

*Qualifications of Appraiser*  
**Derek Paul Knight**

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**I. EDUCATION**

Louisiana State University, Baton Rouge, LA (2013-2017)

BS in Finance

Overall GPA: 4.038

McKissock Learning - Successful Completion of:

USPAP - Uniform Standards of Professional Appraisal Practice (2017)

Supervisor-Trainee Course (2017)

Basic Appraisal Principles (2017)

Basic Appraisal Procedures (2017)

Statistics, Modeling & Finance (2020)

General Appraiser Site Valuation and Cost Approach (2021)

General Appraiser Market Analysis and Highest and Best Use (2021)

General Appraiser Income Approach (2021)

Commercial Appraisal Review (2021)

Expert Witness for Commercial Appraisers (2021)

General Report Writing and Case Studies (2021)

Appraisal Institute - Successful Completion of:

7 Hour USPAP - Uniform Standards of Professional Appraisal Practice (2018, 2022)

General Sales Comparison Approach Course (2018)

Business Practices & Ethics (2019)

**II. BUSINESS EXPERIENCE**

The Shobe Financial Group – 7/2016 to 8/2017, Finance Intern

Cook, Moore, Davenport & Associates – 8/2017 to Present, Certified General Appraiser

**III. PROFESSIONAL AFFILIATIONS/QUALIFICATIONS**

Louisiana Certified General Appraiser – APR.04230-CGA

Appraisal Institute – Practicing Affiliate (Louisiana Chapter) #606617

**IV. ACADEMIC AWARDS/HONORS**

Louisiana State University - University Medalist Graduate

Louisiana State University – Summa Cum Laude Graduate

Louisiana State University - Chancellor's Honor Roll (2013-2017)

Louisiana State University – Finance Academy Member

Guerin, Evans, Giroir Scholarship

American Legion Auxiliary Scholarship

Sons of the American Legion Scholarship

Tuition Opportunity Program for Students (TOPS) Scholarship

**V. SEPECIALIZED APPRAISAL EXPERIENCE**

I have co-signed or otherwise had material involvement in the appraisal of numerous (both existing and proposed for owner and investor oriented) industrial facilities, office buildings, retail buildings, automotive dealership facilities, automotive service facilities, shopping centers, subdivisions, and vacant, wetland and/or timberland tracts. A complete list of completed appraisals is as follows:

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**Office Warehouse:**

ISC Headquarters – Baton Rouge  
ISC Constructors – Sulphur  
6228 Fieldstone Drive – Baton Rouge  
11913 Sun Belt Court – Baton Rouge  
Proposed Gator Millworks – Livingston  
11645 Cloverland Avenue – Baton Rouge  
10003 Barringer Foreman Rd – Baton Rouge  
670 Allendale Drive – Port Allen  
Kinetix Solutions, LLC – Geismar  
1350 Choctaw Drive – Baton Rouge  
7537 & 7547 Town South Ave – Baton Rouge  
20269 Highland Road – Baton Rouge  
10172 Mammoth Avenue – Baton Rouge  
35216 Carson Drive – Geismar  
20331 Highland Road – Baton Rouge  
2034 S Southland Avenue – Gonzales  
1000 Leblanc Road – Port Allen  
Petrin Complex – Port Allen  
5003 Sid Richardson Road – Addis  
6930 South Choctaw Drive – Baton Rouge  
10037 Barringer Foreman Rd – Baton Rouge  
36336 Highway 30 – Geismar  
Proposed Red Stick Armature – Baker  
11617 Industriplex Boulevard – Baton Rouge  
10200 Mammoth Avenue – Baton Rouge  
Acoustical Specialty Complex – Baton Rouge  
1056 Neosho Avenue – Baton Rouge  
8700 South Choctaw Drive – Baton Rouge  
35226 Carson Drive – Geismar  
2102 S Southland Avenue – Gonzales  
15016-15052 Florida Blvd – Baton Rouge  
15035 Jefferson Highway – Baton Rouge  
3505 Cypress Avenue – St. Gabriel  
2027 North Harco Drive – Baton Rouge  
11765 Darryl Drive – Baton Rouge  
38004 Cornerview Road – Geismar  
Prop OW on Scalehouse Road – Port Allen  
9927 South Perdue Avenue – Baton Rouge  
30113 Eden Church Road – Denham Springs  
17839 Airline Highway – Prairieville  
7000 Exchequer Drive – Baton Rouge  
7155 Exchequer Drive – Baton Rouge  
16575 Commercial Avenue – Baton Rouge  
2905 US Highway 190 West – Port Allen  
8585 Kiowa Avenue – Baton Rouge  
754 Madeline Ct – Baton Rouge  
11725 Industriplex Blvd – Baton Rouge  
630 West Cornerview Street – Gonzales  
220 Burgess Drive – Broussard  
222 Burgess Drive – Broussard  
224 Burgess Drive – Broussard  
1024 Forum Drive – Broussard  
12025 Industriplex Blvd – Baton Rouge  
7070 Exchequer Drive – Baton Rouge  
13050 Airline Highway – Baton Rouge  
2400 Block of Walker Road – Lafayette  
125 Billups Drive – Hammond  
1229 US Highway 190 West – Port Allen

9566 South Choctaw Drive – Baton Rouge  
35260 Highway 30 1<sup>st</sup> Building – Geismar  
35260 Highway 30 2<sup>nd</sup> Building – Geismar  
8181-8191 West Darryl Drive – Baton Rouge  
Prop OW on Commercial Drive – Port Allen  
Cajun Industries – Port Allen  
4722 Highway 190 West – Port Allen  
12139 Airline Highway – Baton Rouge  
37156 Highway 30 – Geismar  
11131 Airline Highway – Baton Rouge  
456 Highlandia Drive – Baton Rouge  
11997 Airline Highway – Baton Rouge  
8931 Buzbee Drive – Baton Rouge  
14407 LA Highway 431 – St. Amant  
2553 Kincaid Avenue – Baton Rouge  
7943 Pecue Lane – Baton Rouge  
2609 North River Road – Port Allen  
10716 Cherry Hill Avenue – Baton Rouge  
10049 North Reiger Road – Baton Rouge  
5229 Summa Court – Baton Rouge  
7156 LA Highway 22 – Sorrento  
11063 Cloverland Avenue – Baton Rouge  
Prop OW at TBD LA Hwy 30 – Geismar  
7540 LA Highway 1 South – Addis  
17474 Old Jefferson Highway – Prairieville  
14340 South Choctaw Dr Ext – Baton Rouge  
TBD Northpointe Court - Covington  
35610 Highway 30 – Geismar  
4145 4173 & 4177 N Flannery Rd – Baton Rouge  
1155 East McNeese Street – Lake Charles  
310 & 214 W Eastbank St Ext - Gonzales  
120 Highway 30 - Gonzales  
3200 Cameron Street - Lafayette  
4633 Blount Road – Baton Rouge  
11401 Industriplex Boulevard – Baton Rouge  
1440 Tiger Drive - Thibodaux  
7052 Pecue Lane – Baton Rouge  
12485 Airline Highway – Baton Rouge  
12519 Airline Highway – Baton Rouge  
1698 Wooddale Boulevard – Baton Rouge  
6037 Commerce Point Drive - Geismar  
36302 LA Highway 30 - Geismar  
Prop Premier South Roofing OW - Baton Rouge  
Big Tex Trailer World – Broussard  
Briggs Equipment – Broussard  
2751 West Perdue Drive – Baton Rouge  
38429 Highway 30 - Gonzales  
678 Sam Drive – Baton Rouge  
2555 Highway 30 – St. Gabriel  
6720 Exchequer Drive – Baton Rouge  
17475 Opportunity Avenue – Baton Rouge  
1258 & 1260 Main Street – Baton Rouge  
16543 Airline Highway - Prairieville  
12015 Industriplex Boulevard – Baton Rouge  
11969 N Harrells Ferry Road – Baton Rouge  
763 O'Neal Lane – Baton Rouge  
7659 Airline Highway – Baton Rouge  
8309 Athens Avenue – Baton Rouge  
2421 North Line Road – Port Allen

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2325 North Line Road – Port Allen  
91130 Winnie Road – Convent  
15590 Florida Boulevard – Baton Rouge  
1100 LeBlanc Road – Port Allen  
12290 Greenwell Springs Road – Baton Rouge  
16750 Greenwell Springs Road – Baton Rouge  
45256 Highway 445 – Robert  
1216 L&A Road - Metairie  
15735 West Club Deluxe Road - Hammond  
14200 Sparkle Drive - Central  
7195 St. Gabriel Avenue – St. Gabriel  
1001 North Highway 190 - Covington  
17424 & 17444 Opportunity Ave – Baton Rouge  
7856 Airline Highway – Baton Rouge  
35252 & 35260 East Highway 30 - Geismar  
11042 Cedar Park Avenue – Baton Rouge  
10172 Mammoth Avenue – Baton Rouge  
626 & 552 Highlandia Drive – Baton Rouge  
2721 West Perdue Drive – Baton Rouge  
345 Highlandia Drive – Baton Rouge  
625 Highlandia Drive – Baton Rouge  
Prop OW in Copperhead Subdivision - Geismar  
6721 Pecue Lane – Baton Rouge  
2805 South Darla Avenue - Gonzales  
635 Highlandia Drive – Baton Rouge  
S&W Wholesale Foods - Hammond  
775 Allendale Drive – Port Allen  
10461 Mammoth Avenue – Baton Rouge  
607 Pride Drive - Hammond  
9551 Interline Avenue – Baton Rouge  
42068 LA Highway 621 - Gonzales  
16329 & 16333 George O'Neal Road - BR  
1554, 1590 & 1610 Groom Road - Baker  
11954-12045 Cloverland Court – Baton Rouge  
1264 Valhi Boulevard - Houma  
2026 Wooddale Blvd, 7155-7171 Scobell Dr - BR  
401 Northpointe Court - Covington  
1355 Beaulieu Lane – Port Allen  
16079 Airline Highway – Prairieville  
13439 LA Highway 44 - Gonzales  
3824-3866 Victoria Drive – Baton Rouge  
1289 Smede Highway – Broussard  
Southern Packaging – Port Allen  
Southern Packaging – Woodville, MS  
20022 LA Highway 16 – Denham Springs  
11832 & 11862 Cloverland Court & 11523  
Cedar Park Avenue – Baton Rouge  
10375 East Airline Highway – St. Rose  
17771 Highway 3235 - Galliano  
18050 Highway 3235 - Galliano  
296 Bridge Road - Houma  
3201 Earhart Drive - Houma  
634 Thompson Road - Houma  
7353 Town South Avenue – Baton Rouge  
12046 Cloverland Court – Baton Rouge  
6130 LA Highway 308 - Lockport  
Proposed MGX Equipment Services - Geismar  
11800 Industriplex Blvd. Units 8, 10-A, 11 – BR  
115 Hood Road - Sulphur  
K&B Industries Headquarters – Schriever

Prop OW on Highlandia Dr. – Baton Rouge  
12001 Leisure Road – Baton Rouge  
337 Highlandia Drive – Baton Rouge

**Office Buildings:**

636 Highlandia Drive – Baton Rouge  
7979 Innovation Park Drive – Baton Rouge  
8542 Siegen Lane – Baton Rouge  
II United Plaza – Baton Rouge  
4333 American Way – Baton Rouge  
17534 Old Jefferson Hwy #B – Prairieville  
2900 Westfork Drive – Baton Rouge  
4664 Jamestown Avenue – Baton Rouge  
17170 Perkins Road – Baton Rouge  
1801 Laurel Street – Baton Rouge  
233 St. Ferdinand Street – Baton Rouge  
1200 Rosenwald Road – Baton Rouge  
2035 Wooddale Boulevard – Baton Rouge  
11827 Sunray Avenue – Baton Rouge  
5545 Superior Drive – Baton Rouge  
17405 Perkins Road – Baton Rouge  
13360 Coursey Blvd Unit A – Baton Rouge  
Cypress Point Office Park #7 – Prairieville  
1670 Beaulieu Lane – Port Allen  
1227 LA Highway 30 East – Gonzales  
14452 Airline Highway – Baton Rouge  
4465 Bluebonnet Blvd, Bldg 3 – Baton Rouge  
701 South Acadian Thruway – Baton Rouge  
19500 Old Scenic Highway - Zachary  
4600 Sherwood Common Blvd #3 – Baton Rouge  
701 S Martin Luther King Hwy – Lake Charles  
1075 Government Street – Baton Rouge  
3071 Teddy Drive – Baton Rouge  
9404 Interline Avenue – Baton Rouge  
4626 Sherwood Common Blvd, Unit 204 – BR  
3535 South Sherwood Forest Blvd – Baton Rouge  
11637 Lake Sherwood North – Baton Rouge  
806 Water Street - Madisonville  
9530 Interline Avenue – Baton Rouge  
Building #9 in Copper Mill Office Park - Zachary  
Cypress Point Office Park, Bldg. 3 - Prairieville  
Cypress Point Office Park, Bldg. 4 - Prairieville  
Towne Park Centre, Bldg. 9B-1 - Prairieville  
Towne Park Centre, Bldg. 11 - Prairieville  
17505 Old Jefferson Highway - Prairieville  
8067 Airline Highway – Baton Rouge  
Market Plaza Office Park – Baton Rouge  
1200 Ryan Street – Lake Charles

**Medical Office Buildings:**

9804 Bluebonnet Blvd, Unit B – Baton Rouge  
Prop Fresenius Kidney Care – Lake Charles

**Land:**

552 Highlandia Drive – Baton Rouge  
655 Highlandia Drive – Baton Rouge  
46.2 Acres on Groom Road – Baker  
0.59 Acres on West Eastbank St. – Gonzales  
24.92 Acres on Denham Road – Pride  
Highway 30 & Hwy 44 – Gonzales

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Bennington Avenue – Baton Rouge  
Westfork Drive – Baton Rouge  
4 Acres on Salvant Road – Zachary  
2.112 Acres on Amber Drive – Baton Rouge  
10.19 Acres along Fruge St. – Lake Charles  
15.26 Acres on LA Hwy 3256 – Lake Charles  
3371 LA Highway 1 North – Port Allen  
TBD Safe Energy Drive - Port Allen  
124 Billups Drive - Hammond  
7988 Arnold Road – Denham Springs  
9455 Pecue Lane – Baton Rouge  
11 Acres along Airline Highway - Prairieville  
7919 Airline Highway – Baton Rouge  
Florline Blvd. & Airline Hwy. – Baton Rouge  
7.37 Acres at LA Highway 1077 - Covington  
1.06 Acres on LA Highway 73 - Geismar  
40± Acres in Copperhead Subdivision - Geismar  
39.713 Acres on LA Highway 30 - Geismar  
Lot 11 on Pride Drive - Hammond  
7.91 Acres Along Beaulieu Lane – Port Allen  
17223 Old Jefferson Highway - Prairieville  
Land Along LA Hwy 44 & Gaidon Dr - Gonzales  
1424 North River Road – Denham Springs  
7988 & 8038 Arnold Road – Denham Springs  
10501 Airline Highway – St. Rose  
15.29 Acres on Rebecca's Pond Dr. – Schriever  
57970 Joffrion Street - Plaquemine  
1.432 Acres on North Acadia Road - Thibodaux

**Retail:**

CVS Pharmacy – Covington  
Lamarque Pre-Owned - Kenner  
Ralph's Grocery (Pelican Point) – Gonzales  
Louisiana Office Supply Co – Baton Rouge  
University Club Center – St. Gabriel  
Oak Point Supermarket – Denham Springs  
Carter's Supermarket – Denham Springs  
Carter's Supermarket – Livingston  
4715 Bennington Avenue – Baton Rouge  
11030 Industriplex Boulevard – Baton Rouge  
10550 & 10552 Perkins Road – Baton Rouge  
Proposed Tractor Supply – St. Francisville  
Furniture Mart – Baton Rouge  
Walgreens Pharmacy – Sulphur  
Bogie's Bar – Baton Rouge  
Family Dollar on Highland - Baton Rouge  
Family Dollar – Gramercy  
Dollar Tree at 2100 Louisville Ave – Monroe  
Walgreens on Joor Road – Baton Rouge  
Walgreens on LA Highway 42 – Prairieville  
Walgreens – Bossier City  
Dollar Tree at 603 LA Hwy 139 – Monroe  
Goodwill – Luling  
1555 Plank Road – Baton Rouge  
Elevation Station – Broussard  
Elevation Station – Covington  
Dry Clean Super Center - Lafayette  
Family Dollar on Sterlington Road - Monroe  
4556 Government Street – Baton Rouge  
Rouses – Golden Meadow

Rouses - Larose  
Winn-Dixie - Laplace  
Inspirations Furniture & Design – Baton Rouge  
Harvest Supermarket - Geismar  
Alexander's Highland Market – Baton Rouge  
Harley Davidson - Hammond  
Walgreens on North Broad Street – New Orleans  
Walgreens on Elysian Fields Ave – New Orleans  
Walgreens on Plank Road – Baton Rouge  
South Lafourche Plaza – Larose  
Proposed Family Dollar - Hineston  
Proposed Family Dollar/Dollar Tree - Marion

**Fitness Centers:**

Crossfit Denham Springs – Denham Springs  
Foxy's Health Club – Baton Rouge  
709 Kaliste Saloom Road – Lafayette  
Spoga Fitness Center - Hammond  
Anytime Fitness at 542 Robert Boulevard - Slidell  
Proposed Iron Tribe Fitness on Perkins Rd. - BR  
Iron Tribe Fitness on S Acadian Thruway - BR

**Automotive/RV/Heavy Equipment Dealerships**

Paretti Mazda – Metairie  
John Deere - Baton Rouge  
John Deere – Broussard  
John Deere – Covington  
John Deere – Shreveport  
John Deere – St. Rose  
John Deere – Alexandria  
Billy Navarre Chevy – Sulphur  
Billy Navarre Chevy-Honda – Lake Charles  
Billy Navarre Hyundai – Lake Charles  
Lamarque Ford-Lincoln – Kenner  
Superior Ford – Zachary  
Courtesy Lincoln – Lafayette  
Bottomline Equipment – Sulphur  
Courtesy of Breaux Bridge – Breaux Bridge  
Courtesy Toyota & Ford - Morgan City  
Infiniti of Lafayette - Lafayette  
Acura of Lafayette - Lafayette  
Bill Hood Used Cars - Hammond  
Ryan Honda – Monroe, LA  
Bihm Equipment – Port Allen  
Mike Willis Ford – Sulphur  
Royal Nissan-Mitsubishi – Baton Rouge  
Clark Crain – St. Francisville  
Holmes Honda – Shreveport  
Mercedes-Benz - Shreveport  
Proposed Sterling Hyundai & Genesis - Lafayette  
Steve's RV Center – Lacombe  
Royal Buick GMC – Baton Rouge  
Courtesy Ford South - Abbeville  
All Star Chevrolet – Baton Rouge  
All Star Ford & CDJR – Denham Springs  
All Star Hyundai and Volvo – Baton Rouge  
All Star Toyota – Baton Rouge  
Hollingsworth Richards Pre-Owned – BR  
Supreme Toyota - Hammond  
Cecil Graves Chevrolet-GMC – St. Francisville

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Northpark Nissan - Covington  
Audi of Baton Rouge – Baton Rouge  
Harris Porsche & BMW – Baton Rouge  
Hixson Automotive – Alexandria  
Geri Lynn Nissan - Houma  
Proposed Kenworth - Carencro  
Existing Kenworth - Carencro  
Musson Patout Toyota-GMC-CDJ – New Iberia  
Musson Patout Used Cars – New Iberia  
Great American RV Superstore - Hammond  
AJ Dohmann Cadillac-Chevy-CDJR – Berwick  
Bottomline Equipment – Baton Rouge  
Superior Honda – Harvey  
Great American RV Superstore – Breaux Bridge  
Scott Equipment – Lake Charles  
Bryan Subaru & Matt Bowers Chevy - Metairie  
Banner Ford - Mandeville  
Banner Chevrolet – New Orleans  
Banner Ford of Monroe - Monroe  
Harvey Subaru – Bossier City  
Honda of Covington - Covington  
Musson Patout Ford - Abbeville  
Supreme Chevrolet-Cadillac - Plaquemine  
AJ Dohmann CDJR – Plaquemine  
Proposed Kubota Dealership - Monroe  
Ralph Sellers CDJR-Hyundai - Gonzales  
Ralph Sellers Chevrolet – Baton Rouge

**Automotive Service:**

Lamarque Quick Lane – Kenner  
7215 Johnston Street – Lafayette  
16288 Florida Boulevard – Baton Rouge  
Billy Navarre Collision Center – Sulphur

Lamarque Collision Center – Kenner  
Neil's Automotive – Baton Rouge  
Mavis Discount Tire – Baton Rouge  
Hollingsworth Richards Collision Center – BR  
United Collision Center – Baton Rouge  
Custom Colors Auto Body Shop – Baton Rouge  
Adams Collision – Baton Rouge  
1931 Hospital Road – New Roads  
Firestone at Cortana – Baton Rouge

**Shopping Center:**

9828 Bluebonnet Boulevard – Baton Rouge  
Sherwood South – Baton Rouge  
5500 Fire Station Road – Zachary  
Staring Hill Shopping Center – Baton Rouge  
Seville Plaza – Hammond  
Oak Grove Plaza – Prairieville  
LaCentrale Plaza - Greenwell Springs

**Commercial Subdivision:**

Highland Heliplex – Baton Rouge  
Heritage Crossing – Gonzales  
Wildcat Park - Walker

**Mixed Use:**

Square 46 – Baton Rouge

**Historic Home:**

2417 Shell Beach Drive – Lake Charles

**Partial Takings:**

Land at Kenilworth Parkway – Baton Rouge

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**Louisiana Real Estate  
Appraisers Board**

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

**Certified General Appraiser**

license is hereby granted to

**Derek P. Knight**

License Number - APR.04230-CGA

First Issuance Date - 07/14/2023

Expiration Date - 12/31/2024

*F. Inay Williams*

Chairperson

*Tony L. Meyer*

Secretary

