

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4074

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.35 ACRES OF LAND MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT, PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GAUSE BLVD EAST AT FREDERICK DRIVE, IDENTIFIED AS LOTS 1,2,3, AND 4, SQUARE 8, ROBERT PARK SUBDIVISION ANNEX, SECTION 12, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 8.

WHEREAS, the City of Slidell is contemplating annexation of 1.35 acres of land more or less, owned by Leslie C. Dominguez, Sole Member of POPDELL, LLC, and located at the Southeast corner of the intersection of Gause Blvd East at Frederick Drive, identified as Lots 1,2,3, and 4, Square 8, Robbert Park Subdivision Annex, Section 12, Township 9 South, Range 14 East, St Tammany Parish, Louisiana, Ward 8, District 8; 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 to Concur/ Not Concur with the City of Slidell annexation and rezoning of 1.35 acres of land more or less, located at the Southeast corner of the intersection of Gause Blvd East at Frederick Drive, identified as Lots 1,2,3, and 4, Square 8, Robbert Park Subdivision Annex, Section 12, 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 SL2014-05:

**The City of Slidell** is contemplating annexation of **1.35 acres** Acres owned by **Leslie C. Dominguez, Sole Member of POPDELL, LLC**. Property is located at **Southeast corner of the intersection of Gause Blvd East at Frederick Drive, identified as Lots 1,2,3, and 4, Square 8, Robbert Park Subdivision Annex, Section 12, Township 9 South, Range 14 East.**

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

SL2014-04: 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	<p>Parish drainage and traffic requirements must be followed. A LADOTD driveway permit will be required.</p>
4/22/2014	Public Works	J Lobrano	<p>If annexed the city shall maintain the first 150 feet of Frederick Dr.</p>
4/16/2014	Environmental Services	J Watson	<p>No DES Issues</p>



# St. Tammany Parish Government

Government that works

## Annexation

City:  City Case No:  Staff Reference

Notification Date:  Dead Line  Priority

Owner:  Ward  Council District:   Map

Location:  Parish Zoning:

City Zoning:

Subdivision:

Existing Use:

Developed  Intensification  Concur w/ City

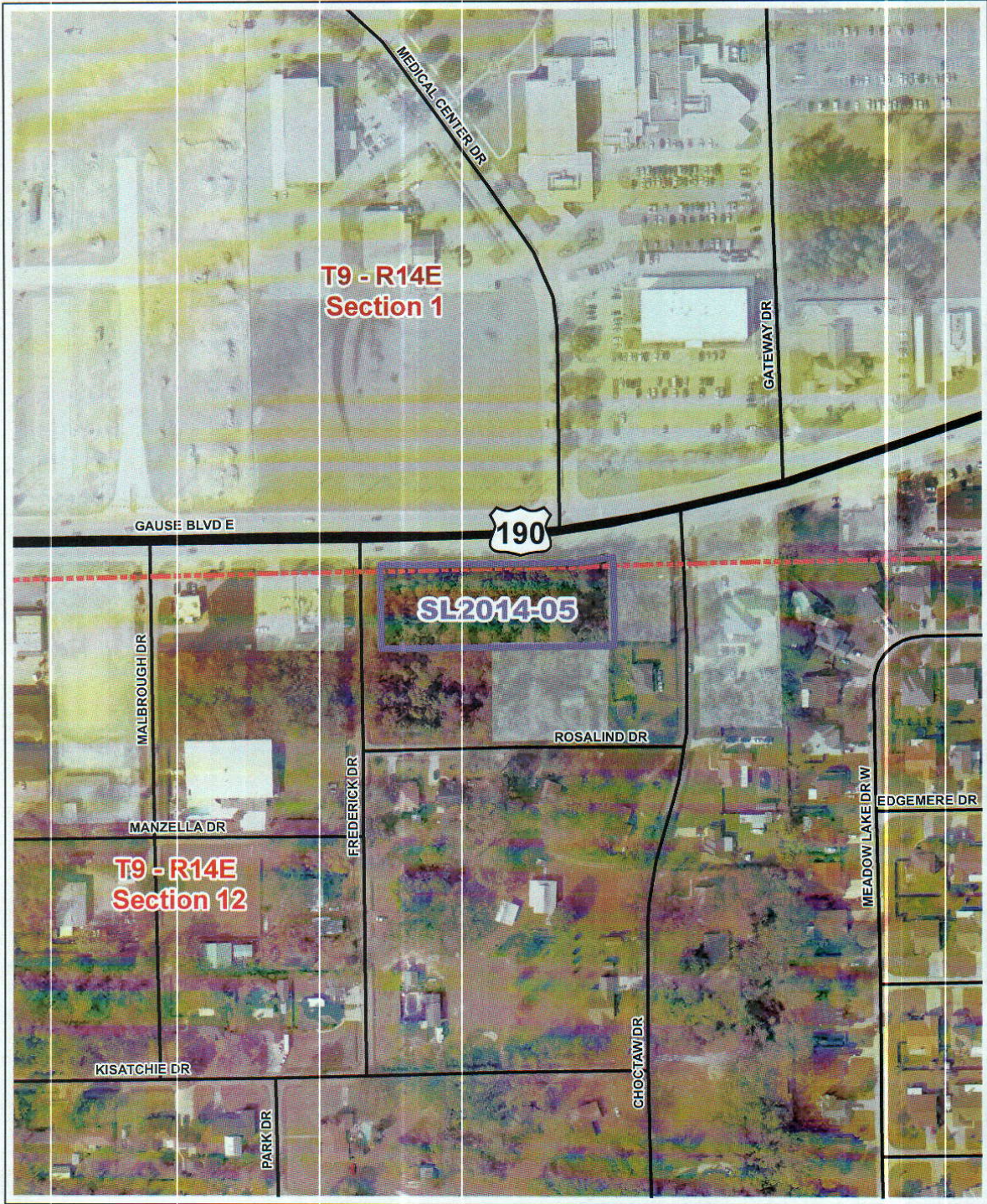
Size:  Population:  Concur:

STR:  Annex Status:  Sales Tax:

### City Actions

### Council Actions

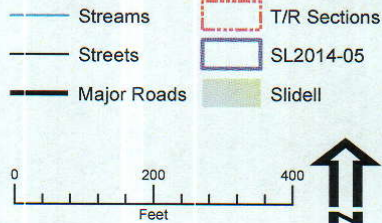
Ordinance:  City Date:  Resolution:  Council Date:



**Slidell Annexation  
SL2014-05**



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



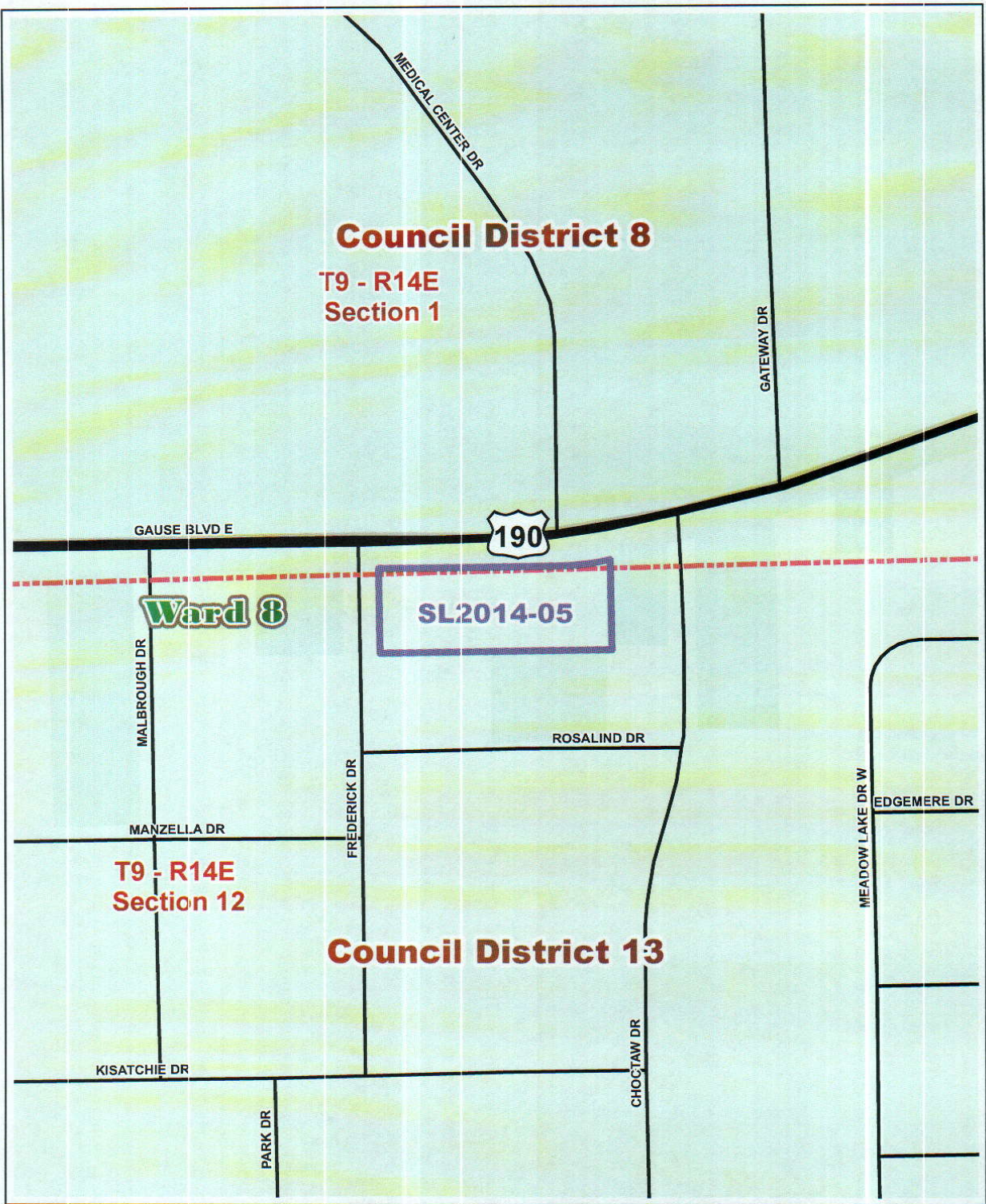
This map was produced by  
St. Tammany Parish Information Services.

Note:

This map is for planning purposes only.  
It is not a legally recorded plan, survey,  
official tax map or engineering schematic,  
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St. Tammany Parish, Louisiana.  
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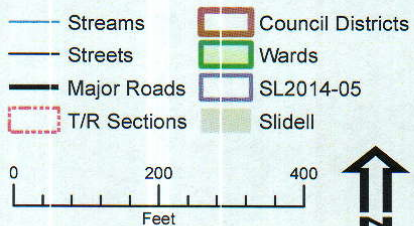
Map Number: 2014abg-065 Date:04/16/2014.



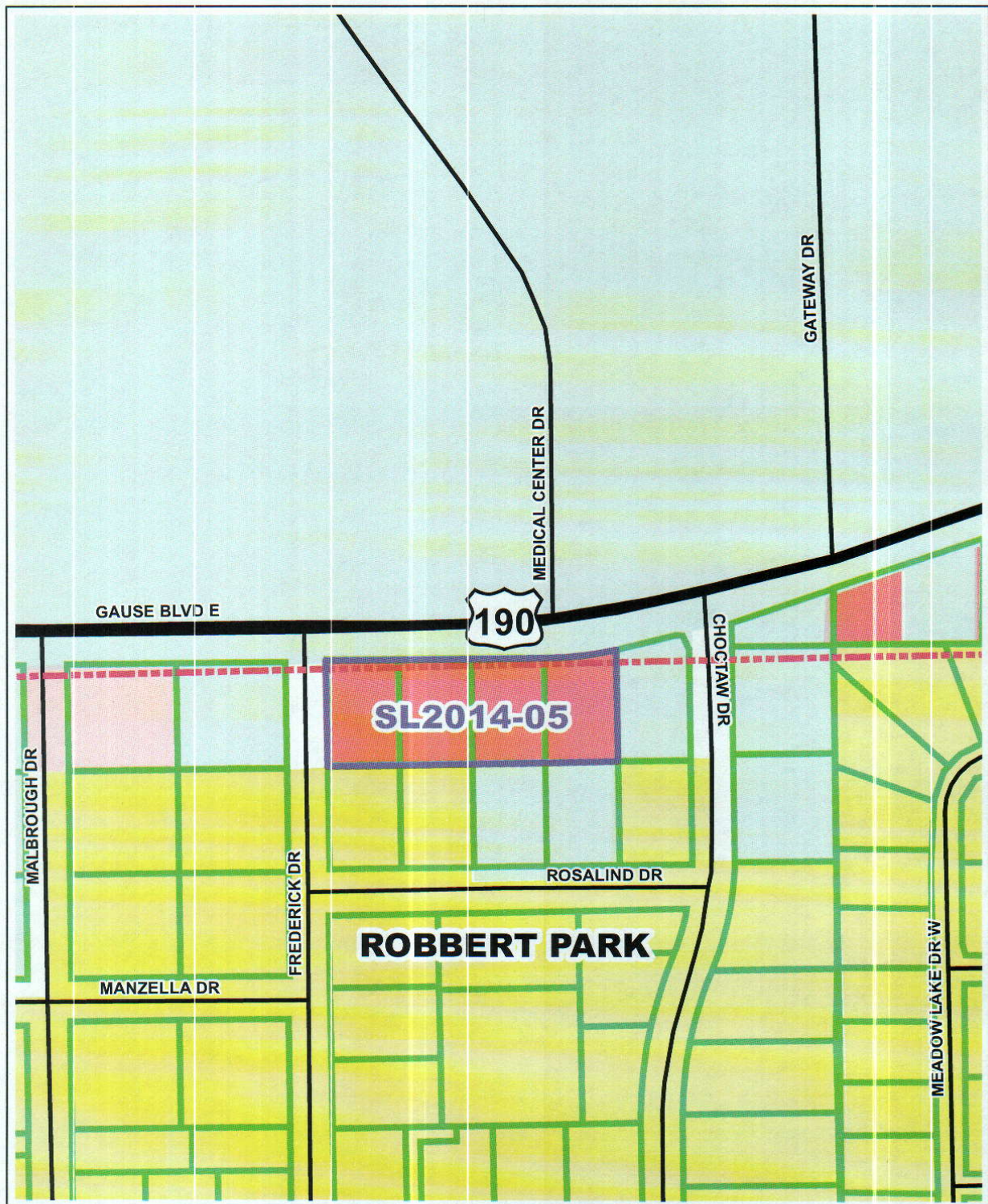
**Slidell Annexation  
SL2014-05**



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



This map was produced by St. Tammany Parish Information Services.  
 Note: 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.  
 Map layers were created from different sources at different scales, and the actual or relative geographic position of any features is only as accurate as the source information.  
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 Map Number: 2014abg-066 Date: 4/16/2014.



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

- Streams
- Streets
- Major Roads
- T/R Sections
- Parish Parcels
- SL2014-05
- Slidell

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 Map Number: 2014abg-067 Date: 04/21, 2014.

### Slidell Annexation SL2014-05

- |                                 |  |  |
|---------------------------------|--|--|
| 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 |





## The City of Slidell

### PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458

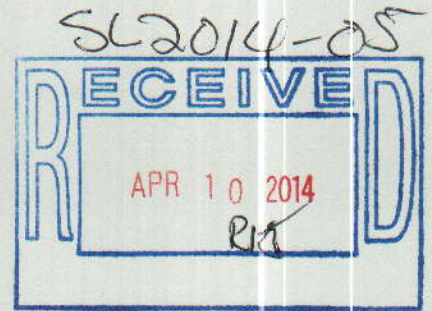
P.O. Box 828 • Slidell, Louisiana 70459-0828

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 8, 2014



TARA INGRAM-HUNTER  
Director

FREDDY DRENNAN  
Mayor

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 9095**

RE: **ANNEXATION** – Annexation (**A14-05**) and Zoning (**Z14-05**) request by Leslie C. Dominguez, Sole Member of POPDELL, LLC, for property located on the southeast corner of the intersection of Gause Blvd. East at Frederick Drive, more particularly identified as Lots 1, 2, 3, and 4, Square 8, Robbert Park Subdivision Annex, Section 12, Township 9 South, Range 14 East, into City of Slidell corporate limits with parallel rezoning 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 Leslie C. Dominguez, Sole Member of POPDELL, LLC, for property located on the southeast corner of the intersection of Gause Blvd. East at Frederick Drive. 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.

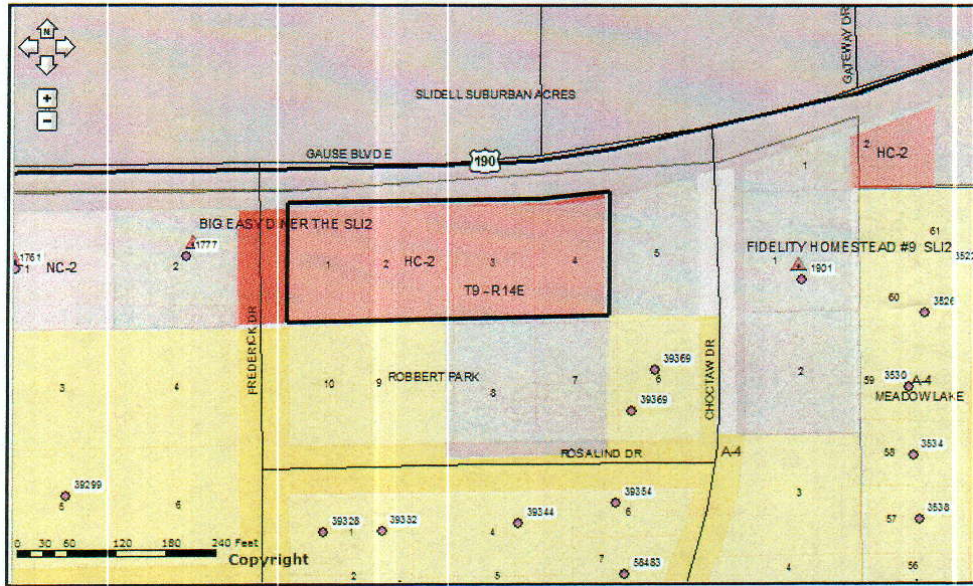
Sincerely,

Theresa B. Alexander, Secretary  
Slidell Planning and Zoning Commissions

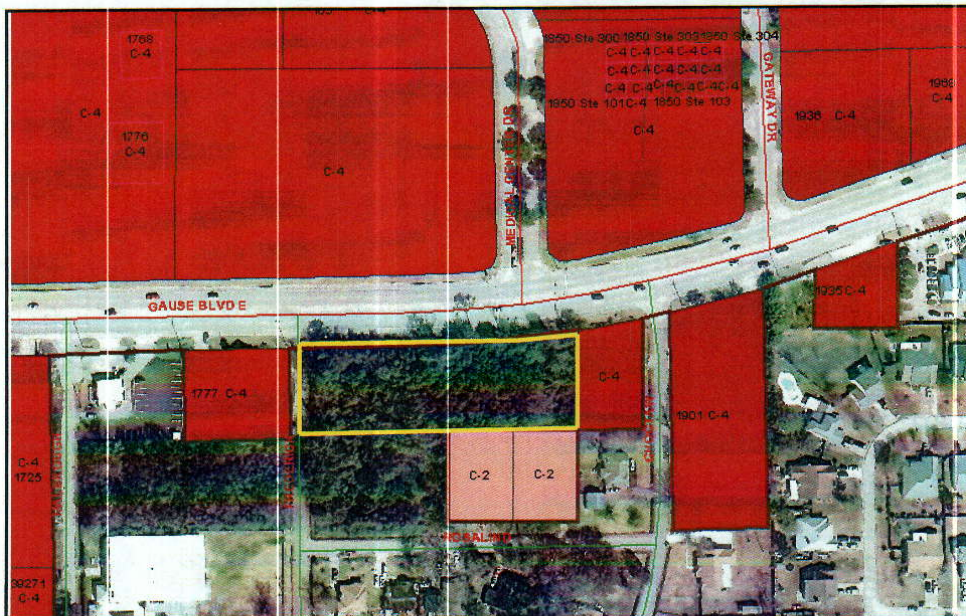
Enclosures

Cc: Ms. Leslie C. Dominguez (owner) (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



Lots 1, 2, 3, 4, Square 8, Robbert Park Subdivision Annex  
 St. Tammany Parish Zoning District: HC-2 (Highway Commercial)



Lots 1, 2, 3, 4, Square 8, Robbert Park Subdivision Annex  
 City of Slidell Zoning District: C-4 (Highway Commercial)



## The City of Slidell

### PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458

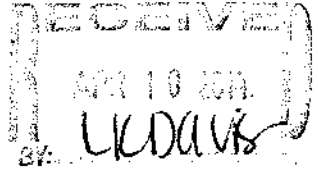
P.O. Box 828 • Slidell, Louisiana 70459-0828

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

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

April 8, 2014



**FREDDY DRENNAN**  
Mayor

**TARA INGRAM-HUNTER**  
Director

Mr. Sidney Fontenot, Planning Director  
St. Tammany Parish Planning Department  
21454 Koop Drive, Suite 1B  
Mandeville, Louisiana 70471

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO.: 7012 1010 0000 0313 9088**

**RE: ANNEXATION** – Annexation (**A14-05**) and Zoning (**Z14-05**) request by Leslie C. Dominguez, Sole Member of POPDELL, LLC, for property located on the southeast corner of the intersection of Gause Blvd. East at Frederick Drive, more particularly identified as Lots 1, 2, 3, and 4, Square 8, Robbert Park Subdivision Annex, Section 12, Township 9 South, Range 14 East, into City of Slidell corporate limits with parallel rezoning from HC-2 (Parish Highway Commercial) to C-4 (City Highway Commercial).

Dear Mr. Fontenot:

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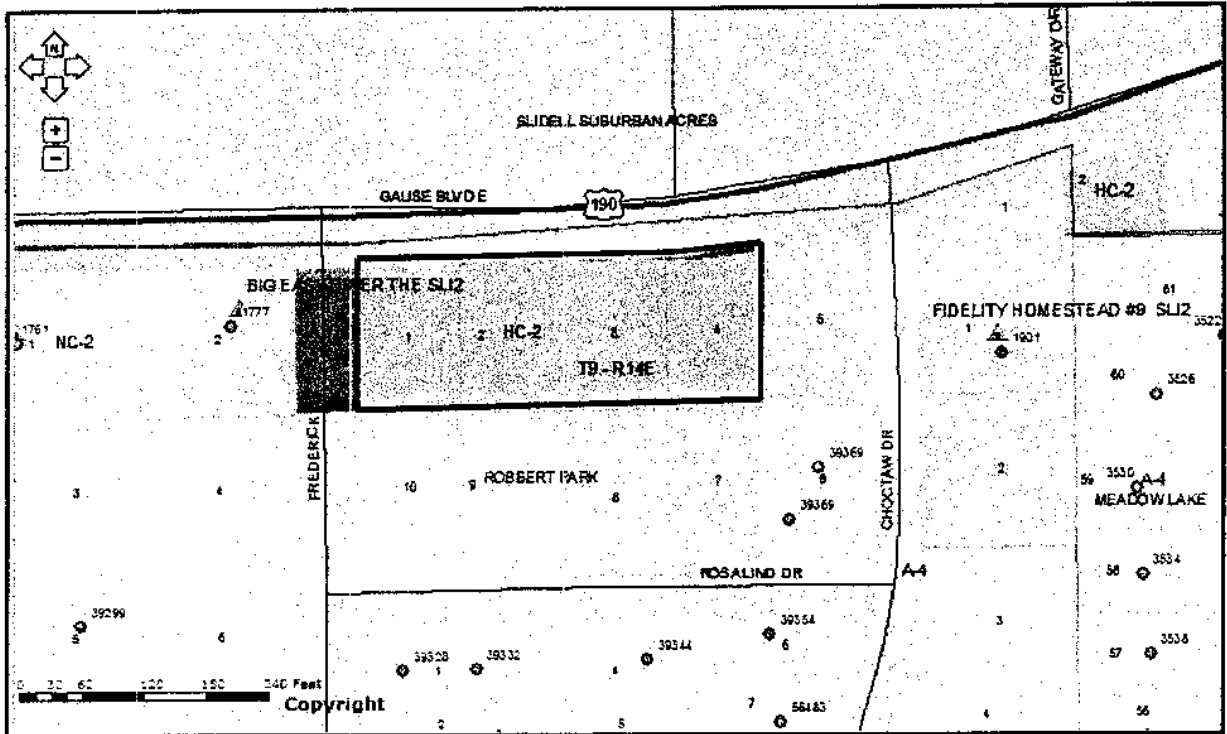
Sincerely,

Theresa B. Alexander, Secretary  
Slidell Planning and Zoning Commissions

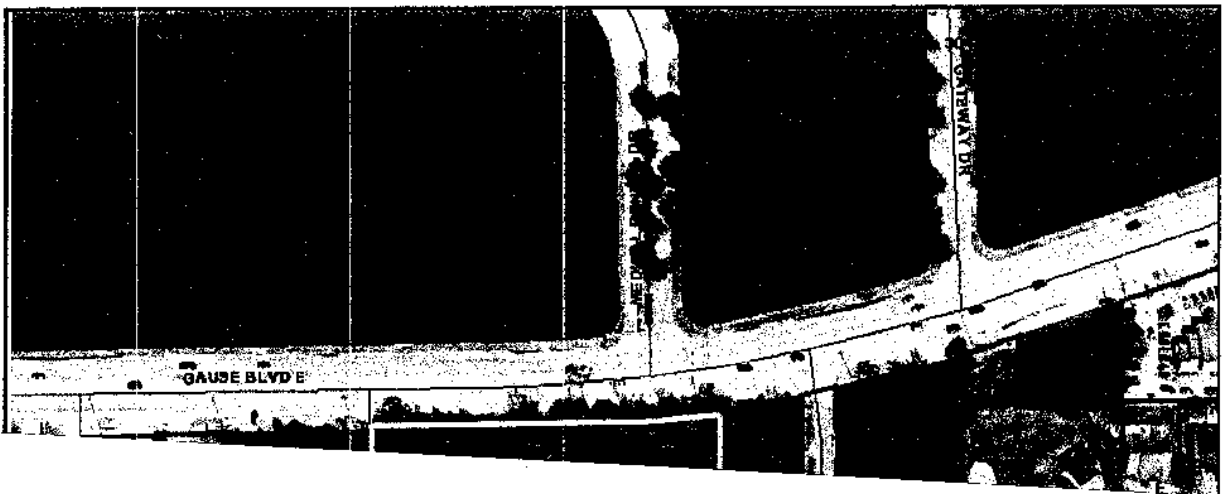
#### Enclosures

Cc: Ms. Leslie C. Dominguez (owner) (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



Lots 1, 2, 3, 4, Square 8, Robbert Park Subdivision Annex  
 St. Tammany Parish Zoning District: HC-2 (Highway Commercial)



CITY OF SLIDELL  
PETITION FOR ANNEXATION

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

DATE: 4-2-14

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.
<u>Leslie Dominguez</u>	<u>71711 Riverside Dr.</u>	<u>985-892-6173</u>
	<u>Covington LA 70433</u>	

There are:  Resident property owners  
 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.

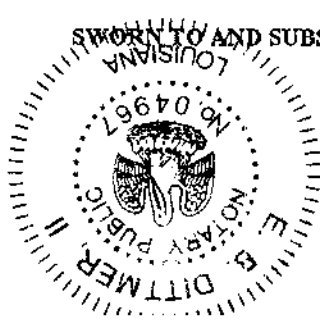
PETITIONER(S) / OWNER(S) OF RECORD:

[Signature] 4/2/2014  
Signature Date

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

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

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



SWORN TO AND SUBSCRIBED before me this 2 day of April, 2014.

[Signature]  
NOTARY PUBLIC

**CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

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

DATE: April 2, 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:  
East by Choctaw Drive South by Rosalind Street, West by Fredrick Ave,  
North by East Galvez Road  
And identified by Lot, Square/Block, and Subdivision Name as follows:  
Lots 1, 2, 3, 4 of Square No 8, Rabbit Park Annex No. 1

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: 1.35 acres

3) The reasons for requesting the zoning change are as follows:  
development of operating restaurant as per recommendation  
from the City of Slidell

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: HC-2 TO: C4  
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Leslie Dominguez	71711 Riverside Drive Covington LA 70433	985-892- 6173	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 2 day of April, 2014.

Mark M Monk  
La. Notary 33223  
Lifetime Commission

NOTARY PUBLIC

***J. V. Burkes & Associates, Inc.***

*1805 Shortcut Highway, Slidell, La*  
Phone (985) 649-0075 ♦ Fax (985) 649-0154  
Engineering ♦ Surveying ♦ Environmental  
April 2, 2014

*Attachment to J. V. Burkes & Associates, Inc. Dwg. No. 20140117  
(Dated February 20, 2014)*

*Legal Description - 1.35 acres being  
Lot 1A & Lot 3A, Sq. 8, Robbert Park Subdivision, Annex No. 1  
IN SECTION 12 – TOWNSHIP 9 SOUTH – RANGE 14 EAST  
SAINT TAMMANY PARISH, LOUISIANA  
For: POPDELL, LLC*

*A certain parcel of land, described as Lot 1A & Lot 3A, Sq. 8, Robbert Park Subdivision, Annex No. 1, lying and situated in Section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.*

***Commence*** from a ½" iron rod set at the intersection of the easterly right of way line of Frederick Drive and the southerly right of way line of Gause Boulevard (a.k.a. La. State Hwy. 1070 & U.S. Hwy. 190) in Section 12, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana run along said southerly right of way line of Gause Boulevard (a.k.a. La. State Hwy. 1070 & U.S. Hwy. 190) South 89 Degrees 52 Minutes 00 Seconds East a distance of 298.80 feet to a ½" iron rod set; Thence run along a curve to the left having a radius of 521.34 feet and an arc length of 100.61 feet (having a chord bearing/distance of North 84 Degrees 34 Minutes 33 Seconds East a distance of 100.45 feet) to a ½" iron pipe found; Thence leaving said southerly right of way line of Gause Boulevard (a.k.a. La. State Hwy. 1070 & U.S. Hwy. 190) run South a distance of 155.40 feet to a ½" iron pipe found; Thence run West a distance of 398.80 feet to a ½" iron rod set on the easterly right of way line of Frederick Drive; Thence run along said easterly right of way line of Frederick Drive North a distance of 146.60 feet and back to the **Point of Commencement**.

*Said parcel contains **1.35 acres of land more or less**, lying and situated in Section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.*

Date of this notice: 03-26-2014

Employer Identification Number:  
46-5210947

Form: SS-4

Number of this notice: CP 575 G

POPDELL LLC  
LESLIE C DOMINGUEZ SOLE MBR  
71711 RIVERSIDE DR  
COVINGTON, LA 70433

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-5210947. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

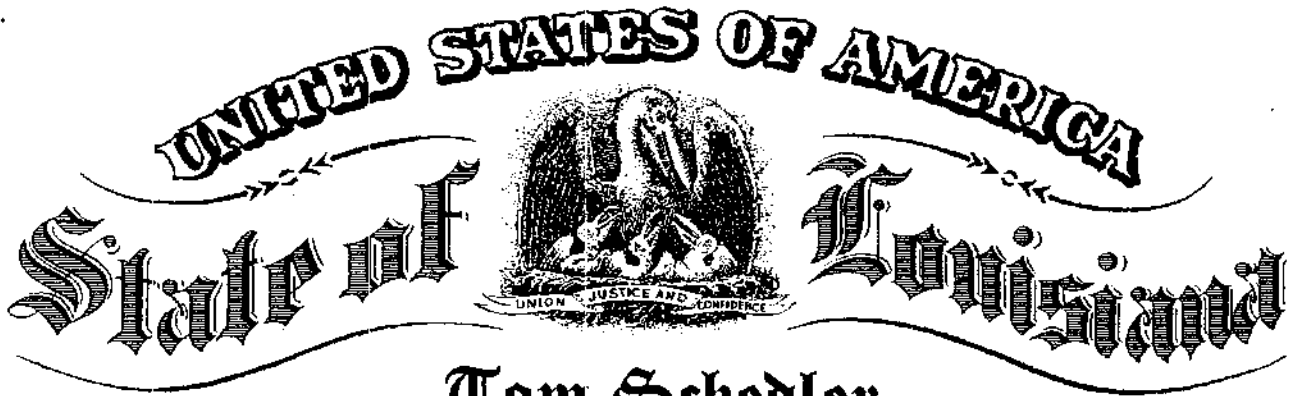
- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is POPD. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.





**Tom Schedler**  
SECRETARY OF STATE

*As Secretary of State of the State of Louisiana, I do hereby Certify that*

a copy of the Articles of Organization and Initial Report of

**POPDELL LLC**

Domiciled at COVINGTON, LOUISIANA,

Was filed and recorded in this Office on March 26, 2014,

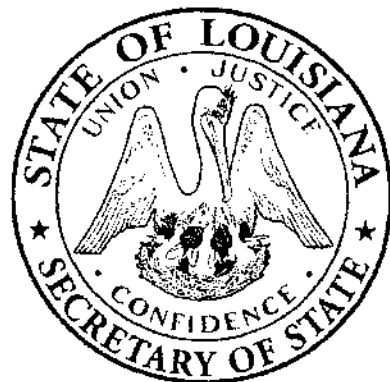
And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

March 26, 2014

*Secretary of State*

VWEB 41472330K



Certificate ID: 10475587#M7Q83

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.  
[www.sos.louisiana.gov](http://www.sos.louisiana.gov)

ARTICLES OF ORGANIZATION  
(R.S. 12:1301)

1. **The name of this limited liability company is:** POPDELL LLC
2. **This company is formed for the purpose of:** engaging in any lawful activity for which limited liability companies may be formed
3. **The duration of this limited liability company is (may be perpetual):**  
PERPETUAL
4. **Other Provisions:**

By typing my name below, I hereby certify that I am the organizer. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

**Electronic Signature:** LESLIE DOMINGUEZ (3/26/2014)

**LIMITED LIABILITY COMPANY INITIAL REPORT  
(R.S. 12:1305 (E))**

1. **The name of this limited liability company is:** POPDELL LLC
2. **The location and municipal address, not a post office box only, of this limited liability company's registered office:**

71711 RIVERSIDE DRIVE  
COVINGTON, LA 70433

3. **The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:**

LESLIE DOMINGUEZ  
71711 RIVERSIDE DRIVE  
COVINGTON, LA 70433

4. **The name and municipal address, not a post office box only, of the managers or members:**

LESLIE DOMINGUEZ (Manager)  
71711 RIVERSIDE DRIVE  
COVINGTON, LA 70433

By typing my name below, I hereby certify that I am the organizer. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

**Electronic Signature:** LESLIE DOMINGUEZ (3/26/2014)



## Agent Affidavit and Acknowledgement of Acceptance

**Charter Number:** 41472330K

**Charter Name:** POPDELL LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

<b>Date Responded</b>	<b>Agent(s)</b>	<b>Agent(s) Electronic Signature</b>
03/26/2014	LESLIE DOMINGUEZ	LESLIE DOMINGUEZ

Agent Response was submitted successfully.

(IRS USE ONLY) 575G

03-26-2014 POPD O 9999999999 SS-4

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence  
so we may identify your account. Please  
correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call  
( ) -

DATE OF THIS NOTICE: 03-26-2014  
EMPLOYER IDENTIFICATION NUMBER: 46-5210947  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
[Barcode]

POPDELL LLC  
LESLIE C DOMINGUEZ SOLE MBR  
71711 RIVERSIDE DR  
COVINGTON, LA 70433

Tom Schedler  
SECRETARY OF STATE

State of Louisiana  
Secretary of State



03/26/2014

COMMERCIAL DIVISION  
225.925.4704

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

ONLINE FILING  
lesliecopeland3712@yahoo.com

POPDELL LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division  
WEB

ACT OF SALE

STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BE IT KNOWN, That on this 28<sup>th</sup> day of March, in the year of our Lord, Two Thousand Fourteen,

BEFORE ME, E. B. Dittmer II, a Notary Public in and for the Parish of St. Tammany, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

THE SUCCESSION OF FRANK BENEDICT ALACK, appearing herein through Co-Executors, James Charles Alack, Carolyn Sadie Alack Catton, and Linda Alack Opatowsky, having a mailing address of 416 JAMES DR. Metairie LA 70003

And

SARAH B. ALACK, a single woman, who declared that she has been married but once and then to Frank B. Alack from whom she was divorced, having a mailing address of 1101 Sunset, Apt. 105, Kenner, LA 70065

who declared that for the consideration and upon the terms and conditions hereinafter expressed they have bargained and sold, and does by these presents, grant, bargain, sell, convey, assign, transfer, deliver, abandon and set over, with full guarantee of title, free from any encumbrance whatsoever, under all lawful warranties and with full substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors unto:

POPDELL, L.L.C., a limited liability company, represented herein by Leslie Dominguez, its agent, duly authorized by virtue of Written Consent of Members attached hereto and made a part hereof, having a mailing address of 71711 Riverside Drive, Covington, LA 70433

here present, accepting and purchasing and acknowledging delivery and possession for itself and its heirs and assigns, all and singular the following described property, including all improvements thereon and appurtenances thereunto belonging, situated in the Parish of St. Tammany, State of Louisiana, to-wit:

Lots 1, 2, 3 and 4 of Square No. 8, Robbert Park Annex No. 1, more particularly described as follows:

Two certain lots or parcels of ground situated in Robbert Park Annex No. One designated by the nos, one and two of square no. eight. Lot No. 1 measures 98.8 feet on Gause Road; 146.6 feet on west side line; 146.3 feet on east side line by 98.8 feet in the rear. Lot No. 2 measure 100 feet on Gause Road; 146.3 feet on west side line; 146 feet on east side line by 100 feet in the rear. Square No. 8 is bounded north by Gause Road, east by Choctaw Drive, south by Rosalind Street, and west by Frederick Drive, in accordance with plat of survey no. 2007 made by John H. Solberger, C.E. dated August 13, 1958. Robbert Park is situated in NE ¼ and NW ¼ of NE ¼ of Section 12 T9S, R14E, 8<sup>th</sup> Ward, St. Tammany Parish.

And

All that certain lot or parcel of land, being designated as lot no. three, square no. 8, Robbert Park Subdivision Annex No. One, being part of Section 12, T9S, R14E, 8<sup>th</sup> Ward, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

The said lot 3 has a frontage of 100 feet on Gause Road by a depth of 146.0 feet adjoining lot 2 on

the west and a depth of 145.7 feet adjoining lot 4 on the east with a width in the rear adjoining lot 8 of 100 feet. Said square no. 8 is bounded north on Gause Road, on east by Choctaw Drive, on south by Rosalind Street, and on west by Frederick Drive. All in accordance with official plat of survey by John H. Sollberger, dated August 18, 1958, on file in the official records of St. Tammany Parish, Louisiana.

And

All that certain lot or parcel of land, together with all buildings and improvements thereon, situated in Robert Park Annex No. One, Section 12, T9S, R14E, 8<sup>th</sup> Ward, St. Tammany Parish, Louisiana, more fully described as follows:

Lot No. four of square no. eight of said Addition. Said lot no. four measures 106.5 feet in width on Gause Road; 155.4 feet on line dividing it from lot 5; 145.7 feet on the line dividing it from lot 3 and 100 feet on the rear line, and said square is bounded north by Gause Road, east by Choctaw Drive, south by Rosalind Street and west by Frederick Drive.

TO HAVE AND TO HOLD the said property unto the said purchaser, Popdell, L.L.C. and its successors and heirs and assigns forever.

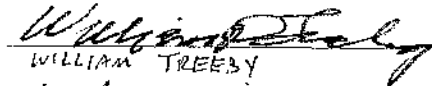
This sale and conveyance is made and accepted for and in consideration of the sum and price of One Million Three Thousand and No/100 (\$1,003,000.00) Dollars.

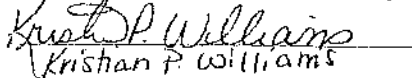
Sellers declare that all taxes against said property are paid up to and including taxes for the year 2013.

THUS DONE, READ AND PASSED at my office in Mandeville, Parish of St. Tammany, State of Louisiana, in the presence of the undersigned competent witnesses, who sign together with said parties and me, Notary, the day, month and year first above written.

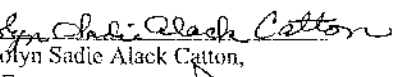
WITNESSES:

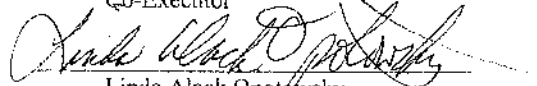
THE SUCCESSION OF FRANK  
BENEDICT ALACK

  
WILLIAM TREEBY

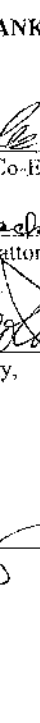
  
Kristian P. Williams

By:   
James Charles Alack, Co-Executor

By:   
Carolyn Sadie Alack Catton,  
Co-Executor

  
Linda Alack Opatowski,  
Co-Executor

POPDELL, L.L.C.

By:   
Leslie Dominguez



NOTARY PUBLIC  
Name: E. B. Dittmer II  
Bar Roll No.: 04967





**St. Tammany Parish  
Assessor's Office**

**Louis Fitzmorris**  
Assessor

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

**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 Frank B. Alack c/o Linda Alack Opatowsky as owner for the tax year 2013 and whose address is 4116 James Drive, Metairie, Louisiana 70003 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**

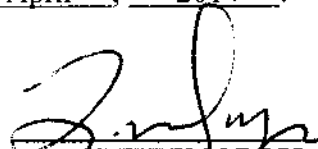
**2013 Tax Roll Assessment: Assessment Number: 110-015-9271**

**Lots 1 2 3 4 Sq 8 Robbert Park Sub Annex 1 CB 311 177 CB 324 12 479 CB 319 378 CB 325 317  
CB 326 531**

- I. The total assessed value of all property within the above described area is \$ 3,750.
- 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 \$ 3,750.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2013 ASSESSED VALUATION : \$ 3,750

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 2nd day of April, 2014.

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



## St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

### 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 110-015-9271

OWNERS: Alack, Frank B.  
c/o Opotowsky, Linda Alack  
4116 James Drive  
Metairie, Louisiana 70003

#### PROPERTY DESCRIPTION: 2013 TAX ROLL

Lots 1 2 3 4 Sq. 8 Robbert Park Sub Annex 1 CB 311 177 CB 324 12 479 CB 319 378 CB 325  
317 CB 326 531

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

<b>2013 VALUATION:</b>	Land	-	3,750
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			3,750

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

Covington, Louisiana this the 2nd day of April, 2014.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE 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. 20140117, dated February 20, 2014 and further identified as Lots 1, 2, 3, and 4 of Square No. 8, Robbert Park Annex No. 1 situated in Section 12, 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 2<sup>nd</sup> day of April, 2014.

A handwritten signature in black ink, appearing to read "M. Dwayne 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

**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



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

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

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed