

DESOTO PARISH POLICE JURY

March 04, 2024 at 5:03 PM Solid Waste Committee

Police Jury Meeting Room, 101 Franklin Street, Mansfield, LA 71052

AGENDA

- A. CALL TO ORDER
- **B. CALL FOR ADDITIONS AND DELETIONS**
- C. GUEST AND PUBLIC COMMENTS
- D. SOLID WASTE ITEMS
 - 1. Award high bid for scrap metal
 - 2. Discuss and take action for the purchase in the Town of Stonewall for the purpose of constructing a new compactor site
 - 3. Award low bid for two (2) roll off trucks at the Landfill
- E. ADJOURN

2024 Scrap Metal for Solid Waste

WC Robbins, LLC DBA DeSoto Iron & Metal	AH Rental (Blake Bedsole)	Company Name
\$57.71	\$50.89	Price per Ton
vendor p/u	vendor p/u	Pick Up

^{***} Recommends awarding to WC Robbins LLC DBA DeSoto Iron & Metal

DeSoto Parish Police Jury INVITATION FOR PROPOSALS

The DeSoto Parish Police Jury is requesting written quotes for the scrap metal and handling fees to remove scrap metal at the Mundy Sanitary Landfill located at 2712 US-84, Mansfield, LA 71052, in accordance with the terms and conditions of this invitation. The DeSoto Parish Police Jury desires to participate in a FIXED FEE for scrap metal during the duration of the service agreement.

Bidders should respond with their per ton FIXED FEE to be subtracted from the going market price for Scrap Metal based upon the American Metal Market (AMM). The fixed fee price submitted shall reflect any and all costs and/or fees for the vendor to supply containers, weigh the full load, haul the containers, and any other administrative cost/fees needed to fulfill service agreement. All pricing and quotes must be submitted on a gross ton basis. The quotes will be reviewed, accepted, and awarded according to the DeSoto Parish Police Jury procedures.

Sealed proposals will be accepted until <u>Monday</u>, <u>February 26</u>, <u>2024</u>, <u>at 2:00 p.m.</u> at the DeSoto Parish Police Jury Purchasing Department, 101 Franklin Street, Mansfield, LA 71052. At that time, proposals will be opened and read aloud. As this is a sealed invitation to bid, NO FAXED OR E-MAIL BIDS will be allowed or accepted.

Sealed Proposal documents may also be submitted to Bidepress.com. If you have any questions regarding the electronic bidding process, please contact express at 1-888-352-BIDX (2439).

The DeSoto Parish Police Jury reserves the right to reject or accept any bids and/or waive any informalities in any bid and to accept other than the highest bid should it be determined to be in the best interest of the Parish.

INSTRUCTION TO BIDDERS

• The intent of this request is that the bidder shall furnish all labor, materials, tools, equipment, and transportation necessary for the proper execution of this service agreement.

• The bidder is responsible for cor Page 3 e with all Federal, State, and local laws, ordinances and licenses required.

- The proposals must be submitted on the blank form provided.
- The form and any other document required to be submitted as the Bid shall be enclosed in a sealed envelope. Place in the lower left-hand corner of the envelope **SCRAP METAL QUOTE**.
- Proposal documents may be obtained from DPPJ Purchasing Department or Bidexpress.com.
- Bidder is responsible for the timely delivery at the location designated for receipt of Bids. Bids received after the deadline will not be considered.

GENERAL SPECIFICATIONS:

- Bidder must immediately upon pickup of a container weigh the truck at the Mundy Sanitary Landfill scale and/or the scale agreed upon by both parties.
- The awarded vendor will then PAY the Parish the difference between the AMM price on the day of the pick-up minus the per ton fixed fee submitted, multiplied by the actual tonnage of scrap metal picked up from the Mundy Sanitary Landfill. Payment shall be made on a monthly basis via check made payable to "DeSoto Parish Police Jury" and will be accompanied by a ticket showing at a minimum, the actual pick-up date, the truck weight (empty), the truck weight (full), the gross scrap metal tons, the AMM price on the day of pickup, the vendors fee, and the net payment to the Parish. A statement must be accompanied by the AMM price sheet and the weight ticket from the certified scale.

The awarded vendor must supply the Parish with the AMM price sheet for each day that a collection is made.

The Vendor also agrees to supply the Parish with a container in good condition. These containers must be maintained in good condition throughout the service/contract period and will be switched upon demand with no additional charge for trucking and/or dumpsters.

ADMINISTRATIVE REQUIREMENTS

- Bid prices shall remain in effect for thirty (30) days.
- Liability insurance to be included with the bid per Parish requirements. Failure to do so will result in forfeit of bid.
- Bidders must submit with their bid package the "AMM Scrap Iron and Steel Prices" for the day prior to the bid due date.
- Any questions concerning this bid must be submitted in writing to Jennifer Woods, Page 4 asing Agent at iwoods@desotoppi.com

• Deadline for questions is February 19, 2024, at 2:00 p.m. and answers will be done by an addendum, no later than February 21, 2024.

CONTRACT TIME LIMIT

The contract will run for one (1) full year from the date of the award. The Parish reserves the right to extend the contract for up to one year, upon mutual written agreement. The Parish further reserves the right to cancel the contract after giving 30 days written notice to do so.

AWARD AND/OR REJECTION OF BIDS

The Parish will evaluate each bid to determine if the bidder has demonstrated experience for performing the required services, if they are properly licensed and permitted, if they have the proper equipment in both sufficiency and rating to perform the work.

Contract will be awarded to the responsible bidder submitting a valid and complete bid. The bidder to whom the award is made will be notified as soon as possible.

The Parish reserves the right to reject any and all Bids. Additionally, the right is reserved to reject any Bid where an investigation of the available evidence or information does not satisfy the Parish that the Bidder is qualified to properly carry out the terms of the Contract.

PICK-UP SCHEDULE

The Mundy Sanitary Landfill is open from 7:00 a.m. to 4:30 p.m. Monday through Friday and 7:00 a.m. to 12:00 p.m. on Saturday. Generally, the Parish will call the hauler at least twenty-four (24) hours in advance for the need for pickup service for the scrap metal. Service must be completed within 24 hours of request, which includes Saturdays.

The hauler will pay all costs associated with any damage to the facility due to negligence during any pick-up service.

INSURANCE REQUIREMENTS

Must provide certificate of insurance with DeSoto Parish Police Jury, 101 Franklin Street, Mansfield La. 71052, listed as certificate holder and additional insured with the following minimum requirements:

- General Liability should be a minimum of \$1,000,000 work must be performed by the company owner only.
- Workers' Compensation should be a minimum of \$1,000,000. No other employees are allowed to perform work on premises without Workers Compensation Insurance.
- Sub-Contractors will have to fo Page 5 same guidelines for insurance as the contractor.

SCRAP METAL BID SHEET

Page 6

218-294-551

PHONE NUMBER:

FAX:

EMAIL: Blobb 2003 by yord, corn
This document, in order to be considered valid, must be signed by a principal, officer or owner of the bidding firm. Such signature will attest to the fact that all terms, conditions, and specifications have been read, understood, and accepted by the bidder.

SCRAP METAL BID SHEET

1.	Scrap Metal – Picked up at the Mundy Sanitary Landfill
Per	gross ton fixed fee \$ 57.7]
This	bid includes Addendums:
	undersigned bidder understands the conditions and provisions of the bid and bid specifications, bidder agrees to such terms, provisions, and conditions.
CON	MPANY NAME: WC Robbins, LLC DBA DeSoto Iron & Metal
BY:	WC Robbins, LLC DBA Desoto Iron & Metal WC Robbins TITLE: DWNer /officer
	NAME (AUTHORIZED CORPORATE OFFICER)
SIGI	NATURE: 45 DATE: 2/26/24
	DRESS: 165 Radio Station Rd, Mansfield, LA 71052
	ONE NUMBER: 318-349-7845/318-510-0072FAX: N/A
	ALL: desotoironme tal égmail com
	document, in order to be considered valid, must be signed by a principal, officer or owner of the bidding firm. Such atture will attest to the fact that all terms, conditions, and specifications have been read, understood, and accepted by

the bidder.

2/26/24, 11:43 AM shred steel.jpg



Shreddable Steel

Last updated: 1 day ago

Find Scrap yard

\$167.71/ton



(60.58%) 30-Day Change

\$250.00









COMMON POLICY DECLARATIONS

THIS POLICY IS ISSUED BY THE COMPANY NAMED BELOW

COMPANY NAME:

Covington Specialty Insurance Company (A New Hampshire Stock Company)

BRANCH ADDRESS:

945 East Paces Ferry Road, Suite 1800, Atlanta, GA 30326-1160

POLICY NO.: VBA922894 00

PRIOR POLICY: VBA865507 00

NAMED INSURED:

WC ROBBINS LLC

MAILING ADDRESS:

558 TURNER ROBBINS MANSFIELD, LA 71052

POLICY PERIOD:

From 06/12/2023

06/12/2024

12:01 A.M. Standard Time at your Mailing Address above.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

COVER	AGE PARTS	- 4	PREMIUM
Commercial Prope	erty		\$ 1,645.00
Commercial Gene	ral Liability		\$ 1,739.00
Liquor Liability			\$ Not Covered
Commercial Inland	Marine		\$ Not Covered
Commercial Profe	ssional Liability		\$ Not Covered
Annual Minimum a	and Deposit Premium		\$ 3,384.00
Audit Period: Ann	ual unless otherwise stated:		
SL taxes and fees	POLICY FEE \$300.00 POLICY TAX \$173.82	Terrorism Premium	\$ Excluded
Other	·	Other charges (SL taxes, fees)	\$ 473.82
		TOTAL POLICY PREMIUM	\$ 3,857.82

FORMS AND ENDORSEMENTS APPLICABLE TO ALL COVERAGE PARTS:

Date

SEE SCHEDULE OF FORMS AND ENDORSEMENTS - GBA900002

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS. COVERAGE FORM(S) AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE CONTRACT OF INSURANCE

AGENCY NAME / ADDRESS:

CRC INSURANCE SERVICES INC 330792

CRC - SHREVEPORT, LA 8824 YOUREE DRIVE

SHREVEPORT, LA 71115

Countersigned: 6/15/2023

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Ge	ne	ra	nfo

Digital ID required

Deadline

02/26/2024 02:00 PM CST

Number

2024 Invitation for Proposal

Location(s)

De Soto Parish, Louisiana

Description

Allows zero unit prices and labor

Yes

Allows negative unit prices and labor

Yes

Public Documents

Name	Date Created	

Bids

0 Total Bids

Plan Holders

User Name Email Business Name Address Phone Receives Notifications

Bid Express :: 2024 Invitation for Proposal :: Bids

Legal Releases Support Knowledge Center

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Land Acquisition (Compactor Site @Stonewall)

To allow for the relocation of the Compactor site located in Stonewall, two potential locations are being presented to the Jury for consideration. Appraisals have been performed for each site (Attachment #2). Also, the Parish Engineer has drafted a conceptual layout of the sites to help give perspective of the size and potential layout of each site (Attachment #1).

Location #1

Approximately 5.56 acres are located near the corner of Pine Grove Rd and Stanley Road. The property will be accessed from Stanley Road and is located within the City limits of Stonewall. This site has recently had timber harvested. However, many trees remain to be cleared as desired by the purchaser of the lot. The existing grade of this lot will require minimal dirt work, with the water draining to the Northeast and collecting in a ditch that is located off site to the North of the property. As shown in attachment #1, this site has been modeled with 4 compactors and 5 opentop bins and allows additional space for storage of additional bins if desired. In the conceptual drawing, 3.15 acres of the 5.5 acre are shown to be developed for the compactor site and the additional 2.5 acres will be available for a possible lay-down yard for the road department or other needs of the Jury.

Cost

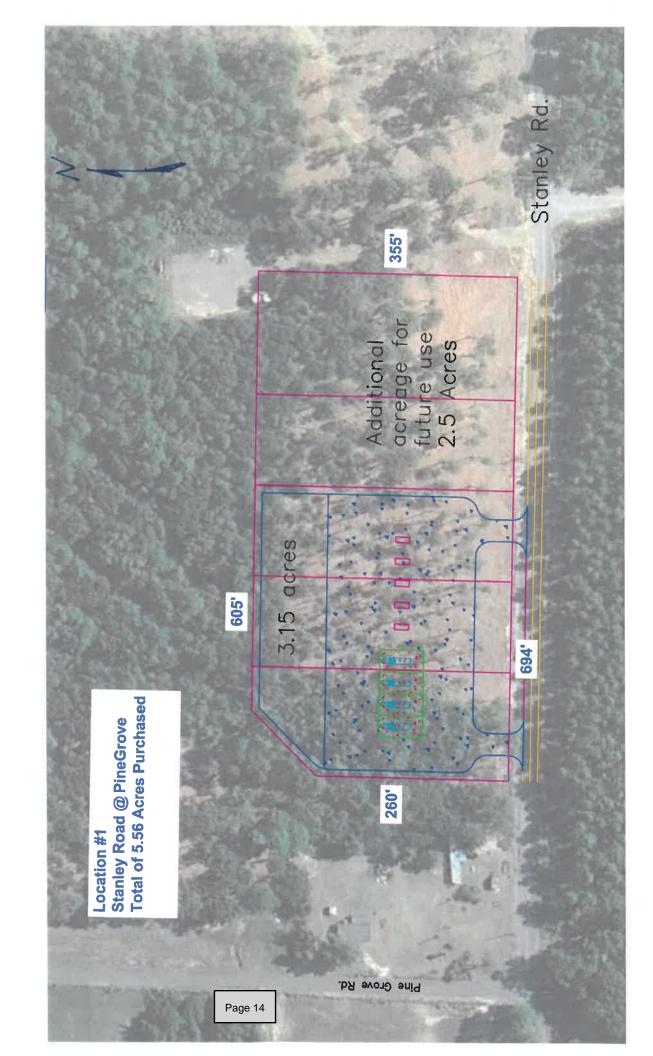
5.5 acres at \$68,181 per acre for a total cost of \$375,000

Location #2

Approximately 4.5 acres is located on the West side of US 171, adjacent to the Dollar General store. The property will be accessed from US 171 and is located within the City limits of Stonewall. The conceptual site layout prepared by the Parish Engineer proposes to build a road allowing access to the remaining lot that the original owner will retain. The compactor site will have driveway access to this new road as shown in attachment #1. This site has been modeled with 4 compactors and 5 open-top bins and allows additional space for storage of additional bins if desired. In the conceptual drawing 4.5 acres will be developed, however a creek that is crossing the south side of the property prevents approximately one acre of this lot from being used without major drainage consideration. Exiting metal building and two residences will require demolition on this site. The site drains to the south and will require additional fill along the southern edge of the lot. The cost of the road accessing the rear lot will result in additional construction costs for this site. Also, a DOTD permit will have to be acquired for access to US 171, with the possibility of a right turn lane required.

Cost

4.5 acres at \$80,000 per acre for a total cost of \$360,000



Attachment #2 Location #



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

Stanley Rd #15-21 Stonewall, LA 71078

for

DeSoto Parish Police Jury 101 Franklin St Mansfield, LA 71052

as of

11/08, 2023

by

Robert Powell 610 Lake Forbing Drive Shreveport, LA 71106



LAND APPRAISAL REPORT

		ove LLC				Cens	sus Tract 9	501.03 Ma	p Reference 22-031	
z	Property Address St City Stonewall	anley Rd #15-21	- Co	umbi Dase	oto	Evi	ate LA		Zip Code 71078	
IDENTIFICATION		ts 15-21 in Stone		unty DeS	oto	Si	ate LA		ZIP Code /10/8	
FICA	Sale Price \$N/A		Date of Sale N/A			Property	Rights App	raised X Fee	Leasehold De N	finimis PUD
Ë	Actual Real Estate Tax	-	(yr.)							
造		Parish Police Jury		11				lansfield, LA	-	
	Occupant Vacant I	toto Parish Police	Populary Robert Pov					de an opinion	n of value ppinion of market v	zalne
	Location	Urban	X Suburi		Rural	Ovide Supp	Orted III	arker based t		Fair Poor
	Built Up	X Over 75	5% 25% to	o 75 %	Under	25%	Employme	nt Stability		
	Growth Rate	Fully Dev. Rapid	X Stead	•	Slow			ce to Employment		X
	Property Values	X Increas	. ==		Declini			ce to Shopping		
	Demand/Supply Marketing Time	Under			Over 5			ce to Schools of Public Transporta	==	
0	Present Land Use 70)% 1 Family% 2	2-4 Fam <u>5</u> % Apts	%	<u> </u>	6 Commercial		al Facilities		$\overline{\mathbf{X}} \square \mid$
NEIGHBORHOOD	100.000000				d/Agri-Use		Adequacy			
OR	Change in Present Land		ely Likely acant Land		X Taking esidential	Place (*)		ompatibility from Detrimental Co	anditions	$\begin{bmatrix} X & \Box \\ X & \Box \end{bmatrix}$
뿡	Predominant Occupancy	(The state of the s		% Va	cant		Fire Protection	Additions	
景	Single Family Price Ran	ge \$ 10,000	to \$ 1,200,00	O Predom	inant Value \$ 2	75,000	General A	ppearance of Proper	ties X	
	Single Family Age	New	yrs. to <u>155</u> yrs.	Predominar	nt Age <u>2-5</u>	yrs.	Appeal to I	Market	∐[X]	
	Comments including	those farture favorable	or unformable affactiv	no markatak	nility (e.a. nubli	n narke enhan	ale noice)	Area has a	ccess to stable	
١.,									field(5,000) marke	ets as
									g while being clos	
		ences. Homes in						50		
	Dimensions <u>Irreg</u> Zoning Classification]	ular - See legal/p	lat			463 acres, - Present improvem		do do	Corner Lot not conform to zoning regular	tions
	Highest and best use:	X Present use	Other (specify) Res	idential		resent improvem			not contonin to Euring rogula	uona
	Public	Other (Describe)	OFF SITE IMPRO			Level, slop		75-25 1 5-31		
			Street Access: X P	ublici		Slightly la	rger that	ı typical		
벁			Surface <u>Asphalt</u> Maintenance: X P	ublic		Irregular Residentia	1			
SIT		o be septic	Storm Sewer	Curb/Gu		e Appears		ite		
		rground Elect. & Tet.	Sidewalk	Street L				ied Special Flood H		
									is located at the les east of US Hwy	
		dverse easements								***
	See Additional	Comments ***						- 3		
	The undersigned has adjustment, reflecting in	recited three recent sales	of properties most simil ems of significant variatio	ar and prox	imate to subject	and has considerable proper	dered these	in the market and	ilysis. The description inclui e comparable property is su	des a dollar perior to, or
	more favorable than, th	e subject property, a min y, a plus (+) adjustment is :	us (-) adjustment is made	thus reduci	ing the indicated	value of subject	t; if a signifi	cant item in the co	mparable is inferior to, or te	ss favorable
	For the Market Data Ana	alysis X See gri	d below. S	See namative	attachment.					
Н,	ITEM	Subject Property		ARABLE NO.			/PARABLE N		COMPARABLE N	10.3
	Address		21 Lot 6 Eastor 107 Stonewall, L			Lot A, Cath Stonewall			5 Voss Rd Stonewall, LA 71	078
	Proximity to Subj.		2.27 miles N			1.61 miles			4.33 miles SW	070
Sis	Sales Price	\$ N/A			150,000		5	55.000		
LY.	Price Data Source	\$		\$					\$	35,000
AN		Observation	NITREIS #2	0272512	36,550	NTDEIS #	\$007623	46.453	\$	66,540
⊴	Date of Sale and	Observation DESCRIPTION	NTREIS #2	- 1		NTREIS #2		46.453 25	NTREIS #202817	66.540 83
4	Date of Sale and Time Adjustment	DESCRIPTION N/A	09/01/2023	TON	3 + (-) \$ Adjustment	DESCRIPT 03/16/2023	TION 3	46.453 25 +(-) \$ Adjustment	S NTREIS #202817 DESCRIPTION 04/20/2023	66,540
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Stanley Rd @ Pine Grove File No. 23110017

	ADDITIO	ONAL COMMENT	\$	
Intended User	DeSoto Parish Police Jury			
Property Address	Stanley Rd#15-21			
city Stonew	vall County DeSoto	State	LA	Zip Code 71078
Client	DeSoto Parish Police Jury			

LEGAL DESCRIPTION

Scope of Work: The type and extent of research and analyzes in an assignment The following steps were used by appraiser in developing an opinion of value for the subject property.

- 1. Defining the problem Provide an opinion of value for the subject property based on current market conditions.
- 2. Analyze the information

Information obtained from:

Governmental agencies/sources for subject characteristics

MLS or similar data base maintained by appraiser

Determination of subject property characteristics - size, amenities, market area, and market expectations

Research into physical and economic factors that could affect subject

3. Observation/inspection of subject property.

Appraiser will:

Inspect the property to note characteristics of the property that are relevant to its valuation.

Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)

Investigate and analyze any pertinent easements or restrictions

Analyze the data found and reach conclusions regarding the market value Prepare the appraisal in accordance with the Uniform Standards of Professional Appraisal Practice

- 4. Forming an opinion of value
- 5. Reporting the analysis, conclusions, and market data on the client requested format.

SITE

A multitude of considerations affecting an analysis of this subject site exist.

This site analysis included consideration of the following factors:

- 1. Shape, size, and road frontage.
- 2. Topography
- 3. Flooding
- 4. Easements and encroachments
- 5. Utilities
- 6. Environmental No hazardous materials or waste site was observed upon inspection.
- 7. Soils No testing of the soil was performed but soil type appeared to be typical of the area.
 - 8. Zoning Residential
 - 9. Private restrictions No restrictions were found that would affect subject site.
 - 10. Current Use Residential
 - 11. Highest and best use

The main consideration of site analysis is determination of "highest and best use." There are four criteria for estimating highest and best use:

- 1. Physically possible use
- 2. A legal use
- 3. A feasible use
- 4. Among the feasible uses, which will produce the highest net return or the highest present worth?

The strongest indicator for potential of this site is some form of residential-use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon the build ability. Appraiser recommends due diligence be conducted through local building department or municipality

Stanley Rd @ Pine Grove

		ADDIT	IONAL COMMENT	S		
Intended User	DeSoto Parish Police J	ury				
Property Address	Stanley Rd #15-21					
city Stonew	vall County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police J	urv				

to investigate build ability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

COMMENTS ON MARKET DATA

Supply and Demand Analysis:

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$36,550/ac to \$59,886/ac.

The mean of the value range = \$46,855/ac with the median of the range = \$44,130/ac

In appraiser's opinion, the subject site value is \$55,000/ac.

The individual lot value is slightly higher but this is a bulk sale of multiple lots - typically approx 20% below each individual lot.

The is also concerns about access and inferior road.

FINAL RECONCILIATION

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/23, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept. In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

Add'l Certification Statements:

I have performed no other services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

Stanley Rd @ Pine Grove File No. 23110017

ADDITIONAL COMMENTS Page 3	110017
Intended User DeSoto Parish Police Jury Property Address Stanley Rd #15-21	
City Stonewall County DeSoto State LA Zip Code 7107 Client DeSoto Parish Police Jury	8
Exposure Time - estimated length of time that the property interest being appraise have been offered on the market prior to the hypothetical consummation of a sale market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assum competitive and open market. The exposure time was concluded to be equal to the marketing time reported on page 1 of this report.	e at ing a
***Appraiser did not include any mineral rights in this analysis or valuation.	

PHOTOGRAPH ADDENDUM

| DeSoto Parish Police Jury
| Property Address | Stanley Rd @ Pine Grove

City Stonewall County DeSoto State LA Zip Code 71078

Client DeSoto Parish Police Jury



FRONT VIEW OF SUBJECT PROPERTY

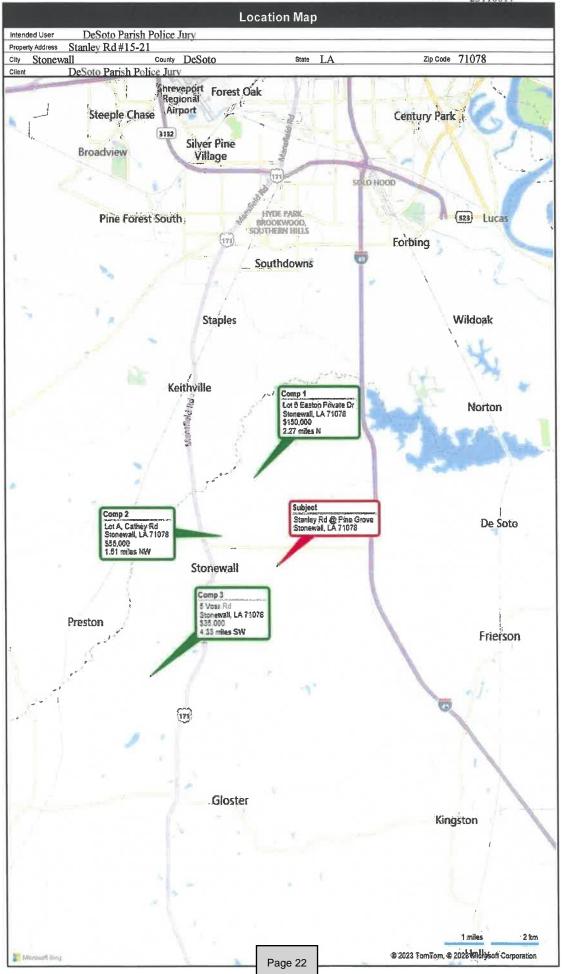


REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

Stanley Rd @ Pine Grove



Stanley Rd @ Pine Grove File No.

	S	ITE PLAN	
Intended User DeSoto I	Parish Police Jury		
Property Address Stanley Rd	‡ 15-21		
city Stonewall	County DeSoto	State LA	Zip Code 71078
DeCate Desi	d. Dellas Isma		

 This document is for informational purposes only. 2024 Assessment Listing

0200229650E

Primary Owner STONE GROVE, L.L.C. Mailing Address P.O. BOX 294 STONEWALL LA 71078

Ward WD 2 STONE

Type REAL PROPERTY

Legal

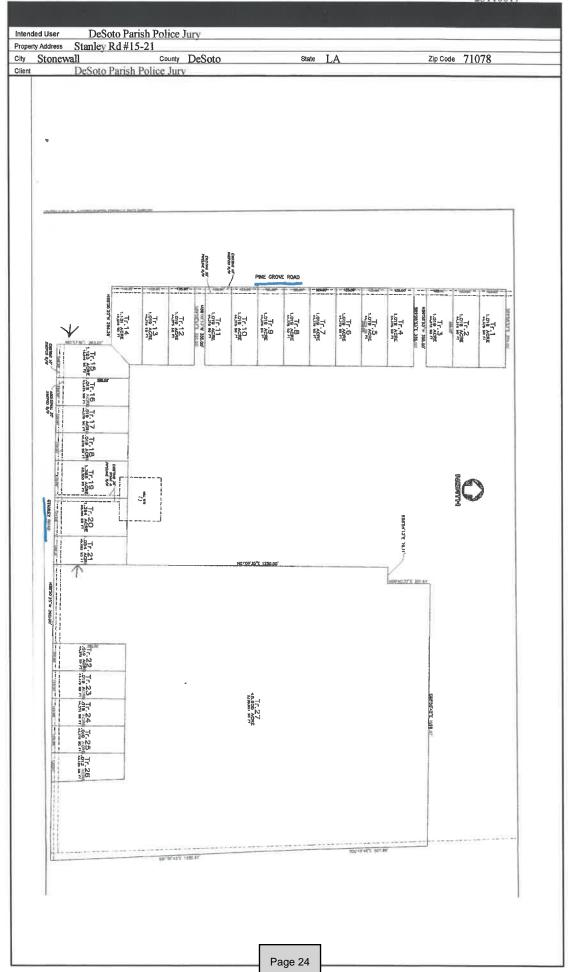
TRACT 1:

COMM AT THE E/4 COR SEC 22, T15 R14, DESOTO PARISH, LA TH N 89' 08' 20" W A DIST OF 1319.84 FTALONG THE SOUTH LINEOF THE NE/4, ALSO BEING THE NORTH LINEOF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST OF 16.75 FT ALONG THE WEST LINE OF THE SW/4 OF THE NE/4 OF SAID SEC 22 TO THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD BEING THE POB OF THE TRACT HEREIN DECRIBED: FROM SAID POINT OF BEGINNING RUN N 88' 50' 25" W A DIST OF 2345.61 FT ALONG THE APPARENT NORTH RIGHT OF WAY LINE OF SAID STANLEY RD TO THE EAST LINE OF A 2A TRACT; TH N 01' 19' 53" E A DIST OF 265.02 FT; N 89' 08' 20" W A DIST OF 266.46 FT TO THE APPARENT EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINE GROVE RD N 00' 51' 07" E A DIST OF 399.92 FT; TH S 89' 08' 53" E A DIST 355.00 FT; TH S 00' 51' 07" W A DIST OF 310.46 FT; TH S 88' 50' 25" E A DIST OF 905.81 FT; TH N 01' 09' 35" E A DIST OF 1250.00 FT; TH S 88' 54' 13" E A DIST 76.11 FT; TH N 00' 40' 37" E A DIST 201,94 FT; TH S 88' 50' 42" E A DIST 1198.87 FT; TH S 00' 49' 45" E A DIST 557.89 FT; TH S 01' 30' 43" E A DIST 1250.92 FT TO THE POB CONT, 65.168 ACRES MORE OR LESS.

COMM AT THE E/4 COR OF SEC 22, T15 R14 DESOTO PARISH, LA, TH N 89' 08' 20" W A DIST 1319.84 FT ALONG THE SOUTH LINE OF THE NE/4, ALSO BEING THE N LINE OF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST 16.75 FT ALONG THE WEST LINE OF THE SW/4 OF THE NE/4 OF SAID SEC 22 ON THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD. TH N 88' 50' 25" W A DIST 2345.61 FT ALONG THE NORTH RIGHT OF WAY LINE OF STANLEY RD TO THE EAST LINE OF 2A TRACT; TH N 01' 19' 53" E A DIST OF 265.02 FT; N 89' 08' 20" W A DIST 266.46 FT TO THE EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINE GROVE RD N 00' 51' 07" E A DIST 449.92 FT TO THE POB. FROM SAID POB, RUN N 00' 51' 07" E ALONG SAID APPARENT RIGHT OF WAY LINE OF PINE GROVE RD A DIST 1000.00 FT; TH RUN S 89' 08' 53" E A DIST 355.00 FT; TH RUN S 00' 51' 07" W A DIST OF 1000.00 FT: TH RUN N 89' 08' 53" W A DIST OF 355.00 FT BACK TO THE POB CONT. 8.150 ACRES MORE OR LESS.

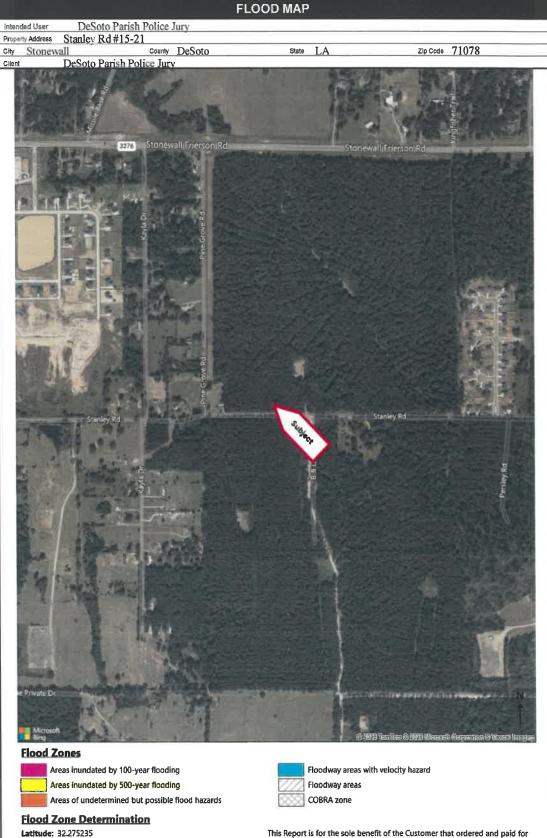
COMM AT THE E/4 COR OF SEC 22, T15, R14 DESOTO PARISH, LA, TH N 89' 08' 20" W A DIST 1319.84 FT ALONG THE SOUTH LINE OF THE NE/4, ALSO BEING THE NORTH LINE OF THE SE/4 OF SAID SEC 22, TH N 01' 22' 43" E A DIST 16.75 FT ALONG THE WEST LINE OF THE SW/4 NE/4 OF SEC 22 ON THE APPARENT NORTH RIGHT OF WAY LINE OF STANLEY RD. TH N 88' 50' 25" W A DIST OF 2345.61 FT ALONG THE NORTH RIGHT OF WAY LINE OF SAID STANLEY RD TO THE EAST LINE OF A 2A TRACT; TH N 01' 19' 53" E A DIST 265.02FT; N 89' 08' 20" W A DIST OF 266.46 FT TO THE EAST RIGHT OF WAY LINE OF PINE GROVE RD; TH ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SAID PINR GROVE RD N 00' 51' 07" E A DIST 1509.92 FT TO THE POB, FROM SAID POB, RUN N 00' 51' 07" EAST ALONG SAID APPARENT EAST RIGHT OF WAY LINE OF PINE GROVE RD A DIST 375.00 FT; TH RUN S 89' 08' 53" E A DIST 355.00 FT; TH RUN S 00' 51' 07" W A DIST 375.00 FT; TH RUN N 89' 08' 53" W A DIST 355.00 FT BACK TO THE POB SAID TRACT CONT. 3.056 ACRES MORE OR LESS. (TOTAL AMOUNT OF ACREAGE 76.374 ACRES) (400-806)(238-435)(365-509)(383-727-736)(445-424)(452-688)(748-642)(452-846)(838-725) (838-727)(847-155,895)(1100-790)(1100-797)(1166-690)(738661)(791299)(791298)(791304)

Stanley Rd @ Pine Grove File No. 23110017



Stanley Rd @ Pine Grove





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Longitude: -93.791398

STONEWALL, TOWN OF

SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: No

Map #: 22031C0020C

Census Tract: 9501.03

Panel Date: 12/16/2003

Community: 220411

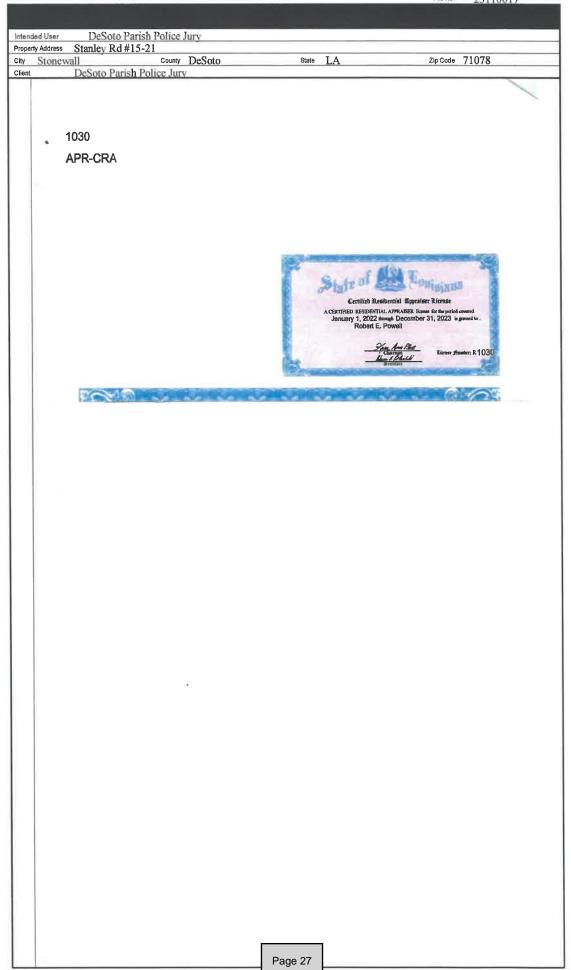
Zone: X

Panel: 0020C

FIPS Code: 22031

Community Name:

Stanley Rd @ Pine Grove



This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. 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 this appraisal report whether any portion of 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.
- 3. 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, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the subject property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
- 10. I have knowledge and experience in appraising this type of property in this market area.
- 11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
- 17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Signature	APPRAISER 1	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Name Robert Powell Company Name Powell Appraisal Service Company Address 610 Lake Forbing Drive Shreveport, LA 71106 Telephone Number 318-868-2832 Email Address powellappraisal@yahoo.com Date of Signature and Report December 1, 2023 Effective Date of Appraisal 11/08, 2023 State Certification # 1030 or State License # or Other State # Expiration Date of Certification or License 12/31/2023 ADDRESS OF PROPERTY APPRAISED Stanley Rd #15-21 Stonewall, LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Name DeSoto Parish Police Jury Company Name DeSoto Parish Police Jury Company Name DeSoto Parish Police Jury Company Address 101 Franklin St Company Name DeSoto Parish Police Jury Company Address 101 Franklin St	Signature Kolun Pewell	Signature
Company Address 610 Lake Forbing Drive Shreveport, LA 71106 Telephone Number 318-868-2832 Email Address powellappraisal@yahoo.com Date of Signature and Report December 1, 2023 Effective Date of Appraisal 11/08, 2023 State Certification # or State License # or Other State # Expiration Date of Certification or License 12/31/2023 SUBJECT PROPERTY ADDRESS OF PROPERTY APPRAISED Stanley Rd #15-21 Stonewall, LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Address 101 Franklin St Company Address Company Address Company Address Company Address Telephone Number Email Address Date of Signature State Certification # Or State License # State Certification # Or State License # State Expiration Date of Certification or License State Date of Inspect subject property Date of Inspection Date of Inspection COMPARABLE SALES Did not inspect exterior of comparable sales from street	Name Robert Powell	Namo
Shreveport, LA 71106 Telephone Number 318-868-2832 Email Address powellappraisal@vahoo.com Date of Signature and Report December 1, 2023 Effective Date of Appraisal 11/08, 2023 State Certification # 1030 or State License # or Other State License # State LA Expiration Date of Certification or License State LA Expiration Date of Certification or License Stanley Rd #15-21 Stonewall, LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Name DeSoto Parish Police Jury Company Address 101 Franklin St Telephone Number Email Address Date of Signature Telephone Number Email Address Date of Signature Email Address Date of Signature Date of Signature Telephone Number Email Address Date of Signature Date of Signature Telephone Number Email Address Date of Signature Date of Signature Telephone Number Email Address Date of Signature Date of Signature Date of Signature Company Address 101 Franklin St Telephone Number Email Address Date of Signature Date of Signature Date of Signature Temail Address Date of Signature Date of Signature Date of Signature Date of Signature Temail Address Date of Signature Company Address 101 Franklin St	Company Name Powell Appraisal Service	Company Name
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Date of Signature and Report December 1 2023 Effective Date of Appraisal 11/08 2023 State Certification # 1030 or State License # or Other State # Expiration Date of Certification or License State License # State License # State Expiration Date of Certification or License State LA Expiration Date of Certification or License 12/31/2023 ADDRESS OF PROPERTY APPRAISED Stanley Rd #15-21 Stonewall LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Name DeSoto Parish Police Jury Company Address 101 Franklin St Date of Signature State Certification # Or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect subject property from street Did inspect interior and exterior of subject property COMPARABLE SALES Company Address 101 Franklin St Did not inspect exterior of comparable sales from street	Telephone Number 318-868-2832	Telephone Number
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State Certification # 1030 or State License # or State License # State or Other State # Expiration Date of Certification or License State LA Expiration Date of Certification or License SUBJECT PROPERTY ADDRESS OF PROPERTY APPRAISED Stanley Rd #15-21 Stonewall LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Name DeSoto Parish Police Jury Company Address 101 Franklin St or State License # State State Store Wall License # State State Store Property Did not inspect subject property Date of Inspection COMPARABLE SALES Company Name DeSoto Parish Police Jury Company Address 101 Franklin St Did not inspect exterior of comparable sales from street	Date of Signature and Report December 1 2023	Date of Signature
or State License # or Other State # Expiration Date of Certification or License State LA Expiration Date of Certification or License ADDRESS OF PROPERTY APPRAISED Stanley Rd #15-21 Stonewall LA 71078 APPRAISED VALUE OF SUBJECT PROPERTY \$ 465,000 CLIENT Name Sirs Company Name DeSoto Parish Police Jury Company Address 101 Franklin St State Expiration Date of Certification or License Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect subject property Did inspect exterior of subject property Date of Inspection COMPARABLE SALES Company Name DeSoto Parish Police Jury Company Address 101 Franklin St Did not inspect exterior of comparable sales from street	Effective Date of Appraisal 11/08, 2023	State Certification #
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		Did not inspect exterior of comparable sales from street
Mansfield, LA 71052 Did inspect exterior of comparable sales from street	Mansfield LA 71052	Did inspect exterior of comparable sales from street
Email Address Date of Inspection		Date of Inspection

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Attachment #2 Location #2



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

1054 Hwy 171 Stonewall, LA 71078

for

DeSoto Parish Police Jury 101 Franklin St Mansfield, LA 71052

as of

11/08, 2023

by

Robert Powell 610 Lake Forbing Drive Shreveport, LA 71106

Powell Appraisal Service

Powell Appraisal Service 610 Lake Forbing Drive Shreveport, LA 71106 318-868-2832

December 1, 2023

DeSoto Parish Police Jury 101 Franklin St Mansfield, LA 71052

Property -

1054 Hwy 171

Stonewall, LA 71078

Client -

DeSoto Parish Police Jury

File No. -

23110016

Case No. -

1066 Hwy 171

Dear Sirs:

In accordance with your request, I have prepared an appraisal of the real property located at 1054 Hwy 171, Stonewall, LA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/08, 2023 is a

\$80,000/ac

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Pewell

Respectfully submitted,

Powell Appraisal Service

Robert Powell

LA Certification #1030

1	. 72 11	0 .:	BAIND /	TITALOAL	REPORT	0.7		le No.2311001		
	Owner Bordelor				Censu	s Tract 950	01.03 Ma	p Reference 22-03	31	
_)54 Hwy 171								
<u>õ</u>	city Stonewall		County DeS		State	e <u>LA</u>		Zip Code 71078	3	
AT		11 acres +/- in Sec 20		e attached			[22]			
IDENTIFICATION	Sale Price \$N/A		of Sale N/A		Property R	tights Apprai	ised X Fee	Leasehold	De Min	nimis PUD
E	Actual Real Estate Tax		(yr.)							
H		Parish Police Jury			101 Franklii					
	Occupant Vacant I		Robert Powell		tions to Appraiser					
		oto Parish Police Jur	y Inte	ended Use: Pr	ovide suppo	rted mar	ket based o	opinion of mar	ket va	alue
	Location	Urban	X Suburban	Rural				Good	Avg. F	air Poor
	Built Up	X Over 75%	25% to 75%	Under	25%	Employment 8	Stability		X	
	Growth Rate	Fully Dev. Rapid	X Steady	Slow	1	Convenience	to Employment			X
	Property Values	X Increasing	Stable	Declin	ning	Convenience	to Shopping			
	Demand/Supply	Shortage	X In Balance	Over	Supply	Convenience	to Schools		X	
	Marketing Time	Under 3 Mos.	. X 4-6 Mos.	Over 6	6 Mos.	Adequacy of F	Public Transports	ation		$\Box X$
٥	Present Land Use 70) % 1 Family % 2-4 Far	m <u>5</u> % Apts %	Condo 5 9	% Commercial	Recreational I	Facilities			$\mathbf{X} \square \square$
NEIGHBORHOOD	100.000000	% Industrial	1 20 % Undevelope	ed/Agri-Use	e .	Adequacy of I	Utilities			$\overline{\mathbf{x}} \square \square$
표	Change in Present Land	Use Not Likely	Likely (*)	X Taking	g Place (*)	Property Com	patibility			
8		(*) From Vacas	nt Land To R	Residential		Protection from	m Detrimental Co	onditions		$X \square I$
호	Predominant Occupancy	X Owner	Tenant	% Va	acant	Police and Fir	re Protection			$\mathbf{X} \square \mathbf{I}$
믣	Single Family Price Rang	ge \$ 10,000	to \$ 1,200,000 Predon	ninant Value \$ 🙎	275,000	General Appe	earance of Proper	rties	X	
	Single Family Age	New yrs. to	155 yrs. Predomina	int Age 2-5	yrs.	Appeal to Mar	rket		X	
									_	
		those factors, favorable or u								
	employment, me	edical facilities, shop	ping, schools and oth	er amenitie	s in the Ston	ewall (2,	500) & M	ansfield (5,000)) mai	rkets
	as well as the la	rger Shreveport (190	000) metro market.	Area provi	des the adva	ntages of	f country li	ving while bei	ng clo	ose to
		ences. Homes in the	area are compatible.	Appeal to 1	market is ave	erage.				
		ular - See legal/plat		= 8.	01 acres, +/-			Come	r Lot	
	Zoning Classification]	B-1: Commercial		F	Present improvemen	nts 2	do do	not conform to zoning	regulatio	ons
	Highest and best use:	X Present use Ot	her (specify) Commercia							
	Public	Other (Describe)	OFF SITE IMPROVEMENTS		Level, slope					
					Slightly larg	er than t	ypical			
щ			e Asphalt		Irregular					_
SIT			nance: X Public Curb/G		Residential	a distributa				
			Sidewalk Street I		ge Appears operty located in a H			Com A mass	XN	o Yes
		or unfavorable including any a								
		v 171, across from S								
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1066 Hwy 171 File No. 23110016

			ADI	DITIONAL CO	MPARABLES	1 110	No. 23110016	
-	Intended User	DeSoto Parish Pol						
_		054 Hwy 171	ico sury					
	City Stonewall		DeSoto	State	LA	Zip Cod	e 71078	
_	Client	DeSoto Parish Pol						
	ITEM	Subject Property	COMPARABLE NO		COMPARABLE N	IO. 5	COMPARABLE	NO. 6
	Address	1054 Hwy 171	Hall Rd (B & M Pro	operties)				
		Stonewall LA 7107	Stonewall, LA 710					
	Proximity to Subj.		2.06 miles SE					
	Sales Price	\$ N/A		500,000	\$		\$	
<u>w</u>	Price	\$	s	20000	\$		\$	
\ \S	Data Source	Observation	Doc #782124					
ANALYSIS	Date of Sale and	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
A	Time Adjustment	N/A	05/24/2022	A.		8		
ΥTA	Location	US Hwy	Parish Rd	+20,000				
MARKET DATA	Site/View	Typical for Area	Typical for Area					
而	Site Area		25 acres. +/-	+20.000				
AR	Road Access	Asphalt/Concrete Ro						
Σ	Land Use	Commercial	Residential	+10,000				
11		~450' on Hwy 171(S		-				
	Sales or Financing Concessions	N/A	Conventional					
		N/A	N/A X Plus Minus \$	50.000	Dhu I i			
	Net Adj. (Total)		X Plus Minus \$ Gross 10.0%	30,000	Plus Minus \$		Plus Minus \$	
	Indicated Value of Subject		Oross 10.0% Net 10.0%	70.000/-			14	
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ADDITIONAL COMMENTS							
Intended User	DeSoto Parish Police	Jury					
Property Address	1054 Hwy 171	-					
City Stonew	rall County	DeSoto	State	LA	Zip Code	71078	
Client	DeSoto Parish Police	Jury					

LEGAL DESCRIPTION

Scope of Work: The type and extent of research and analyzes in an assignment The following steps were used by appraiser in developing an opinion of value for the subject property.

1. Defining the problem - Provide an opinion of value for the subject property based on current market conditions. Appraiser is to provide a per acre value for this site and for the whole site - Client may not look at the whole tract.

No improvements to be included.

2. Analyze the information

Information obtained from:

Governmental agencies/sources for subject characteristics

MLS or similar data base maintained by appraiser

Determination of subject property characteristics - size, amenities, market area, and market expectations

Research into physical and economic factors that could affect subject

3. Observation/inspection of subject property.

Appraiser will:

Inspect the property to note characteristics of the property that are relevant to its valuation.

Investigate available market data for use in a sales comparison approach to value (The Income and Cost Approach are not reliable indicators of value in a Land Appraisal)

Investigate and analyze any pertinent easements or restrictions

Analyze the data found and reach conclusions regarding the market value Prepare the appraisal in accordance with the Uniform Standards of Professional Appraisal Practice

- 4. Forming an opinion of value
- 5. Reporting the analysis, conclusions, and market data on the client requested format.

SITE

A multitude of considerations affecting an analysis of this subject site exist.

This site analysis included consideration of the following factors:

- 1. Shape, size, and road frontage.
- 2. Topography
- 3. Flooding
- 4. Easements and encroachments
- 5. Utilities
- 6. Environmental No hazardous materials or waste site was observed upon inspection.
- 7. Soils No testing of the soil was performed but soil type appeared to be typical of the area.
 - 8. Zoning No zoning in area
 - 9. Private restrictions No restrictions were found that would affect subject site.
 - 10. Current Use Commercial
 - 11. Highest and best use

The main consideration of site analysis is determination of "highest and best use." There are four criteria for estimating highest and best use:

- 1. Physically possible use
- 2. A legal use
- 3. A feasible use
- 4. Among the feasible uses, which will produce the highest net return or the highest present worth?

The strongest indicator for potential of this site is some form of commercial use.

Appraiser's conclusion of value is based upon the assumption that there are no hidden or

1066 Hwy 171 File No. 23110016

			ADDITIONAL COMMENT	s		
Intended User	DeSoto Parish Police	Jury	70,72			
Property Address	1054 Hwy 171					
city Stonew	rall County	DeSoto	State	LA	Zip Code	71078
Client	DeSoto Parish Police	Jury				

unapparent conditions of the property that might impact upon the build ability. Appraiser recommends due diligence be conducted through local building department or municipality to investigate build ability and whether property is suitable for intended use. Appraiser makes no representations, guarantees or warranties.

COMMENTS ON MARKET DATA

Supply and Demand Analysis:

Factors affecting supply include slightly increased land values which have caused land to become available on the market.

Factors affecting demand include location, schools, and access to amenities wanted and expected by this market.

A comparison of sales activity in the market area indicated that the market is stable with slightly increasing land values.. Lower interest rates in recent years have generated add'l interest in the area.

The expected absorption trends are 60 to 180 days fro properties on the market.

Reasonable exposure time (1-4 months) and marketing time (1-4 months) is inherent in this market and is used in this analysis

This analysis provided a range of values from \$61,200/ac to \$78,686/ac.

The mean of the value range = \$69,370 with the median of the range = \$67,637/ac

In appraiser's opinion, the subject site value is \$80,000/ac.

Subject is at the upper end of the value range due to location and access.

FINAL RECONCILIATION

Competency Provision: Appraiser has completed previous appraisals of similar type properties and is very familiar with the market area and similar properties.

This appraisal assignment acceptance was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The purpose of this report is to develop and report an opinion of value for the subject property. The intended use of the report is to assist the client in evaluation the subject property. The definition of market value which was applied by this appraiser was taken from the USPAP Standards Definitions 01/01/23, and is used by agencies that regulate federally insured financial institutions in the United States.

A reasonable exposure time (1-4 months) is inherent in the market-value concept. In this analysis, an examination of exposure time was linked to the value incorporated in the final opinion of value for this type of property in this market area.

Add'l Certification Statements:

I have performed another services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.

Exposure Time - estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a

	ADDI	TIONAL COMMENTS Page 3	25110010
Intended User Property Address 10	DeSoto Parish Police Jury 54 Hwy 171		
city Stonewall	County DeSoto	State LA	Zip Code 71078
Client	DeSoto Parish Police Jury		
marketin	ive and open market. The exposition of the control	nis report.	
***Apprai	ser did not include any mineral	l rights in this analysis or	valuation.
			2
		Page 27	

PHOTOGRAPH ADDENDUM

DeSoto Parish Police Jury Intended User

Property Address 1054 Hwy 171

 City
 Stonewall
 County I

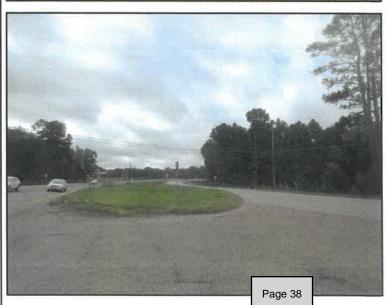
 Client
 DeSoto Parish Police Jury
 County DeSoto State LA Zip Code 71078



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

DeSoto Parish Police Jury Intended User

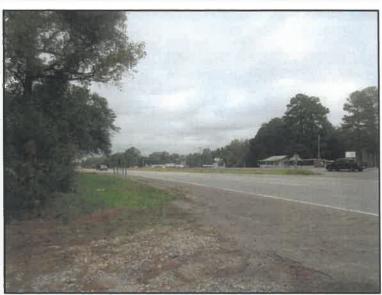
Property Address 1054 Hwy 171

 City
 Stonewall
 County
 DeSoto

 Cilient
 DeSoto Parish Police Jury
 State LA Zip Code 71078



General View

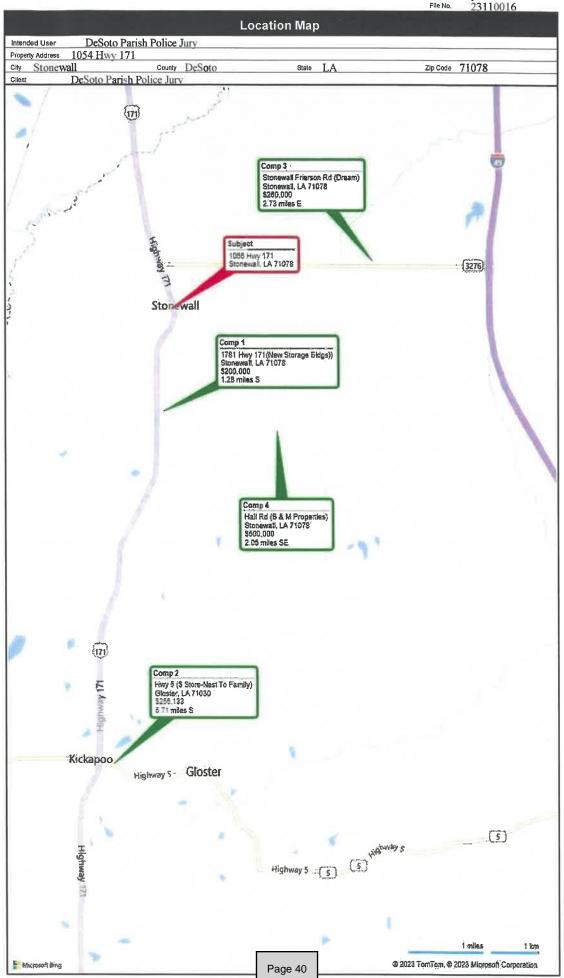


Street Scene



General View

Powell Appraisal Service



			SITE PLAN		25110010
Intended User	DeSoto Parish Police	ury			
Property Address	1054 Hwy 171				
city Stonew	all County	DeSoto	State	LA	Zip Code 71078
Client	DeSoto Parish Police Jury	<u></u>			

This document is for informational purposes only. 2024 Assessment Listing

Parcel#

0200264809

Primary Owner BORDELON SEPTIC SYSTEMS, INC. Mailing Address 331 ROSEMARY LANE STONEWALL LA 71078

Ward

WD 2 STONE

Type

REAL PROPERTY

Legal

FROM THE NE COR NE NW SEC 20 T15 R14, RUN S 89 DEG 24 MIN 2 SECONDS E 107.18 FT 8. S 19 DEG 51 MIN 25 SECONDS E 2773.97 FT FOR BEG, S 12 DEG 18 MIN 16 SECONDS E 453.72 FT ON THE W/R/W/L OF U.S. HWY 171, TH N 89 DEG 19 MIN 47 SECONDS W 846.04 FT TO A PT ON E/R/W/L OF OLD RR, TH N 10 DEG 11 MIN 1 SECOND W ALONG RR E/R/W/L 253.88 FT, S 89 DEG 30 MIN 49 SECONDS E 450 FT, N 10 DEG 11 MIN 26 SECONDS W 193.6 FT, S 89 DEG 30 MIN 49 SECONDS E 378.47 FT TO BEG CONT 6.510A(420-280) (456-365)(473-212)(471-704)(473-212)(748622)(786937)(787069)(787884).

BEG AT NW COR OF THE N 8A OF 24.8A LYING E OF T & P RR R/W & W OF PAVED RD IN W 1/2 SE SEC 20 T15 R14, RUN E 450 FT, S 193.6 FT, W 450 FT TO T & P RR R/W, THEN ALONG R/W 193.6 FT TO BEG CONT 2A (243-304) LESS LOT 100 FT X 193.6 FT (326-786)(456-71)(761-608)(761-610)(773-795)(764939)(787069)(787884). B/N: MANOR, S/N: W5409, SIZE: 12 X 50, YEAR: 1976

Physical Address

1054 HWY 171

Parcel Items

Property Class	Assessed Value	Market Value	Units	Homestead
06 TIMBER CLASS 2	255	255	9.00	0
34 CITY TRAILER	300	3,000	1.00	0
31 CITY HOME	1,021	10,210	1.00	0
TOTAL	1,576	13,465	11.00	0

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
NON SUB		073	20	15	14	
NON SUB		056	20	15	14	

PARISH

Millage	Mills	Taxpayer Tax	Homestead Tax
05 WATER DIST 0.99M	0.9900	1.56	0.00
16 DIST 2 SCHOOL 3.60M	3.6000	5.68	0.00
23 FIRE DIST 3 9.82M	9.8200	15.48	0.00
24 FIRE DIST 3 50.00/UNIT	0.0000	100.00	0.00
30 FORESTRY TAX .08/AC	0.0000	0.72	0.00
PARISH 1996 LANDFILL 5.21M	5.2100	8.21	0.00
PARISH 1998 C-HOUSE-MT 0.00M	0.0000	0.00	0.00
PARISH 2004 ROAD TAX 6.06M	6.0600	9.55	0.00
PARISH AMBULANCE TAX 7.00M	7.0000	11.03	0.00
PARISH ASSESSMENT DST 3.35M	3.3500	5.28	0.00
PARISH CONST. SCHOOL 5.32M	5.3200	8.38	0.00
PARISH E-911 1.04M	1.0400	1.64	0.00
PARISH GENERAL TAX 4.54M	4.5400	7.16	0.00
PARISH-SCH, TAX 1987 8.17M	8.1700	12.88	0.00

Intended User DeSoto Parish Police Jury
Property Address 1054 Hwy 171 City Stonewall County DeSoto
Client DeSoto Parish Police Jury State LA Zip Code 71078 Page 42





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MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS

liability to any third party for any use or misuse of this Report.

REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS

FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any

Community: 220411

Zone: X

Panel: 0015C

FIPS Code: 22031

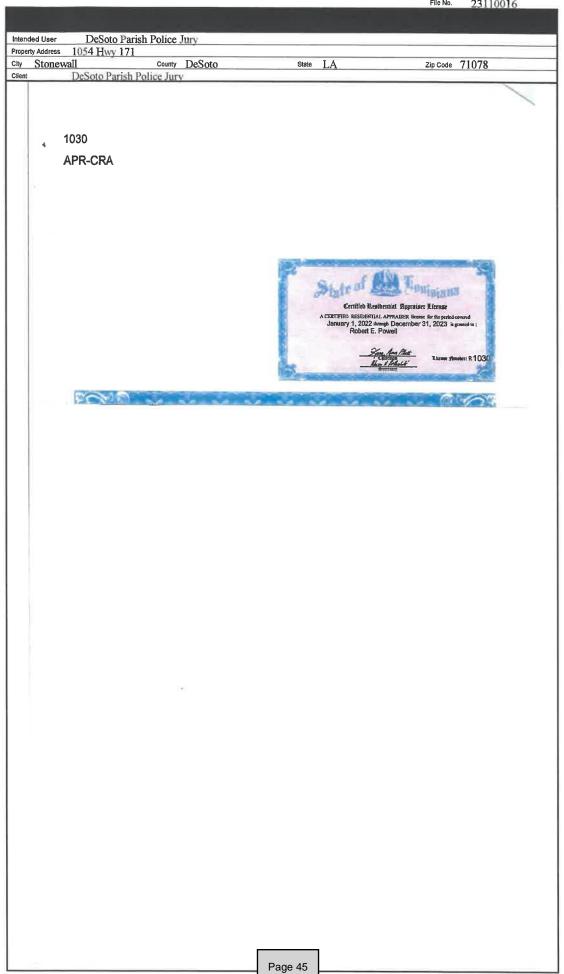
SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: No

Map #: 22031C0015C

Census Tract: 9501.03

Panel Date: 12/16/2003



This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. 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 this appraisal report whether any portion of 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.
- 3. 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, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the subject property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
- 10. I have knowledge and experience in appraising this type of property in this market area.
- 11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by Jaw.
- 17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Signature Robert Powell	Signature
Name Robert Powell	Mana
Company Name Powell Appraisal Service	Company Name
Company Address 610 Lake Forbing Drive	Company Address
Shreveport, LA 71106	
Telephone Number 318-868-2832	Telephone Number
Email Address powellappraisal@yahoo.com	Email Address
Date of Signature and Report December 1 2023	Date of Signature
Effective Date of Appraisal 11/08, 2023	State Certification #
State Certification # 1030	or State License#
or State License #	State
or Other State #	Expiration Date of Certification or License
State LA	
Expiration Date of Certification or License 12/31/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
1054 Hwy 171	Did inspect exterior of subject property from street
Stonewall LA 71078	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 80,000/ac	Did inspect interior and exterior of subject property
CLIENT	Date of Inspection
Name Sirs	COMPARABLE SALES
Company Name DeSoto Parish Police Jury	COMPARABLE SALES
Company Address 101 Franklin St	Did not inspect exterior of comparable sales from street
Mansfield LA 71052	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

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Pow

2024 Bid Tabulations for Two Rolloff Trucks for SW

	Lones	6)	
	Lonestar Truck Group	Company Name	
Bid Opening Februay 16, 2024	2025 Freightliner	Year	
)24	114SD Severe-Duty Truck	Model	
	\$252,751.00	Unit Price	
	7/31/2024	Delivery Total	
	7/31/2024 \$505,502.00	Total	

BID SUBMITTAL FORM

Opening Date:

Friday, February 16, 2024

Opening Time:

2:00 p.m.

Location:

DeSoto Parish Police Jury Meeting Room

101 Franklin Street

Mansfield, Louisiana 71052

Purchase of (2) Two New Heavy-Duty Roll Off Trucks

Manufacturer: 2025 Freightliner Model: 114SD Severe-Duty Truck

Unit Bid Price:

\$ 252,751

Total Bid Price for two (2) Units:

\$505,502

Delivery terms: Approximate Delivery - July 31, 2024

Bid Submitted by:

Vendor: Lonestar Truck Group | Shreveport

Address: 7300 Greenwood Road | Shreveport, LA 71119

Telephone: (318) 840-6969 (Cell) or (318) 938-9955 (Office)

Email: Dan.McGrath@TNTXTruck.com

By: Daniel McGrath

Signature

Title: Sales Representative

Date: February 16, 2024