

The logo for Ridge Point Consultants features a large, stylized 'R' in red. A blue arrow curves around the 'R', starting from the top right, going down, and then curving back up towards the top right. The text 'Ridge Point' is in red and 'Consultants' is in blue, both in a bold, sans-serif font. The 'R' is positioned to the left of the text, with the blue arrow passing through it.

**R**idge Point  
Consultants

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# Ridge Point Consultants, LLC

## RIGHT OF WAY CONSULTING SERVICE

### **Main Office:**

710 Homochitto Campout Road SE

Meadville, MS 39653

Phone: (601) 532-7159

Fax: (601) 532-6012

E-Mail: [mherring@ridge-point.com](mailto:mherring@ridge-point.com)

Website: [www.ridge-point.com](http://www.ridge-point.com)

### **Olive Branch Office:**

3237 East Hartland

Southaven, MS 38672

Phone: (662) 449-2902

Fax: (662) 449-2920

E-Mail: [ntotoro@ridge-po.ipower.com](mailto:ntotoro@ridge-po.ipower.com)

[cherring@ridge-po.ipower.com](mailto:cherring@ridge-po.ipower.com)

# Ridge Point Consultants, LLC

## RIGHT OF WAY CONSULTING SERVICE

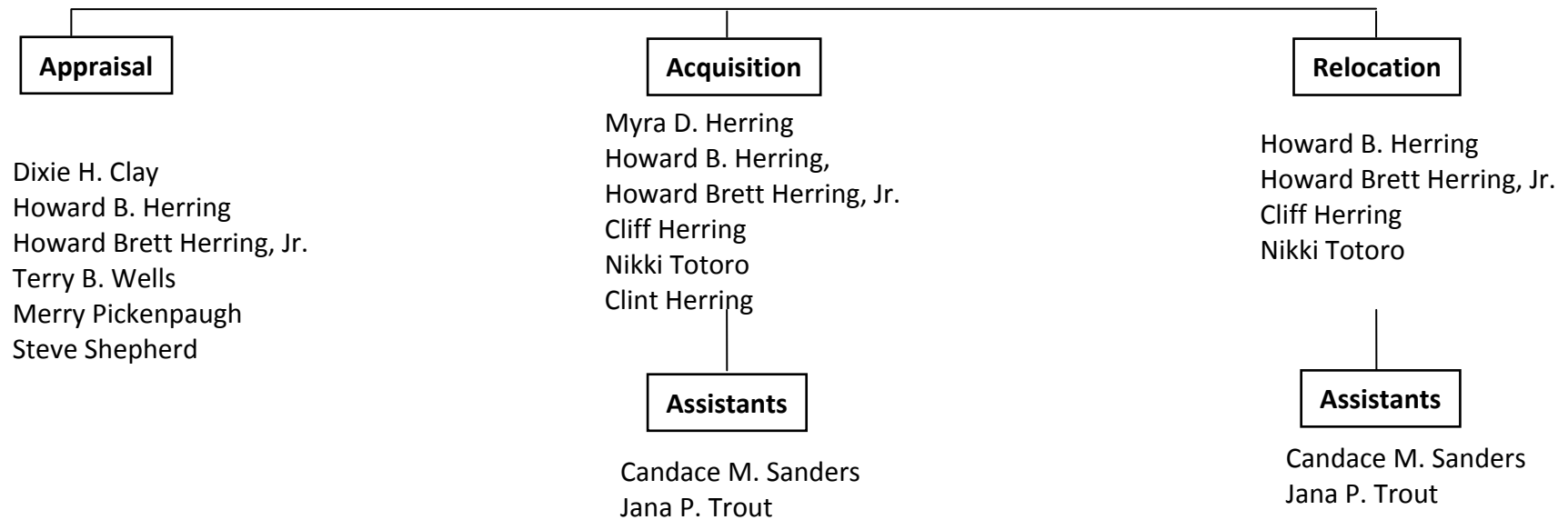
### KEY PERSONNEL

Myra Herring (Office Manager and Project Coordinator)	mherring@ridge-point.com
Dixie H. Clay (Appraisal)	dixieclay@comcast.net
Brett Herring (Appraisal, Acquisition, and Relocation)	brett@ridge-point.com
Howard B. Herring (Appraisal, Acquisition and Relocation)	howard@ridge-point.com
Terry B. Wells (Appraisal)	wells9505@att.net
Merry Pickenpaugh (Appraisal)	merry4985@gmail.com
Steve Shepherd (Appraisal)	sdshep@bellsouth.net
Candace M. Sanders (Acquisition and Relocation)	csanders@ridge-point.com
Jana Trout (Acquisition and Relocation)	jtrout@ridge-point.com
Cliff Herring (Acquisition and Relocation)	cherring@ridge-po.ipower.com
Nikki Totoro (Acquisition and Relocation)	nototo@ridge-po.ipower.com
Clint Herring (Acquisition and Relocation)	clint@ridge-po.ipower.com

# Ridge Point Consultants

## RIGHT OF WAY CONSULTING SERVICE

### KEY PERSONNEL



## **KEY PERSONNEL**

{{{Designate project manager and CONSULTANT’S project representatives here. Also include a list of any key personnel who are dedicated to this particular job by the CONSULTANT.}}}

## **CONSULTANT’S KEY PERSONNEL AND PROJECT STAFF & RESPONSIBILITIES**

Myra D. Herring (Project Manager)

Jana P. Trout (Acquisition and Relocation)

Dixie H. Clay (Appraisal)

Cliff Herring (Acquisition and Relocation)

Howard B. Herring (Appraisal, Acquisition, and Relocation)

Nikki Totoro Herring (Acquisition and Relocation)

Howard Brett Herring, Jr. (Appraisal, Acquisition, & Relocation)

Clint Herring (Acquisition)

Terry B. Wells (Appraisal)

Merry Pickenpaugh (Appraisal)

Candace M. Sanders (Acquisition and Relocation)

Steve Shepherd (Appraisal)

CONSULTANT ((Address/Phone/Fax))

Ridge Point Consultants

710 Homochitto Campout Road SE

Meadville, MS 39653

Phone: (601) 532-7159

Fax: (601) 532-6012

E-Mail: mherring@ridge-point.com

# Ridge Point Consultants, LLC

## RIGHT OF WAY CONSULTING SERVICE

Ridge Point Consultants, LLC has performed many right-of-way functions from engineering, appraisal, acquisition, relocation, property management, environmental, and demolition. We feel our staff is one of the best in the south. It is our belief that knowledge of right-of-way and courtesies shown to the property owner is the making of a good right-of-way project, and we take pride in our working relationship with our clients and assisting them in their right-of-way needs.

Listed below you will find statistical information on seven (7) projects that we have completed.

Amite County; Project No. 82-0242-00-006-10

Total Acquisition Files	173
Acquired	169
Condemned	5
Administrative Adjustment	2%
Total Percentage Acquired	97%

Of the five condemned files, one was for a federal tax lien, one was company policy of refusing to sign a Warranty Deed, two were title related, and one was contested, but no one appeared in court.

Total Relocation Files	15
Personal Property Moves	15
Appeals	0

All personal property was moved from the right-of-way with minimum amount of hardship on landowner.

Natchez Trace Parkway; Project No. 75-0340-00-022-10

Total Acquisition Files	47
Acquired	45
Condemned	2
Administrative Adjustment	4%
Total Percentage Acquired	96%

Of the two condemned files, one was for a federal tax lien, and the second was due to heirship problems.

Total Relocation Files	53
Residential	27
Business	16
Personal Property	10
Appeals	0

All relocatees were moved from the right-of-way on time and with minimum amount of hardships on the residences and businesses being displaced. Demolition and Asbestos Removal were performed in the allotted time.

US 51 (MLK Boulevard); Grenada Co.; Project No. STP-2901-00(020) 102250/201000

Total Acquisition Files	71
Acquired	69
Condemned	2
Administrative Adjustment	2%
Total Percentage Acquired	97%

The two condemned files were due to heirship problems.

Total Relocation Files	106
Residential	51
Business	32
Non-Profit Organization	2
Personal Property	21
Appeals	0

All relocatees were moved from the right-of-way on time and with minimum amount of hardships on the residences and businesses being displaced.



SR 6; Lee County; Project No. STP-0070-06(008) 100078/202000

Total Acquisition Files	85
Acquired	81
Condemned	3
On Hold	1
Administrative Adjustment	2%
Total Percentage Acquired	96%

Of the three (3) condemned files, one (1) file was condemned due to heirship problems, and the other two (2) are awaiting court dates.

Total Relocation Files	39
Residential	25
Business	10
Non-Profit Organization	0
Farm	1
Personal Property	3
Appeals	0

All relocatees were moved from the right-of-way on time and with minimum amount of hardships on the residences and businesses being displaced.

SR 43; Attala County; Project No. STP-8925-00(002) 102435/201000

Total Acquisition Files	73
Acquired	64
Condemned	8
Deleted	1
Administrative Adjustment	1%
Total Percentage Acquired	88%

Of the eight (8) condemned files, seven (7) files were condemned due to title problems, and the other file was condemned due to the value being contested.

Total Relocation Files	26
Residential	12
Business	10
Personal Property	4
Appeals	0

All relocatees were moved from the right-of-way on time and with minimum amount of hardships on the residences and businesses being displaced.

US 51; Grenada Co.; Project No. BR-2901-00(015) 100300/201000

Total Acquisition Files	20
Acquired	19
Condemned	0
Deleted	1
Administrative Adjustment	3%
Total Percentage Acquired	100%
Total Relocation Files	5
Personal Property	5
Appeals	0

All personal property was moved from the right-of-way with minimum amount of hardship on landowner.

SR 48; Walthall Co.; Project No. STP-0185-01(017) 102386/201000

Total Acquisition Files	19
Acquired	18
Condemned	1
Administrative Adjustment	2%
Total Percentage Acquired	95%

The condemned file was due to heirship problems.

Total Relocation Files	8
Residential	3
Business	3
Personal Property	2
Appeals	0

All relocatees were moved from the right-of-way on time and with minimum amount of hardships on the residences and businesses being displaced.

# PROJECTS

Project Name	Project Number	County	Firms Responsibility	Company	No. of Files
US Highway 84	14-0024-00-001-11 14-0024-00-001-12	Franklin Lincoln	Acquisition, legal engineering, appraisal, relocation, & property management	MDOT	Relocation - 65 Appraisal - 115 Acquisition - 115
Canal Street	94-6096-00-001-10	Adams	Appraisal, relocation, & acquisition	City of Natchez	Relocation - 10 Appraisal - 10 Acquisition - 10
Laurel S Curve	59-0059-02-067-10	Jones	Acquisition and Relocation	MDOT	Relocation - 35 Acquisition - 35
US Highway 45	97-0002-02-051-10	Clarke	Relocation	Michael Baker	Relocation - 50
Camp McCain Access Rd	AG-M-22(1)	Grenada	Appraisal	Grenada Co.	Appraisal - 30
Relocation Assistance Plans at the Conceptual Stage	N/A	State of MS	Write Relocation Plans	MDOT	40 Plans
Access Road - Southwest Comm. College	79-0057-00-001-10	Pike	Appraisal, acquisition, & relocation	MDOT	Relocation - 5 Acquisition - 25 Appraisal - 25
US Highway 51	49-7304-00-005-10	Madison	Appraisal, acquisition, legal relocation, and property management	MDOT	Relocation - 25 Appraisal - 110 Acquisition - 110
SR 569	82-0242-00-006-10	Amite	Appraisal, acquisition, legal relocation, and property management	MDOT	Relocation - 16 Appraisal - 141 Acquisition - 141
SR 463	46-6947-00-003-10	Madison	Appraisal	MDOT	Appraisal - 50
Natchez Trace Parkway	75-0340-00-022-10	Adams	Appraisal, acquisition, relocation, property management, asbestos inspection and removal	MDOT	Relocation - 53 Appraisal - 47 Acquisition - 477
Government Fleet Road	011-99-NHS	Adams	Appraisal, acquisition, relocation, property management, asbestos inspection and removal	City of Natchez	Relocation - 33 Appraisal - 47 Acquisition - 47
US 51	STP-2901-00(020) 102250/201000	Grenada	Appraisal, acquisition, & relocation	MDOT	Relocation - 108 Appraisal - 71 Acquisition - 71
SR 6	STP-0070-06(008) 100078/202000	Lee	Appraisal, acquisition, & relocation	MDOT	Relocation - 39 Appraisal - 85 Acquisition - 85

Project Name	Project Number	County	Firms Responsibility	Company	No. of Files
US Fish and Wildlife	N/A	Adams Oktibbeha Yazoo	Appraisal	US Fish & Wildlife	Appraisal - 6
USDA Forest Service	N/A	Franklin	Appraisal	US Fish & Wildlife	Appraisal - 4
SR 19 to SR 492	SDP-0026-01(043) 101648/201000	Lauderdale	Relocation	MDOT	Relocation - 36
SR 19 to SR 492	SDP-0026-01(043) 101648/202000	Newton	Acquisition and relocation	MDOT	Relocation - 20 Acquisition - 13
SR 43	STP-8925-00(002) 102435/201000	Attala	Appraisal, acquisition, & relocation	MDOT	Relocation - 26 Appraisal - 73 Acquisition - 73
Realignment of Highway 61	NH-0009-01(112) 103120/201000	Adams	Appraisal	MDOT	Appraisal - 22
Bozemand Road to Yandell Road	Entergy MS, Inc.	Madison	Appraisal & acquisition	Entergy MS, Inc.	Appraisal - 12 Acquisition - 12
US 51	BR-2901-00(015) 100300/201000	Grenada	Appraisal, acquisition, & relocation	MDOT	Relocation - 5 Appraisal - 20 Acquisition - 20
SR 48	STP-0185-01(017) 102386/201000	Walthall	Appraisal, acquisition, & relocation	MDOT	Relocation - 8 Appraisal - 19 Acquisition - 19
SR 15 Kings Creek to Tippah County Line	STP-0022-04(034) 101630/201000	Union	Review Appraisal	MDOT	Review Appraisals - 208
Highway 61 Intersection at US Highway 84/98 & 65	STP-0015-01(056) 103344/201000	Adams	Appraisal and acquisition	MDOT	Appraisal - 4 Acquisition - 4
SR 15 from 1 mile N of SR 4 to North of Falkner	SDP-0022-04(036) V21 101632/201000	Tippah	Review Appraisal	MDOT	Review Appraisal - 130
SR 305 from US 78 to Goodman	STP-0031-02(003) 101427/201000	Desoto	Review Appraisal	MDOT	Review Appraisal - 48
Government Fleet Road Extension	NHS-6065-00(002)	Adams	Appraisal, acquisition, and relocation	Adams County	Appraisal - 6 Acquisition - 6 Relocation - 1
US 61 Intersection at St. Catherine Creek / Devereaux Drive	NH-0009-01(113) 102942/201000	Adams	Appraisal, acquisition, and relocation	Adams County	Appraisal - 14 Acquisition - 15 Relocation - 8
SR 15 - 1.7 mi North of Union C/L	SDP-0022-04(035) 101631/201000	Tippah	Review Appraisal	MDOT	Review Appraisal - 129
SR 9 from SR 492 to Philadelphia	STP-0026-01(044) 101649/201000	Neshoba	Review Appraisal	MDOT	Review Appraisal - 148

Project Name	Project Number	County	Firms Responsibility	Company	No. of Files
I-55 Split Diamond Interchange from Old Agency Road to SR 463	ACNH-9204-00(001) 100486/201000	Madison	Appraisal, acquisition, & relocation	MDOT	Relocation - 12 Appraisal - 81 Acquisition - 90
US Highway 49	NH-0008-03(034) 102046/203000	Rankin	Appraisal, acquisition, & relocation	MDOT	Relocation - 97 Appraisal - 108 Acquisition - 113
Emerald Mound	SP-0001-00(001) 105222- 201000	Adams	Appraisal, acquisition, & relocation	Adams County	Relocation - 9 Appraisal - 14 Acquisition - 14
Desoto 1	STP-0029-02(014) 102556/202000	Desoto	Appraisal, acquisition, & relocation	MDOT	Relocation - 46 Appraisal - 82 Acquisition - 82
Desoto 2	STP-0029-02(014) 102556/201000	Desoto	Appraisal, acquisition, & relocation	MDOT	Relocation - 4 Appraisal - 8 Acquisition - 8
Marshall	STP-0029-03(010) 102556/205000	Marshall	Appraisal, acquisition, & relocation	MDOT	Relocation - 6 Appraisal - 17 Acquisition - 17
Jackson County	JCUA	Jackson	Acquisition	JCUA	Relocation - 0 Appraisal - 0 Acquisition - 65
Jackson County	JCUA	Jackson	Door to Door Survey Project	JCUA	1,775 Surveys
City of Natchez Drainage Project	021-02	Adams	Appraisal and acquisition	City of Natchez	Relocation - 0 Appraisal - 3 Acquisition - 28
SR 9 from SR 6 at Pontotoc to US 78 at Sherman	STP-2833-00(004) 105094/201000	Pontotoc	Appraisal, acquisition, & relocation	Neel Shaffer / MDOT	Appraisal - 125 Acquisition - 41 Relocation - 30
Grand Gulf Port Connector Road	NCPD-011-00(014) 103697/201000	Claiborne	Appraisal, acquisition, & relocation	Claiborne County Board of Supervisors	Appraisal - 23 Acquisition - 21 Relocation - 4
Byram Clinton Corridor	MS+024-125(2)B	Hinds	Appraisal, acquisition, & relocation	Waggoner Engineering	Appraisal - 32 Acquisition - 24 Relocation - 2
Ray Braswell to Oakley - Palestine Road	Entergy MS	Hinds	Acquisition	Entergy MS	Acquisition - 49
I-55 Transmission Relocate Madison	CenterPoint Energy	Madison	Appraisal and acquisition	CenterPoint Energy	Appraisal - 7 Acquisition - 6
Pontotoc	SP-0022-04(040) 103063/201000	Pontotoc	Review Appraisal	MDOT	Appraisal - 121
Getwell to Church Road	Entergy, MS	Desoto	Acquisition	Entergy MS	Acquisition - 27
Swartz to Oakridge	Entergy, LA	Quachita & Morehouse Parish	Acquisition	Entergy, LA	Acquisition - 62
Madison	NH-0055-02(214) 103063/201000	Madison	Appraisal, acquisition, & relocation	MDOT	Relocation - 1 Appraisal - 17 Acquisition - 17
City of Natchez Drainage Project #2	021-02	Adams	Acquisition	City of Natchez	Acquisition - 34

<b>Project Name</b>	<b>Project Number</b>	<b>County</b>	<b>Firms Responsibility</b>	<b>Company</b>	<b>No. of Files</b>
US 72 from 302 to TN State Line	NH-0007-01(79) 100174-202000	Marshall	Appraisal, acquisition, & relocation	MDOT	Relocation - 122 Appraisal - 32 Acquisition - 32
Columbia - Marion County Airport Board	FY 2011 AIP Project	Marion	Appraisal	Dungan Engineering	Appraisal - 6
Oakridge to Dunn	Entergy, LA	Richland Parish	Acquisition & Title	Entergy, LA	Title - 62 Acquisition - 59
Lake Village to Reed	Entergy, AR	Desha & Chicot	Owner Contact	Entergy, AR	Owners - 1,000
AECC Dam 2 - Gillett	Entergy, AR	Arkansas	Owner Contact	Entergy, AR	Owners - 419

## Court Appearance for Last 36 months

Project Number	County	Parcel Number	Name	Date	Appearance By
STP-6947-00-003-10	Madison	039-0-00-W	Madison Hoy, LLC	10/15/07	Terry Wells
				10/16/07	
102435/201000	Attala	041-2-00-W	Welch, et al	03/27/08	Dixie H. Clay
102435/201000	Attala	058-0-00-W	Johnston	03/27/08	Dixie H. Clay
102435/201000	Attala	049-0-00-W	Heirs of Niles Estate	04/30/08	Dixie H. Clay
102435/201000	Attala	011-0-00-W	Miller	06/16/08	Dixie H. Clay
102435/201000	Attala	048-0-00-W	The Church of Jesus Christ	06/16/08	Dixie H. Clay
104637/201000	Hancock	054-0-00-WT	H & R Properties, LLC	08/12/08	Brett Herring
100486/201000	Madison	308-1-00-W	Mae E. Cotten, et al	08/05/09	Terry Wells
100486/201000	Madison	203-0-00-W	Old Trace Village, LLC	07/28/09	Dixie H. Clay
100486/201000	Madison	303-1-00-W	600 Concourse	08/17/09	Dixie H. Clay
100486/201000	Madison	310-0-00-W	Gwendolyn Cotten	08/24/09	Brett Herring
100078/202000	Lee	064-3-00-W	John E. Cayson, Sr., et al	08/24/09	Dixie H. Clay
				08/25/09	
100486/201000	Madison	613-0-00-W	Noble	08/28/09	Dixie H. Clay
100486/201000	Madison	216-0-00-W	Littleton	08/31/09	Dixie H. Clay
100486/201000	Madison	309-0-00-W	Mae Cotton, et al	09/18/09	Brett Herring
100486/201000	Madison	201-0-00-W	Cummings	11/10/09	Dixie H. Clay
104637/201000	Hancock	019-0-00-W	Daricek	12/02/09	Dixie H. Clay
100486/201000	Madison	205-0-00-W	Ammark, LLC	12/15/09	Dixie H. Clay
N/A	Lincoln	N/A	Allen/Rawls Cattle	03/03/10	Dixie H. Clay
105222-201000	Adams	022-0-00-W	Emerald Mound/Proby	04/05/10	Dixie H. Clay
105222-201000	Adams	015-0-00-W	Emerald Mound / Seyfarth	04/08/10	Dixie H. Clay
100078/202000	Lee	004-1-00-W	Deas, et al	05/26/10	Dixie H. Clay
100486/201000	Madison	307-2-00-W	Joe E. Cotten, et al	08/25/10	Terry Wells
103120/201000	Adams	007-0-00-W	Garrity	09/08/10	Dixie H. Clay
100486/201000	Madison	202-0-00-W	Andy King, et al	10/19/10	Dixie H. Clay

The chart below offers an illustration of the outcome of several court cases our Certified General Appraisers have testified in.

Year	2010	2009	2009	2009	2008
Parcel Number	004-1-00-W	064-2-00-W	205-0-00-W	613-1-00-W	054-0-00-WT
Name	Doyce Deas	Cayson, et al	Ammark, LLC	Noble, et al	HR Properties
County	Lee	Lee	Madison	Madison	Hancock
Project Number	100007/202000	100007/202000	100486/201000	100486/201000	104637/201000
Our Before Value	\$ 2,505,500.00	\$ 1,485,100.00	\$ 5,453,700.00	\$ 1,147,500.00	\$1,099,600.00
Our Due Compensation	\$ 310,000.00	\$ 228,050.00	\$ 768,800.00	\$ 509,000.00	\$ 79,400.00
Their Before Value	\$ 3,649,524.00	\$ 1,740,234.00	\$ 6,544,500.00	\$ 1,148,122.00	\$1,640,000.00
Their Due Compensation	\$ 684,965.00	\$ 359,143.00	\$ 1,400,000.00	\$ 947,382.00	\$ 130,000.00
Jury's Award	\$ 319,000.00	\$ 228,050.00	\$ 856,510.00	\$ 509,000.00	\$ 79,400.00
	<b>\$9,000.00 more than our number</b>	<b>Our Value</b>	<b>\$87,710.00 more than our number</b>	<b>Our Value</b>	<b>Our Value</b>



# **APPENDICES**

**Myra D. Herring**  
710 Homochitto Campout Road  
Meadville, MS 39653  
(601) 532-7159

**OBJECTIVE:**

To use my management skills to manage Ridge Point Consultants in day to day operations and account management.

**EDUCATION:**

Copiah Lincoln Community College  
Accounting 201 and 202 Copiah Lincoln Community College  
Bank Management Operation: Federal Reserve Bank of New Orleans  
Computer Systems: Jack Henry, Kansas City, Kansas  
Computer Systems: Jack Henry, Dallas, TX  
Biyearly Seminars presented by Mississippi National Bankers Bank, Jackson, MS

**HONORS AND ACTIVITIES:**

Meadville Methodist Church: Financial Board

**WORK EXPERIENCE:**

**Ridge Point Consultants, Meadville, MS**

Managing Member of Ridge Point Consultants, LLC. 2011 - Present  
Office Manager and Project Coordinator

**Peoples Bank of the South**

Executive Vice President  
Head of Account Services & Personal Management and Employment: 1998 – 2010  
Hired employees for Peoples Bank of the South  
Managed Peoples Bank of the South employees  
Balanced General Accounts associated with Peoples Bank of the South  
Assisted Bank Auditors

**Bank of Franklin**

Vice President: Head of Account Services. 1974 – 1998

**COMPUTER SKILLS:**

Microsoft Word  
Microsoft Excel

**REFERENCES:**

Mr. Larry Hill  
Peoples Bank of the South  
P. O. Box 70  
Bude, MS 39630  
(601) 384-4888

Mr. Brad Jones  
Bank of Franklin  
P.O. Box 606  
Meadville, MS 39653  
(601) 384-2305

# Dixie Herring Clay

## ADDRESS:

309 Lakeshore Drive  
Madison, MS 39110

710 Homochitto Campout Road SE  
Meadville, MS 39653

## **PROFESSIONAL:**

State Certified General Real Estate Appraiser	GA – 453	1995 to present
State Licensed Real Estate Appraiser		1993 to 1995
Licensed Real Estate Sales Person - Inactive		1988 to 1999
Member of The International Right of Way Association		
Member of The National Association of Master Appraisers		

## **WORK EXPERIENCE:**

Member of Ridge Point Consultants, LLC. 2011 – Present.

Worked under Ridge Point Realty / Ridge Point Consultants doing appraisal and sales work. Head appraiser. 1990 – 2011.

Appraised for Private Individuals, Estates, Banks, The National Park Service, US Forest Service, Municipalities, County School Board, Mississippi Department of Transportation, and Entergy Mississippi - Land, Residential and Commercial Properties.

Appraised and/or reviewed – Mississippi Department of Transportation projects in Adams, Amite, Attala, Claiborne, Desoto, Franklin, Grenada, Hancock, Hinds, Jefferson, Lee, Lincoln, Madison, Marshall, Pike, Pontotoc, Union, Tippah, and Wilkinson Counties. Other large projects include the City of Natchez Convention Center, Natchez Trace Parkway, Entergy Mississippi project in Madison and U. S. Fish and Wildlife projects.

Qualified as expert in Adams, Amite, Attala, Lincoln, Hancock, Pike, Lee, Madison, Rankin, and Franklin Counties.

## **EDUCATION:**

BS - Bachelor of Science Degree Business Administration: Mississippi State University.

BA - Bachelor of Arts Degree Agricultural Business: Mississippi State University.

Mississippi State University – REM 2333 Real Estate BL 4253 Real Estate Law, REM 3353 Real Estate

Appraisal Foundation - National USPAP Course

Appraisal Institute - Appraisal of Manufactured Homes, USPAP CE, Professional's Guide to Uniform Residential Appraisal Report (Fannie Mae)

Brian W. Pray - American National Standard for Single Family Residential Buildings - SF, USPAP

The Columbia Institute – Appraisal Insights, New Fannie Mae Appraisal Guide, USPAP Update, Mold Insights.

Federal Highway Administration - Appraisal Review for Federal-Aid Highway Programs

International Right of Way Association – 401 Real Estate Appraisals, The Appraisal of Partial Acquisitions, Skills of Expert Testimony, Appraisal of Federal - Aid Highway Programs

J. Daniel Schroeder – 500 Estimating Depreciation & the Market Comparison App., 600 Standards of Professional Practice & App. License Law, 700 Six Functions of a Dollar, 800 Income Approach & Capitalization Rate, 900 Yield Capitalization, 1100 Real Property & It's Appraisal, 1200 The Nature of Value, 1300 Foundations of Appraisal, 1500 Income and Expense Estimates, 1600 Fee Simple & Partial Interest, 1700 Direct Capitalization, 1800 Neighborhoods and Districts, 1900 Land and Site Descriptions, 2000 Yield Capitalization – Advanced, 2100 Yield Cap. – Theory and Application, 2200 Highest & Best Analysis, 2300 Land and Site Valuation, 2400 The Sales Comparison Approach

Lincoln Graduate – Principals of Appraisal Review

McKissock Real Estate and Appraisal School - USPAP, Think Green, Appraisal of Mobile Homes, Appraisal Technology

Mississippi Department of Transportation Right-of-Way Division - MDOT Appraisal Training.

Mississippi Realtor Institution - MRI III – Characteristics of Investments, Syndication, Investment Analysis, Pricing, Construction

Talmadge Rayborn, Land and Industrial Development Seminar, Real Estate Analysis, License Law

Attended several seminars offered by county extension service on timber management and appraisal.

**Employer References:**

MDOT – Right-of-Way Section  
Mr. Dan Smith  
P.O. Box 1850  
Jackson, MS 39215-1850  
Phone: (601) 359-7553

MDOT – Appraisal Section  
Mr. Jimmy Worrell  
P.O. Box 1850  
Jackson, MS 39215-1850  
Phone: (601) 359-7563

United Mississippi Bank  
Mr. James Biglane  
P.O. Box 670  
Natchez, MS 39120  
Phone: (601) 446-7761

U.S. Forest Service  
Mr. Cliff Sommers  
100 W. Capital St., Ste. 1141  
Jackson, MS 39267  
Phone: (601) 965-4391, ext. 174

Peoples Bank of Franklin Co.  
Mr. Larry Hill  
P. O. Box 70  
Bude, MS 39630  
Phone: (601) 384-4888

Bank of Franklin  
Mr. Brad Jones  
P.O. Box 606  
Meadville, MS 39653  
Phone: (601) 384-2305

# Howard B. Herring

BS Degree in Business Administration: University of Mississippi

## **PROFESSIONAL:**

Member of Meadville Chamber of Commerce  
Licensed Real Estate Broker # 11039  
Licensed Certified General Real Estate Appraiser #169  
Member of International Right of Way Association  
Member of Natchez Board of Realtors  
Member of Mississippi Association of Realtors  
Member of National Association of Realtors

## **EDUCATION:**

Completed Courses 101 and 102 Real Estate Real Estate Law, Real Estate Finance, Real Estate Appraisal, Appraisal Ethics, 165 hours of appraisal under Dan Schroeder. Completed abstracting course, Mississippi School of Law. Attended several seminars on timber management and appraisal. Completed Relocation 202, 203, & 205, Austin, Texas. Attended several seminars on before and after values and damages.

## **WORK EXPERIENCE:**

Member of Ridge Point Consultants, LLC. 2011 - Present  
Worked two years under Bland & Company doing appraisal and sales work, 1987-1988  
Real Estate Broker & Appraiser, 1988-Present  
Developed two subdivisions in Franklin County  
Manage 1,000 acres of timberland owned by Ridge Point Ranch, Inc.  
Operated 1,300-acre soybean farm from 1978 until 1988  
Completed two Highway Projects for M.D.O.T., work included: appraisal, relocation, acquisition, property management, environmental, & engineering (Franklin & Lincoln Counties) 150 Parcels  
Completed Highway Project for City of Natchez; work included: appraisal, relocation, acquisition, property management, and environmental (Canal Street Project - 25 Parcels)  
Completed Highway Project for City of Grenada; work included: appraisal (Camp McCain Road - 40 Parcels)  
Completed Highway Project for Clarke County; work included: relocation (45 Parcels)  
Completed Highway Project for M.D.O.T.; work included: appraisal & acquisition (City of Summit - 25 Parcels)  
Completed Highway Project for M.D.O.T.; work included; appraisal, relocation, acquisition, and property management. (City of Madison - 105 Parcels)  
Completed Highway Project for M.D.O.T.; work included; appraisal (Madison County – 51 Parcels)  
Completed Highway Project for M.D.O.T.; work included: appraisal, relocation, acquisition, environmental, and property management. (Amite County - 120 Parcels)  
Completed Highway Project for City of Natchez; work included: appraisal, relocation, acquisition, property management, environmental, and demolition. (Natchez Trace – 30 Parcels)  
Completed Highway Project for City of Natchez; work included: appraisal, relocation, acquisition, property management, environmental, and demolition. (Government Fleet Road – 35 Parcels)  
Completed U.S Forest Service Appraisals for like-kind exchange swaps. (1999 and 2002)  
Completed Highway Project for M.D.O.T.; work included appraisal, relocation, and acquisition. (Grenada County – 76 Parcels)  
Completed Highway Project for M.D.O.T., work included appraisal, relocation, and acquisition. (Lee County – 83 Parcels)  
Completed Highway Project for M.D.O.T., work included relocation: (Lauderdale County - 35 Parcels).  
Completed Highway Project for M.D.O.T., work included acquisition and relocation: (Newton County – 12 Parcels)  
Completed Highway Project for M.D.O.T., work includes appraisal, relocation, and acquisition. (Attala County – 73 Parcels)  
Completed Highway Project for M.D.O.T., work included appraisal, relocation, and acquisition. (Walthall County – 19 Parcels)  
Completed Highway Project for M.D.O.T., work included appraisal, relocation, and acquisition. (Grenada County – 20 Parcels)  
Completed Highway Project for M.D.O.T., work included review appraisals. (Union County – 208 Parcels)  
Completed Highway Project for M.D.O.T., work included appraisal and acquisition. (Adams County – 4 Parcels)  
Completed Highway Project for M.D.O.T, work included appraisal and acquisition. (Hancock County - 65 Parcels)  
Completed Highway Project for M.D.O.T., work includes appraisal, acquisition, and relocation. (Madison County – 82 Parcels)  
Highway Project for M.D.O.T., work includes appraisal, acquisition, and relocation. (Harrison County – 45 Parcels)  
Highway Project for M.D.O.T., work includes appraisal, acquisition, and relocation. (Rankin County – 100 Parcels)

Completed Highway Project for Neel Shaffer / M.D.O.T., work includes appraisal, acquisition, relocation, and property management. (Pontotoc County – 125 Parcels)  
Highway Project for Claiborne County Board of Supervisors, work includes appraisal, acquisition, and relocation. (Claiborne County – 23 Parcels)  
Highway Project for Waggoner Engineering (Hinds County Board of Supervisors), work includes appraisal, acquisition, and relocation. (Hinds County – 32 Appraisals)  
Highway Project for Entergy, Mississippi, Inc., work includes acquisition. (Hinds County – 49 Parcels)  
Completed Highway Project for CenterPoint Energy, work includes appraisal and acquisition. (Madison County – 7 Parcels)  
Highway Project for M.D.O.T.; work includes review appraisals. (Pontotoc County – 121 Parcels)  
Highway Project for Entergy, MS; work includes acquisition. (Desoto County – 27 Parcels)  
Highway project for Entergy, LA; work includes acquisition. (Quachita and Morehouse Parish – 62 Parcels)  
Highway project for M.D.O.T.; work includes appraisal, acquisition, and relocation. (Madison County – 17 Parcels)  
Highway project for City of Natchez; work includes acquisition. (Adams County – 34 Parcels)

**EMPLOYER REFERENCES:**

City of Natchez  
Mr. Walter Brown  
P.O. Box 963  
Natchez, MS 39121  
(601) 442-4242

M.D.O.T.  
Ms. Trudi Loflin  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7561

Pittman, Howdeshell & Hinton  
Mr. Jack Pittman  
P.O. Drawer 17138  
Hattiesburg, MS 39404-7138  
(601) 264-3314

Peoples Bank of Franklin Co.  
Mr. Larry Hill  
P.O. Box 70  
Bude, MS 39630  
(601) 384-4888

River Hills Bank  
Mr. Robert Gage, IV  
P.O. Box 608  
Port Gibson, MS 39150  
(601) 437-4271

M.D.O.T.  
Dan Smith  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7553

**Howard Brett Herring Jr.**  
710 Homochitto Campout Road SE  
Meadville, MS 39653  
(601) 532-7159

**EDUCATION:**

Real Estate Degree in Business Administration: University of Mississippi  
Managerial Finance Degree in Business Administration: University of Mississippi  
Relocation 501 / Relocation 502 / Relocation 503 / Relocation 504 / Relocation 505  
NHI Course No. 141044 / Ethics 103 / Course 100 Principles of Land Acquisition  
Course 203 Alternative Dispute Resolution / Course 220 Cultural Awareness  
MDOT Appraisal Training Workshop  
Mississippi Association of Realtors-Broker Boot Camp  
19 Online Courses required by the Mississippi Appraisal Board in association with Continuing Education  
8 Online Courses required by the Mississippi Real Estate Commission in association with Continuing Education

**PROFESSIONAL:**

State Certified General Real Estate Appraiser #836  
Licensed Real Estate Broker #16008  
SR/WA Designation #5882  
Relocation Certified R/W-RAC  
Member of International Right of Way Association  
DAR Good Citizen Award

**WORK EXPERIENCE:**

Member of Ridge Point Consultants, LLC, 2011 to Present  
Ridge Point Consultants, 2002 to Present  
Real Estate Broker, 2003 to Present  
Real Estate Appraiser, 2003 to Present  
Acquisition Agent, 2003 to Present  
Relocation Agent, 2003 to Present  
Approved to Appraise for Financial Institutions  
Currently working on or have completed the following projects:  
Entergy Mississippi, December 2012 to present, acquisition  
(Rankin County - 138 Parcels)  
Entergy Louisiana, October 2012 to present, acquisition  
(Morehouse and Richland Parish - 59 Parcels)  
Columbia - Marion County Airport Board, June 2012 to July 2012, aviation appraisals  
(Marion County -6 Parcels)  
City of Natchez, MS Storm Water Drainage Project II, September 2011 to Present, acquisition  
(City of Natchez - 42 Parcels)  
Highway Project for M.D.O.T., September 2011 to Present, acquisition and relocation  
(Madison County - 18 Parcels)  
Highway Project for M.D.O.T., March 2011 to Present, review appraisals  
(Pontotoc County - 118 Parcels)  
Highway Project for M.D.O.T., October 2010 to December 2010; appraisals  
(Pontotoc County - 95 Parcels)  
Highway Project for Claiborne County, April 2010 to Present; acquisition and relocation  
(Claiborne County - 20 Parcels)  
JCUA, January 2011 to April 2011; Door to Door Survey Project  
(Jackson County - 1,775 Surveys)  
City of Natchez, MS Storm Water Drainage Project, 2009; acquisition and project manager  
(Adams County - 28 Parcels)  
Highway Project for M.D.O.T., February 2008 to Present; acquisition, relocation, and project manager  
(Rankin County - 113 Parcels)

Highway Project for M.D.O.T., 2007 to 2009; appraisals, acquisition, relocation, and project manager  
(Madison County - 70 Parcels)

Highway Project for M.D.O.T., April 2007 to July 2007; appraisals  
(Hancock County - 65 Parcels)

Highway Project for M.D.O.T., May 2006 to August 2006; appraisals  
(City of Natchez- 4 Parcels)

Highway Project for M.D.O.T., May 2006 to December 2006; acquisition, relocation, and project manager  
(Grenada County - 18 Parcels)

Highway Project for M.D.O.T., 2005 to 2006; appraisals, acquisition, relocation, and project manager  
(Attala County - 77 Parcels)

Highway Project for M.D.O.T., 2004 to 2007; relocation and project manager  
(Lauderdale County-35 Parcels)

Highway Project for M.D.O.T., 2004 to 2007; acquisition, relocation, and project manager  
(Newton County - 12 Parcels)

Highway Project for M.D.O.T., 2004; appraisals  
(Adams County - 22 Parcels)

Highway Project for M.D.O.T., 2003 to 2005; appraisals, acquisition, relocation, and project manager  
(Lee County - 83 Parcels)

Highway Project for M.D.O.T., 2002 to 2003; acquisition, relocation, and project manager  
(Grenada County - 76 Parcels)

Ridge Point Realty, Meadville, MS, May 2001 to August 2001; assistant appraiser

McClain Southern, Brookhaven, MS, May 2000 to August 2000; Grocery Distribution Selector

**REFERENCES:**

Mr. Bill Milton  
Certified General Appraiser  
P.O. Box 44  
Summit, MS 39666  
(601) 276-6820

Mr. Walter Brown  
Walter Brown Law Firm  
P.O. Box 963  
Natchez, MS 39121  
(601) 422-4242

Mr. Jeb Stewart  
Certified General Appraiser  
7035 Copper Cove  
Ridgeland, MS 39157  
(601) 842-8276



# QUALIFICATIONS OF TERRY B. WELLS, GA-424

## **EDUCATION:**

Graduate of Millsaps College (1976) - B.A. Degree in History  
Appraisal courses prerequisite to State licensing  
Continuing education appraisal courses and seminars

## **PROFESSIONAL AFFILIATIONS:**

Certified General R.E. Appraiser, State of Mississippi GA-424  
Member Jackson Association of Realtors  
Member National Association of Realtors  
Member Multiple Listing Service

## **APPRAISAL EXPERIENCE:**

Experience appraising residential, commercial, industrial, multi-family, vacant land and right of way (just compensation)

## **APPROVED APPRAISER FOR:**

Trustmark National Bank  
Bank First  
BancorpSouth  
BankPlus  
Mississippi Department of Transportation  
U.S. Fish & Wildlife Service

## **PRIMARY TERRITORY:**

State of Mississippi

## **EMPLOYMENT:**

November 1994 to Present	Certified General R.E. Appraiser
November 1992 – November 1994	Licensed Real Estate Appraiser

## **APPRAISAL COURSES**

- (01) APPRAISAL PRINCIPLES - APPRAISAL INSTITUTE COURSE 110
- (02) APPRAISAL PROCEDURES - APPRAISAL INSTITUTE COURSE 120
- (03) BASIC INCOME CAPITALIZATION - APPRAISAL INSTITUTE COURSE 310
- (04) STANDARDS OF PROFESSIONAL PRACTICE PART A - APPRIASAL INST. COURSE 410
- (05) STANDARDS OF PROFESSIONAL PRACTICE PART B - APPRAISAL INST. COURSE 420
- (06) STANDARDS OF PROFESSIONAL PRACTICE PART C - APPRAISAL INST. COURSE 430
- (07) APPRAISING COMPLEX RESIDENTIAL PROPERTIES - APPRAISAL INSTITUTE SEMINAR
- (08) FHA INSURED PROPERTIES - APPRAISAL INSTITUTE SEMINAR
- (09) VAULLUATION OF DETRIMENTAL CONDITIONS - APPRAISAL INSTITUTE SEMINAR
- (10) FAIR LENDING SEMINAR
- (11) APPRASIAL LITIGATION – APPRAISAL INSTITUTE SEMINAR
- (12) EMINENT DOMAIN & CONDEMNATION APPRAISING - APPRAISAL INSTITUTE SEMINAR
- (13) EMINENT DOMAIN TRAINING SEMINAR - MDOT

## **APPRAISAL EXPERIENCE -EMINENT DOMAIN PROJECTS**

- 1994: Highway 84 in Franklin and Lincoln Counties/ Mississippi Department of Transportation
- 1996: Camp McCain Road in Grenada County/City of Grenada
- 1997: Browns Creek Project in Grenada County/City of Grenada
- 1997: Hoffa Creek Project in Grenada County/ City of Grenada
- 1998: Clinton Raymond Road (Phase I) in Hinds County/City of Clinton
- 1998: Highway 51 in Madison County/Mississippi Department of Transportation
- 1999: Clinton Raymond Road (Phase II) in Hinds County/City of Clinton
- 1999: Highway 569 in Amite County/ Mississippi Department of Transportation
- 2000: Highway 463/Hoy Road in Madison County/Mississippi Department of Transportation
- 2000: Nissan Project in Madison County/Madison County Economic Development Authority
- 2001: Highland Colony Parkway/City of Ridgeland
- 2002: U.S. Highway 51 in Grenada County/Mississippi Department of Transportation
- 2003: Noxubee Wildlife Refuse/U.S. Fish and Wildlife Service

2004: Cynthia Road Improvement in Clinton, MS/Mississippi Department of Transportation

2006: Interstate 55 frontage road in Madison County/Mississippi Department of Transportation

2008: U.S. Highway 49 in Rankin County/Mississippi Department of Transportation

2010: Byram-Clinton Corridor in Hinds County/Hinds County Board of Supervisors

NOTE: Qualified as an expert witness:      Lincoln County, Mississippi  
   Amite County, Mississippi  
   Madison County, Mississippi

# Merry H. Pickenpaugh

ADDRESS:  
P.O. Box 314  
Madison, MS 39130

University of Southern Mississippi  
Jackson State University  
University of Mississippi

Bachelor of Science Degree in Education  
Masters of Education  
Special Subject Supervisor/Psychometrist

## **PROFESSIONAL:**

Licensed Real Estate Appraiser: LA 1262  
Member of International Right of Way Association  
Member of the National Association of Maser Appraisers

## **APPRAISAL EDUCATION:**

McKissock: 2010-2011 National USPAP Update Equivalent, Mortgage Fraud: Protect Yourself, Current Issues in Appraising, Land And Site Valuation, Introduction to Green Building for Real Estate Appraisers, Made in America: Appraising Factory Built Housing, 2006 National USPAP update Equivalent, Construction Details and Trends, Technology for Today's Appraiser, The Dirty Dozen

International Right of Way Association: 401 Real Estate Appraisals, The appraisals of Partial Acquisition

Lincoln Graduate Center: Farm & Land Appraisal, Residential Cost Approach – Marshall & Swift, 636 Practices of Real Estate Appraisal, 627 Principals of Real Estate Appraisal, National USPAP Course, 512 Appraisal of Residential

J. Daniel Schroeder: 602 Appraisal Law

## **EXPERIENCE:**

2001 – Present      Ridge Point Consultants      Meadville, MS

Licensed Appraiser – LP 1262

Appraised for Private Individuals, Estates, Area Banks, The National Park Service, Municipalities, US Forest Service, Mississippi Department of Transportation, and Entergy Mississippi – Land, Residential and Commercial Properties

## **REFERENCES:**

Mr. Charlie Magee  
Bank of Franklin  
P.O. Box 606  
Meadville, MS 39653  
(601) 384-2305

Peoples Bank of Franklin Co.  
Mr. Larry Hill  
P.O. Box 70  
Bude, MS 39630  
(601) 384-4888

MDOT – Appraisal Section  
Mr. Jimmy Worrell  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7563

# STEVEN D. SHEPHERD

238 DOMINION PARKWAY – BRANDON, MS 39042  
PHONE 601-824-9399/601-214-9908 – E-MAIL [SDSHEP@BELLSOUTH.NET](mailto:SDSHEP@BELLSOUTH.NET)

## EXPERIENCE

**May 2008 – Present**

**Ridge Point Consultants, Meadville, MS**

Appraisal and right of way consulting in Rankin, Harrison, Marshall, Claiborne, Marion, Pontotoc, and Itawamba Counties on Mississippi Department of Transportation projects and various consulting projects in Baldwin County, AL.

State Licensed Real Estate Appraiser, LA-1692

**September 1997 – Present**

**Shepherd Land Co., LLC, Brandon, MS**

**Miles Land Co., LLC, Morton, MS**

**Miles Farms, LLC, Morton, MS**

These partnerships are Land/Timber based partnerships of 5000+ acres in Central Mississippi.

Manager

**January 1993 – January 2006**

**Diversified Technology, Inc., Ridgeland, MS**

DTI is a highly automated high-technology industrial computer design and manufacturing facility (135,000 sq. ft.) working with major customers such as Intel, Sun Microsystems, HP, etc. primarily for the development of hardened custom electronic assemblies.

Vice-President of Operations (September 2000 – January 2006)

Manager of Operations (May 2000 – August 2000)

Fabrication Shop Manager (May 1999 – April 2000)

Manufacturing Engineering Manager (September 1994 – April 1999)

Manufacturing Engineer (January 1993 – August 1994)

## EDUCATION/QUALIFICATIONS

BS Industrial Engineering December 1990, Mississippi State University.

MS Industrial Engineering 24 Hours completed, Mississippi State University.

MS Realtor Institute Graduate 2006, Mississippi Realtor Institute

State Licensed Real Estate Appraiser, LA-1692; October 2007

- The Columbia Institute #929, Residential Report Writing and Case Studies
- The Columbia Institute #932, Basic Appraisal Procedures
- The Columbia Institute #931, Basic Appraisal Principles
- The Columbia Institute #930, CompuTaught National USPAP
- The Columbia Institute; Residential Cost Approach, Sales Comparison Approach, FHA and VA Appraisal Basics, and 2008 National USPAP Update.

# Candace M. Sanders

Associate of Applied Science (AAS) degree in Business Technology

## **EDUCATION:**

Copiah-Lincoln Community College; Wesson, MS

Associate of Applied Science Degree

Relocation Course 505 – Advanced Relocation Assistance 1 - Residential

## **WORK EXPERIENCE:**

Ridge Point Consultants

Jan. 1997 – Present

Duties include: accounts payable, accounts receivable, and performing various secretarial duties. Assisting in appraisal and sales work. Assisting in acquisition, relocation, and property management work for the Mississippi Department of Transportation, City of Natchez, Claiborne County Board of Supervisors, Waggoner Engineering, Neel Shaffer, and Entergy, Mississippi, Inc.

Project No. 79-0057-00-001-10, Access Road to Southwest Community College – Pike County

Project No. 49-7304-00-005-10, U.S. Highway 51 – Madison County

Project No. 82-0242-00-006-10, State Road 569 – Amite County

Project No. 46-6947-00-003-10, State Road 463 – Madison County

Project No. 75-0340-00-022-10, Natchez Trace Parkway – Adams County

Project No. 011-99-NHS, Government Fleet Road – Adams County

Project No. STP-2901-00(020) 102250/201000, U.S. Highway 51 – Grenada County

Project No. STP-0070-06(008) 100078/20200 – Lee County

Project No. SDP-0026-01(043) 101648/201000 – Lauderdale County

Project No. SDP-0026-01(043) 101648/202000 – Newton County

Project No. STP-8925-00(002) 102435/201000 – Attala County

Project No. BR-2901-00(015) 100300/201000 – Grenada County

Project No. STP-0185-01(017) 102386/201000 – Walthall County

Project No. ACNH-9204-00(001) 100486/201000 – Madison County

Project No. NH-0008-03(034) 102046/203000 – Rankin County

Project No. STP-2833-00(004) 105094/201000 – Pontotoc County

Project No. NCPD-011-00(014) 103697/201000 – Claiborne County

Project No. MS-024-125(2) B – Hinds County

## **REFERENCES:**

MDOT – Relocation Section  
Mr. Lewis Lafferty  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7569

MDOT – Acquisition Section  
Ms. Trudi Loflin  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7559

City of Natchez  
Mr. Walter Brown  
P.O. Box 963  
Natchez, MS 39121  
(601) 442-4242

# Jana Priest Trout

## **EDUCATION:**

Bachelor of Fine Arts with an emphasis in Graphic Communication  
University of Southern Mississippi  
December 2002

## **WORK/EXPERIENCE:**

January 2005 – Present	Ridge Point Consultants	Meadville, MS
Duties include: performing various secretarial duties. Assisting in appraisal work. Assisting in acquisition, relocation and property management work for the Mississippi Department of Transportation, Project No. SDP-0026-01(043) 101648/202000, - Newton County; Project No. STP-0185-01(017) 102386/201000 – Walthall County; Project No. STP-8925-00(002) 102435/201000 – Attala County; Project No. NH-0008-03(034) 102046/203000 – Rankin County; Project No. NH-0009-01(113) 102942/201000 – Adams County; Project No. STP-GAI-1145-00(008) 101212/202000 – Harrison County; Project No. STP-0029-02(014) 102556/202000 – Desoto County; Project No. STP-0029-02(014) 102556/201000 – Desoto County; Project No. STP-0029-03(010) 102556/205000 – Marshall County; Project No. STP-2833-00(004) 105094/201000 – Pontotoc County. Assisting in surveys and acquisition work for the Jackson County Utility Authority – JCUA – Jackson County. Assisting in acquisition and relocation work for Adams County, MS, Project No. NHS-6065-00(002) – Adams County; Project No. SP-0001-00(001) 105222-201000 – Adams County. Assisting in acquisition and relocation work for City of Natchez, Project – Natchez Transit Project. Assisting in acquisition work for Entergy MS, Inc., Project – Bozeman Road to Yandell Road – Madison County; Project – I-55 Transmission Relocate – Madison County. Assisting in review appraisal work for the Mississippi Department of Transportation, Project No. STP-0022-04(034) 101630/201000 – Union County; Project No. STP-0022-04(036)V21 101632/201000 – Tippah County; Project No. STP-0031-01(003) 101427/201000 – Desoto County; Project No. SDP-0022-04(035) 101631/201000 – Tippah County; Project No. STP-0026-01(044) 101649/201000 – Neshoba County.		
March 2003 – May 2004	Buyers Guide	Brookhaven MS
Graphic design and layout. Worked with printer.		
January 2003 – March 2003	Southern Signs, Inc.	Natchez, MS
Sign production and office duties.		
January 2001 – January 2003	South MS Electric Power Assoc.	Hattiesburg, MS
Publication designs intern. Newsletters, invoicing, safety manual, and various publications including other office duties. Worked with in-house printer.		

**COMPUTER SKILLS:**

Mac and PC  
Quarkxpress 5.0  
Adobe Illustrator 10  
Microsoft Excel  
Adobe Acrobat

Microsoft Word  
Adobe Photoshop 7.0  
Flash MX

**REFERENCES:**

MDOT – Appraisal Section  
Mr. Jimmy Worrell  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7559

MDOT – Acquisition Section  
Ms. Trudi Loflin  
P.O. Box 1850  
Jackson, MS 39215-1850  
(601) 359-7501

Mr. Ken Hollingsworth  
Ole Brook Broadcasting  
P.O. Box 711  
Brookhaven, MS 39602  
(601) 833-9210



# **Cliff Herring**

9849 Hwy 178, Suite B  
Olive Branch, MS 38654  
(662) 890-4088

## **EDUCATION:**

Marketing Degree in Business Administration: University of Mississippi

Computer Skills: Microsoft (Word, Power Point, Excel, and Access)

## **WORK EXPERIENCE:**

Ridge Point Consultants, Meadville, MS, December 2008 to Present; Acquisition & Relocation assistant  
MS Licensed Real Estate Salesperson S-476905

Acquisition and Relocation Assistant December 2008- Present

- Highway Project for M.D.O.T. , 2008-2010; acquisition and relocation (Marshall County – 17 parcels)
- Highway Project for M.D.O.T., 2009-present; acquisition and relocation (Desoto County -82 parcels)
- Highway Project for M.D.O.T., 2009-2010; acquisition and relocation (Desoto County – 8 parcels)
- Highway Project for M.D.O.T., 2010-present; acquisition and relocation (Pontotoc County- 41 parcels)

North Mississippi Regional Center, Oxford, MS August 2008 to December, Volunteer work

Old Venice Pizza Company, Oxford, MS May 2006 to December 2008, Service employee

Oxford Park Commission, Oxford, MS, June 2005 to August 2005, Baseball umpire

Ridge Point Realty, Meadville, MS, February 2004 to May 2004, assistant to appraiser

## **REFERENCES:**

Peoples Bank of the South  
Mr. Larry Hill  
P.O. Box 70  
Bude, MS 39630  
(601) 384-4888

City of Natchez  
Mr. Walter Brown  
P.O. Box 963  
Natchez, MS 39121  
(601) 442-4242

MDOT  
Mr. Lewis Lafferty  
P.O. Box 1850  
Jackson, MS 39215  
(601) 359-7569

# **Nikki Chanel Totoro**

9849 Highway 178  
Olive Branch, MS 38654  
601-415-4900  
nikkitotoro@yahoo.com

## **EDUCATION:**

### **Bachelor Degree in Business Administration, August 2008**

The University of Mississippi, University, MS

**Major:** Marketing

**Emphasis:** Pharmaceutical Sales

Relocation 502

## **PROFESSIONAL:**

Licensed Real Estate Sales Person S-47606

## **HONORS AND ACTIVITIES:**

Activities:

- University of Mississippi Ole Miss Marketing Organization
- Assistant Rush Chair- Sorority Rush Team
- Sorority New Member Team- Organize new member activities

Honors:

- University of Mississippi Dean's Honor Roll
- National Society of Collegiate Scholars
- Academic Excellence Scholarship

## **EXPERIENCE:**

### **Ridge Point Consultants, Meadville, MS**

*Acquisition and Relocation Assistant* December 2008- Present

- Highway Project for M.D.O.T., 2008 – 2010; acquisition and relocation.  
(Marshall County – 17 Parcels)
- Highway Project for M.D.O.T., 2009 – present; acquisition and relocation  
(Desoto County – 82 parcels)
- Highway Project for M.D.O.T., 2009-2010; acquisition and relocation (Desoto County – 8 parcels)
- Highway Project for M.D.O.T., 2010-present; acquisition and relocation.  
(Pontotoc County – 41 parcels)

### **Rooster's Blues House, Oxford, MS**

*Server* August 2008- December 2008

- Responsible for attending to customer requests and ensuring customer satisfaction
- Responsible for gathering customer orders, documenting and ensuring timely delivery
- Responsible for accurately tracking and recording sales revenues

**Old Venice Pizza Company, Oxford, MS**

*Hostess and Server* July 2007-December 2008

- Responsible for seating people accordingly
- Responsible for attending to customer requests and ensuring customer satisfaction
- Responsible for gathering customer orders, documenting and ensuring timely delivery
- Responsible for accurately tracking and recording sales revenues

**Genella's Interiors and Hardware Inc., Vicksburg, MS**

*Secretary Assistant* May 2006- August 2006

- Assisted in locating and maintaining outside tools and resources for company
- Responsible for acquiring and retaining knowledge on company products to assist in product sales
- Assisted in marketing to new clients
- Performed administrative duties pertaining to company payroll

**McAlister's Deli, Vicksburg, MS**

*Server* May 2005- August 2005

- Responsible for attending to customer requests and ensuring customer satisfaction
- Responsible for gathering customer orders, documenting and ensuring timely delivery
- Responsible for accurately tracking and recording sales revenues

**Warner-Tully Summer Camp, Port Gibson, MS**

*Camp Counselor* May 2003- August 2003

- Responsible for supervision of children ages 5-13
- Responsible for providing camp participants with safety instruction

**SKILLS:**

Currently Proficient in all Microsoft Office applications including Microsoft; Word, Excel, PowerPoint, Outlook and Access

**References**

Relocation Reviewer  
Mr. Bruce Fogg  
119 Shelbi Drive  
Oxford, MS 38655  
(601) 573-0870

MDOT – Acquisition Section  
Ms. Trudi Loflin  
P.O. Box 1850  
Jackson, MS 39215  
(601) 359-7561

MDOT – Relocation Section  
Mr. Lewis Lafferty  
P.O. Box 1850  
Jackson, MS 39215  
(601) 359-7569

# Clint Herring

710 Homochitto Campout Road SE  
Meadville, MS 39653  
(601) 532-7159

## **EDUCATION:**

Marketing Degree in Business Administration: University of Mississippi  
Computer Skills: Microsoft (Word, Power Point, Excel, and Access)

## **WORK EXPERIENCE:**

Ridge Point Consultants, Meadville, MS, December 2008 to Present; Acquisition & Relocation assistant  
Jackson County Utility Authority, October 2009 to April 2010; managed door to door survey project.  
(1,775 surveys completed)  
Old Venice Pizza Company, Oxford, MS May 2006 to October 2008, Restaurant Waiter  
Ridge Point Realty, Meadville, MS, February 2004 to May 2004, assistant to appraiser

## **REFERENCES:**

Peoples Bank of the South  
Mr. Larry Hill  
P.O. Box 70  
Bude, MS 39630  
(601) 384-4888

City of Natchez  
Mr. Walter Brown  
P.O. Box 963  
Natchez, MS 39121  
(601) 442-4242

Mr. Bill Milton  
P.O. Box 44  
Summit, MS 39666  
(601) 276-7308