

## SUBJECT PROPERTY DATA

### Subject Site Analysis

**Site Location:** The subject site is located on the north and south side of Thompson Road at the intersection of Grand Caillou Road in Houma, Terrebonne Parish, Louisiana. The two parcels were originally one prior to the “taking” of the Thompson Road right of way.

**Site Area:** The site has 1,728.81 feet of frontage on the south side of Thompson Road and 1,890.89 feet on the north side. Depths vary on both parcels. The southern parcel has frontage along Grand Caillou of 1,187 feet. The site as noted was once one parcel, but now is divided by Thompson Road. There were no surveys available which depict the two sites, as a result these calculations were obtained from a 2009 survey by Kenneth Rembert and the right of way description. The survey indicates the entire parcel was 124.872 acres prior to the “taking”. The description found in the “taking” document indicates that area to be 6.87 acres indicating a net area of 118.002 acres. Copies of these are located within this report.

The northern site has an “out parcel” of 1.901 acres which belongs to the Jerusalem Baptist Church of Terrebonne and is utilized as a cemetery. This site is already deducted from the net area indicated above. This parcel appears to have been historically accessed via Kynes Road aka Jim Bowie Ct.

**Topography/Shape:** The sites are level, clear, and below the grade of the fronting streets. The parcels are irregular in nature as depicted on the survey. The northern parcel has a pond located on it which was excavated for the construction of Thompson Road. This area appears to be ±8.0 acres.

**Streets/Traffic:** Thompson Road provides direct access to the subject property. Traffic volume on this roadway will be moderate during normal business hours. As noted this road was not open as of the valuation or report dates.

**Access/Visibility:** Access to Thompson Road is from Grand Caillou Road and Hwy 56. Visibility on the fronting street is good.

**Utilities:** It is my assumption that electricity, water, natural gas and telephone will be available to the sites. The southern site has a 20' sewer servitude to connect to the public system.

**Flood Status:** The LSU AgCenter indicates that the subject is located in a flood zone A, B & C as shown on the map following this section of the report.

**Zoning:** The subject is not located within the city limits of Houma and is not subject to zoning restrictions.