NOTE: Resolution authorizes a sale by public bid of the below-listed properties. Market value and initial minimum bid price of 75% of market value are listed. In the chance no bids on a particular property are received, second public sale will be offered with the price of the lot(s) lowered to 33% of the market value.

Anticipated sale date would be mid-January.

#### JR-042-2020 - Various Properties

#### Castle Row, LLC - Applicant

Applicants intention is the construction of single-family housing in the Freetown, Port Rico, and Springhill neighborhoods. Construction is to be consistent with any design characteristics of the existing housing stock in the neighborhoods.

District – City, Glenn Lazard - 5 Parish, AB Rubin – 5

Address	Date Adjudicated		Arrea	rages	Public Sale Amounts		
	City	Parish	City Parish		Market Value	Min. Bid Amount	
104 S. Refinery St.	1990	1990	\$33,452.73	\$2,320.48	\$4,310.00	\$3,232.50	
105 S. Refinery St.	1998	2000	\$15,281.32	\$2,198.47	\$4,340.00	\$,111.00	
107 Stewart St.	2000	2003	\$6,593.79	\$20,552.11	\$130,820.00	\$98,115.00	
109 S. Refinery St.	2015	2009	\$1,444.58	\$1,008.59	\$4,530.00	\$3,397.50	
110 S. Refinery St.	1989	1988	\$21,543.24	\$7,866.57	\$4,910.00	\$3,682.50	
111 S. Refinery St.	2013	2013	\$2,672.76	\$2,466.25	\$4,660.00	\$3,495.00	
126 S. Refinery St.	1989	1989	\$32,418.06	\$2,431.21	\$4,530.00	\$3,397.50	
207 E. Convent St.	2007	2004	\$2,493.76	\$12,629.11	\$37,710.00	\$23,202.50	
230 Jackson St.	2015	2016	\$8,472.28	\$4.434.99	\$39,750.00	\$29,677.50	
404 Stewart St.	1992	1990	\$4,439.68	\$5,710.74	\$12,280.00	\$9,210.00	
406 Stewart St.	1990	1990	\$3,415.43	\$4,556.49	\$6,280.00	\$4,710.00	
408 Gen. Mouton	2000	2000	\$9,706.70	\$3,994.85	\$19,010.00	\$14,257.50	
409 Guidry St.	2007	2007	\$14,455.32	\$2,922.10	\$5,920.00	\$4,440.00	
434 Cleveland St.	2017	2017	\$515.23	\$931.32	\$12,680.00	\$9,510.00	

#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT **PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENER	RAL INFORMATION
1.	Date of Application 4/14/2020
2.	Applicant Name <u>Castle Row LLC.</u>
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
_	pplication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PROPE	RTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. <u>6069337</u>
3.	Municipal Address 104 S REFINERY ST
4.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
5.	Council District City District 1
If availa	able, please provide the following information.
pla dra	Improved  Yes No No reet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the relopment of raw land into building sites (UDC Sec. 89-151 Definitions).
7.	Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 104 S REFINERY ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation RS-1
5.	Assessor's Description_ LOT 33 TERRACE ACRES SUB (45.5X100)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
nd U:	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

### RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of
  Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council
  approving the employee's participation. In addition, any member of the immediate family of any of
  the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed

Signature

Administrator (Documenting Receipt of Application)

Date

Date

#### Exhibit 1

#### 104 Refinery

That certain lot of ground, together with all improvements thereon and thereunto belonging, in the TERRACE ACRES SUBDIVISION in the parish of Lafayette, Louisiana, and according to a plat of survey of said subdivision by A. R. Yandle, C. E., dated July 5, 1948, and filed of record with act No. 218090, of the records of this parish, is known and designated as Lot No. THIRTY-THREE (33); said lot has a front of forty-five and 5/10 (45.5) feet on South Refinery Street by a depth between parallel lines of one hundred (100) feet and is bounded southeasterly by lot no. thirty-four (34), southwesterly by lot no. fifty-eight (58), northwesterly by lot no. thirty-two (32) all of said subdivision and northeasterly by South Refinery Street.

Being the same property acquired by Gabriel Touchet, by an act of even date herewith; from Joseph S. Petro and Charles O. Dejean, Jr., records of Lafayette Parish, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 104 S REFINERY ST

Lafayette, LA, 70501

Assess Number: 6069337

- 2. Landowner is not an owner of the adjudicated property identified in #1 above.
- 3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

NOTARX PUBLIC: •

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

CASE NO. APD 2020-	-0036					
APPLICANT INFORMA	TION					
Applicant Name	Castle Row	Phone	(337) 256-	3880		(337) 412-2534
	Brad Frizzell	Email	sam@cast	lerowllc.co	<u>om</u>	
Applicant Address	412 Travis St., Ste. 213	Applicant	Municipalit	У	Lafayette	
Applicant Lives in Nei	ghborhood		Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood		☐ Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N/A				
ADJUDICATED PROPE	RTY INFORMATION					
Property Address	104 South Refinery St.		Assessmer	nt No.	6069337	,
Neighborhood	Terrace Acres		Subdivisio	n	Terrace Ac	res
City District	5 Glenn Lazar	d	Parish Dist	rict	5	Abraham Rubin
Adjudication Status		City	Pa	rish		
Date Adjudicated		1990	19	90		
Amount of Taxes O	wed	\$33,452.73	\$2,3	20.48		
Disposition Process	Sale - Public Bid	Legislative		Other		
Minimum Bid	erty owner, affidavit confirming o Value \$4,310	one (1) year maintenance co 1st Public Sale	\$3,232.50	2nd P	ublic Sale	\$1,422.30
	lic sale process as per 72.30 (f) ar		<i>43,242.4</i> 0	AIM.	done bate	71,722.00
Property Condition	C	Calls for Service	0	)	,	
Vacant		Law Enforcement	0	)		
Maintained		Environmental	0	)		
Improved		Housing	0	}		
RENOVATION PLAN	*See Attached		-			
Zoning Designation	"RS-1" Res	sidential Single-Fami	!			
Meets Zoning Star		_	✓ Yes	☐ No	✓ N/A	
Assessor's Descripti		Res Subd Lot	<u>-</u>			
Is Consistent with			✓ Yes	☐ No	☐ N/A	
Intended Use		Construct New Hou	ısing			
Description of Intend	ed Use					
· •	or construction of a sing	le-family residential	dwelling w	hich shoul	d be compat	ible with
	tity regarding building ch					
	spections every three (3					
Administrator Notes						***
1 '	s conditions as establish	ned in LCG O-166-20	15.	✓ Yes	No	□ N/A
1	oved for this disposition			 ✓ Yes	☐ No	N/A
	considered for future di		gs.	✓ Yes	□ No	·
1	ot satisfy conditions esta			Yes	☐ No	☑ N/A
5. Confirmed prope				✓ Yes	☐ No	□ N/A
1	g to maintenance has be	en provided.		Yes	 □ No	✓ N/A
	, to mameenance nue 2.					
Conditions not satisfic	ea					
1						
2						
3		_				

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT **PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION / / /
1. Date of Application 8/14/2020
2. Applicant Name <u>Castle Row LLC.</u>
3. Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4. Physical Address <u>412 Travis St., Ste 213, Lafayette, Louisiana, 70503</u>
5. City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6. Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7. Email sam@castlerowllc.com brad@castlerowllc.com  This application must be accompanied by a second strict to the second strict to th
This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
PROPERTY INFORMATION
1. Jurisdiction <u>City of Lafayette</u>
2. Assessment No. <u>6018963</u>
3. Municipal Address <u>105 S REFINERY ST</u>
4. City, State, Zip <u>Lafayette, Louisiana, 70501</u>
5. Council District City District 1
f available, please provide the following information.
6. Improved Yes No No **  *Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).
7. Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 105 S REFINERY ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation RS-1
5.	Assessor's Description LOT 28 TERRACE ACRES SUB (45.5X100)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

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#### Rules

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- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
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- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
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  purchase of adjudicated property.

#### **Disclaimers:**

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

1) 660 Costle Kon, LC

7/14/2020 Date / /

Date

#### Exhibit 1

#### 105 Refinery

That certain lot of ground together with all buildings and improvements thereon and thereunto belonging, situated in TERRACE ACRES ADDITION in the City of Lafayette, Louisiana and according to a plat of survey by A. R. Yandle prepared July 5, 1948 on file in the office of the Clerk of Court with Act No. 218090 is known and designated as Lot 28; said lot has a frontage of 45.4 feet on South Refinery Street by a depth between parallel lines of 100 feet and is bounded Northeast by Lot No. 3, Southeast by Lot No. 27, Northwest by Lot No. 29 and Southwest by South Refinery Street.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 105 S REFINERY ST

Lafayette, LA, 70501

Assess Number: 6018963

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

Notary ID Notary Large to Larg

CASE NO. APD 2020	-0037						
APPLICANT INFORMA	ATION						
Applicant Name	Castle Row		Phone	(337) 256	-3880		(337) 412-2534
	Brad Frizzell		Email	sam@cas	tlero <u>wllc.c</u>	<u>com</u>	
Applicant Address	412 Travis St., Ste. 213	1	Applicant	Municipali	ty	Lafayette	
Applicant Lives in Ne	ighborhood			Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood			✓ Yes	☐ No	✓ N/A	
If yes, in what capa	city?		N/A				
ADJUDICATED PROPE	PTV INCORMATION				<u> </u>		
Property Address	105 South Refinery St.			Assessme	nt No	6018963	,
Neighborhood	Terrace Acres			Subdivisio		Terrace Ac	
City District	5 Glenn Lazar	٠4		Parish Dis		5	Abraham Rubin
Adjudication Status	5 Gleffif Lazar		ity		rish	3	
Date Adjudicated			998		000		
Amount of Taxes O	wad		281.32		.98.47		
	WEU	2,77	201.32	γ2,1			
Disposition Process	Sale - Public Bid		Legislative		Other		
	erty owner, affidavit confirming o				المسا	Dulatia Cala	ć4 422 20
Minimum Bid	Value \$4,340 lic sale process as per 72.30 (f) ar		olic Sale	\$3,255.00	2na i	Public Sale	\$1,432.20
·							
Property Condition	C	Calls for Se			)		
Vacant			rcement	(	)		
Maintained		Environn	nental	(	)		
Improved		Housing		(			
RENOVATION PLAN	*See Attached						
Zoning Designation	"RS-1" Res	sidential S	ingle-Fami	1			
Meets Zoning Star	ndard for District			✓ Yes	☐ No	☐ N/A	
Assessor's Descripti		Res Subc	l Lot				
Is Consistent with	Area Land Use			✓ Yes	☐ No	☐ N/A	
Intended Use		Construe	t Nou Hou	ıcina			
	ad Haa	Construc	t New Hou	isirig			
Description of Intend		-la famailu	va sida metial	duallingu	bich chau	ld ha campat	rible with
	or construction of a sing						
•	tity regarding building ch					unt to LCG Sta	anuarus. III auuniloii,
Leg will conduct ins	spections every three (3	) years to	msure cod	іе соттрітаті	ce.		
Administrator Notes					_	_	_
l ''	s conditions as establish			15.	✓ Yes	☐ No	☐ N/A
2. Applicant is appro	oved for this disposition	proceedi	ng.		✓ Yes	☐ No	☐ N/A
	considered for future di	•			✓ Yes	☐ No	☐ N/A
· · ·	ot satisfy conditions esta	ablished i	n LCG 0-16	66-2015.	Yes	☐ No	☑ N/A
5. Confirmed prope	rty is adjudicated.				✓ Yes	☐ No	∐ N/A
6. Affidavit attesting	g to maintenance has be	een provid	ded.		Yes	∐ No	✓ N/A
Conditions not satisfi	ed						
1							
2							
3							

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION
1. Date of Application 4/4/2020
2. Applicant Name <u>Castle Row LLC.</u>
3. Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4. Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5. City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6. Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7. Email sam@castlerowllc.com brad@castlerowllc.com
This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
PROPERTY INFORMATION
1. Jurisdiction <u>City of Lafayette</u>
2. Assessment No. <u>6028905</u>
3. Municipal Address <u>107 STEWART ST</u>
4. City, State, Zip <u>Lafayette, Louisiana, 70501</u>
5. Council District City District 1
f available, please provide the following information.
6. Improved  Yes No No ** No plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).
7. Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

Application 1-0

pg. 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name Castle Row LLC.
2.	Project Address 107 STEWART ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation D
5.	Assessor's Description P LOT 90 MOUTON ADD (20X59) @ 107 STEWART STREET
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
· <del></del>	
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

\*Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

Application 1-0

pg. 2

J- J

## RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above *or* mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### <u>Rules</u>

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of
  Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council
  approving the employee's participation. In addition, any member of the immediate family of any of
  the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### **Disclaimers:**

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

8/20/202

Date

#### Exhibit 1

#### 107 Stewart

That certain parcel of ground together with all improvements thereon, situated in the City of Lafayette, Louisiana, and being a portion of Lot 90 of the Mouton Addition, Lafayette, Louisiana, the said parcel of ground having a front of 20 feet on Stewart Street, beginning at a point where the property herein described joins the property line of Lilla Kennedy Davidson, or assigns, on Stewart Street and running in a westerly direction on Stewart Street for a distance of 20 feet by a depth between parallel lines of 58.8 feet, and being bounded as follows: On the Southwest by Stewart Street, on the Southeast by Lot 89, or the property of Lilla Kennedy Davidson, or assigns, on the Northeast by portions of Lot 90 of the property of Lilla Kennedy Davidson, or assigns on the Northwest by portions of Lot 90 of the Mouton Addition of the City of Lafayette, Louisiana, and being tract E of map drawn by D. L. Reid, C. E., dated November 20, 1946, and recorded in the Clerk of Court's Office for the Parish of Lafayette, Louisiana, which is an Act of Partition between Ralph H. Agate, Jr., Marion Agate Herzog, Hartwell Bordelon Dudding and Lilla Bordelon Brown.

#### STATE OF LOUISIANA **PARISH OF LAFAYETTE**

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Samuel Viator on behalf of Castle Row LLC, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 107 STEWART ST

Assess Number: 6028905

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

Notary ID Number 82359 Lafayette Parish

CASE NO. APD 2020	-0038					
APPLICANT INFORMA	ATION			·		
Applicant Name	Castle Row	Phone	(337) 256-	3880		(337) 412-2534
	Brad Frizzell	Email	sam@cast	<u>lerowllc.c</u>	<u>com</u>	
Applicant Address	412 Travis St., Ste. 213	Applican	t Municipalit	:у	Lafayette	
Applicant Lives in Ne	ighborhood		Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood		Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N/A				
ADJUDICATED PROPE	RTY INFORMATION					
Property Address	107 Stewart St.		Assessmei	at No	602890	5
Neighborhood	Old Additions Area		Subdivisio			louton's Addition
City District	5 Glenn Lazar	·d	Parish Dist		5	Abraham Rubin
Adjudication Status	5 Gjeriii Lazar	City		rish	5	, 10, 411411111
Date Adjudicated		2000		013		
Amount of Taxes O	wed	\$6,593.79		552.11		
			•			
Disposition Process	Sale - Public Bid	~	e Process	Other		
	perty owner, affidavit confirming			. 2md I	Public Sale	¢42 170 60
Minimum Bid	Value \$130,820 olic sale process as per 72.30 (f) a	1st Public Sale	\$98,115.00	) Zna i	Public Sale	\$43,170.60
			_			
Property Condition	(	Calls for Service	(	•		
Vacant		Law Enforcement	(			
Maintained		Environmental	(			
Improved		Housing		<u> </u>		<u>.                                    </u>
RENOVATION PLAN	*See Attached					
Zoning Designation	"D" Down	town				
Meets Zoning Sta	ndard for District		✓ Yes	☐ No	☐ N/A	
Assessor's Descript	ion	Commercial Subd	Lot			
Is Consistent with	Area Land Use		✓ Yes	☐ No	☐ N/A	
Intended Use		Rehab Existing Str	ucture			
Description of Intend	lad Hsa	Reliab Existing 50	actare			
•	ior construction of a sing	ale-family residentia	al dwelling w	hich shou	ıld he compa	tible with
	tity regarding building c					
1	spections every three (3				ant to Loo st	andards. In addition,
Led will conduct in.	spections every timee (5	years to modic co	ac complian	· ·		
		<del>.</del>				
Administrator Notes			245	<u></u>	<b>_</b>	<u>, , , , , , , , , , , , , , , , , , , </u>
1	es conditions as establish		015.	✓ Yes	☐ No	□ N/A
	oved for this disposition			✓ Yes	☐ No	☐ N/A
1 ' '	considered for future d			✓ Yes	☐ No	☐ N/A
1 ' '	ot satisfy conditions est	ablished in LCG O-1	66-2015.	Yes	□ No	✓ N/A
5. Confirmed prope				✓ Yes	☐ No	<del>-</del> :
6. Affidavit attestin	g to maintenance has b	een provided.		Yes	☐ No	✓ N/A
Conditions not satisfi	ied					
1						
2						
3						

#### **EXHIBIT B**

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GE	NER	AL INFORMATION (1)
	1.	Date of Application 6/14/2020
	2.	Applicant Name <u>Castle Row LLC.</u>
	3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
	4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
	5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
	6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
	7.	Email sam@castlerowllc.com brad@castlerowllc.com
	_	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PR	OPE	RTY INFORMATION
	1.	Jurisdiction City of Lafayette
	2.	Assessment No. <u>6046969</u>
	3.	Municipal Address 109 S REFINERY ST
	4.	City, State, Zip <u>Lafayette, Louisiana, 70501</u>
	5.	Council District City District 1
If a	vaila	able, please provide the following information.
	*St pla dra dev	Improved  Yes No No neet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and linage facilities, utility lines, landscaping, and other related matters normally associated with the velopment of raw land into building sites (UDC Sec. 89-151 Definitions).  Property Description (Can be obtained from the Tax Assessor's Website)  See attached Exhibit 1

14-1

pg. 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 109 S REFINERY ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation RS-1
5.	Assessor's Description LOT 26 TERRACE ACRES SUB (45.5X100)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
and U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

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The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

4//4/2020

6/10/2020

Dato

Application 1-0

#### Exhibit 1

#### 109 Refinery

THAT CERTAIN LOT ON PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Terrace Acres Subdivision, in the City and Parish of Lafayette, Louisiana, and being known and designated as LOT 26 thereof, the said lot having a front of 45.5 feet on South Refinery Street by a depth between parallel lines of 100.0 feet and is bounded Northeasterly by Lot 5, Southwesterly by South Refinery Street, Southeasterly by Lot 25, and Northwesterly by Lot 27, and being more fully shown on a plat of survey by Edmond F. Dupre, Jr., Land Surveyor, dated June 11, 1975, at Act. No. 645433, Lafayette Parish, Louisiana.

Being the same property acquired by vendor by Sheriff's Sale dated January 18, 2006, Act No. 2006-2275, Lafayette, Parish, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 109 S REFINERY ST

Assess Number: 6046969

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

CASE NO. APD 2020	-0039		· · · · · ·	<u> </u>				
APPLICANT INFORMATION								
Applicant Name	Castle Row	Ph	one	(337) 256	-3880		(337) 412-2534	
	Brad Frizzell	Em	nail	sam@cas	<u>tlerowllc.c</u>	<u>om</u>		
Applicant Address	412 Travis St., Ste. 213	Ap	plicant I	Municipali	ty	Lafayette		
Applicant Lives in Ne	ighborhood			Yes	✓ No	☐ N/A		
Applicant Services No	eighborhood			Yes	No	✓ N/A		
If yes, in what capa	city?	N/	/A					
ADJUDICATED PROPE	ERTY INFORMATION					<u></u>		
Property Address	109 South Refinery St.			Assessme	nt No	6046969	g	
Neighborhood	Terrace Acres			Subdivision		Terrace A		
City District	5 Glenn Lazar	·4		Parish Dis		5	Abraham Rubin	
Adjudication Status	5 Gleffif Lazar	City			arish	J		
Date Adjudicated		2015			009			
Amount of Taxes O	wod	\$1,444.!			005		٠	
Amount of Taxes O	weu					•		
Disposition Process	Sale - Public Bid		_	Process	Other			
Į.	nerty owner, affidavit confirming				ا ماد	Public Sale	ć1 404 00	
Minimum Bid	Value \$4,530 alic sale process as per 72.30 (f) a	1st Public	Sale	\$3,397.50	Zna i	Public Sale	\$1,494.90	
Property Condition	(	Calls for Servi			0			
Vacant		Law Enforce		I	0			
Maintained		Environmen	ntal		0			
Improved	<u>.</u>	Housing		<del></del>	<u> </u>		<u></u>	
RENOVATION PLAN	*See Attached				•			
Zoning Designation	"RS-1" Res	sidential Sing	le-Famil					
Meets Zoning Sta	ndard for District			✓ Yes	☐ No	☐ N/A		
Assessor's Descript		Res Subd Lo	ot					
Is Consistent with				✓ Yes	☐ No	☐ N/A		
Intended Use		Construct N	low Hou	sina				
Description of Intend	lad Hea	CONSTRUCTIV	iew ilou.	SITIE				
	ied use for construction of a sing	ala-family res	idential	dwelling w	hich shou	ld he compa	tible with	
	tity regarding building c							
	spections every three (3					unt to Lee st	andards. In addition,	
LCG Will conduct in	spections every three (5	years to ms	sure cou	e compilar	ice.			
		-			·			
Administrator Notes					, <del></del>	_	_	
1	es conditions as establish			L5.	✓ Yes	No	□ N/A	
2. Applicant is approved for this disposition proceeding.					✓ Yes	∐ No	□ N/A	
3. Applicant will be considered for future disposition proceedings.					✓ Yes	☐ No	□ N/A	
4. Applicant does not satisfy conditions established in LCG O-166-20				6-2015.	Yes	□ No	✓ N/A	
5. Confirmed property is adjudicated.				✓ Yes	☐ No	□ N/A		
6. Affidavit attesting to maintenance has been provided.				Yes	☐ No	✓ N/A		
Conditions not satisf	ied							
1								
2								
3 _								

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT **PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION  1. Date of Application \( \begin{align*} align*				
2. Applicant Name <u>Castle Row LLC.</u>				
. Mailing Address PO Box 51133, Lafayette, Louisiana, 70505				
Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503				
City, State, Zip <u>Lafayette, Louisiana, 70503</u>				
6. Phone Number(s) <u>3372563880</u> <u>3374122534</u>				
7. Email sam@castlerowllc.com brad@castlerowllc.com				
This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.				
PROPERTY INFORMATION				
1. Jurisdiction City of Lafayette				
2. Assessment No. <u>6028078</u>				
3. Municipal Address <u>110 S REFINERY ST</u>				
4. City, State, Zip <u>Lafayette, Louisiana, 70501</u>				
5. Council District City District 1				
If available, please provide the following information.				
6. Improved  Yes No  No  *Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).				
7. Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1				

# LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 110 S REFINERY ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation RS-1
5.	Assessor's Description LOT 36 TERRACE ACRES SUB (45.50 X 100)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
-	
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

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  requested in application must be completed, including an accurate physical address with an accurate
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The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

2/10/709

Date `

8/20/2020

Date

#### Exhibit 1

#### 110 Refinery

That certain lot of ground, together with all improvements, situated in the TERRACE ACRES SUBDIVISION in the Parish of Lafayette, Louisiana, and according to a plat of survey by A. R. Yandle, C. E. dated July 5, 1948, and attached to Act. No. 218090 of the records of Lafayette Parish, Louisiana, is known and designated as Lot No. Thirty-Six (36) said lot has a front of Forty-five and five-tenths (45.5) feet on South Refinery Street., by a depth between parallel lines of One Hundred (100) feet and bounded southeasterly by Lot No. Thirty-Seven (37), southwesterly by Lot No. Fifty-Five (55), northwesterly by Lot No. Thirty-Five (35), all of said subdivision and northeasterly by South Refinery Street. Being the same property acquired by Vendors herein under Act No, 78-018941, records of Lafayette Parish, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 110 S REFINERY ST

Lafayette, LA, 70501

Assess Number: 6028078

- 2. Landowner is not an owner of the adjudicated property identified in #1 above.
- 3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

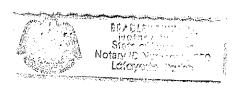
Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020	-0040				*	
APPLICANT INFORMA	ATION		•			
Applicant Name	Castle Row	Phone	(337) 256	-3880		(337) 412-2534
	Brad Frizzell	Email	sam@cas	tlerowllc.	com	
Applicant Address	412 Travis St., Ste. 213	Applicant	t Municipali	ty	Lafayette 	
Applicant Lives in Ne	_		Yes	✓ No	□ N/A	
Applicant Services No	eighborhood		Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N/A			<u> </u>	
ADJUDICATED PROPE	RTY INFORMATION				-	
Property Address	110 South Refinery St.		Assessme	nt No.	602807	8
Neighborhood	Terrace Acres		Subdivisio	n	Terrace A	cres
City District	5 Glenn Lazar	<sup>-</sup> d	Parish Dis	trict	5	Abraham Rubin
Adjudication Status		City	Pa	arish		
Date Adjudicated		1989	1	988		
Amount of Taxes O	wed	\$21,543.24	\$7,8	366.57		
Disposition Process	Sale - Public Bid	Legislativ	e Process	Other		
·	erty owner, affidavit confirming	<del>-</del>		0 11.10.		
Minimum Bid	Value \$4,910	1st Public Sale	\$3,682.50	2nd	Public Sale	\$1,620.30
*Minimum bid used in pub	lic sale process as per 72.30 (f) a	nd 72.31©				
Property Condition	(	Calls for Service	(	0		
Vacant		Law Enforcement	I	0		
Maintained		Environmental	•	0		
Improved		Housing		0		
RENOVATION PLAN	*See Attached					
Zoning Designation		sidential Single-Fam	nil			
Meets Zoning Star			✓ Yes	☐ No	☐ N/A	
Assessor's Descript		Res Subd Lot		<u>—</u>		
Is Consistent with			✓ Yes	☐ No	□ N/A	
		Construct Novella	_			
Intended Use	ad Haa	Construct New Ho	using			
Description of Intend		ala famili vasidantis	d dwalling w	ıbich char	ıld ba campa	tible with
1	or construction of a sing tity regarding building c					
_	city regarding building c spections every three (3				iuiit to LCG St	andards. In addition,
LCG will conduct in:	spections every three (5	years to insure co	de compilar	ice.		
		<del></del>				
Administrator Notes	1114		24 5			
1	s conditions as establish		)15.	✓ Yes	☐ No	□ N/A
	oved for this disposition			✓ Yes	∐ No	□ N/A
	considered for future d			✓ Yes	∏Ño	□ N/A
1	ot satisfy conditions est	apiished in LCG O-1	bb-2015.	∐ Yes	□ No	✓ N/A
5. Confirmed prope	•	• 1		✓ Yes	☐ No	N/A  ☑ N/A
6. Affidavit attestin	g to maintenance has be	een provided.		Yes	☐ No	<u>√</u> IVA
  Conditions not satisfi	ed					
1	-u					
2						
3						

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

pg. 1

Application 1-0

#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT **PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENER	AL INFORMATION
1.	Date of Application 6/19/2020
2.	Applicant Name <u>Castle Row LLC.</u>
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
-	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PROPE	RTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. <u>6013175</u>
3.	Municipal Address 111 S REFINERY ST
4.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
5.	Council District City District 1
If availa	able, please provide the following information.
*St pla dra	Improved Yes No No neet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and linage facilities, utility lines, landscaping, and other related matters normally associated with the velopment of raw land into building sites (UDC Sec. 89-151 Definitions).
7.	Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1. Applicant Name <u>Castle Row LLC.</u>	
2. Project Address <u>111 S REFINERY ST</u>	
3. City, State, Zip Lafayette, Louisiana, 70501	_
4. Zoning Designation RS-1	
5. Assessor's Description LOT 25 TERRACE ACRES SUB (45.5X100) USUFRUCT TO GEORGE D BARTIE SR	_
6. Condition of Property unknown	<u></u>
7. Intended Use Affordable, high quality, single family housing for lease	·
nd Uses of Adjacent and Vicinity Properties <u>residential</u>	<del></del>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

## RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

do Castle Run, LLC

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

41701

#### Exhibit 1

#### 111 Refinery

That certain parcel of ground, with improvements, being known and designated as LOT TWENTY-FIVE (25), TERRACE ACRES SUBDIVISION, Parish of Lafayette, Louisiana. Said parcel having a frontage of 45.5' on South Refinery Street by a depth between parallel lines of 100' and has the further dimensions and boundaries as shown by plat of survey of said subdivision by A. R. Yandle, dated July 5, 1948, of record in the Clerk of Court's office for Lafayette Parish, Louisiana. Being the same property acquired by George Bartie and Mary Pillette Bartie by Act No. 670358 of the records of the Clerk of Court's office for Lafayette Parish, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 111 S REFINERY ST

Assess Number: 6013175

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

Could Georgia On Agent Could Georgia Could Georgia Could Georgia Georgia

#### **EXHIBIT B**

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GE	NER	ALINFORMATION 8/14/2020
	1.	Date of Application 4/10/10020
	2.	Applicant Name <u>Castle Row LLC.</u>
	3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
	4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
	5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
	6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
	7.	Email sam@castlerowllc.com brad@castlerowllc.com
	-	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PR	OPE	RTY INFORMATION
	1.	Jurisdiction <u>City of Lafayette</u>
	2.	Assessment No. <u>6047819</u>
	3.	Municipal Address 126 S REFINERY ST
	4.	City, State, Zip Lafayette, Louisiana, 70501
	5.	Council District City District 1
If a	vaila	ble, please provide the following information.
	*Sti plan dra	Improved  Yes No No reet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the elopment of raw land into building sites (UDC Sec. 89-151 Definitions).  Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1
		· · · · · · · · · · · · · · · · · · ·

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 126 S REFINERY ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation RS-1
5.	Assessor's Description LOT 44 TERRACE ACRES SUB (45.5X100)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
nd U:	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

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- All buildings and structures proposed on adjudicated property

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The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

8/20/2020

Date

#### Exhibit 1

#### 126 Refinery

That certain parcel of ground together will all improvements thereon and thereunto belonging, situated in the Terrace Acres Subdivision, in the Parish of Lafayette, Louisiana and according to a plat survey of said Subdivision by A. R. Yandle, C. E., dated July 5, 1948, and attached to Act No. 218090, Records of Lafayette Parish, is known and designated as Lot No. 44; said lot has a front of 45.5 feet on South Refinery Street by a depth between parallel lines of one hundred (100) feet and is bounded Southeast by Lot No. 45; Southwest by Lot No. 47, Northwest by Lot No. 43; all of said Subdivision and Northeast by South Refinery Street. Being the same property acquired by Vendor herein by Act No. 232503, Records of the Clerk of Courts Office, Parsh of Lafayette, Louisiana.

Being the same property acquired by Marin Lewin and Peterke Janssen Lewin, from Leroy John Gautreaux by Act No. 338984 and duly recorded in Book V-23 at page 607, Records of the Clerk of Court's Office, Parish of Lafayette, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

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Assess Number: 6047819

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

NOTARY PUBLIC:

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

CASE NO. APD 2020	-0043						
APPLICANT INFORMA	ATION	·			·		
Applicant Name	Castle Row	Р	hone	(337) 256-	-3880		(337) 412-2534
	Brad Frizzell	Ε	mail	sam@cast	:ler <u>o</u> wllc. <u>c</u>	<u>om</u>	
Applicant Address	412 Travis St., Ste. 213	A	pplicant I	Municipalit	у	Lafayette	
Applicant Lives in Nei	ighborhood			Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood			Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N	I/A	_			
ADJUDICATED PROPE	RTY INFORMATION				,		<u> </u>
Property Address	126 South Refinery St.			Assessme	nt No.	6047819	)
Neighborhood	Terrace Acres			Subdivisio		Terrace Ac	
City District	5 Glenn Lazar	-d		Parish Dis		5	Abraham Rubin
Adjudication Status	5 Gleffif Edzar	City	ı		rish		
Date Adjudicated		1989			989		
Amount of Taxes O	wed	\$32,418			31.21		
Disposition Process	Sale - Public Bid perty owner, affidavit confirming		egislative		Other		
Minimum Bid	Value \$4,530	1st Publi		, \$3,397.50	2nd I	Public Sale	\$1,494.90
	lic sale process as per 72.30 (f) a		c Sale	75,557.50	21101	abile sale	Ç1,4041.00
<u> </u>	•	Calls for Serv	ilaa	(	<b>,</b>		
Property Condition	•	Law Enford		(			
Vacant					)		
Maintained	•	Environme	ille	(	=		
Improved		Housing				<u>.</u>	
RENOVATION PLAN	*See Attached						
Zoning Designation	"RS-1" Re	sidential Sin	gle-Famil				
Meets Zoning Star	ndard for District			✓ Yes	No	☐ N/A	
Assessor's Descripti	ion	Res Subd L	ot.				
Is Consistent with	Area Land Use			✓ Yes	☐ No	☐ N/A	
Intended Use		Construct	New Hou	sing			
Description of Intend	ed Use						
Applicant's plan is f	or construction of a sing	gle-family re	sidential	dwelling w	hich shou	ıld be compat	tible with
	tity regarding building c						
	spections every three (3						
Administrator Notes		<u> </u>					
	es conditions as establish	hed in LCG C	)-166-201	15.	✓ Yes	☐ No	□ N/A
1 ' '	oved for this disposition				✓ Yes	☐ No	N/A
1 ''	considered for future d			<b>5</b> 5.	✓ Yes	☐ No	□ N/A
1 ''	ot satisfy conditions est	-			Yes	☐ No	N/A
5. Confirmed prope					✓ Yes	☐ No	□ N/A
1	g to maintenance has b	een provide	d.		Yes	☐ No	☑ N/A
O. A. HIGGVIE BUCSUIT	D to manifemanie mas b	p. 04100				_	
Conditions not satisfi	ied						
1							
2							
3							

#### **EXHIBIT B**

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
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#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT **PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

	IAEV	AL INFORMATION ( / · · / )
	1.	Date of Application 4/4/2020
	2.	Applicant Name Castle Row LLC.
	3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
	4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
	5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
	6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
	7.	Email sam@castlerowllc.com brad@castlerowllc.com
	-	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PR	OPE	RTY INFORMATION
	1.	Jurisdiction <u>City of Lafayette</u>
	_	·
	2.	Assessment No. <u>6042524</u>
		Assessment No. <u>6042524</u> Municipal Address <u>207 E CONVENT ST</u>
	3.	
	3. 4.	Municipal Address 207 E CONVENT ST
If a	<ul><li>3.</li><li>4.</li><li>5.</li></ul>	Municipal Address <u>207 E CONVENT ST</u> City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
If a	3. 4. 5. vaila 6. *St plai dra dev	Municipal Address <u>207 E CONVENT ST</u> City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501  Council District <u>City District 1</u>

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

<ol> <li>Cit</li> <li>Zor</li> </ol>	vject Address <u>207 E CONVENT ST</u> y, State, Zip <u>Lafayette, Louisiana, 70501</u> ning Designation <u>CH</u>
4. Zor	
	ning Designation CH
	essor's Description <u>LOT 153 MOUTON ADDITION</u> X122.75)
6. Cor	dition of Property <u>unknown</u>
7. inte	ended UseAffordable, high quality, single family housing for lease.

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

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#### Rules

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  bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of
  Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council
  approving the employee's participation. In addition, any member of the immediate family of any of
  the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### <u>Disclaimers:</u>

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

8/20/18

Date

#### Exhibit 1

#### 207 E Convent

That certain lot of ground, situated in the Mouton Addition to the city of Lafayette, Louisiana, and according to a plat of said addition on file in the office of the clerk of court of Lafayette parish, is known and designated as Lot No. one hundred and fifty three; the said lot having a front of fifty feet on Convent Street by a depth of one hundred and twenty two and 75/100 feet, and is bounded north by Lot No. one hundred and fifty seven, south by Convent Street, east by lot No. one hundred and fifty two, and west by lot No. one hundred and fifty four.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 207 E CONVENT ST

Assess Number: 6042524

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

Notary ID No. 100 Lafayelle Parsh

CASE NO. APD 2020	-0044		J			<u></u>	
APPLICANT INFORMA	ATION					····	
Applicant Name	Castle Row		Phone	(337) 256	-3880		(337) 412-2534
	Brad Frizzell		Email	sam@cas	tlerowllc.c	<u>com</u>	
Applicant Address	412 Travis St., Ste. 213	3	Applicant	Municipali	ty	Lafayette	
Applicant Lives in Nei	ighborhood			Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood			Yes	No	✓ N/A	
If yes, in what capa	city?		N/A				
ADJUDICATED PROPE	RTY INFORMATION						
Property Address	207 E. Convent St.			Assessme	nt No.	6042524	1
Neighborhood	Old Additions Area			Subdivisio	n	Mouton's	Addition
City District	5 Glenn Laza	rd		Parish Dis	trict	5	Abraham Rubin
Adjudication Status		Ci	ty	Pa	arish		
Date Adjudicated		20	07	2	004		
Amount of Taxes O	wed	\$2,49	93.76	\$12,	629.11		
Disposition Process	Sale - Public Bid		Legislative		Other		
	erty owner, affidavit confirming					5 LU 6 L	440 444 00
Minimum Bid  *Minimum bid used in pub	Value \$37,710 lic sale process as per 72.30 (f) a		olic Sale	\$28,282.50	) 2nd	Public Sale	\$12,444.30
Property Condition		Calls for Se	ervice	(	כ		
Vacant		Law Enfo	rcement	(	0		
Maintained		Environn	nental	(	0		
Improved		Housing		(	0		
RENOVATION PLAN	*See Attached	-					
Zoning Designation		esidential S	ingle-Fami	1			
Meets Zoning Star				✓ Yes	□No	□ N/A	
Assessor's Descripti		Single Fa	mily Reside				
Is Consistent with		Ç.II.B.G T u	,	✓ Yes	☐ No	✓ N/A	
Intended Use		Construc	t New Hou	ıcing			
Description of Intend	lad I Isa	CONStruc		13111g			
'	CG will inspect house, a	and annlic	ant should	mitigate in	fractions	within six mo	nths Applicant's plan
	construction of single-f						
	tity regarding building o						
	spections every three (3						and and an in a dame.
	speciforis every times (	-		-			
Administrator Notes	10.0		0.466.30	4 =		[] N-	□ N/A
	s conditions as establis			15.	✓ Yes	☐ No	□ N/A
	oved for this disposition	•	_		✓ Yes	☐ No	□ N/A
' '	considered for future o	•	•	=	✓ Yes	☐ No	□ N/A
1 ' '	ot satisfy conditions est	tabiisned ir	1 FCG O-10	10-ZU15.	∐ Yes	∐ No □ No	✓ N/A ☐ N/A
5. Confirmed prope		•			✓ Yes ☐ Yes	□ No	,, ☑ N/A
6. Affidavit attestin	g to maintenance has b	een provid	iea.		□ 163	□ INO	L NA
Conditions not satisfi	ed						
1							
2							
3							

#### **RENOVATION PLAN**

Applicant's plan for construction or demolition on a single-family unit shall be as follows:

- 1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon provision of a final report by LCG staff*) to comply with the infractions stipulated in the inspection report.
- 2. Any and all work done to any structures considered historic or eligible to be historic using the definition in the International Building Code, must be approved by the Development and Planning Department before any permit is issued.
- 3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 4. After acquisition of the property, LCG will inspect any new rental rehabilitation or construction every three (3) years to ensure code compliance.

pg. 1

Application 1-0

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENER	AL INFORMATION
1.	Date of Application 8/14/2020
2.	Applicant Name <u>Castle Row LLC.</u>
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PROPE	RTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. <u>6045323</u>
3.	Municipal Address 230 JACKSON ST
4.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
5.	Council District City District 1
If availa	able, please provide the following information.
*St pla dra	Improved  Yes No No No neet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the relopment of raw land into building sites (UDC Sec. 89-151 Definitions).
7.	Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 230 JACKSON ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation rm-1
5.	Assessor's Description LOT 202 MOUTON ADD (50X94.54)
6.	Condition of Property <u>unknown</u>
7.	Intended Use Affordable, high quality, single family housing for lease.
<u></u>	
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

## RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved
  application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public
  bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
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- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of
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  approving the employee's participation. In addition, any member of the immediate family of any of
  the above may participate in this disposition process with prior LCG Council approval.
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The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

rizzoll do Castle Konjekr

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

8/14/202 b

Date

#### Exhibit 1

#### 230 Jackson

That certain lot of land, together with all buildings and improvements thereon situated in the Mouton Addition to the City of Lafayette, Louisiana, and according to a map of said addition on file in the office of the Clerk of Court in the Parish of Lafayette, is known and designated as Lot No. 202 of said addition, having a frontage of 50 feet on Jackson Street, by a depth between parallel lines of 94.54 feet, and being bounded Northerly by Jackson Street, Southerly Lot No. 188, Easterly by Lot No. 203, and Westerly by Lot No. 201, all of the said Mouton Addition,

To have and to hold the above described property unto said purchaser and her successors, heirs, and assigns forever. The parties declared unto me Notary that the Municipal Number or Address of the property is 230 Jackson Street, Lafayette, Louisiana 70501.

#### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 230 JACKSON ST

Assess Number: 6045323

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

CASE NO. APD 2020-0045						
APPLICANT INFORMA	ATION					
Applicant Name	Castle Row	Phone	(337) 256-3880 (337) 412-2534			
	Brad Frizzell	Email	sam@castlerowllc.com			·
Applicant Address	412 Travis St., Ste. 213	Applicant	Municipalit	v	 Lafayette	
Applicant Lives in Ne	•	1.1.	☐ Yes	, ⊡ No	☐ N/A	
Applicant Services No	-		Yes	□ No	☑ N/A	
If yes, in what capa	<del></del>	N/A	٠٠٠ ليسا			
	- · · · · · · · · · · · · · · · · · · ·				-	
ADJUDICATED PROPI						
Property Address	230 Jackson St.		Assessmer		604532	
Neighborhood	Old Additions Area		Subdivision	า	Mouton's	l l
City District	5 Glenn Lazard		Parish Dist	rict	5	Abraham Rubin
Adjudication Status		City	Pai	rish		
Date Adjudicated	Date Adjudicated 2015		2016			
Amount of Taxes O	wed	\$8,472.28	\$4,43	34.99		
Disposition Process   Sale - Public Bid   Legislative Process   Other						
Disposition Process Sale - Public Bid Legislative Process Other  *If sale is to adjoining property owner, affidavit confirming one (1) year maintenance cor						
Minimum Bid	Value \$39,570	1st Public Sale	\$29,677.50	2nd	Public Sale	\$13,058.10
	olic sale process as per 72.30 (f) and		<b>Ψ2</b> 3,077.30	2110	abile sale	<b>\$15,030.10</b>
Property Condition		lls for Service	0			
Vacant		aw Enforcement	0			
Maintained	E	Environmental	0			
Improved		Housing	0			
RENOVATION PLAN *See Attached						
Zoning Designation	"RM-1" Res	idential Mixed				, ,
Meets Zoning Sta			✓ Yes	☐ No	□ N/A	
Assessor's Descript		Single Family Reside	_			`
Is Consistent with		migre raining nesid	✓ Yes	☐ No	□ N/A	
			_			
Intended Use		Construct New Hou	ising			
Description of Intended Use						
Upon acquisition, LCG will inspect house, and applicant should mitigate infractions within six months. Applicant's plan						
is for rehab/demo/construction of single-family residential unit consistent with histroric building standards and						
neighborhood identity regarding building character, setbacks, and massing. To be built to LCG standards. In addition,						
LCG will conduct inspections every three (3) years to insure code compliance.						
Administrator Notes						
	s conditions as establishe	din I CG O 166 20	15	✓ Yes	□ No	□ N/A
I ' '			13.		∐ No	<u> </u>
2. Applicant is approved for this disposition proceeding.				✓ Yes	No	□ N/A
3. Applicant will be considered for future disposition proceedings.			=	✓ Yes	☐ No	□ N/A
4. Applicant does not satisfy conditions established in LCG O-166-20			6-2015.	Yes	☐ No	✓ N/A
5. Confirmed property is adjudicated.				✓ Yes	∐ No	□ N/A
6. Affidavit attesting to maintenance has been provided.				Yes	☐ No	✓ N/A
Conditions not satisfied						
1						
2						1
3						

#### **RENOVATION PLAN**

Applicant's plan for construction or demolition on a single-family unit shall be as follows:

- 1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon provision of a final report by LCG staff*) to comply with the infractions stipulated in the inspection report.
- 2. Any and all work done to any structures considered historic or eligible to be historic using the definition in the International Building Code, must be approved by the Development and Planning Department before any permit is issued.
- 3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
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#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT **PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

161.

GENER	ALINFORMATION (1) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
1.	Date of Application 6 19 00 20
2.	Applicant Name Castle Row LLC.
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address <u>412 Travis St., Ste 213, Lafayette, Louisiana, 70503</u>
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
•	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PROPE	RTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. <u>6062891</u>
3.	Municipal Address 404 STEWART ST
4.	City, State, Zip Lafayette, Louisiana, 70501
5.	Council District City District 1
If availa	able, please provide the following information.
*St pla	Improved  Yes No No neet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the
	relopment of raw land into building sites (UDC Sec. 89-151 Definitions).  Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 404 STEWART ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation MN-1
5.	Assessor's Description_ <u>E 22.4 FT OF LOT 2 &amp; W 22.6 FT OF</u> <u>LOT 3 BLK 1 VOORHIES ADD @ 404 STEWART ST</u> <u>23X78</u>
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

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Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

Date

Topo Caste Por

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

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Assess Number: 6062891

Lafayette, LA, 70501

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3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

BRADLEY FRIZZELL

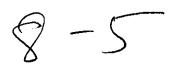
Latayette Parlsh

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



#### Exhibit 1

#### 404 Stewart

That certain parcel of ground, situated in the Voorhies Addition in the City of Lafayette, Parish of Lafayette, Louisiana, measuring forty-five (45) feet on Stewart Street by a depth in parallel lines of seventy-eight (78) feet as shown on the plat of said addition in the Recorder's Office for the Parish of Lafayette, Louisiana, is composed of the Easterly twenty-two and four-tenths (22.4) feet of Lot Two (2) and the Westerly twenty-two and six-tenths (22.6) feet of Lot Three, both of Block One of said addition, said property being bounded Northerly by Stewart Street, Southerly by remaining portions of Lot Two (2) and Three (3), Easterly by remaining portion of Lot Three (3) and Westerly by remaining portion of Lot Two (2), all of said Block and Addition. See Acts 53148, 123483 and also Act No. 47770, conveyance records of the Parish of Lafayette, Louisiana.



CASE NO. APD 2020	-0046					
APPLICANT INFORMA	ATION	— ··	<del></del>			
Applicant Name	Castle Row	Phone	(337) 256-	3880		(337) 412-2534
	Brad Frizzell	Email	sam@cast	<u>lerowllc.c</u>		
Applicant Address	412 Travis St., Ste. 213	Applicant	: Municipalit	У	Lafayette	
Applicant Lives in Nei	-		Yes	✓ No	∏ N/A	
Applicant Services Ne	=		Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N/A				
ADJUDICATED PROPE	RTY INFORMATION				•	
Property Address	404 Stewart St.		Assessmer	nt No.	6062891	L
Neighborhood	Old Additions Area		Subdivision	า	Voorhies A	Addition
City District	5 Glenn Lazar	d	Parish Dist	rict	5	Abraham Rubin
Adjudication Status		City	Pai	rish		
Date Adjudicated		1992	19	90		
Amount of Taxes O	wed	\$4,439.68	\$5,7	10.74		
Disposition Process	Sale - Public Bid	Legislative	e Process	Other		
1 · · · · · · · · · · · · · · · · · · ·	erty owner, affidavit confirming					
Minimum Bid	Value \$12,280	1st Public Sale	\$9,210.00	2nd I	Public Sale	\$4,052.40
*Minimum bid used in pub	lic sale process as per 72.30 (f) ar	nd 72.31©				
Property Condition	(	Calls for Service	0			
Vacant		Law Enforcement	0			
Maintained		Environmental	0			
Improved		Housing	0		<del></del>	
RENOVATION PLAN	*See Attached	) <u></u>			·	· · · · · ·
Zoning Designation	"MN-1" M	lixed-Use Neighborh	າເ			
Meets Zoning Star	ndard for District		✓ Yes	☐ No	☐ N/A	
Assessor's Descripti	on	Res Subd Lot				
Is Consistent with	Area Land Use		✓ Yes	☐ No	☐ N/A	
Intended Use		Construct New Hou	using			
Description of Intend	ed Use	<del></del>	<b>J</b>			
	or construction of a sing	de-family residentia	l dwelling w	hich shou	ıld be compat	tible with
	tity regarding building cl					
	spections every three (3					
Administrator Notes						<del></del>
1	s conditions as establish	ned in LCG O-166-20	)15.	✓ Yes	☐ No	□ N/A
	oved for this disposition			✓ Yes	☐ No	· □ N/A
	considered for future di		igs.	✓ Yes	☐ No	N/A
1 ''	ot satisfy conditions esta			Yes	☐ No	✓ N/A
5. Confirmed prope				 ✓ Yes	☐ No	☐ N/A
1	g to maintenance has be	een provided.		Yes	☐ No	✓ N/A
· ·	•	•				
Conditions not satisfi	ed					
1						
2						i .
3						

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENE	RAL INFORMATION (1) / A
1.	Date of Application 4/17/2020
2.	Applicant Name <u>Castle Row LLC.</u>
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
	pplication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax r in the Parish nor is an owner of the targeted property.
PROP	ERTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. 6062876
3.	Municipal Address 406 STEWART ST
4.	City, State, Zip Lafayette, Louisiana, 70501
5.	Council District City District 1
If avai	able, please provide the following information.
pla dra	Improved  Yes  No  No  Interest pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree antings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and ainage facilities, utility lines, landscaping, and other related matters normally associated with the velopment of raw land into building sites (UDC Sec. 89-151 Definitions).
<sup>.</sup> 7.	Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 406 STEWART ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation MN-1
5.	Assessor's Description P LOT 4 BLK 1 VOORHIES ADD (23X78)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
_	
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

pg. 2

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

### RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### **Disclaimers:**

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Date

Brodley Frizzell	060	Castle	Row, LCC
Name (Printed)			•
Ble time			
Signature			Date / /
Ludan			8/20/202

Administrator (Documenting Receipt of Application)

#### Exhibit 1

#### 406 Stewart

That certain parcel of ground, together with all improvement thereon, situated in the Voorhies Addition, in the City of Lafayette, Parish of Lafayette, Louisiana, and being known and designated as portion of Lot Four (4) of Block One (1) of said addition, commencing at a point on Stewart Street at the intersection line between Lots 4 and 5 of Block One of said Voorhies Addition, thence running along said Stewart Street, in a westerly direction 23 feet, more or less, by the depth of said lot between parallel lines as shown on the map of said addition on file in the Recorder's Office of the Parish of Lafayette, Louisiana, and is bounded northerly by Stewart Street; southerly by a portion of Lot 25, easterly by Lot 5 and westerly by the remaining portion of Lot 4 all of Block One of said addition, and being the same property acquired by Act 126234

recorded in Book B-13, at Page 172, and Act 226891 recorded in Book G-18, at Page 637 of the Recorder's Office of the Parish of Lafayette, Louisiana.

For acquisition of the above property see Act of Partition dated July 31, 1970, recorded under Act 558034, conveyances records of the Parish of Lafayette, Louisiana.

#### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 406 STEWART ST

Lafayette, LA, 70501

Assess Number: 6062876

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

NOTARY PUBLIC:

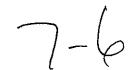
Name: Bradley Frizzell

Number: Louisiana #82359

BRADLEY FRIZZELL Notary Public State of Louisiana

ntary ID Number 82359 Latayette Parish

Commission expires at death.



CASE NO. APD 2020	0-0047		<del></del>			
APPLICANT INFORMA	ATION					
Applicant Name	Castle Row	Phone	(337) 256-	-3880		(337) 412-2534
, , , , , , , , , , , , , , , , , , , ,	Brad Frizzell	Email	sam@cast		com	(*** )
Applicant Address	412 Travis St., Ste. 213		Municipalit		 Lafayette	
Applicant Lives in Ne	•		☐ Yes	-, ✓ No	□ N/A	
Applicant Services No	<del>-</del>		Yes	□ No	☑ N/A	
If yes, in what capa	=	N/A				
		197				
ADJUDICATED PROPI						
Property Address	406 Stewart St.		Assessme		606287	†
Neighborhood	Old Additions Area		Subdivisio	n	Voorhies <i>i</i>	ı
City District	5 Glenn Lazaro	d	Parish Dis	trict	5	Abraham Rubin
Adjudication Status		City	Pa	ırish		
Date Adjudicated		1990	19	990		
Amount of Taxes O	wed	\$3,415.43	\$4,5	56.49		
D:	cala paletanti	المالية	- D	Oelean		
Disposition Process	Sale - Public Bid perty owner, affidavit confirming o	Legislative		Other		
Minimum Bid	Value \$6,280	1st Public Sale	\$4,710.00	2nd	Public Sale	\$2,072.40
	plic sale process as per 72.30 (f) and		54,710.00	ZIIU	abile Sale	\$2,072. <del>4</del> 0
,	, , , , , , , , , , , , , , , , , , , ,		_	_		
Property Condition		alls for Service	(	=		
Vacant		Law Enforcement	(	_		
Maintáined		Environmental	(	)		
Improved		Housing	(	)		
RENOVATION PLAN	*See Attached	· <del>**</del> • • • •				
Zoning Designation		xed-Use Neighborh	ıt			
Meets Zoning Sta			`` ✓ Yes	No	□ N/A	
Assessor's Descript		Res Subd Lot	<u> </u>			
Is Consistent with		Nes Subu Lot	✓ Yes	☐ No	□ N/A	
12 COHSISTEM AAMM	I Afea Lanu Ose		<u>~</u> 103		☐ 18/ C	
Intended Use		Construct New Hou	ısing			
Description of Intend						
	for construction of a singl					
neighborhood iden	tity regarding building ch	aracter, setbacks, a	ind massing	g. To be b	uilt to LCG st	andards. In addition,
LCG will conduct in	spections every three (3)	years to insure coo	le complian	ce.		
Administrator Notes		~				
1		-1:-166 0 466 30	4 F	[7].	□ N-	[T] M/A
1	es conditions as establish		15.	✓ Yes	∐ No	□ N/A
	oved for this disposition			✓ Yes	☐ No	□ N/A
1 ' '	considered for future dis			✓ Yes	∐ No	□ N/A
	ot satisfy conditions esta	blished in LCG O-16	66-2015.	Yes	☐ No	✓ N/A
5. Confirmed property is adjudicated.				✓ Yes	☐ No	□ N/A
6. Affidavit attestin	g to maintenance has be	en provided.		Yes	∐ No	✓ N/A
Conditions not satisfi	ied					
1						
2						
3						

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

**GENERAL INFORMATION** 

#### LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT **PLANNING DIVISION**

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION
1. Date of Application $8/4/2020$
2. Applicant Name <u>Castle Row LLC.</u>
3. Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4. Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5. City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6. Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7. Email sam@castlerowllc.com brad@castlerowllc.com
his application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax lebtor in the Parish nor is an owner of the targeted property.
ROPERTY INFORMATION
1. Jurisdiction <u>City of Lafayette</u>
2. Assessment No. <u>6041573</u>
3. Municipal Address <u>408 GENERAL MOUTON AVE</u>
4. City, State, Zip <u>Lafayette, Louisiana, 70501</u>
5. Council District City District 1
available, please provide the following information.
6. Improved  *Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).
7. Property Description (Can be obtained from the Tax Assessor's Website) <u>See attached Exhibit 1</u>

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 408 GENERAL MOUTON AVE
3.	City, State, Zip <u>Lafayette, Louisiana, 70501</u>
4.	Zoning Designation MN-1
5.	Assessor's Description W 1/2 LOT 43 BLK 3 2ND MOUTON ADD E 1/2 LOT 42 BLK 3 2ND MOUTON ADD (50X128.75)(289502)
6.	Condition of Property unknown
7.	Intended UseAffordable, high quality, single family housing for lease.
and U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

### RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
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  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### **Disclaimers:**

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Nama (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

8/20/2020

Date

#### Exhibit 1

#### 408 Mouton

That certain lot of ground together with improvements thereon, situated in the Second Mouton Addition to the City of Lafayette, Louisiana, having a front of twenty-five (25) feet on General Mouton Street (formerly Harrison Street) by a depth in parallel lines of one hundred twenty-eight & 75/100 (128.75) feet, said lot being known as the west half of Lot No. Forty-Three (43) of said addition, and is bounded north by General Mouton Avenue, south by part of Lot No. Fifty-eight (58), east by the eastern half of Lot No. forty-three (43) and west by Lot No. Forty-two (42).

#### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 408 GENERAL MOUTON AVE

Lafayette, LA, 70501

Assess Number: 6041573

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

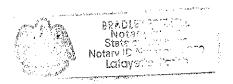
Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020	) <del>-</del> 0048				<del></del>		
APPLICANT INFORMA	ATION						
Applicant Name	Castle Row	Р	hone	(337) 256	-3880		(337) 412-2534
	Brad Frizzell	Е	mail	sam@cast	tlerowllc.	<u>com</u>	
Applicant Address	412 Travis St., Ste. 213	3 A	applicant :	Municipalit	ty	Lafayette	
Applicant Lives in Ne	ighborhood			Yes	✓ No	☐ N/A	
Applicant Services No	eighborhood			Yes	No	✓ N/A	
If yes, in what capa	icity?	N	N/A				
ADJUDICATED PROPI	FRTY INFORMATION						
Property Address	408 General Mouton			Assessme	nt No.	604157	3
Neighborhood	Old Additions Area			Subdivisio			louton's Addition
City District	5 Glenn Lazar	rd		Parish Dis		5	Abraham Rubin
Adjudication Status	<u> </u>	City	ı		rish		
Date Adjudicated		2000			000		
Amount of Taxes O	wed	\$9,706			94.85		
			egislative.		Other		
Disposition Process  *If sale is to adjoining prop	Sale - Public Bid perty owner, affidavit confirming		_		Other		
Minimum Bid	Value \$19,010	1st Public		\$14,257.50	2nd	Public Sale	\$6,273.30
1	olic sale process as per 72.30 (f) a			4,		•	<b>,</b> -,
Property Condition	1	Calls for Serv	vice	(	1		
Vacant		Law Enforce		(	=		
Maintained		Environme		(			
Improved		Housing		,	•		
		110000					
RENOVATION PLAN	*See Attached	#*	ماس داداد				
Zoning Designation		/lixed-Use Ne	eignborne			□ NI/A	
Meets Zoning Sta		D = = Colod 1	, <b>L</b>	✓ Yes	∐ No	☐ N/A	
Assessor's Descript		Res Subd L	.OT	□ Vos	∏No	F NIZA	
Is Consistent with	: Area Land Use			✓ Yes	[] INO	□ N/A	
Intended Use		Construct ?	New Hou	sing			
Description of Intenc							
1	for construction of a sing						
	tity regarding building c					uilt to LCG st	andards. In addition,
LCG will conduct in	spections every three (3	ያ) years to in	isure code	e complian	ce.		
	-		<del></del>		<del></del> _		
Administrator Notes			, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>				
1. Applicant satisfie	es conditions as establish	ned in LCG C	)-166-201	l <b>5</b> .	✓ Yes	☐ No	□ N/A
2. Applicant is appr	oved for this disposition	າ proceedinຍ	ž.		✓ Yes	☐ No	□ N/A
3. Applicant will be	considered for future d	isposition pr	roceeding	gs.	✓ Yes	. No	☐ N/A
4. Applicant does n	ot satisfy conditions est	ablished in I	LCG O-166	6-2015.	Yes	☐ No	✓ N/A
5. Confirmed property is adjudicated.					✓ Yes	☐ No	☐ N/A
6. Affidavit attestin	g to maintenance has be	een provide	d.		Yes	☐ No	✓ N/A
Conditions not satisfi	led						
1							
2							
3							

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

**GENERAL INFORMATION** 

1. Date of Application

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

8/14/2020

#### APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

2.	Applicant Name Castle Row LLC.
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette, Louisiana, 70503</u>
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
	oplication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PROPE	RTY INFORMATION
1.	Jurisdiction City of Lafayette
2.	Assessment No. <u>6020521</u>
3.	Municipal Address 409 GUIDRY ST
4.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
5.	Council District City District 1
If availa	able, please provide the following information.
*St pla dra	Improved  Yes No No reet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the relopment of raw land into building sites (UDC Sec. 89-151 Definitions).
7.	Property Description (Can be obtained from the Tax Assessor's Website) See attached Exhibit 1

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1	Applicant Name <u>Castle Row LLC.</u>	
2	Project Address 409 GUIDRY ST	
3	City, State, Zip Lafayette, Louisiana, 70501	
4	Zoning Designation rs-1	
5	Assessor's Description PT LOT 1 BLK 4 BAYOU OAKS SUB	
6	Condition of Property <u>unknown</u>	
7	Intended Use Affordable, high quality, single family housing for lease.	<del></del>
_		
Land	Jses of Adjacent and Vicinity Properties <u>residential</u>	

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- · All buildings and structures proposed on adjudicated property

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

### RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above or mail to:

Lafayette Consolidated Government c/o The Development and Planning Department - Planning Division P.O. Box 4017-C Lafayette, LA 70502

#### Rules

- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
- Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once
  at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the
  public sale.
- The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
- A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
- An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures
  requested in application must be completed, including an accurate physical address with an accurate
  legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.
- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### <u>Disclaimers:</u>

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Date

Date

#### Exhibit 1

#### 409 Guidry

That certain parcel of ground, together with any and all improvements located thereon, there unto appertaining, situated in the City and Parish of Lafayette, Louisiana, being a PORTION OF THE NORTHERLY ONE-HALF OF LOT NO. 1, of BLOCK NO. 4 of BAYOU OAKS SUBDIVISION, measuring 85 feet front on Francis Avenue by a depth of said Northerly half of Lot 1 of Block 4 said subdivision, being bounded Northerly by Francis Avenue, Southerly by the southerly half of Lot No. 1 of Block 4 of Bayou Oaks Subdivision, Easterly by the remaining property formerly owned by Easton Castille and Westerly by Domino Street, together with that certain tract or parcel of ground, being know and designated as the Southerly one-half of Lot having a frontage of 90 feet on Guidry Street by an irregular depth as shown on plat of survey of said subdivision file in the Clerk of Court's Office for the Parish of Lafayette, Louisiana, bounded Northerly by the remaining half of Lot 1, Block 4 of said subdivision, and Westerly by Domino Street, LESS AND EXCEPT that certain strip of land having a front on Guidry Street of ten (10) feet and a depth between parallel line of 39 feet, 6 inches, lying Northwest and adjacent to Lot 2 of Block 4 of Bayou Oaks Subdivision, being a portion of Lot No. 1 of Block 4 of Bayou Oaks Subdivision. Said strip of land being bounded Northwesterly and Northeasterly by the remaining portion of Lot 1 of Block 4 of said subdivision and Southwesterly by Guidry Street, and Southeasterly by Lot 2 of Block 4 of Bayou Oaks Subdivision.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, , hereinafter called "Landowner", on this 10 day of August , 2020 , who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 409 GUIDRY ST

Lafayette, LA, 70501

Assess Number: 6020521

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC**;

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

8RADLEY FOUTERL Notary Studies State of American Notary ID Number 2550 Larayelle Parish

CASE NO. APD 2020						
APPLICANT INFORMA	ATION					
Applicant Name	Castle Row	Phone	(337) 256-	3880		(337) 412-2534
	Brad Frizzell	Email	sam@cast	<u>lerowlic.</u>	<u>com</u>	
Applicant Address	412 Travis St., Ste. 213	3 Applicant	Municipalit	У	Lafayette	
Applicant Lives in Ne	ighborhood		Yes	✓ No	☐ N/A	
Applicant Services Ne	eighborhood		Yes	☐ No	✓ N/A	
If yes, in what capa	city?	N/A				
ADJUDICATED PROPE	DTV INEODMATION					
Property Address	409 Guidry St.		Assessmer	at No	602052	1
Neighborhood	Bayou Oaks		Subdivision		Bayou Oa	
1	5 Glenn Laza	r d	Parish Dist		Бауоц Оа 5	Abraham Rubin
City District	5 Gleffif Laza			rish	J	Abraham Nubin
Adjudication Status		City				
Date Adjudicated		2007	2007			
Amount of Taxes O	wed	\$14,455.32	\$2,9	22.10		
Disposition Process	Sale - Public Bid	Legislative		Other		
	erty owner, affidavit confirming Value \$5.920	1st Public Sale	\$4,440.00	2nd	Public Sale	\$1,953.60
Minimum Bid	Value \$5,920 lic sale process as per 72.30 (f) a		\$4,440.00	ZIIU	Public Sale	\$1,955.00
·						
Property Condition		Calls for Service	0	ł		
Vacant		Law Enforcement	0	ł		
Maintained		Environmental	0	1		
Improved	A	Housing	0	<u> </u>		<u></u>
RENOVATION PLAN	*See Attached				· · · ·	-
Zoning Designation		sidential Single-Fami	il			
Meets Zoning Sta			✓ Yes	□No	□ N/A	
Assessor's Descript		Res Subd Lot				
Is Consistent with			✓ Yes	No	□ N/A	
Intended Use	THE CALLATE COO	Construct Now Ho		_		
į	l1   1	Construct New Hou	ısırıg			
Description of Intend			1 -l Bin =	L:-LL		ماختین ماماند
	or construction of a sin					
i -	tity regarding building o				ulit to LCG st	andards. In addition,
LCG will conduct in:	spections every three (3	3) years to insure cod	de complian	ce.		
Administrator Notes	•	·				·
1. Applicant satisfie	s conditions as establis	hed in LCG O-166-20	15.	✓ Yes	☐ No	□ N/A
' '				✓ Yes	☐ No	□ N/A
1 ''					No	 □ N/A
						·. ✓ N/A
5. Confirmed property is adjudicated.				✓ Yes	☐ No	□ N/A
	g to maintenance has b	een provided		Yes	No	✓ N/A
o. Amaavit attestill	8 to maniferiance has b	cerr provided.		-		
Conditions not satisfi	ed					
1	<del></del>					
2						
3						
<del>_</del>						

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
- 2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
- 3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

# LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT PLANNING, ZONING & DEVELOPMENT DEPARTMENT PLANNING DIVISION

APPLICATION TO INITAITE DISPOSITION FOR SALE BY PUBLIC BID

IER.	AL INFORMATION // 122 3 0 3 6
1.	Date of Application 4/14/2026
2.	Applicant Name <u>Castle Row LLC.</u>
3.	Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
4.	Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
5.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70503
6.	Phone Number(s) <u>3372563880</u> <u>3374122534</u>
7.	Email sam@castlerowllc.com brad@castlerowllc.com
	plication must be accompanied by a sworn affidavit attesting that the applicant is neither a tax in the Parish nor is an owner of the targeted property.
PE	RTY INFORMATION
1.	Jurisdiction <u>City of Lafayette</u>
2.	Assessment No. 6067677
3.	Municipal Address 434 CLEVELAND ST
4.	City, State, Zip <u>Lafayette</u> , <u>Louisiana</u> , 70501
5.	Council District City District 1
aila	able, please provide the following information.
*St pla	Improved  Yes  No  No  neet pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree ntings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and inage facilities, utility lines, landscaping, and other related matters normally associated with the
dra dev	relopment of raw land into building sites (UDC Sec. 89-151 Definitions).
	1. 2. 3. 4. 5. 6. 7. april 2. 3. 4. 5. raila 6. *Star

## LAFAYETTE CONSOLIDATED GOVERNMENT APPLICATION FOR ADJUDICATED PROPERTY PROPERTY RENOVATION PLAN

1.	Applicant Name <u>Castle Row LLC.</u>
2.	Project Address 434 CLEVELAND ST
3.	City, State, Zip Lafayette, Louisiana, 70501
4.	Zoning Designation MN-1
5.	Assessor's Description_ <u>E 1/2 OF LOT 29-BLK 2-2ND MOUTON</u> ADD (25X128.75)
6.	Condition of Property unknown
7.	Intended Use Affordable, high quality, single family housing for lease.
Land U	ses of Adjacent and Vicinity Properties <u>residential</u>

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

J-2

<sup>\*</sup>Note that any (re)development on property for which disposition by public bid has been applied could require additional review and approval beyond this process.

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  will be held wherein the minimum bid price will be reset at 33% of the fair market value.
- The highest bid shall be determined to be the winning bidder.
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- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
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- The information contained herein is not intended as legal advice. While the information provided
  is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making
  an application to acquire adjudicated property and to have counsel review the application for
  purchase of adjudicated property.

#### <u>Disclaimers:</u>

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The disposition of adjudicated property is authorized under *Act* 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Name (Printed)

Signature

Administrator (Documenting Receipt of Application)

Signature

Date

Date

Date

#### Exhibit 1

#### 434 Cleveland

(2) That certain lot or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes, situated in the SECOND MOUTON ADDITION to the City of Lafayette, Louisiana, and according to a map of said addition on file in the office of the Clerk of Court of Lafayette Parish, is known and designated as the EASTERLY HALF OF LOT 29 OF BLOCK 2; said easterly half measuring 25 feet front on Cleveland Street, by a depth of 128.75 feet; and being bounded northerly by Cleveland Street, southerly by Lot 32, easterly by Lot 30 and westerly by the westerly half of Lot 29, all of said Block No. 2.

This property bears municipal address 434 Cleveland Street, Lafayette, Louisiana.

### STATE OF LOUISIANA PARISH OF LAFAYETTE

#### AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

**BEFORE ME** the undersigned authority personally came and appeared **Samuel Viator on behalf of Castle Row LLC**, hereinafter called "Landowner", on this 10 day of August, 2020, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 434 CLEVELAND ST

Assess Number: 6067677

Lafayette, LA, 70501

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Landowner:

Samuel Viator obo Castle Row, LLC.

**NOTARY PUBLIC:** 

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.

State Notary ID Laignaile (Citie)

APPLICANT INFORMATION Applicant Name Castle Row Phone (337) 256-3880 (337) 412-2534	
Applicant Name Castle Row Phone (337) 256-3880 (337) 412-2534	
Brad Frizzell Email <u>sam@castlerowllc.com</u>	
Applicant Address 412 Travis St., Ste. 213 Applicant Municipality Lafayette	
Applicant Lives in Neighborhood	
Applicant Services Neighborhood	
If yes, in what capacity?  N/A	
ADJUDICATED PROPERTY INFORMATION	$\overline{}$
Property Address 434 Cleveland St. Assessment No. 6067677	
Neighborhood Old Additions Area Subdivision Second Mouton's Addition	
City District 5 Glenn Lazard Parish District 5 Abraham Rubin	ı
Adjudication Status City Parish	1
Date Adjudicated 2017 2017	
Amount of Taxes Owed \$515.23 \$931.32	
	1
Disposition Process Sale - Public Bid Legislative Process Other	
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance cor Minimum Bid Value \$12,680 1st Public Sale \$9,510.00 2nd Public Sale \$4,184.40	1
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©	
Property Condition Calls for Service 0	
Vacant Law Enforcement 0	
Maintained Environmental 0	
Improved Housing 0	
RENOVATION PLAN *See Attached	
Zoning Designation "MN-1" Mixed-Use Neighborh	
Meets Zoning Standard for District ☑ Yes ☐ No ☐ N/A	
Assessor's Description Res Subd Lot	
Is Consistent with Area Land Use	
Intended Use Construct New Housing	
Description of Intended Use	
Applicant's plan is for construction of a single-family residential dwelling which should be compatible with	
neighborhood identity regarding building character, setbacks, and massing. To be built to LCG standards. In addition	n,
LCG will conduct inspections every three (3) years to insure code compliance.	
Administrator Notes	一
1. Applicant satisfies conditions as established in LCG O-166-2015.	. [
2. Applicant is approved for this disposition proceeding.	
3. Applicant will be considered for future disposition proceedings.   ✓ Yes   No   No   No   No   No   No   No   N	
4. Applicant does not satisfy conditions established in LCG 0-166-2015.	į.
5. Confirmed property is adjudicated.	
6. Affidavit attesting to maintenance has been provided.	ı
o. Amdavit attesting to maintenance has been provided.	
  Conditions not satisfied	
	Į.
1 2	

#### EXHIBIT B

#### **RENOVATION PLAN**

Applicant's plan for construction on a single-family unit shall be as follows:

- 1. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
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