

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4003

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 4.2 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO COVINGTON CR REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 42 TOWNSHIP 6 SOUTH, RANGE 11 EAST, WARD 3, DISTRICT 5, ST TAMMANY PARISH, LOUISIANA

WHEREAS, the City of Covington is contemplating annexation of 4.2 Acres and more or less owned by RDG Construction & Development, LLC , and located at Section 42 Township 6 South, Range 11 East, Ward 3, District 5 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Covington and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Covington CR Regional Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Covington annexation and rezoning of 4.2 Acres of land more or less, located at Section 42 Township 6 South, Range 11 East from Parish HC-2 Highway Commercial District to Covington CR Regional Commercial District in accordance with the April 1, 2003 Annexation Agreement between the Parish and Covington.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Covington review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Covington requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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 6 DAY OF MARCH , 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

Annexation package checklist:

Annexation

CO2014-01: CFO due 2/12/14 Council 3/6/14

Ework

Annexation Request	<input checked="" type="checkbox"/>
(Should include; owner request, Property description, survey, etc.)	
Resolution	<input checked="" type="checkbox"/>
Zoning map	<input checked="" type="checkbox"/>
Enhancement map	<input checked="" type="checkbox"/>
Aerial map	<input checked="" type="checkbox"/>
District/ ward map	<input checked="" type="checkbox"/>
Ework form	<input checked="" type="checkbox"/>
Ework notes	<input checked="" type="checkbox"/>
Files Placed on admin	<input checked="" type="checkbox"/>
CAO notification	<input checked="" type="checkbox"/>
Admin comment	<input checked="" type="checkbox"/>

Online System

Resolution	<input checked="" type="checkbox"/>
All files attached	<input type="checkbox"/>



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

Re: Administrative Comment

Date: 2/12/2014


Annexation staff #: CO2014-01

The City of Covington is contemplating annexation of **4.2** Acres owned by **RDG Construction & Development, LLC**. Property is located at **Section 42 Township -6- South, Range -11-East.**

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

Annexation1020@Metastorm BPM Server - Microsoft Internet Explorer provided by St. Tamm...

Annexation PackageFilesAudit TrailNotes History



St. Tammany Parish Government
Government that Works

Annexation

City: CovingtonCity Case No: 14-02-01ANNEX- councilStaff Reference: CO2014-01

Notification Date: 1/18/2014Dead Line: 2/12/2014Priority: 1

Owner: RDG Construction & Development, LLCWard: 3Council District: 5Map

Location: Section 42 Township -6- South, Range -11-EastParish Zoning: HC-2 Highway CommercialCity Zoning: CR Regional CommercialSubdivision:

Existing Use: not developedDevelopedIntensificationConcur w/ City

Size: 4.2 AcresPopulation:Concur:

STR: Sect 42 T-6-s, R-11-EAnnex Status: ProcessingSales Tax:

City Actions

Ordinance:City Date:

Council Actions

Resolution:Council Date:

Annexation AdoptedNot AdoptedNotify CAOT Attach FilesAdd Notes

CO-2014-01: STP Department notes:

Date	Department	Originator	Note
2/3/2014	PW	J Lobrano	No Public Works Issues
2/3/2014	Engineering	P Carroll	Most of this parcel is subject to deep flooding from the river. Parish drainage and traffic requirements must be followed including no net fill.
2/11/2014	Planning	S Fontenot	<p>The proposal does not appear to meet the requirements of the Louisiana Revised Statutes relative to annexation as the property does not appear to be contiguous to the City of Covington, as per the submitted maps.</p> <p>The proposal is not intensification in land use and as such is consistent with the applicable development agreements.</p>
2/3/2014	ENV	Watson	DES has no comments or issues with this annexation.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 4.2 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO COVINGTON CR REGIONAL COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 42 TOWNSHIP 6 SOUTH, RANGE 11 EAST, WARD 3, DISTRICT 5, ST TAMMANY PARISH, LOUISIANA

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WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Covington CR Regional Commercial District which **is not** an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Covington annexation and rezoning of 4.2 Acres of land more or less, located at Section 42 Township 6 South, Range 11 East from Parish HC-2 Highway Commercial District to Covington CR Regional Commercial District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and Covington.*

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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:

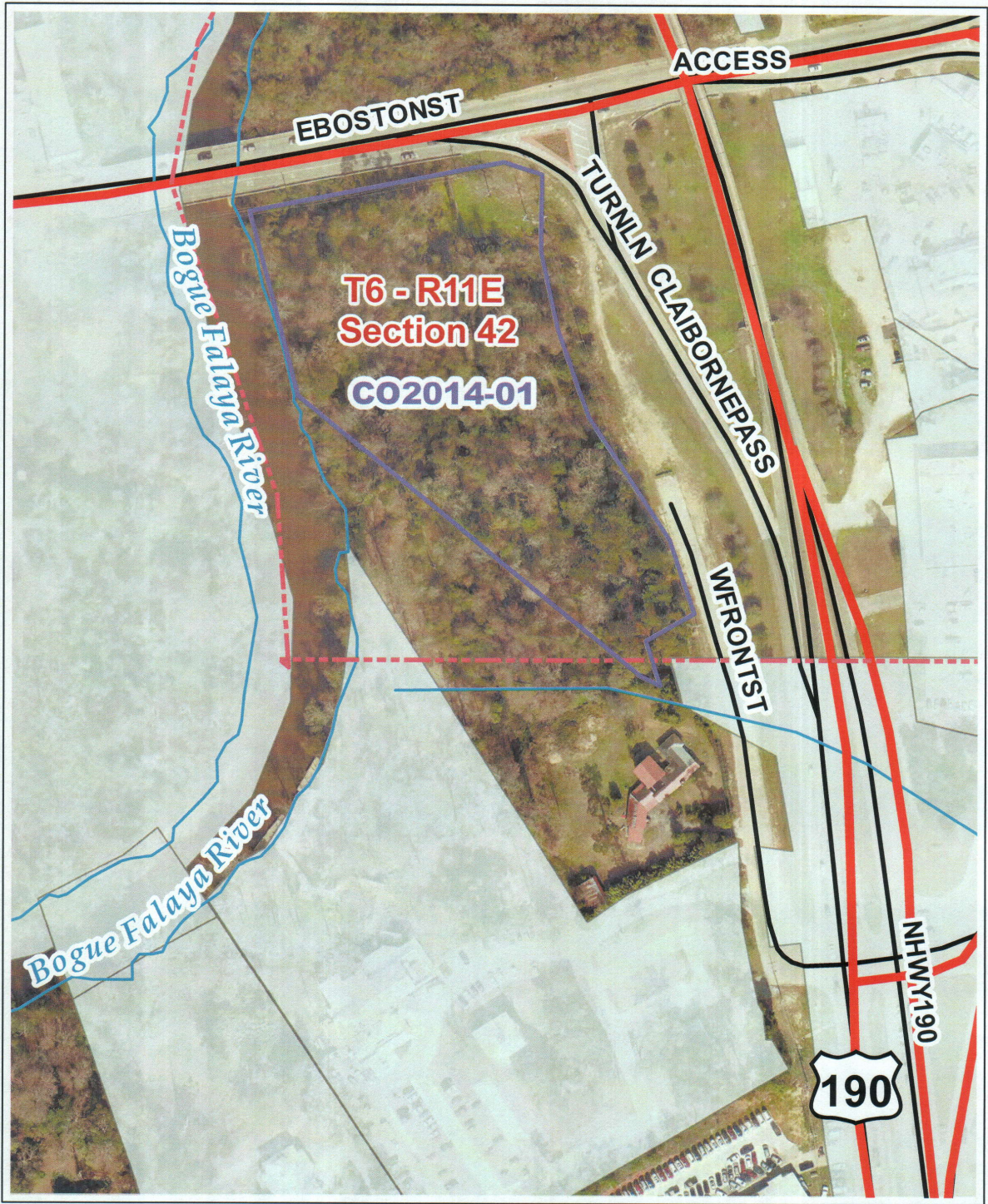
ABSENT:

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.

REID FALCONER, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, CLERK OF COUNCIL (CO2014-01)

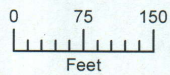


**Covington Annexation
CO2014-01**



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

- Streams
- Streets
- Major Roads
- T/R Sections
- Covington
- CO2014-01



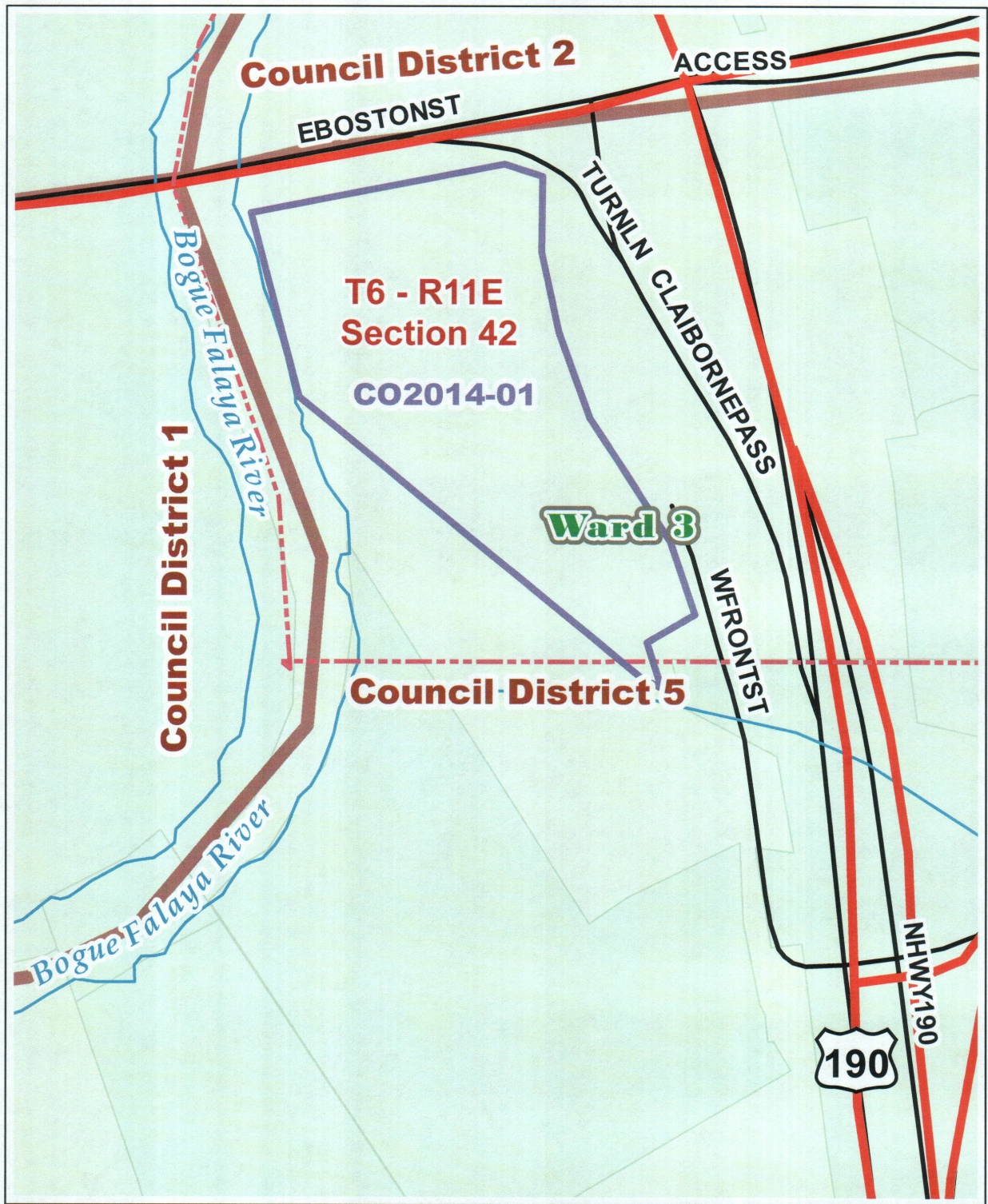
This map was produced by
St. Tammany Parish Information Services.

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 feature is only as accurate as the
source information. Copyright (c) 2014.
St. Tammany Parish, Louisiana.

All rights Reserved.

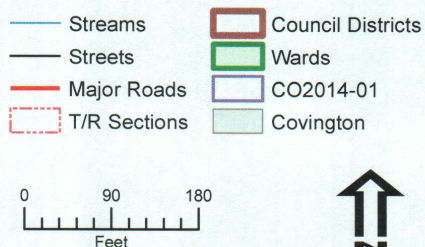
Map Number: abg2014-005 Date:01/30/2014.



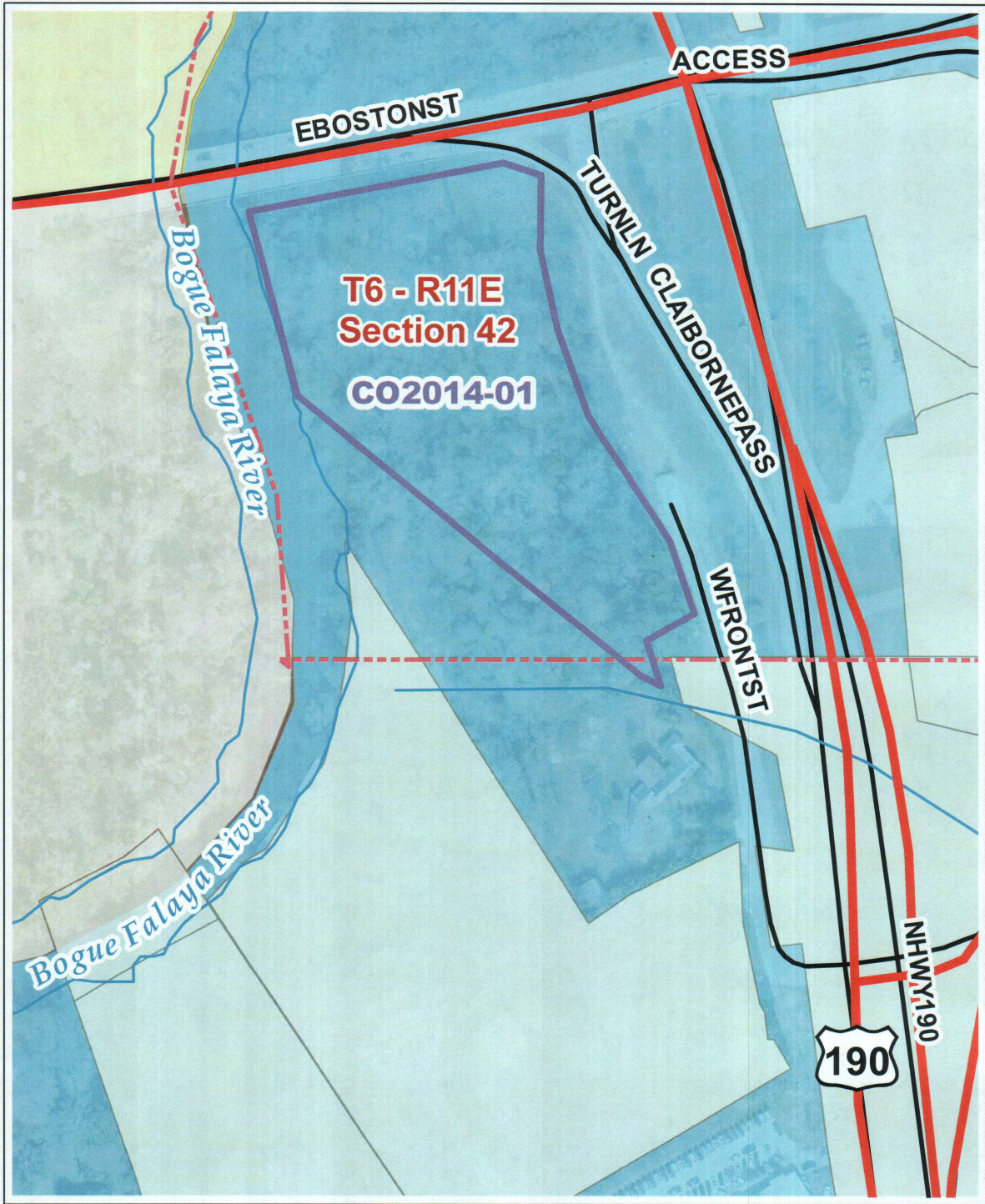
Covington Annexation CO2014-01



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



This map was produced by St. Tammany Parish Information Services.
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Copyright (c) 2014. St. Tammany Parish, Louisiana. All rights Reserved.
Map Number: abg2014-006 Date: 1/30/2014.

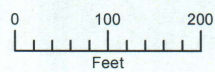


Covington Annexation CO2014-01



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

- | | |
|--------------|--------------------------|
| Streams | Covington |
| Streets | Enhancement Areas |
| Major Roads | Annexation Area 1 |
| T/R Sections | Growth Management Area 2 |
| CO2014-01 | Annexation Area 3 |



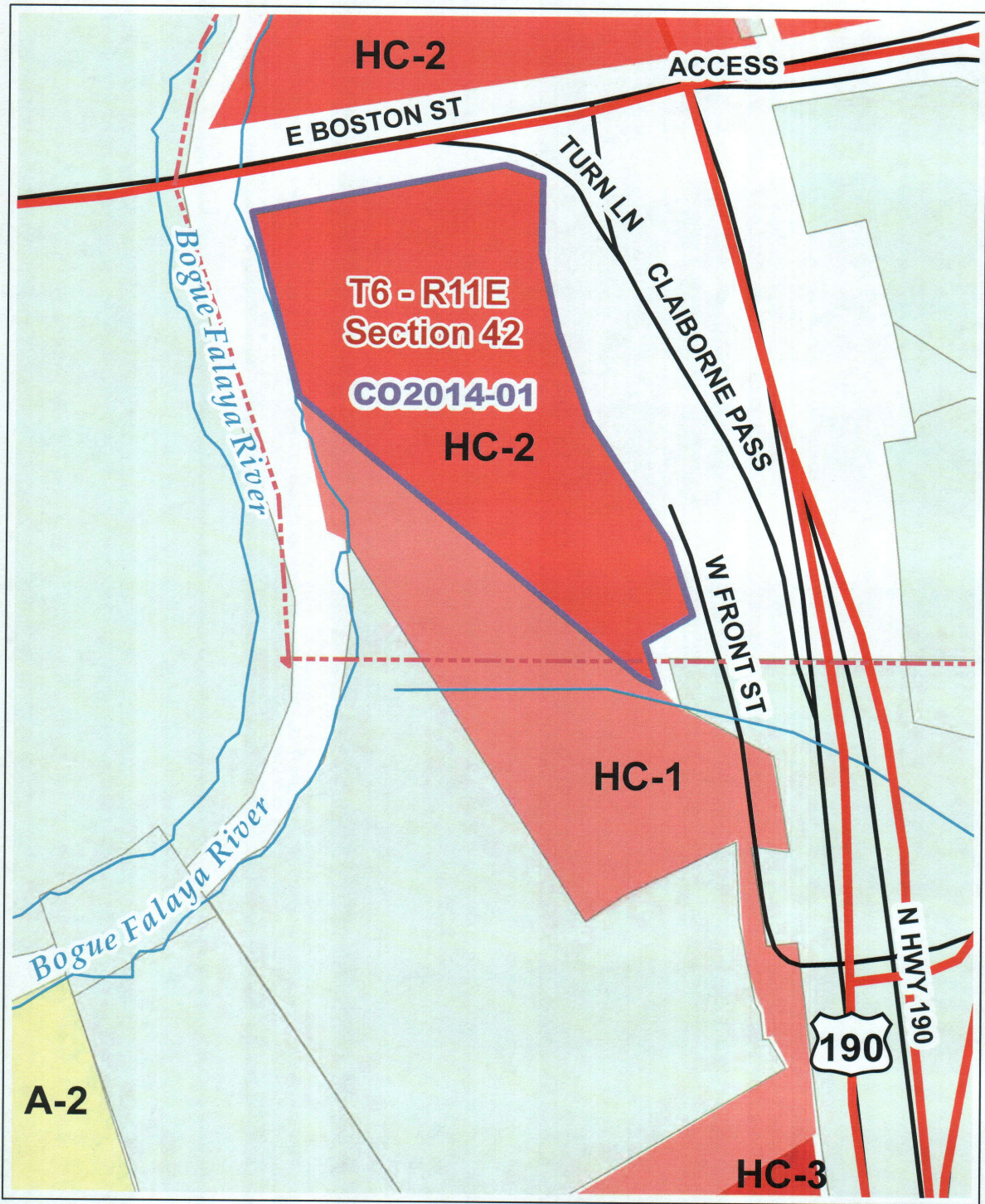
This map was produced by St. Tammany Parish Information Services.

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.

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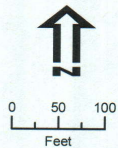
Map Number: abg2014-007 Date: 1/30/2014.



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

Streams
Streets
Major Roads

T/R Sections
CO2014-01
Covington



Covington Annexation CO2014-01

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

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Note:
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Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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Map Number: abg2014-004 Date: 1/30/2014.



MIKE COOPER
Mayor

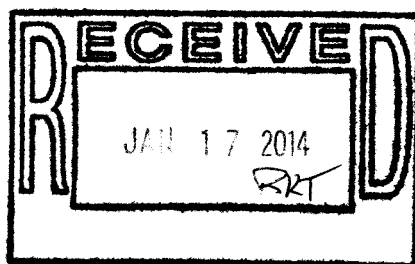
C02014-01
CITY OF COVINGTON

317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.892.1811
fax 985.898.4723
www.covla.com

January 15, 2014

CERTIFIED MAIL
7012 3050 0001 3617 5412
RETURN RECEIPT REQUESTED

Robert Thompson
Special Revenue Manager
Engineering Department
21490 Koop Drive
Mandeville, LA 70471



Re: Notice of Receipt of Annexation Petition
Property Owner –RDG Construction & Development, LLC (Paul R. Richard, Jr.)
Zoning Case No. 14-02-01ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for February 10, 2014.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

Dominique A. Elzy
Dominique A. Elzy
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager
Donald Henderson, Council Administrator
Sidney Fontenot, Planning Director
Darrell Guilott, Chief, St. Tammany Fire District #12
Bonnie D. Champagne, Council Clerk

JERRY CONER <i>Councilman, District "B"</i>	LEE S. ALEXIUS <i>Councilman-at-Large</i>	MARK WRIGHT <i>Councilman, District "C"</i>	R. S. "SAM" O'KEEFE <i>Councilman-at-Large</i>	LARRY ROLLING <i>Councilman, District "D"</i>	JOHN CALLAHAN <i>Councilman, District "A"</i>	RICK SMITH <i>Councilman, District "E"</i>
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City Council Office: 985.898.4722 • Fax: 985.898.4723 • Email: council@covla.com

The Law Office of Rachel Thyre Anderson, LLC
430 E. Gibson St.
Covington, LA 70433
(985) 377-9271
(866) 595-8350 (Fax)
rachel@rachelandersonlaw.com

Wayne M. Aufrecht, LLC
434 N. Columbia St., Suite 203
Covington, LA 70433
(985) 893-3361
(985) 893-9904 (Fax)
wayne@northshorelegalwma.com

January 3, 2014

Attn: Ms. Nahketah R. Bagby
Office of Planning and Zoning
City of Covington
P.O. Box 778
Covington, LA 70434

Re: A 4.2 Acre Parcel of Land Situated
Section 42, T-6-S, R-11-E, Section 42 T-6-S, R-11-E
City of Covington Annexation Request

Dear Ms. Bagby:

This letter shall serve as RDG Construction & Development, LLC's ("RDG") request for annexation. RDG requests the following zoning classification of the property located at 4.2 acres in Sect. 42 T-6-S, R-11-E/Sect. 42 T-7-S, R-11-E: **CR-REGIONAL COMMERCIAL**. RDG asserts that the CR classification is appropriate, as it is comparable to the previous *parish* zoning classification of this property as "HC-2" (Highway Commercial District). RDG further asserts that the CR classification is appropriate, as it is comparable to zoning classification of the neighboring business, The Chimes restaurant.

RDG notes that there is currently a billboard structure located on the property, and that pursuant to Covington Code of Ordinances, Appendix B, Section 6.114(2), the current billboard is considered a "nonconforming sign," such that while it does not comply with the regulations of a CR-classified zone, it shall be considered a legal "nonconforming use" and "shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner." Furthermore, RDG asserts that it seeks to upgrade the currently existing billboard to a digital billboard, pursuant to Covington Code of Ordinances, Appendix B, Section 6.114(3), as a "nonconforming

billboard" legally existing at the time of the passage of that ordinance, and more particularly pursuant to Section 6.114(3)(g)(6), as a "billboard exceeding 160 square feet in size located in an area involved in a future annexation into the City of Covington."

In support of the above-referenced request for annexation, RDG attaches the following materials:

1. Annexation petition;
2. An Ownership Certification Form;
3. List of names, addresses, and phone numbers of owner;
4. St. Tammany Parish Assessor's certificate of ownership;
5. St. Tammany Parish Registrar of Voters Certificate;
6. Copy of tax bills for each owner;
7. Copy of act of sale in which property was acquired;
8. 15 copies of the survey signed and sealed;
9. Written statement from St. Tammany Parish Planning Department indicating current zoning classification of the petitioned property.
10. Vicinity map;
11. March 28, 2012 Department of the Army wetlands determination.

Please also find enclosed annexation request application fee and advertising fee in the amount of \$450.00.

I appreciate your courtesies with regards to this matter and look forward to hearing from you at your earliest convenience. If you require any further information please do not hesitate to call me or Wayne Aufrecht.

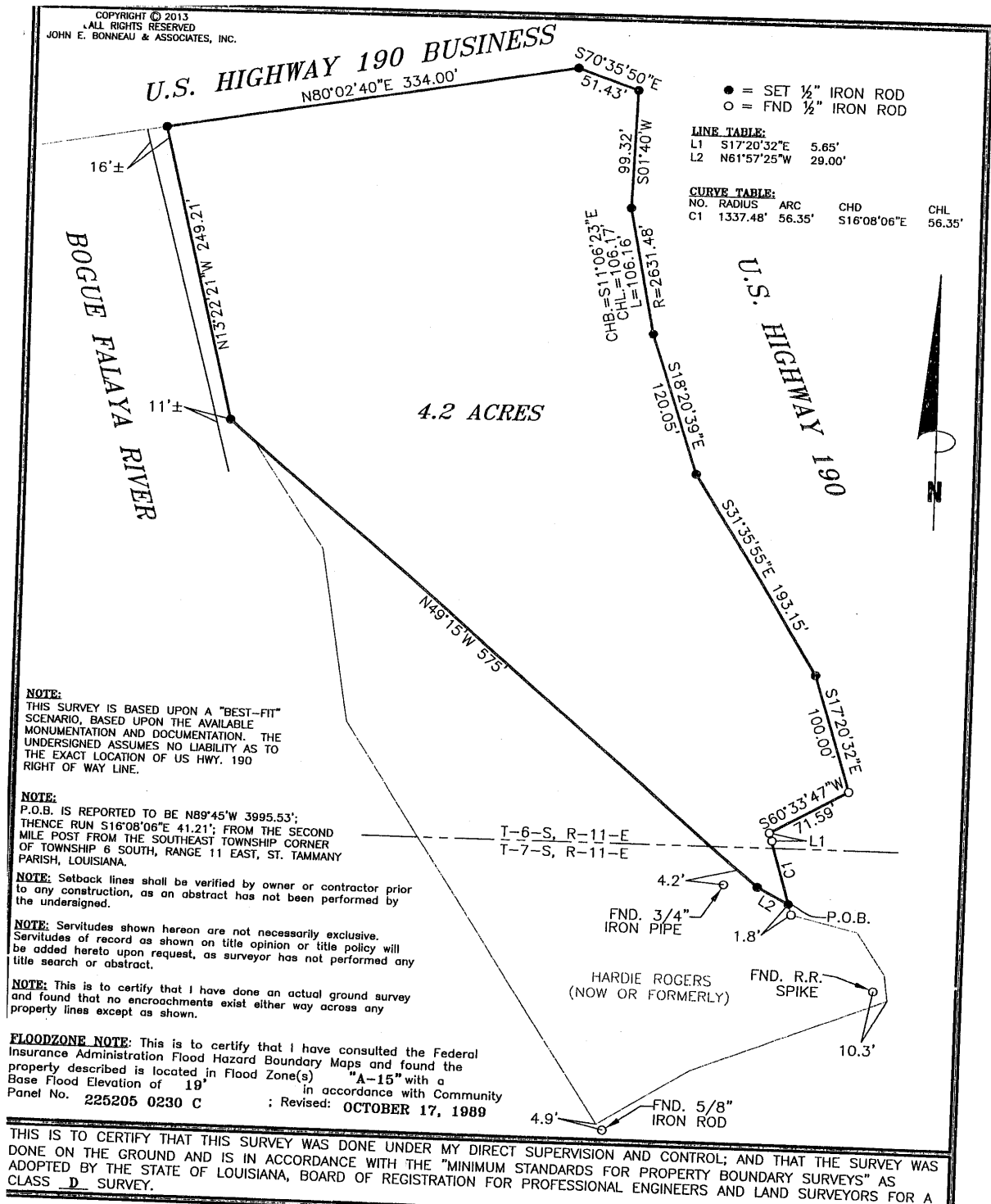
Sincerely yours,

Rachel Thyre Anderson

Attachments as indicated

CC: RDG Construction & Development, LLC

COPYRIGHT © 2013
ALL RIGHTS RESERVED
JOHN E. BONNEAU & ASSOCIATES, INC.



**SURVEY MAP OF
A 4.2 ACRE PARCEL OF LAND SITUATED**

in
Section 42, T-6-S, R-11-E
Section 42, T-7-S, R-11-E
St. Tammany Parish, Louisiana

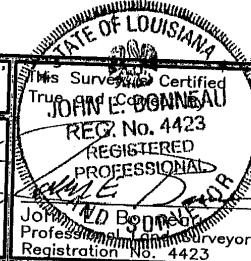
for
PAUL R. RICHARD, JR.

Survey No. 2006 1208
Date: JANUARY 10, 2006

Drawn by: JDL
Revised: 1-15-07 OFFICE; 8-19-13 AUTOCAD
Scale: 1" = 120'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net





ANNEXATION REQUEST APPLICATION

City of Covington

01-03-14A10:52 RCVD

Petition for Annexation

Name R D G Construction & Development, LLC

Mailing Address 40 Wayne M. Aufrecht, LLC 434 N. Columbia St, Ste 203
Covington, LA 70433

Address of Property Proposed for Annexation _____

4.2 acre Parcel, Sect. 42 T-6-S, R-11-E

Current Zoning of Property Proposed for Annexation Sect. 42 T-7-S, R-11-E HC-2

Current Status of Property: Check all that apply.

☒ Resident Property Owner ☐ Renter
☒ Non-Resident Property Owner ☐ Registered Voter

(Highway
Commercial
District)

Names of all registered voters in your household:

N/A

Voting Location (School Name, fire station number, etc.)

N/A

General Zoning Preference: Please indicate the zoning classification(s) requested. For example - CN- Neighborhood Commercial District. CR- Regional commercial

Proposed land use for annexation property (Check one or more):

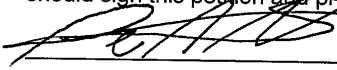
☐ Single-Family Residential ☐ Institutional
☐ Multi-Family Residential ☐ Industrial
☒ Commercial ☐ Planned District

04-01-11

ANNEXATION REQUEST APPLICATION

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

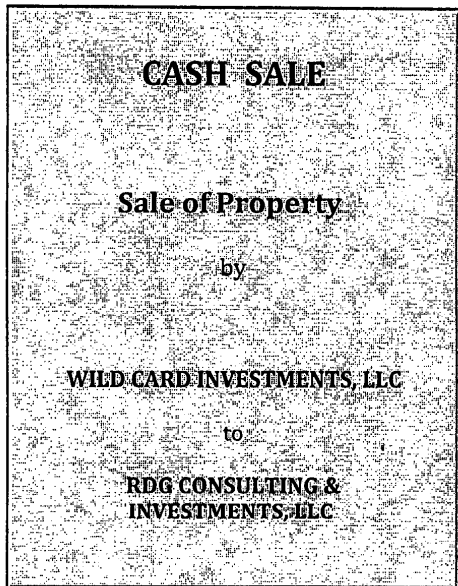
Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.



(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

01-03-14A10:52 RCVD

04-01-11



UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on the 3RD day of
APRIL, in the year of our Lord two thousand and
twelve (2012);

BEFORE ME, JUDY H. FAUST, a Notary
Public, duly commissioned and qualified in and for
the Parish of St. Tammany, State of Louisiana, and in
the presence of the witnesses hereinafter named and
undersigned:

PERSONALLY CAME AND APPEARED:

WILD CARD INVESTMENTS, LLC (TIN XX-XXX6439), a Limited Liability Company,
organized and existing pursuant to Articles of Organization filed with the Louisiana
Secretary of State on December 20, 2006, represented herein by ROYCE W. MITCHELL,
its Managing Member, who is duly authorized by a Unanimous Consent of Members
filed for record December 7, 2010, under Instrument #1794354 in the official records
of St. Tammany Parish, Louisiana.

Mailing Address: 2423 Lakeshore Drive, Mandeville, LA 70448

hereinafter referred to as "Seller", who declared that he does by these presents grant, bargain, sell,
convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full
substitution and subrogation in and to all the rights and actions of warranty which, he has or may have
against all preceding owners and vendors, unto:

RDG CONSULTING & INVESTMENTS, LLC (TIN XX-XXX97206688), a Limited
Liability Company organized and existing under the laws of the State of Louisiana,
pursuant to Articles of Organization filed with the Louisiana Secretary of State on
January 13, 2011, domiciled in the Parish of Orleans, represented hereby by PAUL
RICHARD, JR., its Sole Member, who declared that he is vested with the authority of
said Company by virtue of a Certificate of Authority, the original of which is filed
for registry with the Clerk of Court for St. Tammany Parish in conjunction with this act.

Mailing Address: 2002 General Pershing Street, New Orleans, LA 70115

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves and their
heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the
following described property, to-wit:

St. Tammany Parish 88
Instrument #: 1850525
Registry #: 2134607 sfc
04/04/2012 3:41:00 PM
MO PR Y MT UCC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Townships 6 and 7, Range 11 East, St. Tammany Parish, Louisiana, and being described as follows, to-wit:

From the second mile post from the southeast township corner of Township 6 South, Range 11 East; thence go North 89 degrees 45 minutes West 3995.53 feet to a point; thence go South 16 degrees 08 minutes 06 seconds East 41.21 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, measure North 61 degrees 57 minutes 25 seconds West 29.00 feet to an iron; thence North 49 degrees 15 minutes West 575 feet to an iron on the left descending bank of the Bogue Falaya River; thence North 13 degrees 22 minutes 21 seconds West 249.21 feet along said river bank to an iron on the southerly right-of-way of U.S. Highway 190 Business; thence go along the U.S. Highway 190 Business right-of-way and U.S. Highway 190 right of way, the following courses;

North 80 degrees 02 minutes 40 seconds East 334 feet to an iron; thence South 70 degrees 35 minutes 50 seconds East 51.43 feet to an iron; thence South 01 degrees 40 minutes West 99.32 feet to a point of curvature along an arc of 106.17 feet having a radius of 2631.48 feet and chord bearing/distance of South 11 degrees 06 minutes 23 seconds East 106.18 feet to the point of tangency; thence South 18 degrees 20 minutes 39 seconds East 120.05 feet to an iron; thence South 31 degrees 35 minutes 55 seconds East 193.15 feet to a point; thence South 17 degrees 20 minutes 32 seconds East 100.00 feet to an iron; thence South 60 degrees 33 minutes 47 seconds West 71.59 feet to an iron; thence South 17 degrees 20 minutes 32 seconds East 5.65 feet to a point of curvature along an arc of 56.35 feet having a radius of 1337.48 feet and chord bearing/distance of South 16 degrees 08 minutes 06 seconds East 56.35 feet to the Point of Beginning and containing 4.2 acres of land, more or less.

All as more fully shown on survey by John E. Bonneau & Associates, Inc., under Survey No. 2006 1208, dated January 10, 2006, revised January 16, 2007 annexed to Instrument #1600163.

Being the same property acquired by Wild Card Investments, LLC from Byrne R. Lobdell and Robin Lobdell Beeman by Cash Sale dated January 15, 2007, before Jeffrey D. Schoen, Notary Public, filed for record January 16, 2007, under Instrument 1600163, in the official records of St. Tammany Parish, Louisiana.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Restrictive covenants, leases, building restrictions, setback requirements and servitudes and any other limitations, covenants, requirements or restrictions as may be contained in the public records and/or plan of subdivision or resubdivision, but deleting any covenant, condition or restriction, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that such covenants, conditions or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.
2. Right-of-way to Cleco dated April 16, 1959 in COB 276, folio 113 in the official records of St. Tammany Parish, Louisiana.
3. Servitude to Cleco dated April 26, 1971 in COB 609, folio 98 in the official records of St. Tammany Parish, Louisiana.
4. Servitude to Cleco dated September 25, 1972 in COB 688, folio 331 in the official records of St. Tammany Parish, Louisiana.
5. Servitude to South Central Bell dated March 8, 1978 in COB 866, folio 547 in the official records of St. Tammany Parish, Louisiana.
6. Servitude to Cleco dated November 13, 1990 in COB 1444, folio 122 in the official records of St. Tammany Parish, Louisiana.
7. Lease to the Lamar Companies dated May 9, 2001 in CIN 123510 in the official records of St. Tammany Parish, Louisiana.
8. Lease to the Lamar Companies dated December 20, 2007 in CIN 1693603 in the official records of St. Tammany Parish, Louisiana.

Tom Schedler
Secretary of State

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
RDG CONSTRUCTION & DEVELOPMENT, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

RDG CONSULTING & INVESTMENTS, LLC (Changed: 7/24/2012)

Business: RDG CONSTRUCTION & DEVELOPMENT, LLC

Charter Number: 40400065K

Registration Date: 1/13/2011

State Of Origin:

Domicile Address

2002 GENERAL PERSHING ST
NEW ORLEANS, LA 70115

01-03-14A10:52 RCVD

Mailing Address

2002 GENERAL PERSHING ST
NEW ORLEANS, LA 70115

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 1/13/2011

Last Report Filed: 1/2/2013

Type: Limited Liability Company

Registered Agent(s)

Agent:	PAUL RICHARD JR
Address 1:	2002 GENERAL PERSHING ST
City, State, Zip:	NEW ORLEANS, LA 70115
Appointment Date:	1/13/2011

Officer(s)

Additional Officers: No

Officer:	PAUL RICHARD JR
Title:	Manager
Address 1:	2002 GENERAL PERSHING ST
City, State, Zip:	NEW ORLEANS, LA 70115



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

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

Louis Fitzmorris
Assessor

July 25, 2013

Assessor Certificate

**RDG CONSULTING & INVESTMENTS L
2002 GENERAL PERSHING ST
NEW ORLEANS, LA 70115**

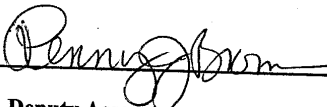
Assessment No: 107-807-4343

Is listed on the 2013 tax roll with the following described property:

4.2 ACS M/L SEC 42 6 11 INST NO 1577763 INST NO 1600163 INST NO 1850525

Total Assessed Valuation - 25,175

Assessor Louis Fitzmorris

By: 
Deputy Assessor

Covington (985) 809-8180 | Slidell (985) 646-1990 | Fax (985) 809-8190
www.stpao.org

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2013

Parcel #	107-807-4343	City Mills	0.00
Name	RDG CONSULTING & INVESTMENTS LLC	Parish Mills	132.09
		Ward	03R
C/O		Subdivision	x07
Addr	2002 GENERAL PERSHING ST	NON SUB TD 07	
City	NEW ORLEANS, LA 70115	Total Assessed Value	25,175

Prior Owner	RDG CONSULTIN & INVESTMENTS LL	Land	25,175
		Improvements	0
		Est. City	\$0.00
Phys Address	E BOSTON ST @ RIVER	Est. Parish	\$3,325.37
		Estimated Tax	\$3,325.37

	Code	Qty	Value	Description
Assmnt 1	03	4.2	25,175	SUBURBAN

		Value	Description
Spcl	40	0.00	Timberland Fire Protection Fee

----- p r o p e r t y d e s c r i p t i o n -----

4.2 ACS M/L SEC 42 6 11 INST NO 1577763 INST NO
1600163 INST NO 1850525

**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 John E. Bonneau & Associates Inc., Survey No. 2006 1208, dated January 10, 2006, revised January 16, 2007 and further identified as a certain piece or portion of ground containing 4.2 acres situated in Section 42, Townships 6 and 7 South, Range 11 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 13th day of December, 2013.

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

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

December 16, 2013

01-03-14A10:53 RCVD

To Whom It May Concern,

The object of this letter is to confirm that the property located at the southwest intersection of US Hwy 190 Business & Highway 190, Covington, (see attached survey) is zoned HC-2 (Highway Commercial District) according to the St. Tammany Parish Zoning Map.

Should you have any question, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in black ink, appearing to read "Helen Lambert".

Helen Lambert
Assistant Director

