

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		Arrearages		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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

- 1. Date of Application 4/14/2020
- 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6069337
- 3. Municipal Address 104 S REFINERY ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

11-1

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

1. Applicant Name Castle Row LLC.
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.

Land Uses of Adjacent and Vicinity Properties residential

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.

11-2

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.

Bradley Frizzell
Name (Printed) aka Castle Row, LLC

[Signature]
Signature

Administrator (Documenting Receipt of Application)

8/14/2020
Date

8/20/2020
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.

11-5

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 Assess Number: 6069337
 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:

Casey J. Dore
Casey J. Dore
Megan Aleman
MEGAN ALEMAN

Landowner:

[Signature]
Samuel Viator obo Castle Row, LLC.

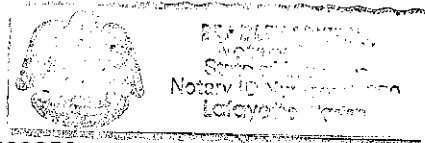
NOTARY PUBLIC:

[Signature]

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



11-6

CASE NO. APD 2020-0036

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 104 South Refinery St. Assessment No. 6069337
Neighborhood Terrace Acres Subdivision Terrace Acres
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 1990 1990
Amount of Taxes Owed \$33,452.73 \$2,320.48

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 \$4,310 1st Public Sale \$3,232.50 2nd Public Sale \$1,422.30
*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 "RS-1" Residential Single-Famil
Meets Zoning Standard for District Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

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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. 6018963
- 3. Municipal Address 105 S REFINERY ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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).

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

1. Applicant Name Castle Row LLC.
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 Uses of Adjacent and Vicinity Properties residential

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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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.

Bradley Forzell obo Castle Row, LLC
Name (Printed)

[Signature]
Signature

8/14/2020
Date

[Signature]
Administrator (Documenting Receipt of Application)

8/20/2020
Date

5-4

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.

5-5

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.

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Lafayette, LA, 70501

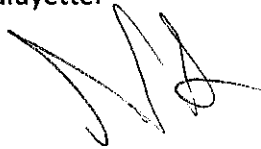
2. Landowner is not an owner of the adjudicated property identified in #1 above.

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

Witnesses:

Landowner:

Casey J. Dore
Casey J. Dore
Megan Allen
MEGAN ALLEMAN



Samuel Viator obo Castle Row, LLC.

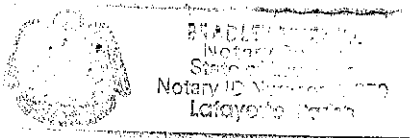
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020-0037

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 105 South Refinery St. Assessment No. 6018963
Neighborhood Terrace Acres Subdivision Terrace Acres
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 1998 2000
Amount of Taxes Owed \$15,281.32 \$2,198.47

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 \$4,340 1st Public Sale \$3,255.00 2nd Public Sale \$1,432.20

*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 "RS-1" Residential Single-Famil
Meets Zoning Standard for District Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

- 1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. Yes No N/A
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Conditions not satisfied

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EXHIBIT B

RENOVATION PLAN

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PROPERTY INFORMATION

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- 2. Assessment No. 6028905
- 3. Municipal Address 107 STEWART ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
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If available, please provide the following information.

- 6. Improved Yes 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).
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**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.

Land Uses of Adjacent and Vicinity Properties residential

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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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.

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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.

Bradley G. Frizzell obo Castle Row, LLC
Name (Printed)

[Handwritten Signature]
Signature

8/14/2020
Date

[Handwritten Signature]
Administrator (Documenting Receipt of Application)

8/20/2020
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:

Casey J. Dore
Casey J. Dore
Megan Alleman
MEGAN ALLEMAN

Landowner:

Samuel Viator
Samuel Viator obo Castle Row, LLC.

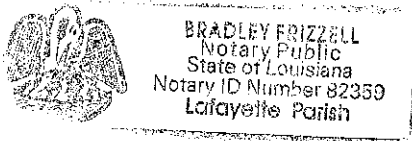
NOTARY PUBLIC:

Bradley Frizzell

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020-0038

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 107 Stewart St. Assessment No. 6028905
 Neighborhood Old Additions Area Subdivision Second Mouton's Addition
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2000 2013
 Amount of Taxes Owed \$6,593.79 \$20,552.11

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 \$130,820 1st Public Sale \$98,115.00 2nd Public Sale \$43,170.60

*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 "D" Downtown
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Commercial Subd Lot
 Is Consistent with Area Land Use Yes No N/A

Intended Use Rehab Existing Structure

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6046969
- 3. Municipal Address 109 S REFINERY ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

14-1

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

1. Applicant Name Castle Row LLC.
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.

Land Uses of Adjacent and Vicinity Properties residential

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.

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.***
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Disclaimers:

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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.

Bradley Frizzo
Name (Printed)

[Signature]
Signature

[Signature]
Administrator (Documenting Receipt of Application)

8/14/2020
Date

8/20/2020
Date

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.

14-5

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

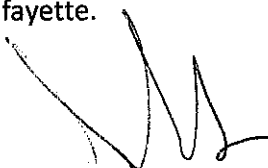
2. Landowner is not an owner of the adjudicated property identified in #1 above.

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

Witnesses:

Casim J. Dore
Casim J. Dore
Morgan Aleman
MORGAN ALEMAN

Landowner:



Samuel Viator obo Castle Row, LLC.

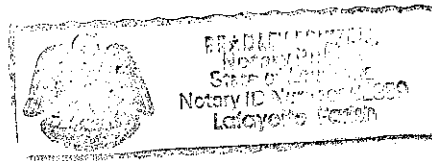
NOTARY PUBLIC:

Bradley Frizzell

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



14-6

CASE NO. APD 2020-0039

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 109 South Refinery St. Assessment No. 6046969
Neighborhood Terrace Acres Subdivision Terrace Acres
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 2015 2009
Amount of Taxes Owed \$1,444.58 \$1,008.59

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 \$4,530 1st Public Sale \$3,397.50 2nd Public Sale \$1,494.90

*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 "RS-1" Residential Single-Famil
Meets Zoning Standard for District Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 Castle Row LLC.
- 3. Mailing Address PO Box 51133, Lafayette, Louisiana, 70505
- 4. Physical Address 412 Travis St., Ste 213, Lafayette, Louisiana, 70503
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- 6. Phone Number(s) 3372563880 3374122534
- 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. 6028078
- 3. Municipal Address 110 S REFINERY ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

6-1

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

1. Applicant Name Castle Row LLC.
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 Uses of Adjacent and Vicinity Properties residential

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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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.

Bradley Frizzell obo Castle Row, LLC
Name (Printed)

[Signature]
Signature

8/19/2020
Date

[Signature]
Administrator (Documenting Receipt of Application)

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.

6-5

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:

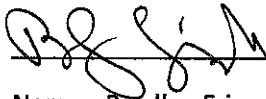
Cassey J. Dore
Cassey J. Dore
Morgan Aleman
MORGAN ALEMÁN

Landowner:



Samuel Viator obo Castle Row, LLC.

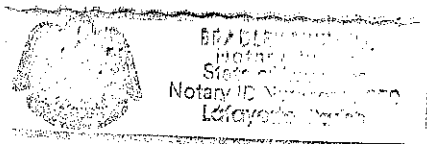
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



6-6

CASE NO. APD 2020-0040

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 110 South Refinery St. Assessment No. 6028078
 Neighborhood Terrace Acres Subdivision Terrace Acres
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 1989 1988
 Amount of Taxes Owed \$21,543.24 \$7,866.57

Disposition Process Sale - Public Bid Legislative Process Other
 *If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con
 Minimum Bid Value \$4,910 1st Public Sale \$3,682.50 2nd Public Sale \$1,620.30
 *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 "RS-1" Residential Single-Famil
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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

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EXHIBIT B

RENOVATION PLAN

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

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

APPLICATION TO INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

- 1. Date of Application 8/14/2020
- 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6013175
- 3. Municipal Address 111 S REFINERY ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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 Castle Row LLC.
2. Project Address 111 S REFINERY ST
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
7. Intended Use Affordable, high quality, single family housing for lease.

Land Uses of Adjacent and Vicinity Properties residential

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.

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.

Bradley Frizzell obo Castle Row, LLC
Name (Printed)

[Handwritten Signature]
Signature

8/14/2020
Date

[Handwritten Signature]
Administrator (Documenting Receipt of Application)

8/20/2020
Date

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.

9-5

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:

Casey J. Dorci
Casey J. Dorci
Megan Allen
MEGAN ALLEN

Landowner:

Samuel Viator
Samuel Viator obo Castle Row, LLC.

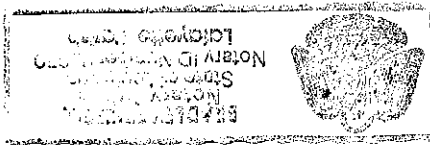
NOTARY PUBLIC:

Bradley Frizzell

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



9-6

CASE NO. APD 2020-0041

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 111 South Refinery St. Assessment No. 6013175
Neighborhood Terrace Acres Subdivision Terrace Acres
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 2013 2013
Amount of Taxes Owed \$2,672.76 \$2,466.25
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 \$4,660 1st Public Sale \$3,495.00 2nd Public Sale \$1,537.80
*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 "RS-1" Residential Single-Famil
Meets Zoning Standard for District Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A
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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

1. Date of Application 8/14/2020
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 Lafayette, Louisiana, 70503
6. Phone Number(s) 3372563880 3374122534
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. 6047819
3. Municipal Address 126 S REFINERY ST
4. City, State, Zip Lafayette, Louisiana, 70501
5. Council District City District 1

If available, please provide the following information.

6. Improved Yes 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 Castle Row LLC.
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.

Land Uses of Adjacent and Vicinity Properties residential

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.

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- The highest bid shall be determined to be the winning bidder.
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- 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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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.

Bradley Frizzell
Name (Printed) obo Castle Row, LLC

B. Frizzell
Signature
H. Adams

Administrator (Documenting Receipt of Application)

8/14/2020
Date

8/20/2020
Date

10-4

Exhibit 1

126 Refinery

That certain parcel of ground together with 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, Parish 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.

10-5

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: 126 S REFINERY ST 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:

Cassey J Dore!
Cassey J Dore!
Megan Aueman
MEAGAN AUEMAN

Landowner:


Samuel Viator obo Castle Row, LLC.

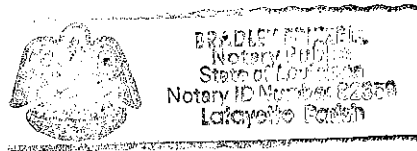
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



10-6

CASE NO. APD 2020-0043

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 126 South Refinery St. Assessment No. 6047819
 Neighborhood Terrace Acres Subdivision Terrace Acres
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 1989 1989
 Amount of Taxes Owed \$32,418.06 \$2,431.21

Disposition Process Sale - Public Bid Legislative Process Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$4,530 1st Public Sale \$3,397.50 2nd Public Sale \$1,494.90

*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 "RS-1" Residential Single-Famil
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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

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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. 6042524
- 3. Municipal Address 207 E CONVENT ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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 Castle Row LLC.
2. Project Address 207 E CONVENT ST
3. City, State, Zip Lafayette, Louisiana, 70501
4. Zoning Designation CH
5. Assessor's Description LOT 153 MOUTON ADDITION
(50X122.75)
6. Condition of Property unknown
7. Intended Use Affordable, high quality, single family housing for lease.

Land Uses of Adjacent and Vicinity Properties residential

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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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.

Bradley G. Frizzell obo Castle Row, LLC
Name (Printed)

[Signature]
Signature

8/14/2020
Date

[Signature]
Administrator (Documenting Receipt of Application)

8/20/20
Date

15-4

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.

15-5

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

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

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

Witnesses:

Cassey J Dore
Cassey J Dore
Megan Allman
MEGAN ALLEMAN

Landowner:



Samuel Viator obo Castle Row, LLC.

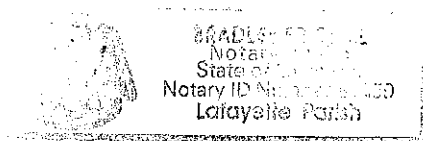
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



15-6

CASE NO. APD 2020-0044

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 207 E. Convent St. Assessment No. 6042524
 Neighborhood Old Additions Area Subdivision Mouton's Addition
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2007 2004
 Amount of Taxes Owed \$2,493.76 \$12,629.11

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 \$37,710 1st Public Sale \$28,282.50 2nd Public Sale \$12,444.30

*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 "RS-1" Residential Single-Famil
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Single Family Residential
 Is Consistent with Area Land Use Yes No N/A

Intended Use Construct New Housing

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 historic 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

- 1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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.

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

APPLICATION TO INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

- 1. Date of Application 8/14/2020
- 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6045323
- 3. Municipal Address 230 JACKSON ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

12-1

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

1. Applicant Name Castle Row LLC.
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 unknown
7. Intended Use Affordable, high quality, single family housing for lease.

Land Uses of Adjacent and Vicinity Properties residential

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.

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.

Bradley Frizzell of Castle Row LLC
Name (Printed)

BG Frizzell
Signature

Guaha
Administrator (Documenting Receipt of Application)

8/14/2020
Date

8/20/2020
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.

12-5

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:

Cassidy Dore
Cassidy Dore
MEAGAN Aileman
MEAGAN Aileman

Landowner:

[Signature]
Samuel Viator obo Castle Row, LLC.

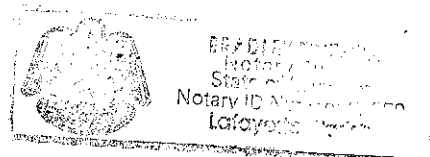
NOTARY PUBLIC:

[Signature]

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



12-6

CASE NO. APD 2020-0045

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 230 Jackson St. Assessment No. 6045323
 Neighborhood Old Additions Area Subdivision Mouton's Addition
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2015 2016
 Amount of Taxes Owed \$8,472.28 \$4,434.99

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

*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 "RM-1" Residential Mixed
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Single Family Residential
 Is Consistent with Area Land Use Yes No N/A

Intended Use Construct New Housing

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 historic 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

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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.

**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 8/19/2020
- 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6062891
- 3. Municipal Address 404 STEWART ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

8-1

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

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

Land Uses of Adjacent and Vicinity Properties residential

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.

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.

Bradley Frizzell dba Castle Run, LLC
Name (Printed)

[Signature]
Signature

8/14/2020
Date

[Signature]
Administrator (Documenting Receipt of Application)

8/20/2020
Date

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: 404 STEWART ST Assess Number: 6062891
Lafayette, LA, 70501

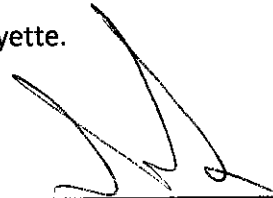
2. Landowner is not an owner of the adjudicated property identified in #1 above.

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

Witnesses:

Landowner:

Casey J Dore
Casey J Dore
MEGAN ALLEMAN
MEGAN ALLEMAN



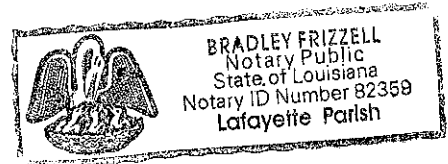
Samuel Viator obo Castle Row, LLC.

NOTARY PUBLIC:

Bradley Frizzell

Name: Bradley Frizzell

Number: Louisiana #82359



Commission expires at death.

8-5

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.

8-6

CASE NO. APD 2020-0046

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 404 Stewart St. Assessment No. 6062891
 Neighborhood Old Additions Area Subdivision Voorhies Addition
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 1992 1990
 Amount of Taxes Owed \$4,439.68 \$5,710.74

Disposition Process Sale - Public Bid Legislative Process Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$12,280 1st Public Sale \$9,210.00 2nd Public Sale \$4,052.40

*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 Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

1. Date of Application 8/14/2020
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 Lafayette, Louisiana, 70503
6. Phone Number(s) 3372563880 3374122534
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. 6062876
3. Municipal Address 406 STEWART ST
4. City, State, Zip Lafayette, Louisiana, 70501
5. Council District City District 1

If available, please provide the following information.

6. Improved Yes 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 Castle Row LLC.
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 Uses of Adjacent and Vicinity Properties residential

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.

RULES FOR SALE BY PUBLIC BID OF ADJUDICATED PROPERTY

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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.

Bradley Frizzell obo Castle Row, LLC
Name (Printed)

[Handwritten Signature]
Signature

8/20/2020
Date

Administrator (Documenting Receipt of Application)

Date

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.

7-~~4~~5

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 Assess Number: 6062876
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:

Cassey J. Dore
Cassey J. Dore
Megan Aleman
MEGAN ALEMEN

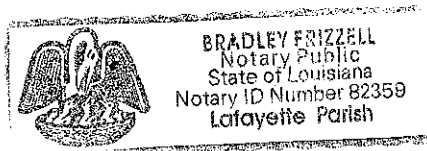
Landowner:

[Signature]
Samuel Viator obo Castle Row, LLC.

NOTARY PUBLIC:

[Signature]

Name: Bradley Frizzell



Number: Louisiana #82359

Commission expires at death.

7-6

CASE NO. APD 2020-0047

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 406 Stewart St. Assessment No. 6062876
 Neighborhood Old Additions Area Subdivision Voorhies Addition
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 1990 1990
 Amount of Taxes Owed \$3,415.43 \$4,556.49

Disposition Process Sale - Public Bid Legislative Process Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$6,280 1st Public Sale \$4,710.00 2nd Public Sale \$2,072.40

*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 Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

- 1. Date of Application 8/14/2020
- 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6041573
- 3. Municipal Address 408 GENERAL MOUTON AVE
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

4-1

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

1. Applicant Name Castle Row LLC.
2. Project Address 408 GENERAL MOUTON AVE
3. City, State, Zip Lafayette, Louisiana, 70501
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 Use Affordable, high quality, single family housing for lease.

Land Uses of Adjacent and Vicinity Properties residential

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.

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:

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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.

Bradley Frizzell dba Castle Row, LLC
Name (Printed)

[Signature]
Signature

[Signature]
Administrator (Documenting Receipt of Application)

8/14/2020
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 Assess Number: 6041573
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:

Casey J. Dole
Casey J. Dole
Morgan Aleman
MORGAN ALEMAN

[Signature]
Samuel Viator obo Castle Row, LLC.

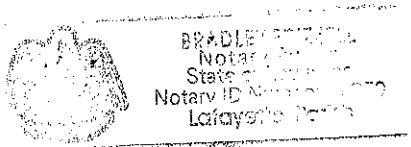
NOTARY PUBLIC:

[Signature]

Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020-0048

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 408 General Mouton Assessment No. 6041573
Neighborhood Old Additions Area Subdivision Second Mouton's Addition
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 2000 2000
Amount of Taxes Owed \$9,706.70 \$3,994.85

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 \$19,010 1st Public Sale \$14,257.50 2nd Public Sale \$6,273.30

*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 Neighborhc
Meets Zoning Standard for District Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 INITIATE DISPOSITION FOR SALE BY PUBLIC BID

GENERAL INFORMATION

1. Date of Application 8/14/2020
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 Lafayette, Louisiana, 70503
6. Phone Number(s) 3372563880 3374122534
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. 6020521
3. Municipal Address 409 GUIDRY ST
4. City, State, Zip Lafayette, Louisiana, 70501
5. Council District City District 1

If available, please provide the following information.

6. Improved Yes 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 Castle Row LLC.
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 unknown
7. Intended Use Affordable, high quality, single family housing for lease.

Land Uses of Adjacent and Vicinity Properties residential

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.

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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.

Bradley G. Frizzell obo Castle Row, LLC
Name (Printed)


Signature


Administrator (Documenting Receipt of Application)

8/14/2020
Date

8/20/2020
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 Assess Number: 6020521
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:

Cathy J. Dore
Cathy J. Dore
MEGAN AULEMAN
MEGAN AULEMAN

Landowner:



Samuel Viator obo Castle Row, LLC.

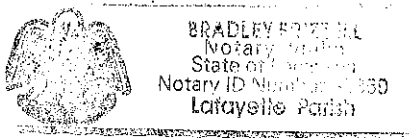
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020-0049

APPLICANT INFORMATION

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 Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 409 Guidry St. Assessment No. 6020521
 Neighborhood Bayou Oaks Subdivision Bayou Oaks
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2007 2007
 Amount of Taxes Owed \$14,455.32 \$2,922.10

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 \$5,920 1st Public Sale \$4,440.00 2nd Public Sale \$1,953.60

*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 "RS-1" Residential Single-Famil
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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 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 Lafayette, Louisiana, 70503
- 6. Phone Number(s) 3372563880 3374122534
- 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. 6067677
- 3. Municipal Address 434 CLEVELAND ST
- 4. City, State, Zip Lafayette, Louisiana, 70501
- 5. Council District City District 1

If available, please provide the following information.

- 6. Improved Yes 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

1-1

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

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

Land Uses of Adjacent and Vicinity Properties residential

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.

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.

Bradley Forzell obo Castle Row, LLC
Name (Printed)

[Signature]
Signature

8/14/2020
Date

[Signature]
Administrator (Documenting Receipt of Application)

8/21/2020
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:

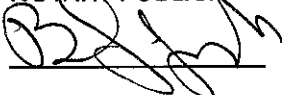
Casey W. Dore
Casey W Dore
Megan Allen
MEAGHAN ALLEMAN

Landowner:



Samuel Viator obo Castle Row, LLC.

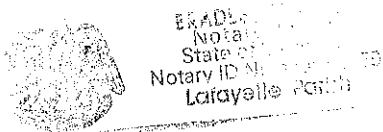
NOTARY PUBLIC:



Name: Bradley Frizzell

Number: Louisiana #82359

Commission expires at death.



CASE NO. APD 2020-0050

APPLICANT INFORMATION

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 Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

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
Adjudication Status City Parish
Date Adjudicated 2017 2017
Amount of Taxes Owed \$515.23 \$931.32

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

*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 Yes No N/A

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, LCG will conduct inspections every three (3) years to insure code compliance.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. 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-166-2015. 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
- 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.