

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4076

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.683 ACRES OF LAND MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT, WHICH PROPERTY IS LOCATED AT THE INTERSECTION OF LINDBERG DRIVE AND MCKINNEY ROAD, SECTION 11, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 14.

WHEREAS, the City of Slidell is contemplating annexation of 2.683 acres and more or less, owned by MDM Properties, LLC, and located at the Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana, Ward 8, District 14; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would result in a split of the sales tax revenues, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that to Concur/Not Concur with the City of Slidell annexation and rezoning of 2.683 acres of land more or less, located at the Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, The St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5 DAY OF JUNE , 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

---

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

---

THERESA L. FORD, COUNCIL CLERK



**Pat Brister**  
**Parish President**

## **St. Tammany Parish Government**

**Assistant Chief Administrative Office**

**Data Management**

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: [rthompson@stpgov.org](mailto:rthompson@stpgov.org)

Re: Administrative Comment

Date:

Annexation SL2014-03:

**The City of Slidell** is contemplating annexation of **2.7** Acres owned by **MDM Properties, LLC**. Property is located at **Section 11, Township 9 South, Range 14 East**.

Robert K. Thompson  
Special Revenue Manager  
Phone: (985) 898-2865

SL2014-03: STP Department notes:

Date	Department	Originator	Note
4/22/2014	Planning	S Fontenot	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation.</p> <p>The proposal is consistent with applicable annexation agreements with the City of Slidell.</p> <p>The proposal is not an intensification of zoning.</p>
4/14/2014	Engineering	P Carroll	Parish drainage and traffic requirements must be followed. Due to the proximity of an intersection, allowed driveway locations may be limited.
4/22/2014	Public Works	J Lobrano	Annexation joins to roads McKinney Rd and Lindberg Dr. If annexed the city shall share in the cost of Maintenance of Mckinney and maintain their portion of Lindberg Dr that was previously annexed.
4/16/2014	Environmental Services	J Watson	No DES Issues



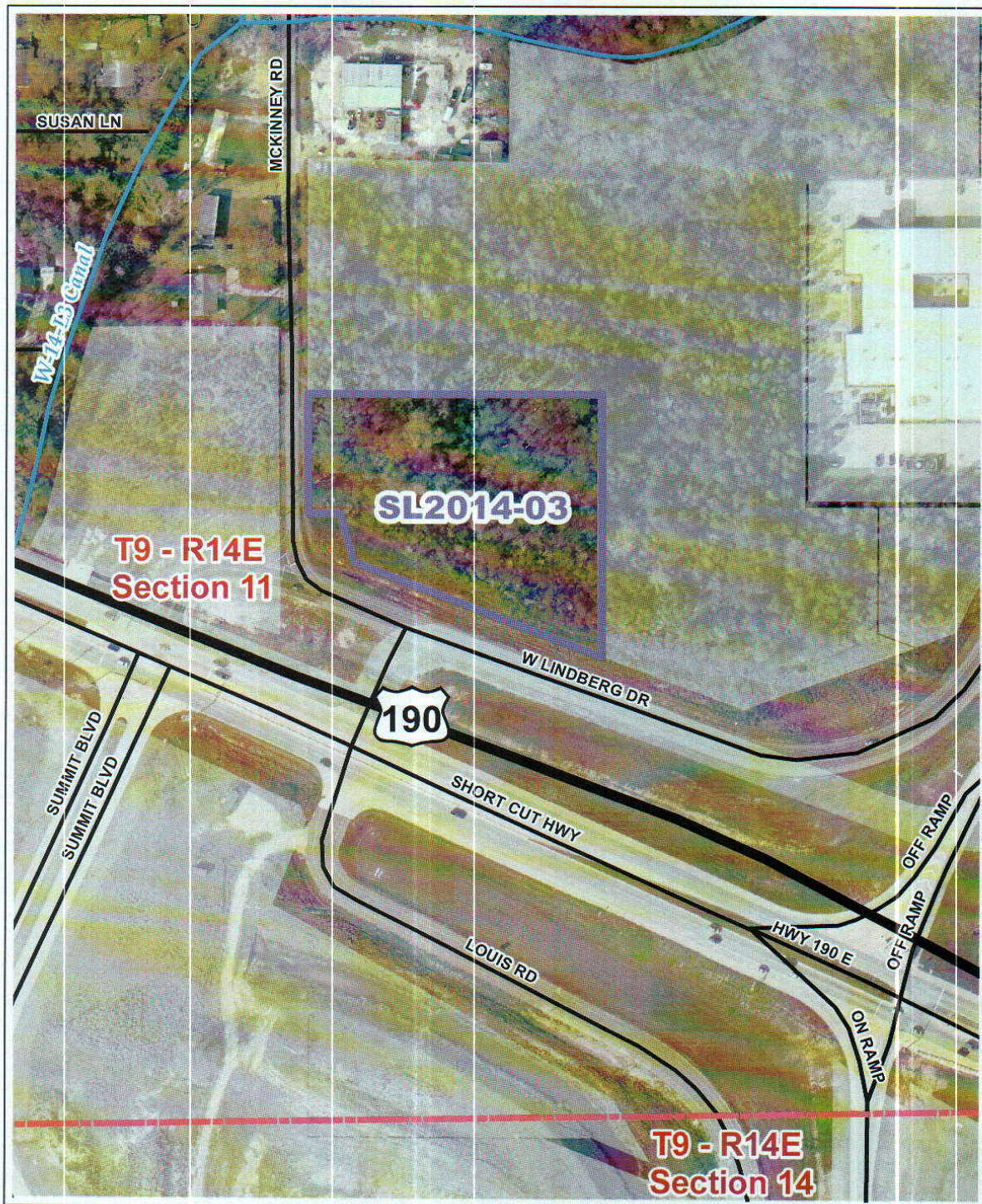
# St. Tammany Parish Government

Government that Works

## Annexation

City:	Slidell	City Case No:	A14-03/Z14-03	Staff Reference	SL2014-03
Notification Date:	4/10/2014	Dead Line	5/14/2014	Priority	1
Owner:	MDM Properties, LLC	Ward	8	Council District:	14
Location:	Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana				<input type="checkbox"/> Map
Existing Use:	Undeveloped			<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification
Size:	2.683 acres				<input type="checkbox"/> Concur w/ City
STR:	Sect 11, T-9-S, R-14-E			Population:	Concur:
				Annex Status:	Sales Tax:
City Actions			Council Actions		
Ordinance:		City Date:		Resolution:	Council Date:





### Slidell Annexation SL2014-03



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- Streams
- Streets
- Major Roads
- T/R Sections
- SL2014-03
- Slidell



This map was produced by  
St. Tammany Parish Information Services.

Note:

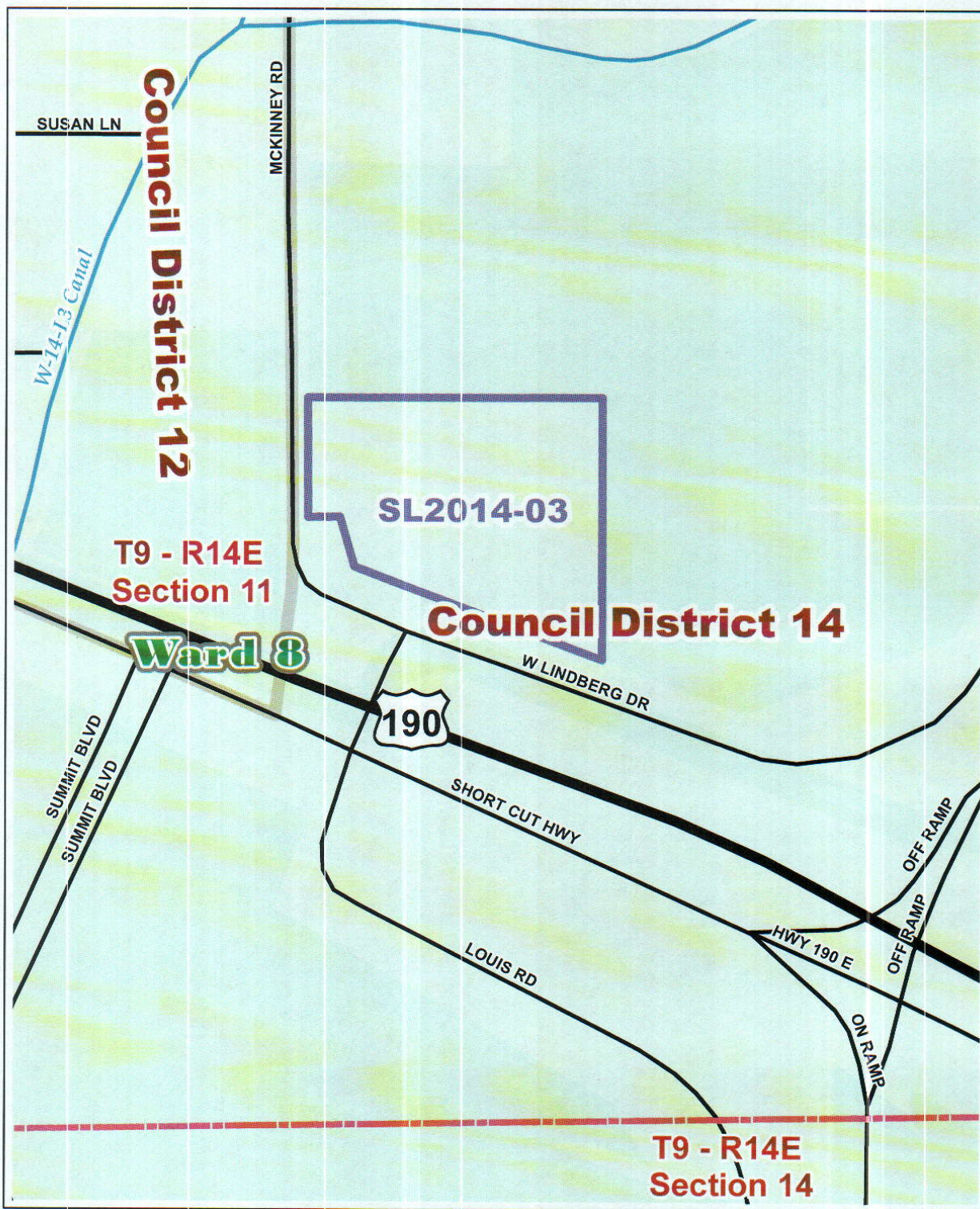
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Map Number: 2014abg-059 Date: 04/16/2014.

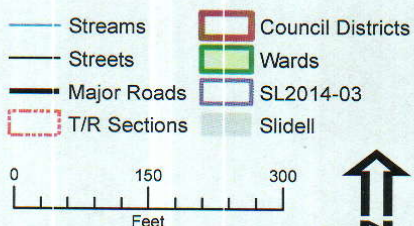




### Slidell Annexation SL2014-03



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434



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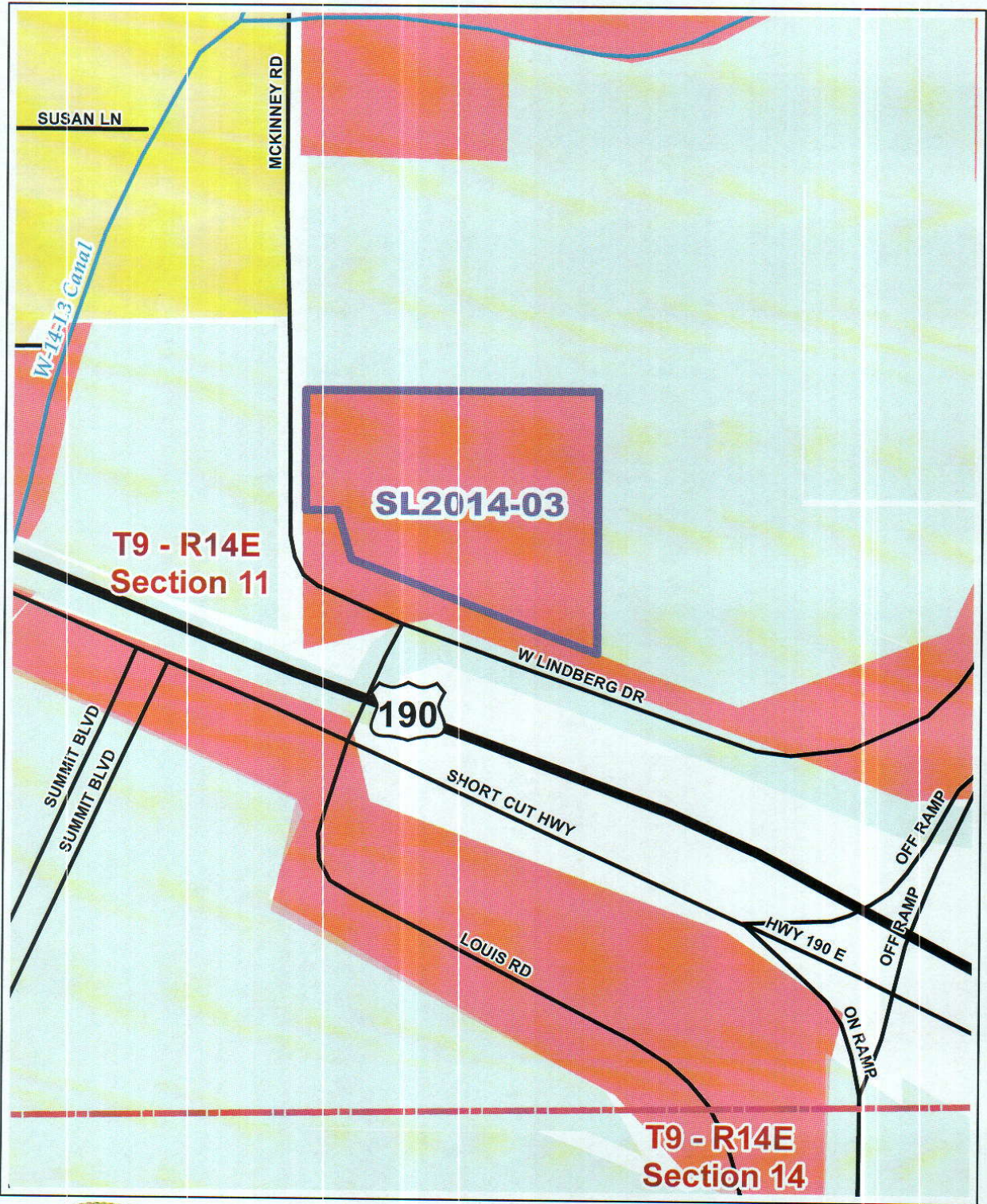
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Map Number: 2014abg-060 Date: 4/16/2014.





St. Tammany Parish Government:  
P.O. Box 628  
Covington, LA 70434

— Streams  
— Streets  
— Major Roads  
— T/R Sections  
— SL2014-03  
— Slicell

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This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.  
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Map Number: 2014abg-061 Date: 04/16/2014.

## Slidell Annexation SL2014-03

E-1 Estate	NC-4 Neighborhood Institutional	MD-1 Medical Residential
E-2 Estate	NC-5 Retail and Service	MD-2 Medical Clinical
E-3 Estate	NC-6 Public, Cultural and Recreational	MD-3 Medical Facility
E-4 Estate	PBC-1 Planned Business Campus	MD-4 Medical Facility
A-1 Suburban	PBC-2 Planned Business Campus	PF-1 Public Facilities
A-1A Suburban	HC-1 Highway Commercial	PF-2 Public Facilities
A-2 Suburban	HC-2 Highway Commercial	CB-1 Community Based Facilities
A-3 Suburban	HC-2A Highway Commercial	ED-1 Primary Education
A-4 Single Family Residential	HC-3 Highway Commercial	ED-2 Secondary Education
A-4A Single Family Residential	HC-4 Highway Commercial	AT-1 Animal Training Housing
A-5 Two Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District
A-6 Multiple Family Residential	I-1 Industrial	PUD Planned Unit Development
A-7 Multiple Family Residential	I-2 Industrial	AAO Abita Airport Overlay
A-8 Multiple Family Residential	I-3 Heavy Industrial	MHO Manufactured Housing Overlay
NC-1 Professional Office	I-4 Heavy Industrial	RO Rural Overlay
NC-2 Indoor Retail Service	SWM-1 Solid Waste Management	TND-1 Traditional Neighborhood Development
NC-3 Lodging	SWM-2 Solid Waste Management	TND-2 Traditional Neighborhood Development



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: REID FALCONER/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO Concur/not concur with the City of Slidell annexation and rezoning of 2.683 acres land more or less, from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District, Which property is located at the Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana, Ward 8, District 14.

WHEREAS, the City of Slidell is contemplating annexation of 2.683 acres and more or less, owned by MDM Properties, LLC, and located at the Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana, Ward 8, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is **not** an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would** result in a split of the sales tax revenues, *as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell. (If Council does not concur, consider additional language explaining non-concurrence decision.)*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Slidell annexation and rezoning of 2.683 acres of land more or less, located at the Intersection of Lindberg Drive and McKinney Road, Section 11, Township 9 South, Range 14 East, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District in accordance with the provisions of the Sales Tax Enhancement Plan.

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THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
R. REID FALCONER AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (SL2014-03)



## *The City of Slidell*

### PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458

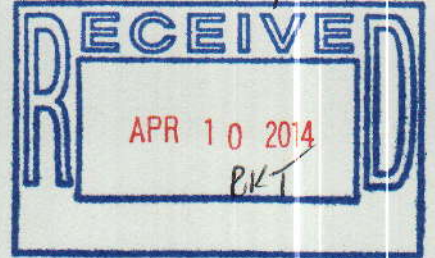
P.O. Box 828 • Slidell, Louisiana 70459-0828

Telephone (985) 646-4320 • Fax (985) 646-4356

TDD/TTY (800) 545-1833, ext. 375

[www.slidell.la.us](http://www.slidell.la.us)

April 9, 2014



FREDDY DRENNAN

Mayor

TARA INGRAM-HUNTER

Director

Mr. Robert K. Thompson, Special Revenue Manager  
St. Tammany Parish Government, Finance Dept.  
21490 Koop Drive  
Mandeville, Louisiana 70471

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO.: 7012 1010 0000 0313 9149**

RE: **ANNEXATION** – Annexation (**A14-03**) and Rezoning (**Z14-03**) request by MDM Properties, LLC, for property located at the intersection of Lindberg Drive and McKinney Road, more particularly identified as a 2.683 acre parcel of land located in Section 11, Township 9 South, Range 14 East, annexing into City of Slidell corporate limits with parallel zoning from HC-2 (Parish Highway Commercial) to C-4 (City Highway Commercial).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on April 28, 2014 to consider a Petition for Annexation by MDM Properties, LLC, for property located at the intersection of Lindberg Drive and McKinney Road. The public hearing for this request will be held on Monday, May 19, 2014 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

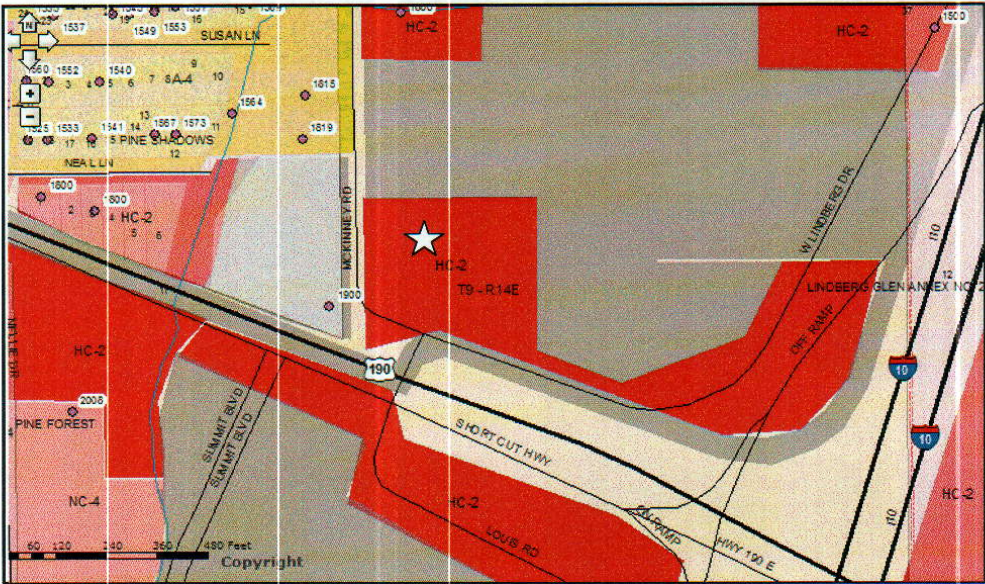
Theresa B. Alexander, Secretary  
Slidell Planning and Zoning Commissions

Enclosures

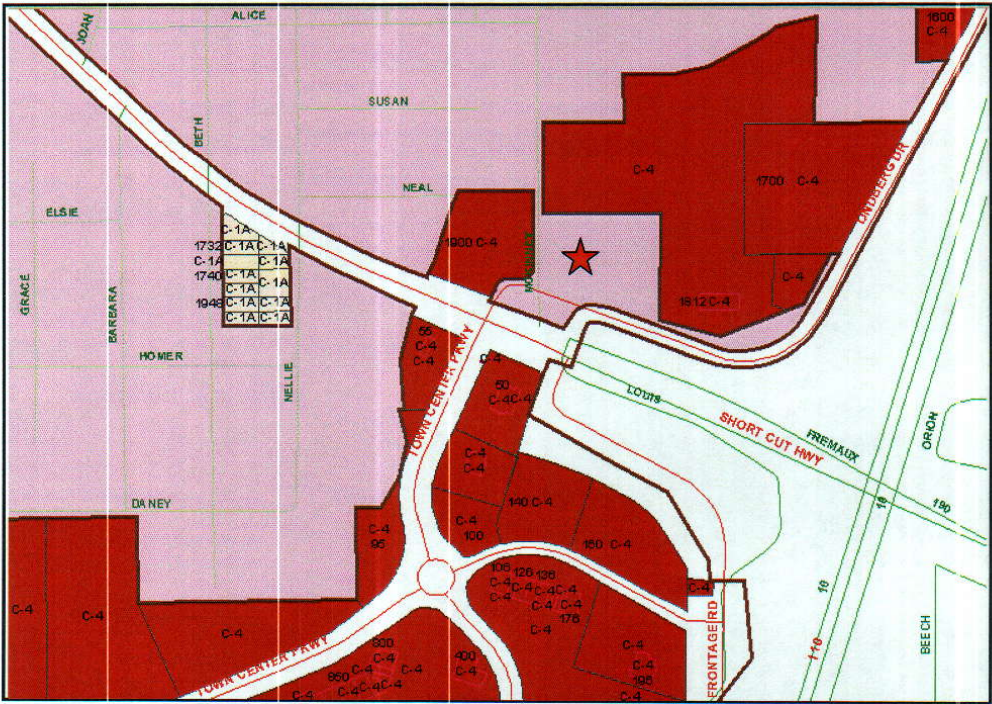
Cc: Jeff Schoen, Jones Fussell (w/o encl)  
Freddy Drennan, Mayor (w/o encl)  
City of Slidell City Council (w/encl)  
Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba





St. Tammany Parish Zoning Map  
Site Zoning: HC-2 (Highway Commercial)



Adjacent City Zoning: C-4 (Highway Commercial)

**CITY OF SLIDELL  
PETITION FOR ANNEXATION**

Planning and Zoning Commissions  
City of Slidell, Parish of St. Tammany  
State of Louisiana

DATE: March 17, 2014

- 1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are no registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.
- 2) The property owners of this area are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NO.
MDM Properties, LLC	1200 Grove Street	601-636-2471
	Vicksburg, MS 39183	

There are:        Resident property owners

  X   Non-Resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions.

\*Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities.

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

PETITIONER(S) / OWNER(S) OF RECORD:

MDM Properties, LLC

Signature \_\_\_\_\_ Date \_\_\_\_\_

Robert R. Morrison, III 111 3.13.14

Signature \_\_\_\_\_ Date \_\_\_\_\_

Robert R. Morrison, III, Manager

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 17th day of March, 2014.

Jeffrey D. Schoen  
NOTARY PUBLIC  
JEFFREY D. SCHOEN  
LA Bar Roll #11809



CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

Planning and Zoning Commission  
City of Slidell, Parish of St. Tammany  
State of Louisiana

DATE: March 17, 2014

Petition is hereby made to the City of Slidell, Louisiana, to change the zoning classification of hereinafter described property.

(INSTRUCTIONS: Please print all information clearly.)

- 1) LOCATION OF PROPERTY: The property petitioned for zoning/rezoning is bounded by the following streets:

Fronts on I-10 (West) Service Road (and Lindberg Drive); McKinney Drive

And identified by Lot, Square/Block, and Subdivision Name as follows:

Section 11, Township 9 South, Range 14 East

NOTE: If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

- 2) TOTAL NUMBER OF ACRES or part thereof: 2.683 Acres

- 3) The reasons for requesting the zoning change are as follows:

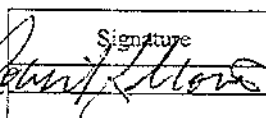
Development of Retail Facility(s)/restaurant/hotel

- 4) A copy of the ACT OF SALE/DEED must be attached. Attach a PLAT SURVEY or a MAP DRAWN TO SCALE no smaller than 1" = 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner must attach a COPY OF THE RESOLUTION AUTHORIZING THE PETITIONER TO SIGN and AUTHORIZING THE PETITION FOR ZONING. If a couple, both husband and wife must sign the petition.

- 6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed -

FROM: STP HC-2 Highway Commercial TO: C-4 (City of Slidell)  
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Robert R. Morrison, III Manager	1200 Grove Street Vicksburg, MS 39183	601-636-2471	100

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, NOTARY, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 17th day of March, 2014.

NOTARY PUBLIC  
JEFFREY D. SCHON  
LA Bar No. 111809

Page 3

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. D'WAYNE WALL, CERA  
REGISTRAR



**STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by J.V. Burkes & Associates, Inc. Survey No. 20081226, dated August 30, 2008 and further identified as a certain tract or portion of land containing 2.683 acres situated in Section 11, Township 9 South, Range 14 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 10<sup>th</sup> day of March, 2014.

A handwritten signature in black ink, appearing to read "D. Wall", is written over a horizontal line.

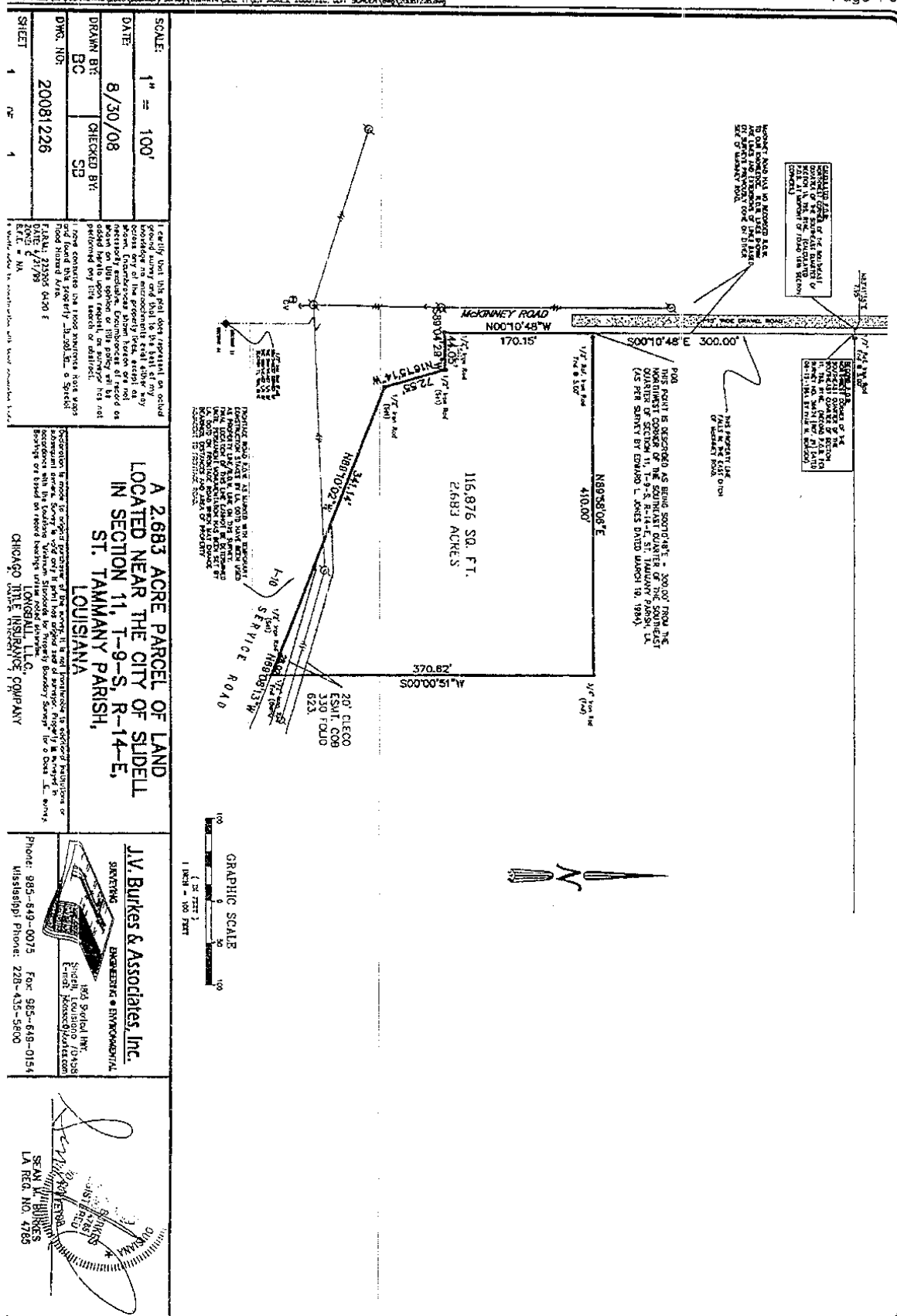
M. Dwayne Wall, CERA  
Registrar of Voters  
St. Tammany Parish, Louisiana

**Attachments:**

Legal description, Map and Survey

Cc: Joanne Reed







# Map



- |                  |              |             |
|------------------|--------------|-------------|
| major_roads      | Cities       | parish_land |
| Streets          | Wards        |             |
| Streams & Rivers | Water Bodies |             |

Copyright  
STPBasicMap  
MIS/GIS Department



**CASH SALE**

**UNITED STATES OF AMERICA**

**STATES OF LOUISIANA/MISSISSIPPI**

**PARISH OF ST. TAMMANY/COUNTY OF WARREN**

St. Tammany Parish 20  
Instmnt #: 1701103  
Registry #: 1865649 JFJ  
10/3/2008 3:42:00 PM  
MB CB X MI UCC

**BE IT KNOWN**, that effective the 3<sup>rd</sup> day of October, 2008,

**BEFORE ME**, the undersigned Notary(s) Public, duly commissioned and sworn, and in the presence of the witnesses hereinafter named and undersigned,

**PERSONALLY CAME AND APPEARED:**

**Longball, L.L.C. (TIN \*\*-\*2612)**, a Louisiana Limited Liability Company, domiciled in St. Tammany Parish, Louisiana, herein represented by its duly Authorized Representative, Michael H. Kritz, via Unanimous Consent of the Members of Longball, L.L.C. dated September 29, 2008, the original of which is annexed to the Cash Sale from Nofio J. Pecoraro, Jr., et al to Longball, L.L.C. this date and recorded prior to this Cash Sale;

its mailing address being: 256 Delta Drive  
Mandeville, LA 70448

who declared that it does by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and action of warranty which it has or may have against all preceding owners and vendors unto:

**MDM PROPERTIES, LLC (TIN \*\*-\*1804)**, a Mississippi Limited Liability Company, herein represented by its duly authorized Manager, Morrison Development, LLC, a Mississippi Limited Liability Company, herein represented by its duly authorized Member, Robert R. Morrison, III, as shown on the attachments hereto;

its mailing address being: 4920 Hwy. 61 South  
Vicksburg, MS 39180

herein present and accepting, purchasing for itself, its heirs and assigns, and acknowledging due delivery and possession thereof, the following described property, to-wit:

**ALL THAT CERTAIN TRACT OR PORTION OF LAND**, 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 Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

Go South 00 degrees 10 minutes 48 seconds East a distance of 300.0 feet from the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go North 89 degrees 58 minutes 06 seconds East a distance of 410.0 feet to an iron; thence go South 00 degrees 00 minutes 51 seconds West a distance of 370.81 feet to an iron located on the northerly boundary of I-10 Service Road; thence go along the northerly boundary of I-10 Service Road North 69 degrees 08 minutes 15 seconds West a distance of 369.23 feet to an iron; thence go North 16 degrees 15 minutes 14 seconds West a distance of 72.55 feet to an iron; thence go South 89 degrees 04 minutes 29 seconds West a distance of 44.05 feet to an iron located on the easterly boundary of McKinney Road; thence go along the easterly boundary of McKinney Road North 00 degrees 10 minutes 48 seconds West a distance of 170.15 feet back to the Point of Beginning.

This parcel contains 2.683 Acres, more or less.

All as more fully shown on the survey of J. V. Burkes & Associates, Inc., Drawing No. 20081226, dated August 30, 2008, a copy of which is annexed hereto and made a part hereof.

Being a portion of the same property acquired by Nofio J. Pecoraro (Jr.), et al from Premier Mortgage Company by act of Cash Sale dated June 17, 1988 recorded at COB 1346, folio 728, and having further been acquired by Nofio J. Pecoraro, Jr. and Nofio J. Pecoraro, III from the Succession of Frances Smith Pecoraro by Judgment of Possession dated December 29, 2006 recorded as Instrument No. 1660678 of the conveyance records of St. Tammany Parish, Louisiana.

**ASSESSMENT NO. 1100159204.**

The parties agree that except for the representations and warranties set forth in this Cash Sale, insofar as Seller is concerned, Buyer is acquiring the Property "as is" with all faults and defects, latent and patent, and Buyer acknowledges and agrees that Seller has not made, does not make, and specifically disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the nature, quality or condition of the Property, including, without limitation, the water, soil, and geology, or the presence or absence of any pollutant, hazardous waste, gas or substance or solid waste on or about the Property, (b) the income to be derived from the Property, (c) the suitability of the Property for any and all activities and uses which Buyer may intend to conduct thereon, (d) the compliance of the Property or their operations with any laws, rules, ordinances or regulations of any governmental authority or body having jurisdiction including, without limitation, all applicable zoning laws, (e) the habitability, merchantability or fitness for a particular purpose of the Property, or (f) any other matter related to or concerning the Property. Buyer shall not seek recourse against Seller on account of any loss, cost or expense suffered or incurred by Buyer with regard to any of the matters described in clauses (a) through (f) above and hereby assumes the risk of any adverse matters related to the matters described in clauses (a) through (b) above insofar as Seller is concerned. Buyer acknowledges that it, having been given the opportunity to inspect the Property, is relying solely on its own investigation of the Property and not on any information provided or to be provided by or on behalf of Seller or any statement, representation or other assertion made by Seller with respect to the Property, except for the representations and warranties set forth in this Cash Sale.

To have and to hold the above described property unto the said purchaser, its heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND NO/100 (\$1,725,584.00) DOLLARS** cash, which the said purchaser has well and truly paid, in ready and current money, to the seller who hereby acknowledges the receipt thereof and grant full acquittance and discharge therefore.



Jones Russell, L.L.P.

Mortgage and Tax Research Certificates are waived by the parties hereto, and the parties hereto release me, Notary, from all responsibility therefor.

THIS DONE AND PASSED, in my office at Covington, Louisiana, on the 2nd day of October, 2008, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appears and me, Notary, after reading of the whole.

WITNESSES:

Wendie J. Daigle  
WENDIE J. DAIGLE

Longball, L.L.C.

BY: Michael H. Krutz  
MICHAEL H. KRITZ  
Authorized Representative

Sheila W. Graham  
SHEILA W. GRAHAM

Jeffrey D. Schen  
JEFFREY D. SCHEN  
NOTARY PUBLIC  
Bar Roll #11208

THIS DONE AND PASSED, in my office at Vicksburg, Mississippi, on the 2nd day of October, 2008, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appears and me, Notary, after reading of the whole.

WITNESSES:

Charles E. Ellis  
Print Name: Charles E. Ellis

MDM PROPERTIES, LLC  
BY: MORRISON DEVELOPMENT, L.L.C.  
(Manager)

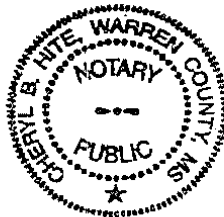
BY: Robert R. Morrison III  
ROBERT R. MORRISON, III, Member

Dorothy B. Bracke  
Print Name: Dorothy B. Bracke

Charles B. Hite  
NOTARY PUBLIC

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 13, 2010

SEAL





## St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

### ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name MDM Properties, LLC as owner for the tax year 2013 and whose address is 1200 Grove St., Vicksburg, MS 39183 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell:**

#### PROPERTY DESCRIPTION

2013 Tax Roll Assessment: Assessment Number: 110-809-2712

2.683 ACS M/L SEC 11 9 14 INST NO 1660678 INST NO 1701096 INST NO 1701103

- I. The total assessed value of all property within the above described area is \$ 116,871.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 116,871.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2013 ASSESSED VALUATION : \$ 116,871

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 6th day of March, 2014.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor





## St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

### CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2013 Tax Roll - Assessment Number 110-809-2712

OWNERS: MDM Properties, LLC  
1200 Grove St.  
Vicksburg, MS 39183

#### PROPERTY DESCRIPTION: 2013 TAX ROLL

2.683 ACS M/L SEC 11 9 14 INST NO 1660678 INST NO 1701096 INST NO 1701103

I do further certify that the assessed valuation of the above described tract is as follows:

2013 VALUATION:	Land	-	116,871
	Improvements	-	0
TOTAL ASSESSED VALUATION			116,871

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 6th day of March, 2014.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



## St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70432

Louis Fitzmorris  
Assessor

Search for a property by: Assessment Number

Account Number: 1108092712 Year: 2013

Search

Clear

1 Hits.

**Year:** 2013

**Name:** MDM PROPERTIES LLC

**Mailing Address:** 1200 GROVE ST VICKSBURG, MS 39183

**Property Address:** MCKINNEY RD

**Assessment Number:** 110-809-2712

**Property Description:** 2.683 ACS M/L SEC 11 9 14 INST NO 1660678 INST NO 1701096 INST NC 1701103

**Exemption:**

**Parish Tax:** \$17,403.30

**City Tax:** \$0.00

**Parish Mills:** 148.91

**City Mills:** 0.00

**Assessed Value Improvement:** 0

**Assessed Value Land:** 116,871

**Fair Market Value Land:** \$1,168,710

**Total Assessed Value:** 116,871

**Total Fair Market Value:** \$1,168,710

**Homestead:** 0

**Taxable:** 116,871

**Taxes:** \$17,403.30

Query executed in 3.560 seconds.

\*Each year, the preliminary tax roll is exposed for two weeks between August 15 - September 15. This allows taxpayers the opportunity to review their assessments for any necessary revisions before the tax roll is submitted for certification.

The tax roll is certified to the Louisiana Tax Commission by November 15 of each year.

**After certification, the tax rolls are official and cannot be changed.**

**This certified tax roll is what we place on our website.**

There may be instances when assessed values may be changed by this office, if there is justification. This is done by submitting a change order request to the Louisiana Tax Commission for their approval. **These change orders, if granted, are not reflected on our website, as what we list is the original certified tax roll.** If no further changes are made, those revised assessed values will be viewable on the next year's certified tax roll.

[\[Home\]](#) [\[Locations\]](#) [\[Purpose\]](#) [\[Important Dates\]](#) [\[Tax Calculation\]](#)

[\[Fair Market Value\]](#) [\[Search\]](#) [\[Forms\]](#) [\[Personal Property\]](#)





Rodney J. Strain, Jr.  
Sheriff & Ex-Officio Tax Collector  
Parish of St. Tammany  
State of Louisiana

# 2013 Tax Statement

## Real Estate

Retain this portion for your records.

Due Date  
11/22/2013

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00024356	11/22/2013	000527172	1108092712	MCKINNEY RD

MDM PROPERTIES LLC  
1200 GROVE ST  
VICKSBURG MS 39183

This is your *Tax Notice*. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

2.683 ACS M/L SEC 11 9 14 INST NO 1660678 INST NO 1701096 INST NO 1701103			City Rate: 0.00		Homestead Assessment: 0.00
Book / Page			School Rate: 0.00		Land Assessment: 116,871.00
Jurisdiction Code: 10			County Rate: 0.00		Bldg Assessment: 0.00
Classification Code: RE			Utility Rate: 0.00		Net Assessment: 116,871.00
Description: 8 LR (LEVEE ROAD DIST)					Total Assessment: 116,871.00
Description: REA ESTATE					
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.660000	1362.73	COUNCIL ON	1.6900	197.51
SCHOOL DIS	17.900000	2091.99	CORONER'S	2.9600	345.94
SCHOOL CON	3.780000	441.77	ALIMONY 1	3.0000	350.61
SCHOOL MAI	4.810000	562.15	FIRE DIST	29.7000	3471.07
SCHOOL BLD	3.420000	399.70	MOSQUITO D	4.4000	514.23
OPERATION	35.270000	4122.04	SLIDELL HO	7.0000	818.10
SCH ADD II	3.000000	350.61	NORTHSHORE	5.0000	584.35
FLORIDA PA	2.750000	321.40			
DRAINAGE M	1.830000	213.87			
LIBRARY	5.350000	625.26			
PARISH SPE	2.710000	316.72			
PUBLIC HEA	1.830000	213.87			
ANIMAL SHE	.850000	99.34			
Sub Total					17,403.26
Penalty	Interest 01/01/2014	Payments	Current Charge	Total	
		17403.26	\$ 17,403.26	\$ 0.00	

1% interest per month when delinquent.

**DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.**

**Change of Address Notification:** If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name:	Bill Number: 00024356
Address:	Parcel Number: 1108092712
City:	Changes require signature of all owners
State:	Signature: _____ Date: _____
Zip:	Signature: _____ Date: _____
Phone:	

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date
00024356	11/22/2013	11/22/2013

## 2013 Tax Statement

Real Estate

Parcel Number	Property Location
1108092712	MCKINNEY RD

000527172  
MDM PROPERTIES LLC  
1200 GROVE ST  
VICKSBURG MS 39183

**Make Check or Money order payable to:**  
St. Tammany Parish Tax Collector  
P.O. Box 608  
Covington, LA 70434-0608

Penalty	
Interest	
Payments	17403.26
Current Charge	\$ 17,403.26
Total	\$ 0.00
Amount Remitted	

2.683 ACS M/L SEC 11 9 14 INST NO 1660678 INST NO 1701096 INST NO 1701103

00002082013100024356800000000000

## **EXTRACT**

### **EXTRACT OF MINUTES OF THE MEETING OF THE MEMBERS AND MANAGER OF MDM PROPERTIES, LLC HELD AT THE DOMICILE OF SAID COMPANY IN VICKSBURG, MISSISSIPPI**

**RESOLVED**, that Robert R. Morrison, III, Manager, be and he is hereby authorized to execute any and all documents in connection with the below described property so as to effectuate the annexation, zoning (C-4), and procurement of variances from the Board of Zoning Adjustment, all with the City of Slidell, to-wit:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

Go South 00 degrees 10 minutes 48 seconds East a distance of 300.0 feet from the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go North 89 degrees 58 minutes 06 seconds East a distance of 410.0 feet to an iron; thence go South 00 degrees 00 minutes 51 seconds West a distance of 370.81 feet to an iron located on the northerly boundary of I-10 Service Road; thence go along the northerly boundary of I-10 Service Road North 69 degrees 08 minutes 15 seconds West a distance of 369.23 feet to an iron; thence go North 16 degrees 15 minutes 14 seconds West a distance of 72.55 feet to an iron; thence go South 89 degrees 04 minutes 29 seconds West a distance of 44.05 feet to an iron located on the easterly boundary of McKinney Road; thence go along the easterly boundary of McKinney Road North 00 degrees 10 minutes 48 seconds West a distance of 170.15 feet back to the Point of Beginning.

This parcel contains 2.683 Acres, more or less.

All as more fully shown on the survey of J. V. Burkes & Associates, Inc., Drawing No. 20081226, dated August 30, 2008.

**RESOLVED FURTHER**, that Robert R. Morrison, III, Manager, has full power and authority to sign any and all documents and to take any and all actions necessary and proper in the



premises, under such terms and conditions as he deems meet and proper in his sole and uncontrolled discretion.

We, the undersigned Members and Manager, do hereby certify that the above and foregoing is a true and correct copy of a resolution presented at, and unanimously adopted by, a meeting of the Members and Manager of said company, held and convened after due notice of the purpose of said meeting had been given to the Members and Manager in conformity with the Articles of Organization and the provisions of the Operating Agreement, and that said resolution remains in full force and effect.

WITNESS MY HAND AND SEAL, effective the 17<sup>th</sup> day of March, 2014.

SEE PAGE 3  
ROBERT R. MORRISON, III  
Member/Manager

Cooper Morrison  
COOPER MORRISON, Member

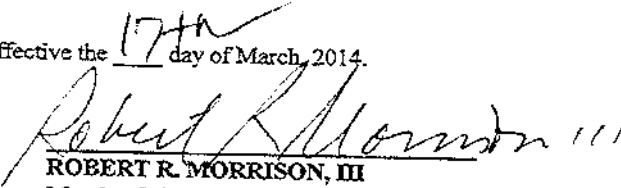
SEE PAGE 4  
JAMES MOORE, JR., Member

SEE PAGE 4  
JAMES MOORE, III, Member

premises, under such terms and conditions as he deems meet and proper in his sole and uncontrolled discretion.

We, the undersigned Members and Manager, do hereby certify that the above and foregoing is a true and correct copy of a resolution presented at, and unanimously adopted by, a meeting of the Members and Manager of said company, held and convened after due notice of the purpose of said meeting had been given to the Members and Manager in conformity with the Articles of Organization and the provisions of the Operating Agreement, and that said resolution remains in full force and effect.

WITNESS MY HAND AND SEAL, effective the 17th day of March, 2014.

  
ROBERT R. MORRISON, III  
Member/Manager

\_\_\_\_\_  
COOPER MORRISON, Member

\_\_\_\_\_  
JAMES MOORE, JR., Member

\_\_\_\_\_  
JAMES MOORE, III, Member



premises, under such terms and conditions as he deems meet and proper in his sole and uncontrolled discretion.

We, the undersigned Members and Manager, do hereby certify that the above and foregoing is a true and correct copy of a resolution presented at, and unanimously adopted by, a meeting of the Members and Manager of said company, held and convened after due notice of the purpose of said meeting had been given to the Members and Manager in conformity with the Articles of Organization and the provisions of the Operating Agreement, and that said resolution remains in full force and effect.

WITNESS MY HAND AND SEAL, effective the 17<sup>th</sup> day of March, 2014.

ROBERT R. MORRISON, III  
Member/Manager

COOPER MORRISON, Member

JAMES MOORE, JR., Member

JAMES MOORE, III, Member

X

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