

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4402

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.809 ACRES LAND MORE OR LESS, FROM PARISH I-2 INDUSTRIAL DISTRICT TO SLIDELL M-2 LIGHT INDUSTRIAL DISTRICT, PROPERTY IS LOCATED AT 249 STONE ROAD, MORE PARTICULARLY IDENTIFIED AS A CERTAIN PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 9, DISTRICT 14. SL2015-02

WHEREAS, the City of Slidell is contemplating annexation of 2.809 acres more or less owned by Man of Steel, Inc. represented by Perry & Angela Balli, and is located at 249 Stone Road, more particularly identified as a certain parcel of land situated in Section 34, Township 8 South, Range 14 East, St Tammany Parish, Louisiana, Ward 9, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish I-2 Industrial District to City of Slidell M-2 Light Industrial District which is not an intensification of zoning; and

WHEREAS, the property is 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 2.809 acres of land more or less, located at 249 Stone Road, more particularly identified as a certain parcel of land situated in Section 34, Township 8 South, Range 14 East, St Tammany Parish, Louisiana from Parish I-2 Industrial District to Slidell M-2 Light Industrial 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 3 DAY OF SEPTEMBER , 2015,
AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING
PRESENT AND VOTING.

RICHARD E. TANNER, 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

Re: Administrative Comment

Date: 7/1/2015

Annexation SL2015-02:

the City of Slidell is contemplating annexation of 2.809 acres more or less owned by Man of Steel, Inc. represented by Perry & Angela Balli, and is located at 249 Stone Road, more particularly identified as a certain parcel of land situated in Section 34, Township 8 South, Range 14 East, St Tammany Parish, Louisiana, Ward 9, District 14 (see attachments for complete description); Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

SL2015-02: STP Department notes:

Date	Department	Originator	Note
6/17/2015	Planning	S Fontenot	The proposal DOES NOT appear to be in compliance with the Louisiana Revised Statutes relative to annexation as it appears that the property is not contiguous to incorporated property. The property appears to be located across Stone Road from the City of Slidell. The proposed City zoning is consistent with the existing Parish Zoning District.
6/12/2015	Engineering	P Carroll	This site is located in the floodplain of the W-14 Canal. Floodplain storage must be maintained, and all other Parish drainage requirements must be followed.
6/12/2015	Public Works	J Lobrano	Private Road no Public Works issues
6/30/2015	Engineering	J Watson	Parish traffic requirements must be followed.
6/11/2015	Environmental Services	J Watson	No DES Issues
7/1/2015	Data Management	B Thompson	Active businesses are currently operating at this location



St. Tammany Parish Government

Government that Works

Annexation

City: Sidell City Case No: A15-02/ Z15-02 Staff Reference: SL2015-02

Notification Date: 6/4/2015 Dead Line: 7/8/2015 Priority: 1

Owner: Man of Steel, Inc. represented by Perry & Angela Ball Ward: 9 Council District: 14 Map

Location: 249 Stone Road, more particularly identified as a certain parcel of land containing 2.809 acres, situated in Section 34, Township 8 South, Range 14 East, St Tammany Parish, Louisiana Parish Zoning: I-2 Industrial
City Zoning: M-2 Light Industrial
Subdivision: _____

Existing Use: Developed Developed Intensification Concur w/ City
Size: 2.809 acres Population: _____ Concur: _____
STR: Sect 34, T-8-S, R-14-E Annex Status: _____ Sales Tax: _____

City Actions

Ordinance: _____ City Date: _____

Council Actions

Resolution: _____ Council Date: _____

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: RICHARD E. TANNER / PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.809 ACRES LAND MORE OR LESS, FROM PARISH I-2 INDUSTRIAL DISTRICT TO SLIDELL M-2 LIGHT INDUSTRIAL DISTRICT, PROPERTY IS LOCATED AT 249 STONE ROAD, MORE PARTICULARLY IDENTIFIED AS A CERTAIN PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 9, DISTRICT 14.

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THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Slidell annexation and rezoning of 2.809 acres of land more or less, located at 249 Stone Road, more particularly identified as a certain parcel of land situated in Section 34, Township 8 South, Range 14 East, St Tammany Parish, Louisiana from Parish I-2 Industrial District to Slidell M-2 Light Industrial 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:

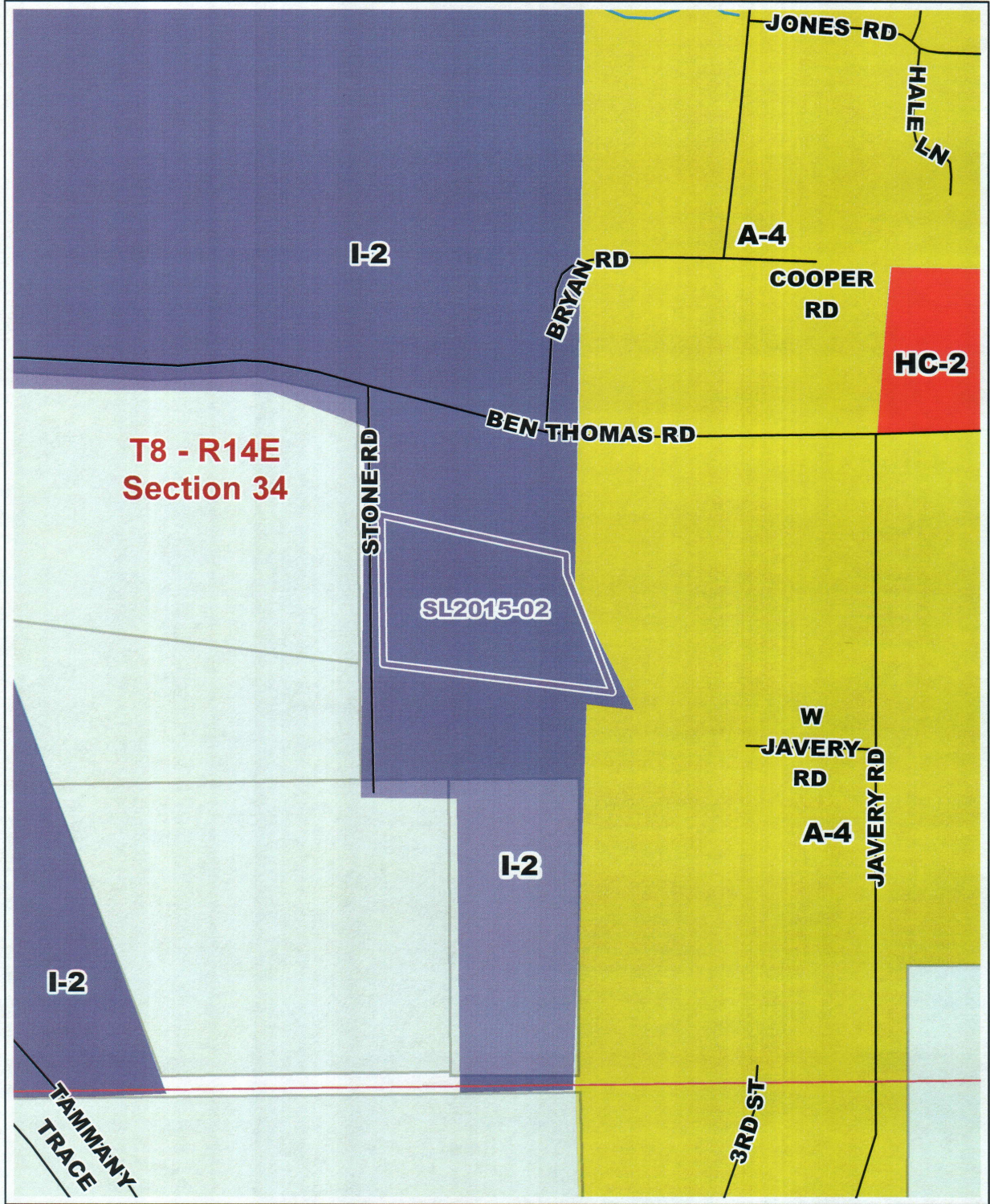
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2015, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

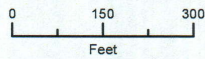
THERESA FORD, CLERK OF COUNCIL (SL2015-02)



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

Streams
Streets
Major Roads

T/R Sections
Slidell
SL2015-02



Slidell Annexation SL2015-02

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

Map Number: 2015abg-080 Date: 06/09/2015.
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All rights Reserved.

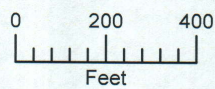


**Slidell Annexation
SL2015-02**



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

- Streams
- Streets
- Major Roads
- T/R Sections
- Slidell
- SL2015-02

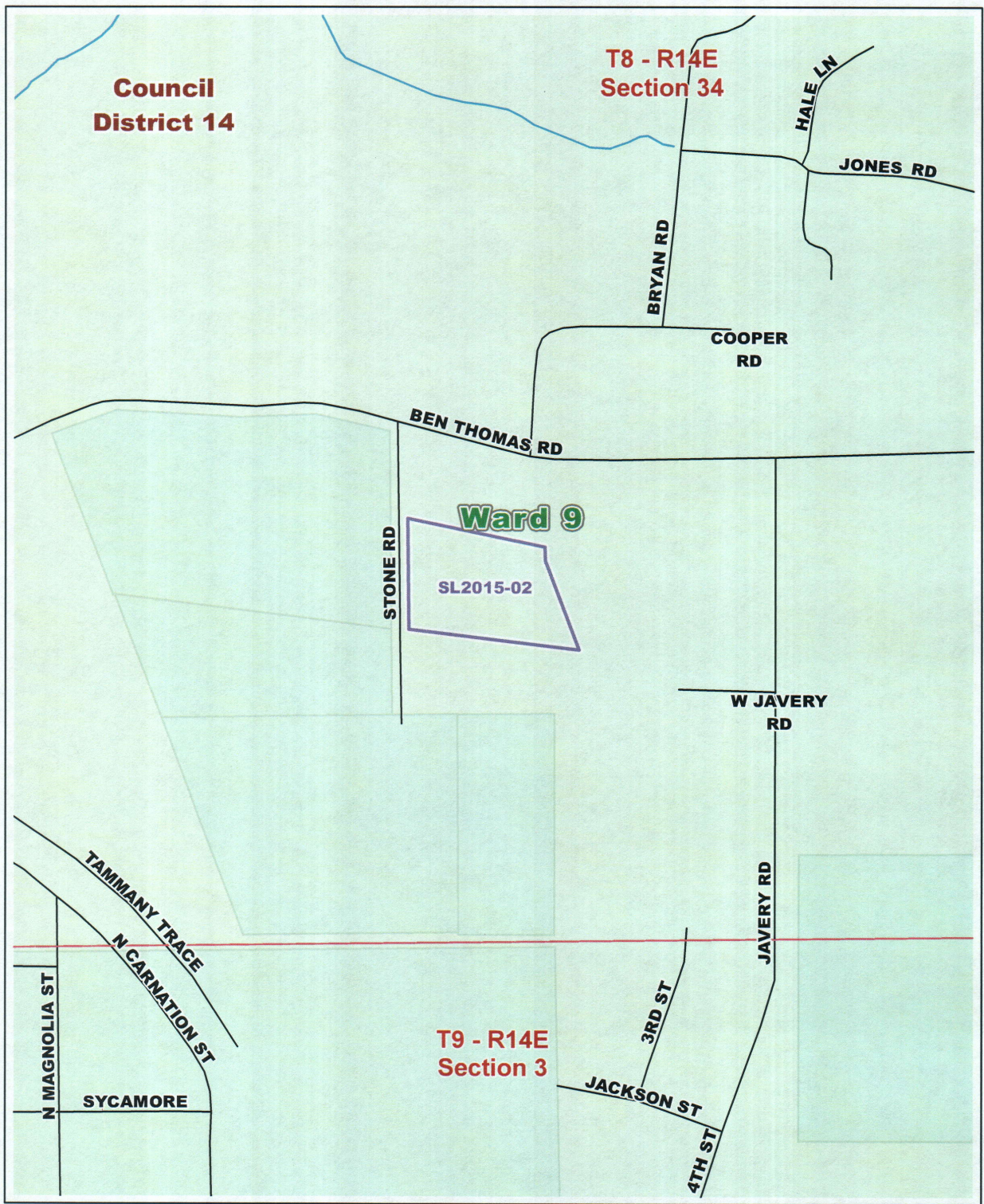


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Map Number: 2015abg-078 Date: 06/09/2015.



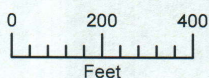
**Slidell Annexation
SL2015-02**



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

Legend

- Streams
- Major Roads
- Streets
- T/R Sections
- Council Districts
- Wards
- Slidell
- SL2015-02



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Map Number: 2015abg-079 Date: 06/09/2015.

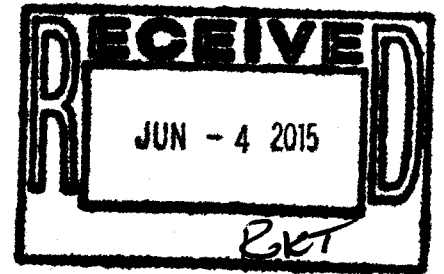
SL2015-02



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



FREDDY DRENNAN
Mayor

TARA INGRAM-HUNTER
Director

June 3, 2015

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.: 7015 0640 0003 9435 7530

RE: **ANNEXATION (A15-02) and ZONING (Z15-02):** A request by Man of Steel, Inc., represented by Perry M. Balli and Angela Campagna Balli, to annex property located at 249 Stone Road, more particularly identified as a Certain Parcel of land containing 2.809 acres, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, into the City of Slidell corporate limits and zone the property from St. Tammany Parish Zoning District I-2 (Industrial) to City of Slidell Zoning District M-2 (Light Industrial).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduced the above request on June 15, 2015 to consider a Petition for Annexation by Man of Steel, Inc., represented by Perry M. Balli and Angela Campagna Balli, to annex property located at 249 Stone Road. The public hearing for this request will be held on Monday, July 20, 2015 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: Man of Steel, Owner (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba

CITY OF SLIDELL
PETITION FOR ANNEXATION

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

DATE: 5/12/15

- 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 0 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.
MAN OF STEEL	PO BOX 1548, SLIDELL 70459	504 319-3029
PERRY BALLI	2273 SUNSET BLVD SLIDELL LA 70461	504 319-3029
Angela BALLI	2273 SUNSET BLVD, SLIDELL LA 70461	504 236 4691

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:

Perry M. Belli 5/11/15
Signature Date

Angela Campana Belli 5/11/15
Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 11 day of May, 2015.

Roberta M Price
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: 5/12/15

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:

249 STONE ROAD
SLIDELL, LA 70460

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

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: 2.809 ACRES

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

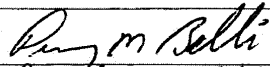
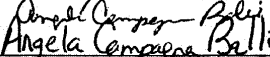
CITY UTILITIES

- 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: IR TO: M2
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	PERRY BALLI	2273 SUNSET BLVD	504-319-3029	50%
	Angela Compagno Balli	2273 SUNSET BLVD	504-236-4691	50%

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 12th day of May, 20 15.

Roberta M Price
NOTARY PUBLIC

Roberta M Price, Notary No. 83748 Page 2
My Commission is for Life



**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:

2014 Tax Roll - Assessment Number 128-063-1116

OWNERS: Mr. Ralph M. Onstad
788 Bocage Ln.
Mandeville, LA 70471

PROPERTY DESCRIPTION: **2014 TAX ROLL**

2.81 ACS M/L SEC 34 8 14 CB 915 201 INST NO 932926 INST NO 982556
INST NO 1028304

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

2014 VALUATION:	Land	-	7,469
	Improvements	-	<u>29,241</u>
	TOTAL ASSESSED VALUATION		36,710

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

Covington, Louisiana this the 5th day of May, 2015.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Physical address: 249 Stone Rd.



**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 Ralph M. Onstad as owner for the tax year 2014 and whose address is 788 Bocage Ln, Mandeville, LA 70471, 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

2014 Tax Roll Assessment: Assessment Number: 128-063-1116

2.81 ACS M/L SEC 34 8 14 CB 915 201 INST NO 932926 INST NO
982556 INST NO 1027304

- I. The total assessed value of all property within the above described area is \$ 36,710.
- 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 \$ 36,710.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2014 ASSESSED VALUATION : \$ 36,710

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 12th day of May, 2015.

Physical address: 249 Stone Rd.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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

NOTE: This HISTORICAL Data is For TAX YEAR: 2014

Parcel #	128-063-1116	City Mills	0.00
Name	ONSTAD, RALPH M	Parish Mills	156.62
C/O		Ward	09R
Addr	788 BOCAGE LN	Subdivision	CBENTHS
City	MANDENVILLE, LA 70471	COMMERCIAL BEN THOMAS RD	
		--COMMERCIAL--1	
		Total Assessed Value	36,710

Prior Owner	CORALES, FREDERICK J JR ETAL	Land	7,469
		Improvements	29,241
		Est. City	\$0.00
		Est. Parish	\$5,788.52
Phys Address	249 STONE RD	Estimated Tax	\$5,788.52

Code	Qty	Value	Description
Assmnt 1	03	2.8	7,469 SUBURBAN

Code	Qty	Value	Description
Spcl 106		39.00	Fire Dist. 1 Parcel Fee

----- p r o p e r t y d e s c r i p t i o n -----
2.81 ACS M/L SEC 34 8 14 CB 915 201 INST NO 932926
INST NO 982556 INST NO 1027304

**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 Albert A. Lovell & Associates, Inc., Survey No. 102495 dated November 20, 1996 and further identified as a certain piece or portion of ground containing 2.81 acres, situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District near the City of Slidell 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 15th day of May, 2015.

A handwritten signature in cursive script, 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 70461 • 985-646-4125
FAX NUMBER 985-809-5508

**CASH SALE
STATE OF LOUISIANA**

On the 11th day of May, 2015, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

RALPH M. ONSTAD, a person of the full age of majority and resident of the Parish of St. Tammany, State of Louisiana, who declared, under oath, unto me, Notary, that he has been married but twice; first unto Florence O'Connor, whom from he was divorced; second unto Frances Alfrod, from whom he was divorced and has not since remarried.

Mailing address: 788 Bocage Lane, Mandeville, LA 70471

Hereinafter referred to as "Seller", who declared that for the price and sum of Two Hundred Ninety Thousand and 00/100 (\$290,000.00) cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions to warranty SELLER may have, unto:

MAN OF STEEL, INC, a corporation duly formed under the laws of the State of Louisiana, authorized to do and doing business in the State of Louisiana, represented herein by Perry M. Balli and Angela Campagna Balli, by virtue of a Resolution of its Board of Directors, an original of which is annexed hereto and made a part hereof;

Mailing address: 249 Stone Road, Slidell, LA 70460

Herein called BUYER, resident(s) of and domiciled in the State of Louisiana, here present and accepting, purchasing for themselves, their heirs and assigns, and following described property, the possession and delivery of which BUYER acknowledges:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District, near the City of Slidell, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the quarter corner common to Section 34, Township 8 South, Range 14 East, and Section 3, Township 9 South, Range 14 East, go North 00 degrees 28 minutes 13 seconds East 799.83 feet to the point of beginning;

Thence go North 82 degrees 17 minutes 30 seconds west 398.76 feet (Title - N 82 degrees 17' 30" W 398.76 feet) to a point on Stone Road right of way; thence along said right of way go North 00 degrees 11 minutes 14 seconds East (Title - N 00 degrees 09' 10" e) 310.96 feet to a point; thence go South 77 degrees 12 minutes 42 seconds East 3898.36 feet (Title - S 77 degrees 12' 36" E 3898.39 feet) to a point; thence go South 00 degrees 19 minutes 31 seconds West 39.09 feet (Title - S 00

All in accordance with survey, Job No. 102495, by Albert A. Lovell & Associates, Inc. dated November 20, 1996, a copy of which is attached to an Act of Cash Sale Instrument # 1027304, Parish of St. Tammany, Louisiana.

FOR INFORMATIONAL PURPOSES ONLY:

MUNICIPAL NO: 249 Stone Road, Slidell, LA

Being the same property acquired by Ralph M. Onstad by Cash Sale dated December 12, 1996 and recorded in Instrument # 1027304, St. Tammany Parish, Louisiana.

THIS SALE IS SUBJECT TO THE FOLLOWING:

1. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.
2. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on plan of subdivision.

NOTE: Purchasers or Purchaser's representatives have been offered or provided, prior to the execution of this act of sale and transfer, the opportunity to fully inspect and examine any and all buildings and all things contained therein which comprise the premises being sold and transferred. The Purchasers know and are satisfied with the physical condition of the premises in all respects, including but not limited to the structural condition of the building(s), the condition of all things contained in said building(s), and any past or present visible or hidden wood destroying insect or organism infestation and resultant damage there from, and that same is acceptable to Purchasers "AS IS" and Purchasers affirm and agree that no representation, statements or warranties have at any time been made by Seller, or Seller's Agents, as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises.

Seller and Purchaser hereby acknowledges and recognizes that this sale is in "AS IS" condition, and accordingly, hereby relieves and releases seller and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code of Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Purchaser acknowledges he understands that Louisiana redhibition law enables him to hold seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that he is waiving that right.

Initials RMO PMB ACB

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby

All agreements and stipulations herein, and all of the obligations herein assumed shall inure to the benefit of the Buyer and be binding upon their heirs, successors and assigns of the respective parties and the BUYER, his heirs, and assigns shall have and hold the described property in full ownership forever.

DONE AND PASSED by the parties on the hereinabove stated date and in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary.

WITNESSES:

Victor
Victor
Deborah Benoit
Deborah Benoit

Ralph M. Onstad
RALPH M. ONSTAD

MAN OF STEEL, INC.

BY: *Perry M. Balli*
PERRY M. BALLI,
DIRECTOR/AGENT

MAN OF STEEL, INC.

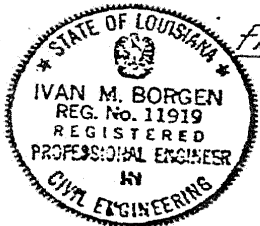
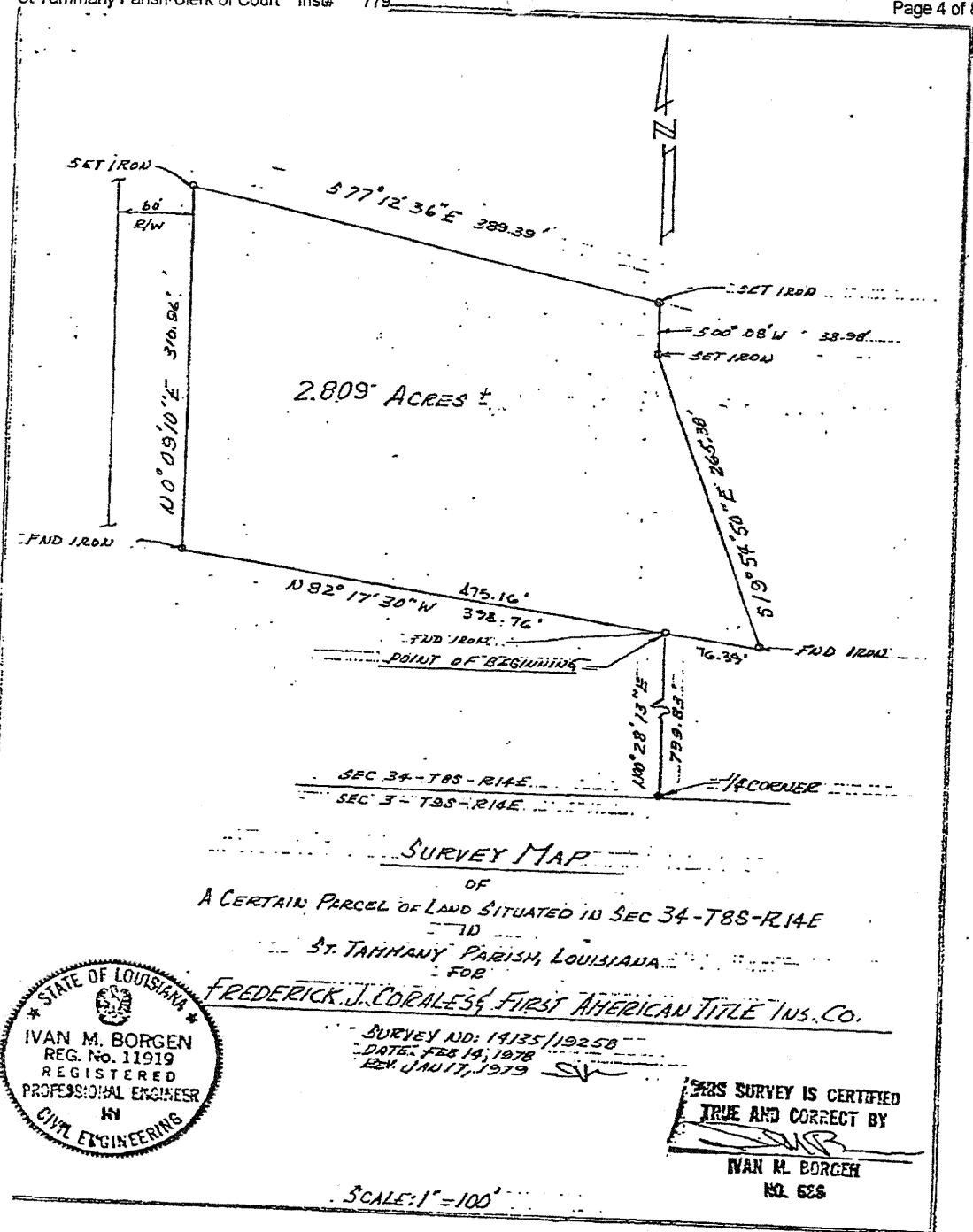
BY: *Angela Campagna Balli*
ANGELA CAMPAGNA BALLI,
DIRECTOR/AGENT

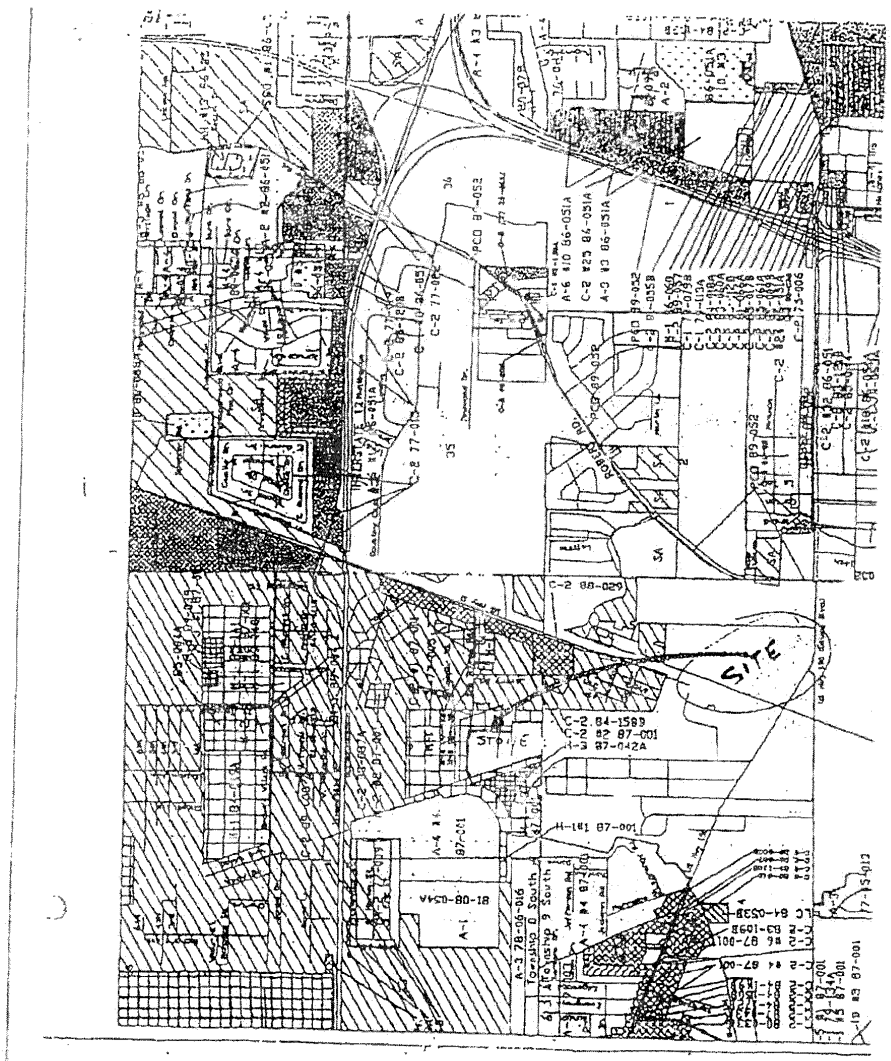
Brian L. Glorioso
NOTARY PUBLIC, STATE OF LOUISIANA

Patriot Title, LLC
245 Pontchartrain Drive
Slidell, LA 70458
Producer Lic. #326492
First American Title Ins. Co. of Louisiana, Inc.

Title Opinion provided by
Raymond Brinson, Bar Roll #27187

BRIAN L. GLORIOSO #27226
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE





Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> stone rd FROM 249 TO 249 ALL

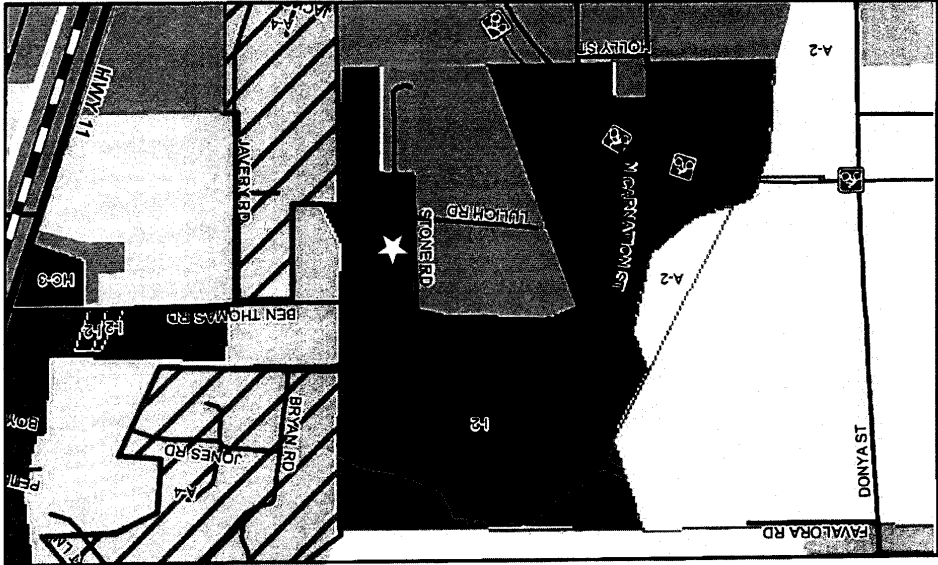
City	Zip	Street	Apt	Ward	Prc	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	-----	----	----	----	----	--------	---	------	-------	------

Report Count: 0

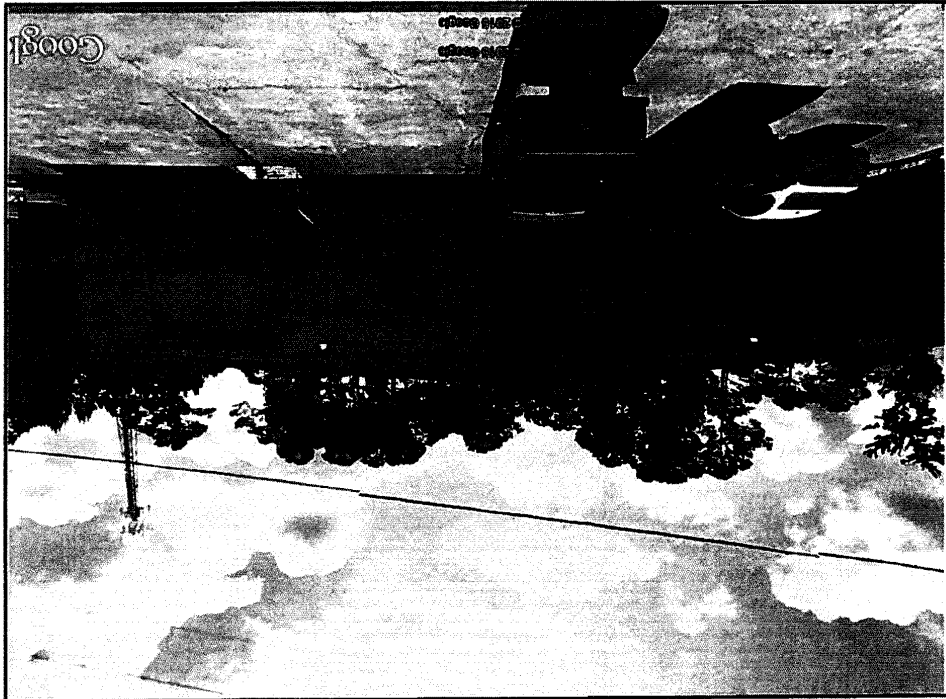
249 Stone Road, Sidel
City of Sidel Adjacent Zoning District M-2 (Light Industrial)

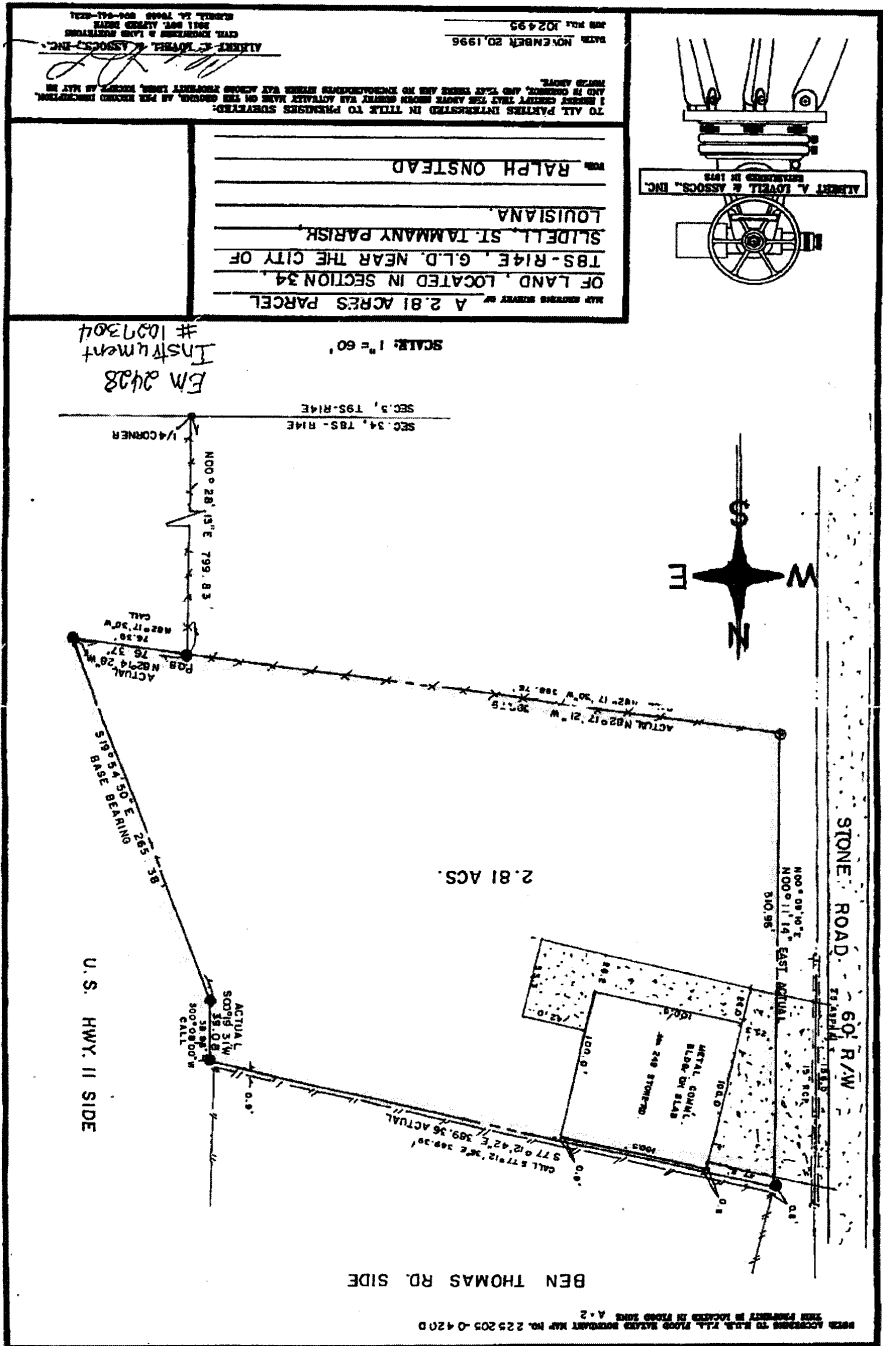


249 Stone Road, Sidel
St. Tammany Parish Zoning District I-2 (Industrial)

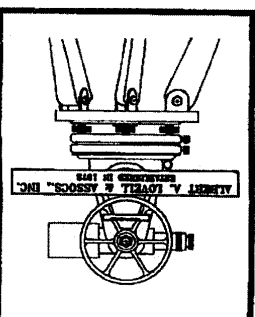


Previous use - Inferno Associates, Inc.
Commercial & Industrial Supply Co., Inc.





MAP SHOWS BEARING OF
 OF LAND, LOCATED IN SECTION 34,
 T8S-R14E, G.L.D. NEAR THE CITY OF
 LOUISIANA,
 FOR RALPH ONSTEAD

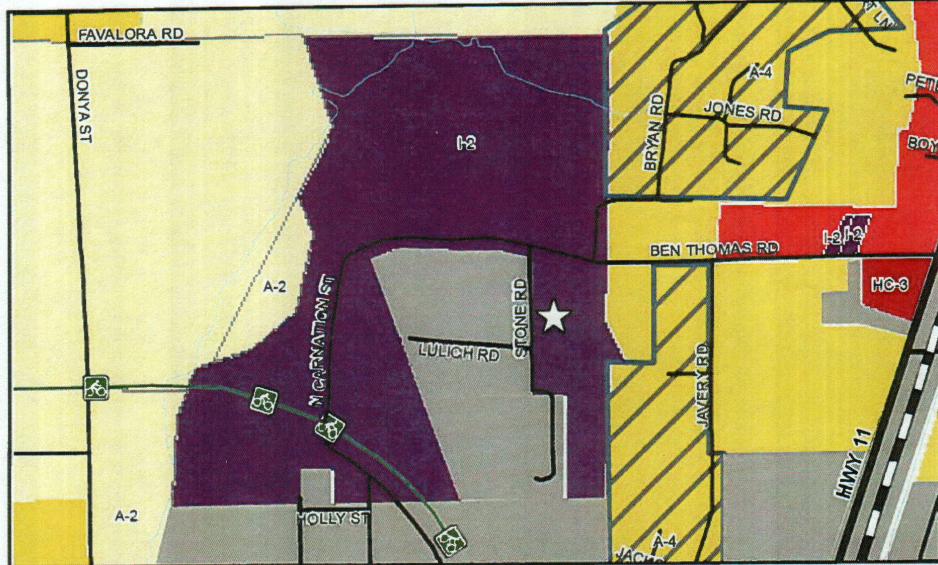


TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SHOWN
 HEREON, I HEREBY CERTIFY THAT THE ABOVE BEARINGS AND DISTANCES
 AND THE CORNERS, AND THAT THERE ARE NO ENCUMBRANCES
 HEREON UNLESS OTHERWISE SHOWN BY THIS SURVEY, AND THAT
 THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.
 ALBERT A. LOVELL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2011 WEST 11TH STREET
 SUITE 100
 NEW ORLEANS, LA 70119-3442-2011

DATE NOVEMBER 20, 1998
 MAP NO. 102493

SCALE: 1" = 60'
 SEC. 34, T8S-R14E
 1/4 CORNER
 N00°28'15"E 799.83'
 ACTUAL
 2.81 ACS.
 BEN THOMAS RD. SIDE
 U. S. HWY. II SIDE
 STONE ROAD - 60' R/W
 EAST ACTUAL
 N00°01'14"E 310.95'
 ACTUAL N00°17'30"E 388.75'
 S77°02'52"E 389.36 ACTUAL
 S18°53'53"E 512.83 ACTUAL
 ACTUAL
 S07°53'10"E 310.95'
 ACTUAL
 300' 0" 0" 0"
 CALL

FROM RECORDS TO B.L.H. 214, P.L.O.S. 225 205-0-4200
 THIS PARCEL IS LOCATED IN P.L.O.S. 225 A-2



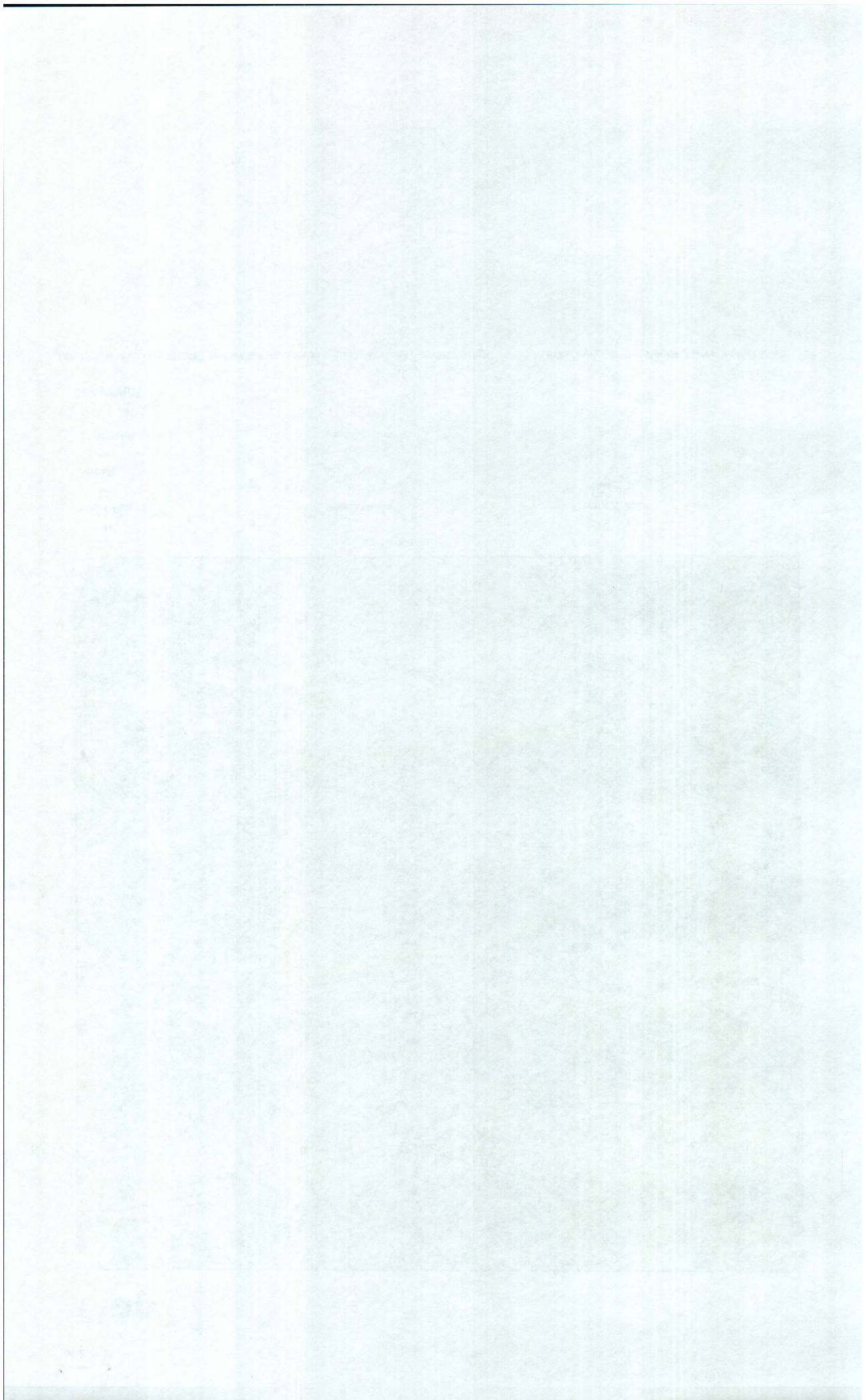
249 Stone Road, Slidell
St. Tammany Parish Zoning District I-2 (Industrial)



249 Stone Road, Slidell
City of Slidell Adjacent Zoning District M-2 (Light Industrial)



Previous use – Inferno Associates, Inc.
Commercial & Industrial Supply Co., Inc.



Map



- | | | |
|------------------|----------------|----------------|
| Address | Township/Range | Cities |
| Major Roads | Subdivisions | Precincts 2014 |
| Streets | SD Parcels | |
| Streams & Rivers | Land Parcels | |

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