

General Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:
Real Estate Appraisal Services SOQ 22-109

B. Firm Name & Address:
Argote, Derbes, & Tatje, LLC
512 N. Causeway Boulevard
Metairie, Louisiana 70001

C. Name, title, & contact information of Firm Representative, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, with at least five (5) years of experience in the applicable field required for this Project:
Lauren E. Snider, MAI
Appraiser
(504) 830-3871
l.snider@adgst.com

D. Address of principal office where Project work will be performed:
512 N. Causeway Boulevard
Metairie, Louisiana 70001

E. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section H. If marked "Yes" complete Sections F-G.

F. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

2.

General Professional Services Questionnaire

G. Has this JOINT-VENTURE previously worked together? Please check: YES ☐ NO ☐

H. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1. N/A		
2.		
3.		
4.		
5.		

General Professional Services Questionnaire

I. Please specify the total number of support personnel that may assist in the completion of this Project:
4 _____

J. List any professionals that may assist in the completion of this Project. If necessary, please attach additional documentation that demonstrates the employment history and experience of the Firm's professionals that may assist in the completion of this Project (i.e. resume). Please attach additional pages if necessary.

PROFESSIONAL NO. 1

Name & Title:

Lauren E. Snider, MAI
Appraiser

Name of Firm with which associated:

Argote, Derbes, & Tatje, LLC

Description of job responsibilities:

Commercial real estate appraiser

Years' experience with this Firm:

14

Education: Degree(s)/Year/Specialization:

George Washington University - 2004 - Bachelor of Business Administration in Finance

Other experience and qualifications relevant to the proposed Project:

Louisiana Certified General Real Estate Appraiser - License No. G3895
MAI, Appraisal Institute
Member, International Right of Way Association

- has taken classes related to right-of-way
- has worked on numerous governmental appraisals, including ROW and expropriation work for the Corps and DOTD

General Professional Services Questionnaire

PROFESSIONAL NO. 2
Name & Title:
Henry W. Tatje, III, MAI
Name of Firm with which associated:
Argote, Derbes, & Tatje, LLC
Description of job responsibilities:
Commercial real estate appraiser - have worked on numerous governmental appraisals, including ROW and expropriation work
Years' experience with this Firm:
36
Education: Degree(s)/Year/Specialization:
Tulane University - 1976 - Bachelor of Business Studies
Other experience and qualifications relevant to the proposed Project:
<ul style="list-style-type: none">- MAI designation- Appraisals of numerous large river front industrial sites and parcels of river batture fronting the Mississippi River in the industrial corridor between Baton Rouge and the mouth of the River, for various private and government entities.- Review of all commercial appraisals for site acquisitions over a 35 square block area in Mid City of New Orleans, Louisiana for New VA and LSU Hospitals.- Appraisals of numerous levee and drainage servitudes over varying properties for levee and drainage improvements in Jefferson, Plaquemines and St. Charles Parishes, post Hurricane Katrina, for U.S. Army Corps of Engineers and local levee districts, in southeast Louisiana.- Various other appraisal assignments, including single and multifamily residential, commercial, industrial, and vacant land for mortgage lending, expropriation, counseling, and other purposes.- Testified as an expert witness in United States Court - Eastern District of Louisiana, 19th JCD - East Baton Rouge Parish, 23rd JDC - Ascension Parish, 29th JDC - St. Charles Parish, 40th JDC - St. John the Baptist Parish, 24th JDC - Jefferson Parish, 25th JDC - Plaquemines Parish, Civil District Court - Orleans Parish, United States Court of Federal Claims

General Professional Services Questionnaire

PROFESSIONAL NO. 3
Name & Title:
R. Dunbar Argote, MAI
Name of Firm with which associated:
Argote, Derbes, & Tatje, LLC
Description of job responsibilities:
Commercial real estate appraiser
Years' experience with this Firm:
36
Education: Degree(s)/Year/Specialization:
Louisiana State University in New Orleans - 1967 - Bachelor of Science in Marketing
Other experience and qualifications relevant to the proposed Project:
<p>Appraisal assignments include a wide range of proposed and existing facilities. Some of the more unique properties appraised include automobile dealerships, seafood plants, hotels, nursing homes and recreational water parks. Review appraisals and counseling has been completed for a wide variety of clients, including banks and savings and loan associations, attorneys, and private individuals.</p> <p>- MAI designation</p>

General Professional Services Questionnaire

PROFESSIONAL NO. 4
Name & Title: Lewis J. Derbes, MAI
Name of Firm with which associated: Argote, Derbes, & Tatje, LLC
Description of job responsibilities: Commercial real estate appraiser
Years' experience with this Firm: 36
Education: Degree(s)/Year/Specialization: University of Notre Dame - 1971 - Bachelor of Business Administration in Finance & Business Economics
Other experience and qualifications relevant to the proposed Project: MAI designation - vast majority of appraisal assignments are commercial, industrial and investment type properties.

General Professional Services Questionnaire

PROFESSIONAL NO. 5
Name & Title:
N/A
Name of Firm with which associated:
Description of job responsibilities:
Years' experience with this Firm:
Education: Degree(s)/Year/Specialization:
Other experience and qualifications relevant to the proposed Project:

General Professional Services Questionnaire

K. List all prior projects that best illustrate the Firm's qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.

PROJECT NO. 1	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of 2421 Clearview Parkway, Metairie, LA -- Linn Dufrene (504) 363-5604	Appraisal for the Sheriff's Office to set a starting bid for a judicial auction
Length of Services Provided:	Cost of Services Provided:
November 2021	\$6,500

PROJECT NO. 2	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of 3617 Williams Boulevard, Kenner, LA -- Linn Dufrene (504) 363-5604	Appraisal for the Sheriff's Office to set a starting bid for a judicial auction
Length of Services Provided:	Cost of Services Provided:
July - August 2021	\$3,500

General Professional Services Questionnaire

PROJECT NO. 3	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of 455 Behrman Highway, Harvey, LA -- Linn Dufrene (504) 363-5604	Appraisal for the Sheriff's Office to set a starting bid for a judicial auction
Length of Services Provided:	Cost of Services Provided:
July 2020	\$2,200

PROJECT NO. 4	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Jefferson Parish Public Works Project No. 2017-049-RBP -- Colvin Law Firm (504) 367-9001	Five Appraisals for the Latigue Road Extension Project - Right-of-Way Forms A and C
Length of Services Provided:	Cost of Services Provided:
September 2020 - March 2021	\$7,200

General Professional Services Questionnaire

PROJECT NO. 5	
Project Name, Location and Owner's contact information:	Description of Services Provided:
State Project No. H.007214 East Ames Boulevard -- Colvin Law Firm (504) 367-9001	Appraisals for East Ames Boulevard Improvements- Right-of-Way Forms A and C
Length of Services Provided:	Cost of Services Provided:
May 2020 - August 2021	\$21,000

PROJECT NO. 6	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of Work Area Easement on Bayou Road - West Jefferson Levee District -- Owen Bordelon (504) 451-2790	Appraisal of a temporary work area easement
Length of Services Provided:	Cost of Services Provided:
April - May 2020	\$2,500

General Professional Services Questionnaire

PROJECT NO. 7	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of Work Area Easement on River Road - West Jefferson Levee District -- Owen Bordelon (504) 451-2791	Appraisal of a temporary work area easement
Length of Services Provided:	Cost of Services Provided:
September - December 2018	\$2,800

PROJECT NO. 8	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Appraisal of Access Road Servitude on Peters Road - West Jefferson Levee District -- Colvin Law Firm (504) 367-9001	Appraisal of permanent access road servitudes
Length of Services Provided:	Cost of Services Provided:
October 2018 - January 2019	\$4,800

General Professional Services Questionnaire

PROJECT NO. 9	
Project Name, Location and Owner's contact information:	Description of Services Provided:
State Project No. H.0007208 Harvey Boulevard Ext. (Peters Road - Manhattan) -- Colvin Law Firm (504) 367-9001	Appraisals for Harvey Boulevard Extension Right-of-Way Forms A and C
Length of Services Provided:	Cost of Services Provided:
February - September 2017	\$17,400

PROJECT NO. 10	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Market Rent Estimate - 2012 Jefferson Highway -- Jefferson Parish Public School System -- Patricia Adams (504) 365-5366	Market Rent Estimate for the former Patrick Taylor School
Length of Services Provided:	Cost of Services Provided:
May - June 2016	\$3,500

General Professional Services Questionnaire

L. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A		
2.		
3.		
4.		

M. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

N/A

N. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature: 

Print Name: Lauren E. Snider

Title: Appraiser

Date: 04/21/22

QUALIFICATIONS OF THE APPRAISER

LAUREN E. SNIDER, MAI

PROFESSIONAL EXPERIENCE

Commercial Real Estate Appraiser – Snider Appraisal, LLC, Metairie, Louisiana, *August 2019 – present* – A commercial and industrial real estate appraisal firm performing appraisal and review work within Louisiana and Mississippi.

Commercial Real Estate Appraiser – Argote, Derbes, & Tatje, LLC/Valbridge Property Advisors/Argote, Derbes, Graham, Shuffield, & Tatje, Inc., Metairie, Louisiana, *November 2007 – present* – (Previously a Real Estate Assistant/Trainee) A full-service real estate appraisal and consulting firm founded in 1987 which specializes in commercial and industrial real estate appraisals along the Gulf South with three partners and one associate holding the MAI designation.

Construction Estimator – BELFOR Property Restoration, New Orleans, Louisiana, *June 2006 – October 2007* - An international disaster recovery and property restoration company with a temporary local office to aid in the reconstruction following Hurricane Katrina.

Project Assistant – Tulane University – Capital Projects & Real Estate Group – New Orleans, Louisiana – *April 2005 – June 2006* – The internal department which oversees on-campus construction projects over \$500,000 and manages off-campus real estate holdings.

DESIGNATIONS & ASSOCIATIONS

Louisiana Certified General Real Estate Appraiser - License No. G3895

Mississippi Certified General Real Estate Appraiser - License No. GA-1292

MAI Member, Appraisal Institute – No. 571936

Chapter Secretary Elect 2021

Candidate for Designation, Appraisal Institute (Appraisal Review Designation)

International Right of Way Association

Chapter Secretary 2020-2021

EDUCATION & TECHNICAL TRAINING

Bachelor of Business Administration in Finance, The George Washington University School of Business and Public Management, Washington, D.C. - *May 2004* – Presidential Academic Scholar - Relevant coursework includes Real Estate Investment, Real Estate Finance & Fixed-Income Security Valuation, Real Estate Development Cases, Investment & Portfolio Management, Money & Capital Markets, Financial Statement Analysis, Regression Analysis

QUALIFICATIONS OF THE APPRAISER

LAUREN E. SNIDER, MAI

(Continued)

EDUCATION & TECHNICAL TRAINING

Appraisal Institute Coursework:

Basic Appraisal Principals, Appraisal Institute, Basic Appraisal Procedures, Appraisal Institute, 15-Hour National USPAP Equivalent Course, Real Estate Finance, Statistics, and Valuation Modeling, General Appraiser Market Analysis and Highest & Best Use, General Appraiser Sales Comparison Approach, General Appraiser Site Valuation and Cost Approach, General Appraiser Income Approach – Part 1, General Appraiser Income Approach – Part 2, General Appraiser Report Writing & Case Studies, Advanced Income Capitalization, Advanced Market Analysis and Highest & Best Use, Quantitative Analysis, Advanced Concepts & Case Studies

International Right-of-Way Coursework:

Ethics and the Right-of-Way Profession, Easement Valuation, The Uniform Act Executive Summary

Continuing Education & Seminars:

UNO/Latter & Blum Economic Outlook & Real Estate Market Forecast Seminar (annual), Loyola University College of Business Real Estate and Forecast Seminar (annual), 7-Hour Equivalent USPAP Update Course (bi-annual), Business Practice & Ethics, Appraising Convenience Stores, ULI Emerging Trends in Real Estate, Fundamentals of the Uniform Standards for Federal Land Acquisitions, Eminent Domain & Condemnation, Pipeline Corridor Easements – Aren't They All the Same?



QUALIFICATIONS OF THE APPRAISER

2019

HENRY W. TATJE, III, MAI

BUSINESS ADDRESS: 512 North Causeway Boulevard, Metairie, Louisiana 70001
E-MAIL ADDRESS: h.tatje@adgst.com
WEB SITE adgst.com
BUSINESS TELEPHONE: 504 833-8234 ext 218 or 504 830-3864 (direct line)
FAX NUMBER: 504-830-3870

BUSINESS EXPERIENCE:

Appraiser – Realtor – Max J. Derbes, Inc. 1976 to 1983
Appraiser – Secretary/Treasurer – Metropolitan Valuation Services, Inc. 1983 to Present
Appraiser – Partner – Argote, Derbes, & Tatje, LLC 1986 to Present
(Formerly Argote, Derbes, Graham, Shuffield & Tatje, Inc.)
Broker – Partner – Derbes-Tatje, Realtors 1983 to Present
Broker – Owner – Cypress Property Management 1995 to Present

EDUCATION:

Graduate of Holy Cross High School, New Orleans, Louisiana 1972
Bachelor of Business Studies, Tulane University, New Orleans, Louisiana 1976
American Institute of Real Estate Appraisers:
Course IA - Basic Appraisal Principles Methods and Techniques 1976
Course IB - Capitalization Theory and Techniques 1977
Course 2 - Urban Properties: Application of Appraisal Theory and Technique 1978
Course 6 - Introduction to Real Estate Investment Analysis 1981
Seminar on Statistical Analysis for Real Estate Market Decisions 1977
Various other Seminars and Courses related to Continuing Education 1976 to Present

PROFESSIONAL ASSOCIATIONS:

Appraisal Institute MAI Certificate No. 7026
State of Louisiana General Real Estate Appraiser License/Certification No. G0321
National Association of Realtors
Louisiana Realtors Association
Saints Board of Realtors
Local Director 1981 to 1984
Treasurer 1985
Secretary 1986
Member of Various Committees 1981 to 1987
Jefferson Board of Realtors
The Chamber - New Orleans and River Region 1991 to Present
Chairman - River Area Council 1993

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

APPROVED APPRAISER FOR:

Chase Bank	Bank Plus
Mississippi River Bank	Hancock Bank
First American Bank – Vacherie	G E Capital Public Finance
First National Bank U.S.A.	Regions Bank
Capital One Bank	Bank of New Orleans
Gulf Coast Bank & Trust	Community Bank
First Bank & Trust - New Orleans	Whitney National Bank
Fidelity Homestead	Iberia Bank
State of Louisiana Department of Transportation and Development	

APPRAISAL ASSIGNMENTS COMPLETED FOR:

Department of the Navy	U.S. Department of Justice
U.S. Fish & Wildlife Service	GCR & Associates
U.S. Army Corps of Engineers	New Orleans Aviation Board
St. John the Baptist Parish	C.S.X. Corporation
St. Charles Parish	Marathon Oil Company
City of New Orleans	Port of New Orleans
Chevron Oil	Port of South Louisiana
U.S. Internal Revenue Service	Union Pacific Railroad
Travelers Insurance	F.D.I.C
City of Kenner	North Houston Bank.
Federal Bureau of Investigation (FBI)	Nalco Chemical Company
Schlumberger Offshore Services	Aristech Chemical Corp.
Phelps Dodge Corp.	Stolt-Neilson
Electro-Coal Transfer Co.	

MAJOR PROJECTS:

Appraisals of numerous large river front industrial sites and parcels of river batture fronting the Mississippi River in the industrial corridor between Baton Rouge and the mouth of the River, for various private and government entities.

Review of all commercial appraisals for site acquisitions over a 35 square block area in Mid City of New Orleans, Louisiana for New VA and LSU Hospitals.

Appraisals of numerous levee and drainage servitudes over varying properties for levee and drainage improvements in Jefferson, Plaquemines and St. Charles Parishes, post Hurricane Katrina, for U.S. Army Corps of Engineers and local levee districts, in southeast Louisiana.

Various other appraisal assignments, including single and multifamily residential, commercial, industrial, and vacant land for mortgage lending, expropriation, counseling, and other purposes.

Appraisals of Salt Domes and related pipelines in Louisiana and Texas for the U.S. Army Corps of Engineers for Strategic Oil Storage Program in the 1970's and early 1980's.

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT EXPERIENCE:

Qualified as an expert witness in the following jurisdictions:

United States Court, Eastern District of Louisiana
19th JDC, East Baton Rouge Parish, State of Louisiana
23RD JDC-Ascension Parish, State of Louisiana
29th JDC, St. Charles Parish, State of Louisiana
40th JDC, St. John the Baptist Parish, State of Louisiana
24th JDC, Jefferson Parish, State of Louisiana
25th JDC, Plaquemines Parish, State of Louisiana
Civil District Court, Parish of Orleans, State of Louisiana
United States Court of Federal Claims

COURT APPEARANCES AND DEPOSITIONS SINCE 1992:

SCF Waxler Marine, LLC--d/b/a SCF Liquids, vs.
MVS ARIS T, a bulk carrier ship, IMO # 9343895
Civil action Nos. 2:16-CV-902, 959, 1022, 1060, 1134, and 1614
Eastern District of Louisiana, Section A, Judge Jay C. Zainey
Deposition: September 7, 2018

Industrial Pipe, Inc., et al vs. Southeast Louisiana Flood Protections Authority West, et al
25th Judicial District Court, Parish of Plaquemines, State of Louisiana, Division A, 60-261
Deposition: February 2, 2018

Lafourche Basin Levee District, vs. Ridgeland Properties, LLC
29th Judicial Court for the parish of St. Charles, State of Louisiana, Division D- no. 80,377
Deposition: June 29, 2017
Video deposition for trial perpetuation: July 24, 2018

Enterprise Products Operating, LLC vs Southland Terminal, LLC
23rd JDC, Division "A", Parish of Ascension, State of Louisiana Docket No. 115,903
Deposition: March 4, 2017
Court Testimony: April 7, 2017

Dianne Sanchez et al vs Texas Brine, LLC et al
United State District Court, Eastern District Docket No. 13-CW-5227, Section A
Deposition: October 27, 2016.
Court Testimony: August 23, 2017

State of Louisiana vs. Angela D. wife of/and Mark L. Magee
24th JDC, Division A, Jefferson Parish, State of Louisiana Docket No. 709-308
Deposition: June 20, 2016
Court Testimony: September 16, 2016

St. Rose Farms, Inc. vs. Earl A. Folse
23rd JDC, Division E, St. James Parish, State of Louisiana Docket No. 35991
Appraisal of a small parcel of Mississippi River batture, Convent, Louisiana
Court Testimony: May, 3, 2016

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT APPEARANCES AND DEPOSITIONS SINCE 1992: (Continued)

East Bank Consolidated Special Service Fire Protection District of Jefferson Parish Louisiana vs. Posey R. Bowers, Jr.

24th JDC, Division I, Jefferson Parish, State of Louisiana

Docket No. 739-787

Appraisal of a small sliver of land, Veterans Memorial Boulevard near N. Causeway Boulevard, Metairie, Louisiana

Deposition: December 8, 2015

Board of Supervisors of Louisiana State University and A&M College vs. Dixie Brewing Co., Inc.

Civil District Court, Parish of Orleans, State of Louisiana, Division J, Section 5 Case No. 2010-4351

Review of Appraisals of an old, abandoned, former beer brewery, 2401 Tulane Avenue, New Orleans, Louisiana

Deposition: January 8, 2015

Sid-Mar's Restaurant & Lounge, Inc., Marion Gemelli Burgess, and Sidney Kent Burgess vs.

State of Louisiana, Through the Governor and/or the Division of Administration, State Land Office

24th JDC, Division K, Jefferson Parish, State of Louisiana Docket No. 632-032

Summary Appraisal Report, Vacant Commercial Site, 1824 Orpheum Avenue, Lots 1, 2 and 3, Square 128, Metairieville, Subdivision, Metairie, Louisiana

Deposition: July 16, 2009

Court Testimony: November 12, 2014

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College vs. Marshall F. Gerson, et al

Civil District Court, Parish of Orleans, State of Louisiana, Division I

Case No. 2011-2614

Review of Appraisals of Small One Story Commercial Building, 1831-35 Tulane Avenue, New Orleans, Louisiana, For Property Acquisitions for Proposed New LSU Medical Center

Court Testimony: October 28, 2014

Board of Supervisors of Louisiana State University College vs. Southern Electronics Supply, Inc.

Civil District Court, Parish of Orleans, State of Louisiana, Division L

Case No. 2011-1631

Technical and Factual Review of Appraisal of Office/Warehouse/Service Building Property at 1901 Tulane Avenue, New Orleans, Louisiana

Deposition: September 5, 2014

Court Testimony: October 24, 2014

Edwin and Catherine Pearson vs. Jack A. Blossman, Sr., J.A.B.T.F., Inc., Robert L. Torres, Sr., and Tammany Holding Corporation

22nd JDC, Division C, St. Tammany Parish, State of Louisiana

Case No. 99-13849

Appraisal of ±7.2 Acre Vacant Parcel of Land, Oak Harbor Blvd., at Howze Beach Road, Slidell, Louisiana

Court Testimony: October 23, 2014

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT APPEARANCES AND DEPOSITIONS SINCE 1992: (Continued)

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College
vs. Michael P. Villavaso

Civil District Court, Parish of Orleans, State of Louisiana, Division D Case No. 2011-3852

Review of Appraisals of Vacant Commercial Site, 1837 Tulane Avenue, & 316-68 S. Roman Street, New Orleans, Louisiana For Property Acquisitions for Proposed New LSU Medical Center

Deposition: June 12, 2014

Proffer of Testimony: June 12, 2014

Catherine Lebeouf Moore, Troy Lebeouf, Charmaine Lebeouf, Barbara Lebeouf, and The Succession of Elmo Lebeouf, Jr. vs. Lebeouf Real Estate Company, et al

23rd JDC, Section D, St. James Parish, State of Louisiana

Docket No. 35191

Retrospective Appraisal, ±170 Acre Primarily Vacant River Front Site, at Brookstown Community, West Bank Of Mississippi River, Near River Mile 164.5 and Village Of St. James, St. James Parish, Louisiana

Deposition: April 29, 2014

Court Testimony: May 14, 2014

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College

vs. Tukandu, Inc., et al Civil District Court, Parish of Orleans, State of Louisiana, Division M Case No. 11-1588

Review of Updated Appraisals of Small Two Story Commercial/Rooming House Bldg, 1926-34 Canal Street, New Orleans, Louisiana for Property Acquisitions for Proposed New LSU Medical Center

Deposition: April 10, 2014

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College
vs. DEO Company, Inc., et al

Civil District Court, Parish of Orleans, State of Louisiana, Division G

Case No. 2010-8717

Technical and Factual Review Appraisals of Tenant Occupied Commercial Property at 2217-31 Tulane Avenue, New Orleans, Louisiana

Court Testimony: February 5, 2014

St. Bernard Parish Government, et al vs. The United States of America

United States Court of Federal Claims

Case No. 05-1119L

Appraisal of Flood Damage Appropriate Rent Payment Resulting from a Temporary flowage easement over eleven varying properties as a result of flooding caused exclusively by the breaching of the levees of the Mississippi River Gulf Outlet

Deposition: September 27, 2013

Parish of Jefferson vs. Katie Sternberger

24th JDC, Division I, Jefferson Parish, State of Louisiana

Docket No. 719-094

Appraisal of Single Family Residence at 1008 N. Lester Avenue, Metairie, Louisiana for Expropriation

Court Testimony: July 12, 2013

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT APPEARANCES AND DEPOSITIONS SINCE 1992: (Continued)

Religious & Celeste, LLC vs. Cambrie Celeste, LLC, Steven Anderson, et al
United States Bankruptcy Court for Eastern District of Louisiana Section B Case No. 10-11958
Appraisal of 12 Unit Condominium Project, 621 Celeste Street, New Orleans, Louisiana
Court Testimony: April 22.

St. Charles Parish Land vs. City of New Orleans by and through the New Orleans Aviation Board
29th JDC, Division D, St. Charles Parish, State of Louisiana Case No. 72,824
Retrospective Appraisal of Wetlands and Canal Areas under Runway, Louis Armstrong Airport for Expropriation, St. Charles Parish, Louisiana
Deposition: October 3, 2011
Court Testimony: March 6, 2013

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College vs. Boudreaux's Tire & auto Repair, L.L.C., et al
Civil District Court, Parish of Orleans, Division B, Section 15 Case No. 2010-8662
Small Two-Story Commercial/Warehouse Building at 2301-09 Tulane Avenue, New Orleans, Louisiana
Deposition: December 15, 2011
Deposition: March 13, 2012
Court Testimony: November 15, 2012

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College vs. Southern Electronics Supply, Inc. (F/K/A Southern Radio Supply Company, Inc.), et al
Civil District Court, Parish of Orleans, Division L, Section 6 Docket # 2011-1631
Review of Appraisal of Office/Warehouse Building at 1909 Tulane Avenue, New Orleans, Louisiana for Expropriation for New LSU Hospital
Deposition: September 5, 2012
Court Testimony December 7 & 8, 2014

Hudson Americas, LLC vs. B-G & G Investors IV and V
U.S. Bankruptcy Court, Eastern District of Louisiana Case Nos. 12-10307 & 12-10308
Appraisal of Two Apartment Complexes, New Orleans, Louisiana
Court Testimony: July 27, 2012

Sugar Hill vs. United States
United States Court of Federal Claims Case No. 09-690 (Fed Cl.)
Appraisal of Recreational Vehicle Park, Convent, Louisiana
Deposition - December 22, 2011
Court Testimony January 26, 2012

Phillip Family et al vs. Bayou Fleet Partnership
29th JDC, St. Charles Parish, State of Louisiana
Appraisal of Riparian Rights to Mississippi River Batture, Hahnville, Louisiana
Deposition - October 24, 2011
Court Testimony - October 26, 2011

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT APPEARANCES AND DEPOSITIONS SINCE 1992: (Continued)

Entergy Louisiana LLC vs. Harvey Canal Holdings III, LLC, et al
24th JDC, Jefferson Parish, State of Louisiana
Appraisal Review of Power Line Right-of-Way Over Vacant Industrial Land, Harvey, Louisiana
Deposition - September 26, 2011

Board of Supervisors of LSU vs. 2400 Canal, LLC
Civil District Court, Parish of Orleans, State of Louisiana
Review of Appraisals of 6 Story Office Building, New Orleans, Louisiana
Deposition - September 8, 2011

Board of Supervisors of LSU vs. Oreo, LLC
Civil District Court, Parish of Orleans, State of Louisiana
Appraisal Review of Small Improved Commercial Property, New Orleans, Louisiana
Deposition - May 12, 2011

West Jefferson Levee District vs. Allstate Financial Company/Choice Property and Advance Mortgage Co., LLC
24th JDC, Jefferson Parish, State of Louisiana
Appraisal of Vacant Wetland Acreage, Avondale, Louisiana
Deposition - May 3, 2011

Shell Pipeline Company, L.P., vs. Beaulieu Plantation, Inc.
18th JDC, Division A, West Baton Rouge Parish, State of Louisiana Case No. 34,883
Appraisal of Pipeline Rights-of-Way through Mississippi River Batture, Port Allen, Louisiana
Deposition - October 3, 2007

LA Homes, Inc., vs. Parish of Jefferson, et al
24th JDC, Division H, Jefferson Parish, State of Louisiana Docket No. 590-500
Appraisal of Vacant Commercial Land, Marrero, Louisiana
Court Testimony - March 28, 2006

Fashion Plantation, LLC vs. Union Pacific Railroad Company
United States District Court, Eastern District of Louisiana Case No. 03 - 1812 (N) (3)
Market Consultation on Value Loss from Denial of Railroad Crossing
Deposition - March 7, 2005

Charles Elmer vs. West Jefferson Levee District
24th JDC, Division B, Jefferson Parish, State of Louisiana Docket No. 375 - 817
Appraisal of 100 Acres Tract of Vacant Land, Westwego, Louisiana
Deposition - November 11, 2003

Pontchartrain Levee District vs. Charles A. Ostarly, et al
29th JDC, Division D, St. Charles Parish, State of Louisiana
Appraisal of Wetlands for Levee Right-of-Way, St. Rose, Louisiana
Court Testimony - December 17 and 18, 2002

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

COURT APPEARANCES AND DEPOSITIONS SINCE 1992: (Continued)

United States of America vs. Marcia P. Shornstein, et al
United States District Court, Eastern District of Louisiana,
Mag. Division I, Section P Case No. 95-2337
Davis Pond Freshwater Diversion Project
Deposition and Court Testimony - October, 1996

Louisiana Department of Transportation Development vs. Charbonnet, et al
U.S. Highway 90 at I-510/State Project 450 - 43 - 47/I-410 N. O. Loop
(Gulf Outlet Bridge - I-10)
New Orleans, Louisiana
Deposition - January 1995

Chevron Pipeline Company vs Bertha Coleman Riley, et al
Empire Terminal
25th Judicial District Court
Plaquemine Parish, Louisiana
Court Testimony - August, 1994

Parish of Jefferson vs. Marie Krantz
Sunset Boulevard Right-of-Way
24th Judicial District Court
Jefferson Parish, Louisiana
Court Testimony - February, 1994

Finest Foods, Inc. vs. Greater Lakeside Corp.
24th Judicial District Court
Jefferson Parish, Louisiana
Court Testimony - December, 1992

Sheryl LeBlanc, et al, vs. Janell Faul, et al
24th Judicial District Court
Jefferson Parish, Louisiana
Court Testimony - December, 1992

Del Remy Corp & Fidelity Insurance Corp. vs. Lafayette Insurance Company
Single Family Home Fire Claim
40th Judicial District Court
St. John the Baptist Parish, Louisiana
Court Testimony - February, 1992

QUALIFICATIONS OF THE APPRAISER

(Continued)

HENRY W. TATJE, III, MAI

PUBLICATIONS AUTHORED OVER THE PAST 10 YEARS:

None

BASIS FOR COMPENSATION FOR APPRAISAL REPORTS AND TESTIMONY:

\$300.00 Per Hour

Qualifications – 2019

QUALIFICATIONS OF THE APPRAISER
R. DUNBAR ARGOTE, MAI

Education:

Bachelor of Science Degree in Marketing and Management
Louisiana State University in New Orleans, completed 1967

Appraisal Courses:

Case Study Seminar on Income Property Financing, Mortgage Bankers Association, 1973.
Capitalization Theory and Techniques, American Institute of Real Estate Appraisers, 1973.
Real Estate Investment Analysis, American Institute of Real Estate Appraisers, 1974.
Urban Properties, American Institute of Real Estate Appraisers, 1978.
Real Estate Investment Decision Making, University of New Orleans, 1983.

Seminars attended on appraisal topics include:

The Appraisal of Local Retail Properties	Litigation Appraising
Partial Interest Valuation	Complex Litigation
Case Studies: Highest & Best Use	Advanced Spreadsheet Modeling
Appraising from Blueprints & Specifications	Business Practices & Ethics
The Art of Real Estate Feasibility Analysis	Creating Reliable Valuations
Going Concern Appraisals	Marketing Analysis
Office Building Valuation	USPAP Update
Self Storage Economics & Appraisals	Real Estate Contracts
Appraising Distressed Properties	Scope of Work
Business Practices & Ethics	Forecasting Revenue
Going Concern Appraisals	Real, Tangible & Intangible Assets

Designations and Associations:

Louisiana Certified General Real Estate Appraiser; License No. G-0134.

Mississippi Certified General Real Estate Appraiser; License No. GA-631.

MAI; Certificate No. 5801

Member of the Board of Examiners-Experience of the American Institute of Real Estate Appraisers (1986-1989);

Member of the Louisiana Chapter of the Appraisal Institute, having served as a member of the former Louisiana/Mississippi Chapter Board of directors (1985-1986); Chairman of the Admissions Committee (1985-1986); Treasurer (1987); Secretary (1988); Vice President (1989); President (1990);

Licensed Real Estate Broker, State of Louisiana

Broker with Great Southern Properties Corporation

Member of the New Orleans Metropolitan Association of Realtors.

QUALIFICATIONS OF THE APPRAISER

(Continued)

R. DUNBAR ARGOTE, MAI

Seminars Presented on Appraisal Topics:

Appraising Commercial and Investment Property
HP Operations and Procedures
Appraisal of Office Buildings
H.P. Calculator Use in Appraisals of Offices and Apartments
Office Building Appraisal and Feasibility
Asset Management: Valuation, Analysis and Disposition
Review Appraisals for Commercial and Residential Property
Appraisal Review

Business Experience:

August 2016 to Present: Member of Argote, Derbes & Tatje, LLC, a real estate appraisal and consulting firm specializing in conducting market surveys, feasibility analyses, and commercial and industrial real estate appraisals. It was formed as the successor to Argote, Derbes, Graham, Shuffield & Tatje, Inc. Each of the three LLC members holds the MAI designation and has extensive experience in real estate appraisal and counseling.

The firm covers the entire Gulf South Area and has completed appraisal assignments in Texas, Mississippi and Alabama, in addition to Louisiana. The principals have served as review appraisers and consultants to a wide list of financial institutions in the analysis of real estate investments throughout this area and in Florida.

March 2013 to August 2016: Senior Managing Director of Valbridge Property Advisors | Argote, Derbes, Graham, Shuffield & Tatje, Inc., a real estate appraisal and consulting firm specializing in conducting market surveys, feasibility analyses, and commercial and industrial real estate appraisals.

January 1986 to March 2013: President and Real Estate Appraiser with Argote, Derbes, Graham, Shuffield, & Tatje, Inc. a real estate appraisal and consulting firm specializing in conducting market surveys, feasibility analyses, and commercial and industrial real estate appraisals.

May 1981 to December 1985: Real Estate Appraiser and Consultant - President of Great Southern Appraisal Corporation. Appraisal assignments have been completed in Louisiana, Texas, Mississippi, Alabama and Florida.

May 1973 to April 1981: Vice President/Real Estate Appraiser in the Income Loan Department of Standard Mortgage Corporation in New Orleans, Louisiana, which was the exclusive mortgage loan correspondent in the local area for several major life insurance companies, including Aetna Life, Connecticut General, Metropolitan Life, State Farm, and John Hancock.

November 1971 to April 1973: Real estate salesman, specializing in real estate syndication and property management with Bienville Associates, Inc., located in New Orleans, Louisiana.

QUALIFICATIONS OF THE APPRAISER

(Continued)

R. DUNBAR ARGOTE, MAI

Appraisal assignments completed since May 1981, include a wide range of proposed and existing facilities. Some of the more unique properties appraised include automobile dealerships, seafood plants, hotels, nursing homes and recreational water parks. Review appraisals and counseling has been completed for a wide variety of clients, including banks and savings and loan associations, attorneys and private individuals.

A list of major appraisal assignments is available upon request. A partial list is shown below:

Financial Institutions

American Bank & Trust	First American Bank	Kennedy Funding
Arbor Commercial Mortgage	First Bank & Trust	LaSalle National Bank
Bank Corp. South	First Guaranty Bank	Merrill-Lynch
Bank of East Asia	First Merit Bank	MMA Realty Capital
Bank of New Orleans	First National Bank, USA	Morgan Stanley Mortgage Capital
Biz Capital	First NBC	Omni Bank
BOL, Inc.	FM Bank	Quick Funding
Capital Crossing Bank	GE Capital	Red River Bank
Capital One Bank	Greenwich Capital	Regions Bank
Central Progressive Bank	Guggenheim Commercial Real Estate	Resource Bank
Charter One Bank	Gulf Coast Bank	Silvergate Bank
Community Bank	Hancock Bank	Southwest Bank of Texas
Compass Bank	IBC Bank	Washington State Bank
Dryades Savings Bank	Iberia Bank	Whitney National Bank
Fidelity Bank	JP Morgan Chase Bank	

Private Clients / Businesses

Alderwood Group	Entertainment Properties Trust	Robert Levis Development Corp.
Bella Luna Catering, Inc.	Eustis Mortgage Corporation	Ruth's Chris Steak House
CB Richard Ellis	Franco's Athletic Club	Stirling Properties
Chrysler Realty	Judah Hertz	Stuart Hall School
CommCare Corporation	LSU Health System	Toyota Financial
Compass Financial	Magnolia Management	Trinity Yachts
Consumer Credit Counseling	Mt. Carmel School	Tulane University
Daily Equipment Company	Pepsi Beverages Company	Valero Energy Corp.
Daughters of Charity	Preservation Resource Center	WTC Investment, LLC
Dow Chemical	RLJ Development Partners	

Attorneys

Adams & Reese, LLP	Gordon Arata	Reasonover & Olinde, LLC
Baked Donelson	LeBanc Butler, LLC	Roth, Murphy, & Sanford, LLP
Christovich & Kearney, LLP	Liskow & Lewis	Steege & O'Connor, LLC
Coleman Johnson	McGlinchey Stafford	Taylor Porter

Government

Charity Hospital	Louisiana Superdome Commission	St. James Parish
Housing Authority of New Orleans	LSU Health Sciences Center	State of Louisiana
Internal Revenue Service	New Orleans Recovery Authority	Port of New Orleans
Jefferson Parish		

QUALIFICATIONS OF THE APPRAISER

LEWIS J. DERBES, MAI
Louisiana State Certified
General Real Estate Appraiser #G0197

Educational and Technical Training:

Bachelor of Business Administration in Finance & Business Economics (Cum Laude), University of Notre Dame, 1971

American Institute of Real Estate Appraisers:

Course I	-	Real Estate Appraisal	1969
Course II	-	Urban Property Appraisal	1972
Course IV	-	Condemnation Appraisal	1976
Course 1B1	-	Capitalization Theory & Techniques Part 1, (Exam Only)	1983
Course 1B2	-	Capitalization Theory & Techniques Part 2, (Exam Only)	1983
Course 1B3	-	Capitalization Theory & Techniques Part 3, (Exam Only)	1983

Society of Real Estate Appraisers:

Narrative Report Writing Seminar			1981
Course 101	-	An Introduction to Appraising Real Property, (Exam Only)	1980
Course 102	-	Principles of Income Property Appraising, (Exam Only)	1981

Realtors National Marketing Institute:

CID Course I	-	Principles of Commercial Property	1972
CID Course A	-	Fundamentals of Real Estate Investment & Taxation	1973
CID Course B	-	Fundamentals of Real Estate Development for Users	1973

Louisiana Realtors Institute:

Courses I, II & III			1969 - 1972
---------------------	--	--	-------------

Professional Designations:

MAI Member of the Appraisal Institute, MAI Certificate No. 6772

State of Louisiana State Certified General Real Estate Appraiser #G0197

State of Mississippi State Certified General Real Estate Appraiser Non-Resident GA-576

Graduate, Realtors Institute (G.R.I.) designated Member of the Louisiana Realtors Association

Professional Association Memberships:

Appraisal Institute
Metropolitan New Orleans Association of Realtors
Louisiana Realtors Association
National Association of Realtors

Positions Held:

President, Louisiana Chapter of the Appraisal Institute, 1992
Member, City Board - Jefferson, Hibernia National Bank, 1987 - 1988
Member, Board of Directors & Executive Committee, Hibernia National Bank in Jefferson Parish (formerly First Metropolitan Bank), 1974 - 1986
Member, Real Estate Advisory Committee, Louisiana Real Estate Commission, 1976 - 1977
Member, Board of Directors, Louisiana Realtors Association, 1975 - 1983

QUALIFICATIONS OF THE APPRAISER
(Continued)

LEWIS J. DERBES, MAI
Louisiana State Certified
General Real Estate Appraiser #G0197

Positions Held (continued):

Vice President Area III and Member, Executive Committee, Louisiana Realtors Association, 1980
President, Jefferson Board of Realtors, 1980 & 1981
Treasurer, New Orleans Chapter 126, Society of Real Estate Appraisers, 1976 - 1982
President, New Orleans Chapter 126, Society of Real Estate Appraisers, 1983
Treasurer, Greater New Orleans Chapter, Realtors National Marketing Institute, 1976 - 1985
Vice-Chairman, Education Committee, Louisiana Realtors Association, 1976 - 1977
Approved Instructor in Appraising for Louisiana Real Estate Commission, 1975 - 1983
Program Coordinator, Annual Condemnation Seminar, Chapter 43, American Right of Way Association, 1976 - 1978
Treasurer, Louisiana Chapter 43, International Right of Way Association, 1979
Member, Long Range Planning Committee, Louisiana Realtors Association, 1980 & 1982
Vice President Area 1, Jefferson Board of Realtors, 1978
Secretary, Jefferson Board of Realtors, 1980
Member, Executive Committee, Jefferson Board of Realtors, 1979 - 1982
Member, Young Advisory Council of the Society of Real Estate Appraisers, 1982

Business Experience:

May 1971 to July 1976 - Realtor-Appraiser with the firm Charles J. Derbes, Realtors, Metairie, Louisiana. Real estate salesman specializing in commercial and investment properties. Real estate appraisal experience included single family residential, multi-family residential, vacant urban and rural tracts, office buildings and industrial properties. Appraisal clients included commercial banks, attorneys and individuals as well as local and state government agencies. Primary territory covered was the seven parishes (counties) which make up the Metropolitan New Orleans Area.

August 1976 to August 1983 - Vice President with the real estate appraisal and counselling firm, Max J. Derbes, Inc., New Orleans, Louisiana. Appraisal and counselling experience consisted of appraisals of residential, commercial, industrial and investment properties as well as numerous special purpose type properties. Appraisal clients included commercial banks and savings and loan associations; local, state and federal governmental entities; corporations and individuals. Primary appraisal territory was southern Louisiana, but assignments included properties across the entire state of Louisiana as well as Mississippi, Alabama and Texas.

October 1979 to August 1983 - Vice President-Manager and Senior Appraiser with Metropolitan Appraisal Service, Inc., a subsidiary of Max J. Derbes, Inc. Manager of staff of seven appraisers doing residential and commercial appraisal assignments for mortgage lending by commercial banks and savings and loans in the Metropolitan New Orleans area.

August 1983 to December 1985 - President and principal of Metropolitan Valuation Services, Inc. (successor of Metropolitan Appraisal Service, Inc.), Metairie, Louisiana. Appraisal clients included commercial banks, savings and loans, governmental agencies, corporations and individuals. Primary appraisal and counselling territory was southern Louisiana, with assignments extending territory covered to northern and western Louisiana and Mississippi. Vast majority of assignments were commercial, industrial and investment type properties.

August 1983 to Present - Principal broker and partner of the real estate brokerage firm, Derbes-Tatje, Realtors. Sales and leasing activities are typically commercial and investment type properties, representing owner as well as purchasers.

QUALIFICATIONS OF THE APPRAISER
(Continued)

LEWIS J. DERBES, MAI
Louisiana State Certified
General Real Estate Appraiser #G0197

Business Experience: (Continued)

January 1986 to Present - Principal in the real estate appraisal and counselling firm of Argote, Derbes, Graham, Shuffield and Tatje, Inc., Metairie, Louisiana. Firm covers the state of Louisiana as well as bordering Gulf South states. Vast majority of appraisal assignments are commercial, industrial and investment type properties.

Court Testimony

Approved as an Expert Real Estate Appraiser in the 17th Judicial Court, Parish of Lafourche, Louisiana

Approved as an Expert Real Estate Appraiser in the Judicial District Court, Parish of Jefferson, Louisiana

Approved as an Expert Real Estate Appraiser in the Judicial Courts, Parish of Orleans, Louisiana

Approved as an Expert Real Estate Appraiser in the Judicial District Court, Parish of Vermillion, Louisiana

Approved as an Expert Real Estate Appraisal in Chancery Court, Madison County, Mississippi

Approved as an Expert Real Estate Appraiser in United States Bankruptcy Court, Eastern District of Louisiana

Major Valuation Assignments:

Large Garden Apartment Projects in Orleans and Jefferson Parishes and in Baton Rouge, Louisiana

Condominium Projects in Orleans, Jefferson and St. Tammany Parishes and in Baton Rouge, Louisiana

Subdivisions in Orleans, Jefferson and St. Tammany Parishes, Louisiana

Office Buildings in Orleans, Jefferson, St. Bernard, St. Tammany, St. Charles, St. John the Baptist Parishes and in Baton Rouge and Lafayette, Louisiana

Shopping Centers (neighborhood, community/specialty centers and regional malls) in Orleans, Jefferson, St. Bernard, St. Tammany, St. John the Baptist Parishes; as well as Alexandria, Hammond, Houma and Baton Rouge, Louisiana; Bay St. Louis, Jackson and Laurel, Mississippi; West Palm Beach, Weeki Wachee and Dunnellon, Florida; San Antonio, Texas City and El Paso, Texas; and Mobile, Alabama

Nursing Homes in over 15 parishes in Louisiana

Hotels/Motels in Orleans, Jefferson and St. Tammany Parishes, Louisiana as well as in Dallas, Texas and Hattiesburg, Mississippi

Restaurants in Orleans and Jefferson Parishes, Louisiana

Large acreage tracts including timberland, farm land, and marshlands across Louisiana

Industrial Properties including manufacturing facilities, cold storage facilities and warehousing facilities across southern Louisiana

Various special purpose properties, historic properties, and multi-use properties across the state of Louisiana