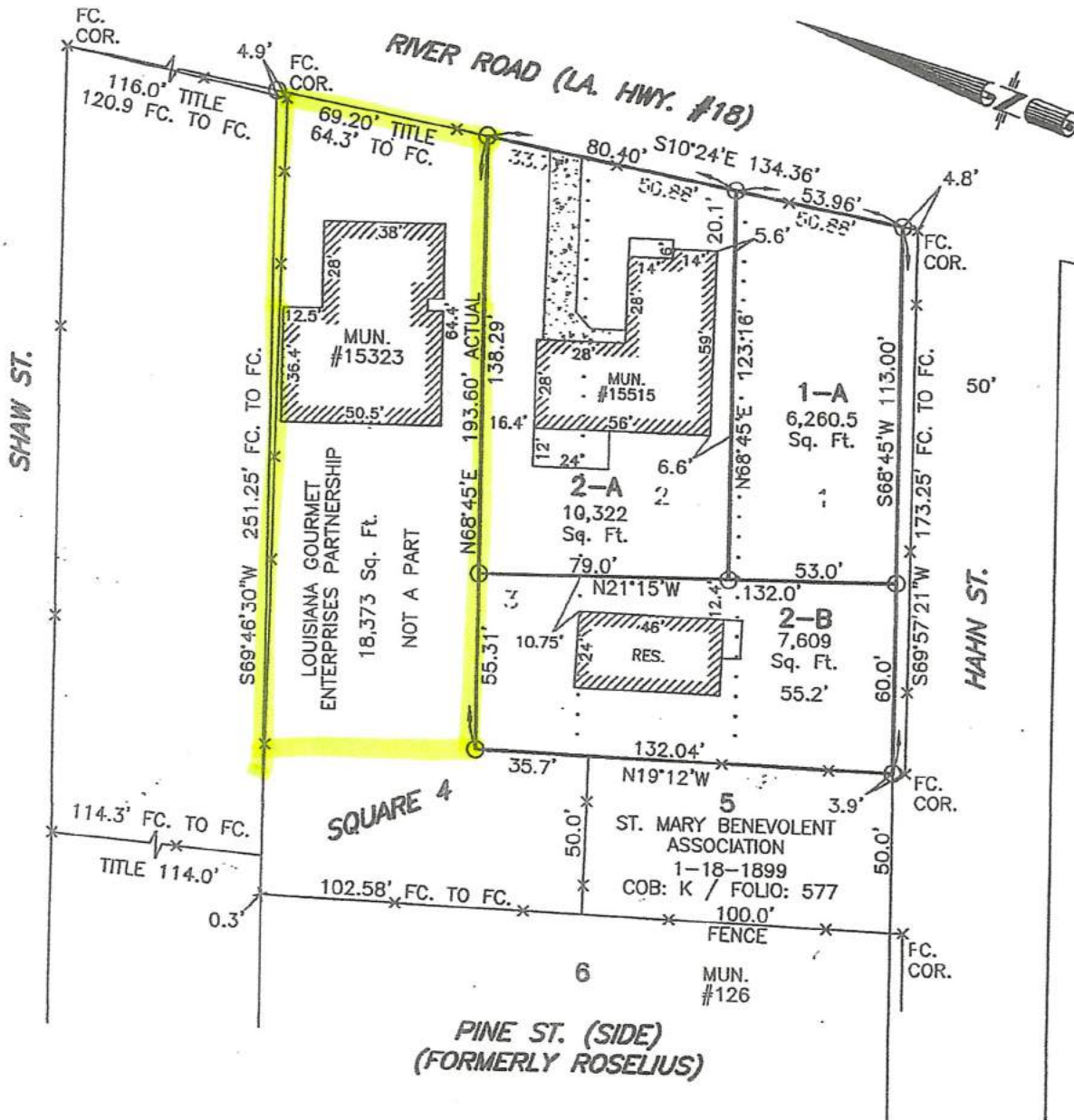
Albert D. DeFrenne
 ST. CHARLES PARISH PRESIDENT

9/17/2004
 DATE

Recorded in the Clerk of Court's Office, St. Charles Parish, on the 17 day of June 2004 in Conveyance Book 1237 Folio 341.
 Entry No. 246130.



VICINITY MAP
 SCALE: 1" = 2000'



SURVEY & RESUBDIVISION OF LOTS 1, 2, AND THE MOST SOUTHERLY 32.0' OF LOT 3 SQUARE 4 OF HAHNVILLE INTO LOTS 1-A, 2-A, & 2-B LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 20 EAST AT HAHNVILLE, ST. CHARLES PARISH, LA. BY EUCLID TREGRE, 128 ST. JOHN ST., LULING, LA.