



Mosaic

PROPERTY VALUATIONS

Every Valuation Has a Story

We Interpret It with Clarity, Accuracy, & Purpose

State Certifications

Certified General in:

- Louisiana
- Mississippi
- Alabama
- Texas
- Virginia
- California
- Arizona
- Kentucky
- Tennessee
- North Carolina
- Maryland
- Florida
- West Virginia
- Connecticut

Education

Bachelor of Arts
History
Louisiana State University

Contact Details

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New Orleans, LA 70123

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Qualifications of Arthur L. Schwertz, MAI, ASA

Senior Managing Director
Mosaic Property Valuations



Membership/Affiliations

Member: Appraisal Institute – MAI Designation
Louisiana Chapter President, 2017

Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute and other real estate organizations.

Publications, Seminars Presented, etc.

Schwertz, Arthur L., "Inflation and Rising Interest Rates: Where Will the Hardest Hits Be Felt?", *Biz New Orleans Magazine*, February 2023, p. 27

"Valuation of Municipal Systems and the Property Rights Involved", AI Connect 2021 (Appraisal Institute's National Meeting), Orlando, Florida 2021

"Contract or Effective Rent: Finding the Real Rent", Appraisal Institute, Austin, Texas, 2019.

"Contract or Effective Rent: Finding the Real Rent", Appraisal Institute, Baton Rouge, Louisiana, 2016.

"Appraising Commercial and Complex Properties in an Historic Area", Webinar for the Appraisal Institute, 2015.

"The Unique Appraisal: Case Studies in Appraising Special Purpose Properties", AI Connect 2014 (Appraisal Institute's National Meeting), Austin, Texas, 2014.

Schwertz, Arthur L. 2014. "History Lesson", *Valuation Magazine 2nd Quarter, 2014*, 12 – 13.

Huso, Deborah R. 2013. "On the Waterfront", *Valuation Magazine 2nd Quarter, 2013*, 22 – 27. (Contributor)

Experience

Senior Managing Director
Mosaic Property Valuations (2024-Present)

Senior Managing Director
Valbridge Property Advisors | South Louisiana (2013-2024)

Vice-President
Argote, Derbes, Graham, Shuffield & Tatje, Inc. (1992-2013)

Appraisal/valuation and consulting assignments include (but not limited to): Single-family, condominium, apartments, vacant land, funeral homes, amphitheatres, live performance theaters, office buildings, hospitals, nursing homes, specialized healthcare, hotels/motels, service stations, retail, industrial plants, warehouses, fractional interest valuations, contaminated properties, special purpose properties (port facilities, nuclear reactor simulator facility, shipyards, etc.), senior residential and healthcare facilities, feasibility studies, market studies, condemnation, construction defects, litigation support, mediations, and review appraisals.

Mr. Schwertz has provided valuation services in a wide variety of complex civil litigation including real estate, land use cases, condemnation, estate matters, property taxation, construction defect, and bankruptcy/creditors matters.

Qualified as an expert witness in Jefferson, Orleans, St. Tammany, and Terrebonne Parishes, Dallas County, Texas, United States Court of Federal Claims, United States Court for the Eastern District of Louisiana and the United States Bankruptcy Court for the Middle District of Louisiana. Also qualified as an expert witness at the Louisiana Tax Commission and the Indiana Board of Tax Review.



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Designations, Associations and Professional Awards

- Louisiana Certified General Real Estate Appraiser; License No. G-0932
- Mississippi Certified General Real Estate Appraiser; License No. GA-633
- Alabama Certified General Real Estate Appraiser; License No. G00937
- Texas Certified General Real Estate Appraiser, License No. TX-1337393-G
- California Certified General Real Estate Appraiser, License No. 3005682
- Virginia Certified General Real Estate Appraiser, License No. 400101572
- Arizona Certified General Real Estate Appraiser, License No. 1003038
- North Carolina Certified General Real Estate Appraiser, License No. A8506
- Tennessee Certified General Real Estate Appraiser, License No. 5810
- Kentucky Certified General Real Estate Appraiser, License No. 5470
- Maryland Certified General Real Estate Appraiser, License No. 34070
- Florida Certified General Real Estate Appraiser, License No. RZ4249
- West Virginia Certified General Real Estate Appraiser, License No. CG2912
- Connecticut Certified General Real Estate Appraiser, License No. RCG.0001748
- Member of the Appraisal Institute, MAI Certificate No. 12678
- Instructor of the Appraisal Institute
- Secretary, Louisiana Chapter of the Appraisal Institute, 2014
- Treasurer, Louisiana Chapter of the Appraisal Institute, 2015
- Vice-President, Louisiana Chapter of the Appraisal Institute, 2016
- President, Louisiana Chapter of the Appraisal Institute, 2017

Civic Organizations

- | | |
|-------------|---|
| 1982 | Eagle Scout, Boy Scouts of America |
| 1983 | Vigil Honor Member, Order of the Arrow, Boy Scouts of America |
| 1999 – 2001 | Board of Directors, Berean Bible Church, New Orleans, Louisiana |
| 2000 – 2001 | Treasurer, Berean Bible Church, New Orleans, Louisiana |
| 2008 – 2010 | School Board Chairman, Crescent City Christian School, Metairie, Louisiana. |
| 2008 – 2023 | Board of Directors, Celebration Church, Metairie, Louisiana |
| 2010 – 2023 | Corporate Secretary, Celebration Church, Metairie, Louisiana |

Expert Witness Experience

- Expert Witness, United States Court of Federal Claims
- Expert Witness, United States Bankruptcy Court, Middle and Eastern Districts of Louisiana
- Expert Witness, United States Federal Court, Eastern District of Louisiana
- Expert Witness, Civil District Court for the Parish of Orleans, State of Louisiana.
- Expert Witness, State Civil District Court, Dallas County, State of Texas.
- Expert Witness, Louisiana Tax Commission
- Expert Witness, Circuit Court for the City of Norfolk, Virginia
- Expert Witness, 9th JDC, 21st JDC, 23rd JDC and 32nd JDC, State of Louisiana
- Expert Witness, Indiana Board of Tax Review, State of Indiana
- Expert Witness, Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Court Testimony

- 2024 City of Baton Rouge and Parish of East Baton Rouge v. RK Restaurants Holdings, Inc., Et Al, Docket No. 721611, Division C-25, 19th Judicial District Court for the Parish of East Baton Rouge, State of Louisiana (Deposition)
- 2023 Marguerite Johnston, ET AL. v. Sewerage & Water Board of New Orleans, Docket No. 2021-10377, Division D-12, Civil District Court, Parish of Orleans, State of Louisiana (Deposition)
- 2023 Department of Transportation and Development v. Juban Square 4AC, LLC, Docket No. 156, 191, Division E, 21ST Judicial District for the Parish of Livingston, State of Louisiana (Deposition)
- 2022 Reinie A. Benoit v. Fredrick J. Benoit, II, Case No. 19-DR-1569, Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida (Testimony)
- 2020 Low Land Investors, LLC, Low Land Construction Co., Inc. v. New Generation Shipbuilding, LLC, Case No. 180743, 32nd Judicial District for Terrebonne Parish, State of Louisiana (Deposition/Testimony)
- 2020 GIV Green Tree Mall Investor, LLC v. Clark County Assessor, Petition Nos. 10-011-17-1-4-02088-17, 10-011-18-1-4-00149-20 and 10-011-19-1-4-00150-20, Indiana Board of Tax Review, State of Indiana (Testimony)
- 2020 Cella III, LLC v. Jefferson Parish Hospital District No. 2, Civil Action No. EDLA 19-11528, Bankruptcy No. 19-01145, United States District Court for the Eastern District of Louisiana (Deposition/Testimony)
- 2020 Elizabeth Sewell, et al v. Sewerage & Water Board of New Orleans, Docket No. 15-4501, Division D-12, Civil District Court, Parish of Orleans, State of Louisiana (Deposition)
- 2019 Virginia Natural Gas, Inc. v. Colonna's Ship Yard, Incorporated, Case No. CL18-2169, Circuit Court for the City of Norfolk, State of Virginia (Deposition)
- 2018 Jeannette C. Liebman, Wife of/and Paul E. Ramoni, Jr. v. The United States, Docket No. 14-1165, United States Court of Federal Claims (Testimony)
- 2016 Appeal of Filmore Parc Apartments v. Orleans Parish Board of Review, Docket Nos. 16-22173-001 and 16-22173-002, Louisiana Tax Commission, State of Louisiana. (Testimony)
- 2016 Appeal of Fulton Development (Harrah's Hotel) v. Orleans Parish Board of Review, Docket No. 16-22171-002, Louisiana Tax Commission, State of Louisiana (Testimony)
- 2016 Jeannette C. Liebman and Paul E. Ramoni, Jr. v. United States of America, Case No. 14-1165 L, United States Court of Federal Claims (Deposition)
- 2016 State of Louisiana, Department of Transportation & Development v. Northport Properties Partnership, Et Al, Docket No. 233,894, 9th Judicial District, Parish of Rapides, State of Louisiana (Deposition)
- 2015 Appeal of Filmore Parc Apartments v. Orleans Parish Board of Review, Docket Nos. 15-22173-018 and 15-22173-019, Louisiana Tax Commission, State of Louisiana. (Testimony)
- 2015 Doretha Z. Walker et al vs. AMID/Metro Partnership, LLC and City of New Orleans, Docket No. 07-14794, Division H-14, Civil District Court for the Parish of Orleans, State of Louisiana. (Testimony)
- 2015 Sandra Oubre Sotile, Et Al vs Dooley Oubre, Et Al, Docket No. 110,622, 23rd Judicial District Court, Ascension Parish, Louisiana (Deposition)



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Court Testimony (Continued)

- 2015 Feng Jin Teng and his wife Aijin Chen vs. Peggy Hatch, Secretary of LDEQ, in Her Capacity as Administrator of the Louisiana Motor Fuels Underground Storage Tank Trust Fund, Docket No. 251,016, 9th Judicial District Court, Rapides Parish, Louisiana (Mediation)
- 2014 North Shore Lodging, LLC vs Commonwealth Land Title Insurance Company, Case No. 2:2013cv06070, United States Court for the Eastern District of Louisiana (Deposition)
- 2014 Appeal of Filmore Parc Apartments v. Orleans Parish Board of Review, Docket Nos. 14-22173-003 and 14-22173-004, Louisiana Tax Commission, State of Louisiana. (Testimony)
- 2014 State Bank of Texas vs. Granbury Hospitality Inc., et al, Cause No. DC-12-06398, 44th State Civil District Court, Dallas County, State of Texas. (Testimony)
- 2013 Bruce L. Feingerts v Succession of Doris Feingerts, et al, Adversary Proceeding No. 2011-9918, Civil District Court for the Parish of Orleans, State of Louisiana. (Testimony)
- 2012 Consolidated Cases of Percy J. Marchand versus Entergy New Orleans, Inc., Docket No. 2009-12695 AND Omar Duncan, Et Al, vs. Entergy New Orleans, Inc., Docket No. 2010-0714 AND Leroy Anthony Vignaud versus Entergy New Orleans, Inc. Docket No. 2010-5566, Division "C" of the Civil District Court for the Parish of Orleans, State of Louisiana. (Deposition)
- 2011 Pleasant View Development, LLC v Charles Anthony Bonaventure, Gina Bonaventure Porciau, Charles R. St. Romain, and Patin Engineers and Surveyors, Inc., Adversary Proceeding No. 10-1024, United States Bankruptcy Court, Middle District of Louisiana (Testimony)
- 2011 1522 R.E. Lee Blvd., LLC v. Bank of New Orleans, Civil District Court for the Parish of Orleans, State of Louisiana (Deposition)

Partial List of Appraisal Assignments Completed

Healthcare

Bellefonte Hospital, Ashland, KY	Green Clinic and Surgery Center, Ruston, LA
O'Connor Hospital, San Jose, CA	Numerous Residential Treatment Facilities Throughout the Nation
St. Louise Regional Medical Center, Gilroy, CA	Numerous Nursing Homes throughout Louisiana
St. Vincent Medical Center, Los Angeles, CA	Lambeth House Assisted Living, New Orleans, LA
Riverside Hospital, Yorktown, VA	Rosewood Assisted Living Facility, Charlottesville, VA
Proposed Prosser Memorial Hospital, Prosser, WA	Good Samaritan Society Facilities in DeLand, Daytona Beach, and Kissimmee, Florida
Savoy Medical Center, Mamou, LA	Vi at Lakeside Villages, Continuing Care Retirement Community, Lantana, FL
Methodist Hospital, New Orleans, LA	Residential Juvenile Psychiatric Treatment Facility, Bastrop, LA
New Orleans East Hospital, New Orleans, LA	Residential Juvenile Psychiatric Treatment Facility, Ferriday, LA
Lakeland Hospital, New Orleans, LA	Mystic Residential Care Assisted Living Facility, Mystic, CT
Shriner's Hospital, Shreveport, LA	Dayspring Clinic, Williamsburg, KY
Fairway Surgical Hospital, Covington, LA	
Southpark Hospital, Lafayette, LA	
St. James Parish Hospital, St. James, LA	



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Partial List of Appraisal Assignments Completed (Continued)

Water and Wastewater Systems

Forest Oaks Water System, Streetman, TX
UIC 13, LLC, Houston Metroplex, TX
Resolve Water, Slidell, LA
Coast Water, Slidell, LA
H2O Water and Wastewater, St. Tammany Parish, LA
Mo-Dad Utilities, Tangipahoa, Livingston, West Baton Rouge,
East Baton Rouge and West Feliciana Parishes, LA
Scientific System, Jacksonville, NC
Center Ridge System, Murray, KY
Blue Creek Utilities, Jacksonville, NC
Delaplain Utilities, Georgetown, KY
River Bluff Wastewater System, River Bluff, KY
KT Water Development, New Braunfels, TX
3009 Water Company, New Braunfels, TX
Riviera WCID, Riviera, TX

Office Buildings

Xerox Centre, Kenner, LA
Park Tower, Lafayette, LA
Former Stewart Enterprises Building, Metairie, LA
First NBC Building, New Orleans, LA
Executive Plaza, New Orleans, LA
Chase Tower, Houma, LA
Maison Blanche Building, New Orleans, LA
Yenni Office Building, Harahan, LA
Dominion Tower, New Orleans, LA
Elmwood Tower, Harahan, LA
Freeport-McMoran Building, New Orleans, LA
Entergy Building, New Orleans, LA
1250 Poydras Building, New Orleans, LA

Major Retail

Clearview Regional Mall (±700,000 square feet), Metairie, LA
Northshore Square Mall (±621,192 square feet), Slidell, LA
The Shoppes at Fremaux (±600,000 square feet), Slidell, LA
Slidell Factory Outlet Mall, Slidell, LA
Southland Mall (±600,000 square feet), Houma, LA
The Plaza (±1,200,000 square feet), New Orleans, LA
Belle Promenade (±750,000 square feet), Marrero, LA

Jax Brewery, New Orleans, LA
River Marketplace Shopping Center, Lafayette, LA
Natchez Mall (±268,857 square feet), Natchez, MS
Bradley Square Mall (568,508 square feet), Cleveland, TN

Industrial

Colonna's Shipyard, Norfolk, VA
Signal International Shipyard, Orange, TX
Signal International Shipyard, Mobile, AL
Signal International Shipyard, Port Arthur, TX
Signal International Shipyard, Pascagoula, MS
Bender Shipyard, Mobile, AL
Plastic Infusion Plant, Hammond, LA
UBT Coal Transfer Facility, Davant, LA
Trinity Yachts, Gulfport, MS
Trinity Yachts, New Orleans, LA
Coca-Cola Facility, Thibodaux, LA
LaShip Shipyard, Houma, LA
Dow Chemical Plant, Norco, LA
Port of St. Bernard, St. Bernard, LA
Owensboro Riverport, Owensboro, KY
Toulouse Street Wharf, Port of New Orleans, LA
Mississippi River Dock, Venice, LA
Port of Iberia, New Iberia, LA.
Kaiser Site, Port of Greater Baton Rouge, LA
Proposed Port of Cameron, Cameron, LA
Union Tank Car Plant, Alexandria, LA
Alabama Shipyard, Mobile, Alabama

Schools

Clifton L. Ganus Academy, New Orleans, LA
Mt. Carmel Academy, New Orleans, LA
Israel Augustine School, New Orleans, LA
Millerville Academy, Baton Rouge, LA
Louise S. McGhee School, New Orleans, LA
Stuart Hall Academy, New Orleans, LA
Believer's Life Academy, Marrero, LA
D'Arbonne Woods Charter School, Farmerville, LA
Helix Academy, Baton Rouge, LA



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Partial List of Appraisal Assignments Completed (Continued)

Hotels

Super 7 Motel, Lafayette, LA
Harrah's Hotel, New Orleans, LA
Candlewoods Suites Hotel, Houma, LA
Candlewoods Suites Hotel, Lafayette, LA
Hyatt House Hotel, Columbus, MS
Hampton Inn, Harahan, LA
Hampton Inn, Metairie, LA
Hampton Inn Convention Center, New Orleans, LA
Hampton Inn Uptown, New Orleans, LA
Hampton Inn, Mobile, AL
Courtyard by Marriott, Metairie, LA, Baton Rouge,
Residence Inn, Metairie, LA
Quality Inn, Opelousas, LA
LaQuinta, Slidell, LA
Historic French Market Inn, New Orleans, LA
Wyndham Hotel, Metairie, LA
Holiday Inn Superdome, New Orleans, LA
Hilton Garden Inn, Kenner, LA
Hilton Garden Inn, Baton Rouge, LA
Homewood Suites, Gretna, LA
Homewood Suites, Lake Charles, LA
Holiday Inn Express, Cut Off, LA

Multi-Family

Shadowlake Apartments, Harvey, LA
Citrus Creek Apartments, Harahan, LA
Palmetto Creek Apartments, Harahan, LA
The Reserve at Acadiana, Lafayette, LA
Gravier Place Apartments, New Orleans, LA
The Saulet Apartments, New Orleans, LA
Town Oaks Apartments, Shreveport, LA
University Edge Apartments, Hattiesburg, MS
Legacy Condominiums Phase I, Gulfport, MS
Legacy Condominiums Phase II, Gulfport, MS
South Beach Condominiums, Biloxi, MS
609 Jackson Avenue, New Orleans, LA
Cypress Run Apartments, New Orleans, LA

Proposed LIHTC Apartments, Natchitoches, LA
Proposed LIHTC Apartments, Shreveport, LA
Proposed LIHTC Apartments, Calhoun, LA
Whites Mill II Apartments, Abingdon, VA

Special Purpose Properties

Nuclear Reactor Simulator Facility, St. Francisville, LA
Statewide Economic Obsolescence Study for Hibernia Bank, State of Louisiana
Mitigation Bank, St. James Parish, LA
Mitigation Bank, Livingston Parish, LA
Mitigation Bank, East Baton Rouge Parish, LA
Elmer's Island, Jefferson Parish, LA
Former Wabash Bridge Piers, Pittsburgh, PA

Entertainment/Leisure

Dixie Landing Amusement Park, Baton Rouge, LA
Blue Bayou Water Park, Baton Rouge, LA
Proposed Aqualand Water Park, Dayton, TX
Saenger Theatre, New Orleans, LA
Orpheum Theatre, New Orleans, LA
Vina Robles Amphitheatre, Paso Robles, CA
House of Blues, New Orleans, LA
The Oaks Golf Course, Pass Christian, MS
Money Hill Golf Course, Abita Springs, LA
Pelican Pointe Golf Course, Gonzales, LA
Colonial Country Club, Harahan, LA
O'Neal Theatres, Louisiana/Mississippi
Antoine's Restaurant, New Orleans, LA
AMC Theatres, Metairie/Hammond/Houma, LA
Southern Belle Casino, St. Francisville, LA
Bayou Marina, Casino and Hotel, Chalmette, LA
Lucky Deuces Casino, Greensburg, LA
Lafitte Harbor Marina, Lafitte, LA
Vinot Marina, New Orleans, LA
River Highlands Marina, Ascension Parish, LA
Kemper Marina, Gulfport, MS
C and M Marina, Lafitte, LA
Cypress Cove Marina, Venice, LA



QUALIFICATIONS OF THE APPRAISER (Continued)

ARTHUR L. SCHWERTZ, MAI, ASA

Partial List of Appraisal Assignments Completed (Continued)

Entertainment/Leisure (Continued)

Pelican Pointe Marina, New Orleans, LA
Starlight Movie Studios, New Orleans, LA
ORMAQ Movie Studios, Jackson, LA
Proposed Legacy Arena, Phoenix, AZ
Proposed Fire 'n Ice Arena/SSS Academy, Phoenix, AZ

Subdivisions

Ashton Plantation, Luling, LA
Acadiana Subdivision, Marrero, LA
Acadian Villas, Marrero, LA
The Arbors at English Turn, New Orleans, LA
Plantation Acres, Thibodaux, LA
Woodstone Subdivision, Mandeville, LA
Southlake Villages, Kenner, LA
Village Green Subdivision, Harvey, LA
Oak Island Subdivision, New Orleans, LA

Contaminated Properties

Quality Shipyard, Houma, LA
Trinity Yachts, Gulfport, MS
Signal International Shipyard, Pascagoula, MS
Port of Slidell (adjacent to Bayou Bonfouca Superfund Site),
Slidell, LA
20 MacArthur Drive, Alexandria, LA
Signal International Shipyard, Orange, TX
Gentilly Landfill, New Orleans, LA
Agriculture Street Landfill Site, New Orleans, LA
Los Palmas Facility, 2261 Standard, Bakersfield, CA