

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3586

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR MARTY DEAN

PROVIDED BY ATTORNEY A. WAYNE BURAS

INTRODUCED BY _____

SECONDED BY _____

ON THE ____ DAY OF _____ 2007

ORDINANCE TO AMEND THE PARISH CODE OF ORDINANCES, CHAPTER 18, ARTICLE VII, SPECIFICALLY SECTION 18-086, TO AMEND THE BOUNDARIES OF THE COLONIAL PINNACLE COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Community Development District Act, Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950 as amended (La. R.S. 33:9039.11, *et seq.*) (the "Act") authorizes the Parish Council of the Parish of St. Tammany, State of Louisiana, acting as the governing authority of the parish, to create and amend community development districts within the boundaries of the Parish of St. Tammany; and

WHEREAS, the Colonial Pinnacle Community Development District and Colonial Properties Trust have filed a Petition pursuant to the Act and a public hearing duly advertised had, the Parish Council now desires to amend the district boundaries of the Colonial Pinnacle Community Development District to conform to the description set forth in the Petition filed for amendment of the District Boundaries.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS to amend the Parish Code of Ordinances, Chapter 18, Article VII, Section 18-086, as to the boundaries of the Colonial Pinnacle Community Development District as originally set forth in Ordinance Council Series No. 07-1508, duly adopted by this council at a regular meeting of the parish council held on the 1st day of February 2007.

SECTION 1. By virtue of the authority conferred by the Act, and other constitutional and statutory authority, the Colonial Pinnacle Community Development District boundaries are hereby amended to conform to the legal description and boundaries set forth on **Exhibits A & B** attached hereto and made a part hereof.

SECTION 2. The remaining provisions of the Ordinance creating the Colonial Pinnacle Community Development District shall remain the same.

SECTION 3. All ordinances in conflict herewith are hereby repealed.

SECTION 4. If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION 5. This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

1. The purpose of this survey is to show the location and boundaries of the parcels described in the Schedule B of this Survey Map, and to show the location and boundaries of the easements and other interests in the parcels described in the Schedule B of this Survey Map.

2. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

3. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

4. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

5. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

6. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

7. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

8. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

9. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

10. The survey was conducted in accordance with the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907, and the provisions of the Louisiana Surveying Act, Act No. 151 of the Acts of 1907.

LEGAL DESCRIPTION TRACT "A"

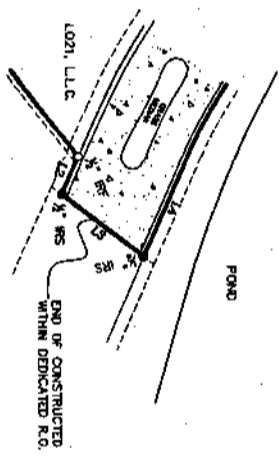
Tract "A" is a parcel of land, more or less, situated in Section 47, T7S-R11E St., Tammany Parish, Louisiana, containing approximately 2.25 acres, more or less, and is bounded as follows: on the north by the right-of-way of the Louisiana Highway 101, on the east by the right-of-way of the Louisiana Highway 101, on the south by the right-of-way of the Louisiana Highway 101, and on the west by the right-of-way of the Louisiana Highway 101.

LEGAL DESCRIPTION TRACT "B"

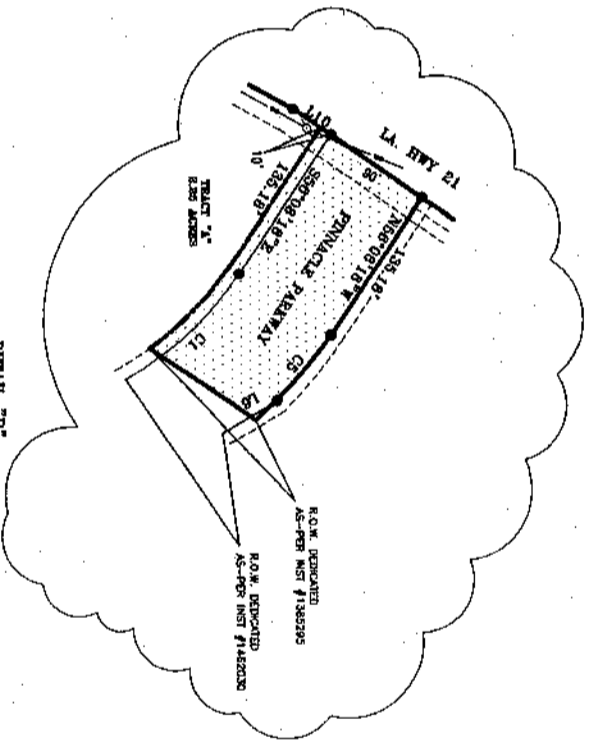
Tract "B" is a parcel of land, more or less, situated in Section 47, T7S-R11E St., Tammany Parish, Louisiana, containing approximately 137.41 acres, more or less, and is bounded as follows: on the north by the right-of-way of the Louisiana Highway 101, on the east by the right-of-way of the Louisiana Highway 101, on the south by the right-of-way of the Louisiana Highway 101, and on the west by the right-of-way of the Louisiana Highway 101.

LEGAL DESCRIPTION TRACT "B"

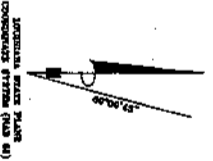
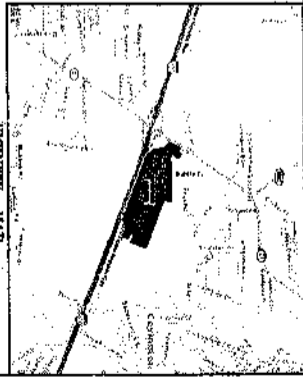
Tract "B" is a parcel of land, more or less, situated in Section 47, T7S-R11E St., Tammany Parish, Louisiana, containing approximately 137.41 acres, more or less, and is bounded as follows: on the north by the right-of-way of the Louisiana Highway 101, on the east by the right-of-way of the Louisiana Highway 101, on the south by the right-of-way of the Louisiana Highway 101, and on the west by the right-of-way of the Louisiana Highway 101.



DETAIL "A"
SCALE: N.T.S.



DETAIL "B"
SCALE: N.T.S.



SUPERVISOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original Survey Map as the same appears on the files of the Surveyor General of Louisiana, and that the same is a true and correct copy of the original Survey Map as the same appears on the files of the Surveyor General of Louisiana.

04/19/07

STAKEHOLDER'S INFORMATION

04/19/07

Professional Land Surveyors - Partners - Consultants

JOHN E. BONNEAU & ASSOCIATES, INC.

Survey for:	WAINER BROTHERS, FLOWERS, Inc., ADVANCE MORTGAGE COMPANY, Inc., QUALITY PROPERTIES, Inc., ALL STATE FINANCIAL COMPANY, HAROLD WAINER AND REGENT LANDS, Inc.
Prepare:	SURVEY MAP TRACT "A" (2.25 ACRE PARCEL), & TRACT "B" (137.41 ACRE PARCEL), LOCATED IN SECTION 47, T7S-R11E ST. TAMMANY PARISH, LOUISIANA.
DATE	04/19/07
SCALE	1" = 150'
PROJECT #	2008 477
CHECKED	JEB
DATE	
REVISION	
DATE	
BY	JEB
DATE	04/19/07
SCALE	1" = 150'
PROJECT #	2008 477

EXHIBIT B**TRACT "A"**

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21 ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21 AND RUNNING ALONG SAID SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY SOUTH 56 DEGREES 08 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 135.18 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 129.81 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 77.97 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 440.00 FEET AND AN ARC LENGTH OF 88.65 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 51 DEGREES 51 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 221.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 48 DEGREES 43 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 326.61 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2.25 ACRES OR 98,068.70 SQ. FT. MORE OR LESS.

TRACT "B"

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 127.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY AND RUNNING ALONG SAID SOUTH RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21 NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 131.04 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 58 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 31.42 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 55 DEGREES 34 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 200.00

FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 50 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 200.16 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 03 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 133.27 FEET TO A POINT; THENCE RUN SOUTH 34 DEGREES 02 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 393.82 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET AND AN ARC LENGTH OF 37.83 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.41 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 675.48 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 446.91 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 221.43 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 15 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 361.74 FEET TO A POINT; THENCE RUN SOUTH 30 DEGREES 33 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 177.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY INTERSTATE 12;

THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING:

NORTH 68 DEGREES 55 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 214.25 FEET TO A POINT; SOUTH 67 DEGREES 31 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 415.14 FEET TO A POINT; NORTH 68 DEGREES 56 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 2148.28 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 23,068.31 FEET AND AN ARC LENGTH OF 252.24 FEET TO A POINT; NORTH 64 DEGREES 20 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 101.17 FEET TO A POINT; NORTH 69 DEGREES 53 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 704.32 FEET TO A POINT; NORTH 55 DEGREES 10 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 315.57 FEET TO A POINT; NORTH 36 DEGREES 18 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 272.27 FEET TO A POINT; NORTH 10 DEGREES 45 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 298.56 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 401.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 65 DEGREES 54 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 33.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 37 DEGREES 47 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 82.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY;

THENCE RUN ALONG SAID RIGHT-OF-WAY THE FOLLOWING:

NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET AND AN ARC LENGTH OF 228.33 FEET TO A POINT; NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 77.97 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET AND AN ARC LENGTH OF 48.58 FEET TO A POINT; NORTH 29 DEGREES 52 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 50.74 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); ALONG SAID CURVE WITH A RADIUS OF 370.00 FEET WITH AN ARC LENGTH OF 71.14 FEET, A CHORD BEARING OF NORTH 50 DEGREES 37 MINUTES 49 SECONDS WEST AND A CHORD LENGTH OF 71.03 FEET TO A POINT; NORTH 56 DEGREES 08 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 135.18 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 137.41 ACRES OR 5,985,593.63 SQ. FT. MORE OR LESS.

ORDINANCE CALENDAR NO. 3586

ORDINANCE COUNCIL SERIES NO. 07-

PAGE 2 OF 2

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE _____ DAY OF _____ 2007; AND BECOMES
ORDINANCE PARISH COUNCIL SERIES NO. 07-

BARRY D. BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published introduction May 31, 2007
Published adoption _____, 2007

Delivered to Parish President _____, 2007 @ _____
Returned to Council Clerk _____, 2007 @ _____

**COLONIAL PINNACLE COMMUNITY DEVELOPMENT DISTRICT
AMENDMENT TO THE BOUNDARIES OF THE DISTRICT**

PETITION

Petitioner, Colonial Pinnacle Community Development District, through its duly authorized chairman, and Colonial Properties Trust, hereby petitions the St. Tammany Parish Council, pursuant to the "Community Development District Act", Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), specifically this Petition is made pursuant to La. R.S. 33:3039. ___ of the Act, to amend the boundaries of the Colonial Pinnacle Community Development District as set forth in the Ordinance creating said district, Ordinance Calendar No. 3480, Ordinance Calendar Series No. 07-1508 ("District Ordinance"), which is an ordinance to amend the parish code of ordinances, Chapter 18, Article 7, to create a Community Development District, and specifically Section 18-086, Colonial Pinnacle Community Development District, which ordinance was declared adopted at the regular meeting of the parish council on the 1st day of February, 2007, and became Ordinance Parish Council Series No. 07-1508.

In support of the Petition, the Colonial Pinnacle Community Development District states:

1. The Colonial Pinnacle Community Development District presently consists of 169.436 Acres of land as set forth in the District Ordinance. The requested amendment of the district boundaries shall be made in accordance with La. R.S. 33:9039.34 and in compliance with the provisions of La. R.S. 33:9039.14 setting forth the rules and procedures for the establishment of the District.

2. The original Petitioner to create the District, Colonial Properties Trust, herein represented by Richard B. Yielding, with the consent of the current landowners, Wainer Brothers, Allstate Financial Company, Advance Mortgage Company, LLC, Quality Properties, Inc., and Regent Lands, Inc., join in or consent to the request for amendment of the district boundaries.

3. The revised, substituted and amended Exhibit "A" (Site Plan) and Exhibit "B" (Legal Description) are attached hereto. A Supplemental Exhibit "C" setting forth the consent of the current property owners is attached as Exhibit "C".
4. We further attach a resolution of the Board of Supervisors of the Colonial Pinnacle Community Development District adopted at a meeting duly held in accordance with the law on the 7th day of May, 2007 at 11:00 AM at the office of Jones Fussell, L.L.P., 1001 Service Road East, Highway 190, Covington, LA 70433, is attached hereto as Exhibit "D".

Wherefore, Petitioner respectfully requests that the Parish Council of St. Tammany Parish, Louisiana:

- (1) Hold a public hearing as required by La. R.S. 33:9039.14 (B) to consider the Amendment to the boundaries of the Colonial Pinnacle Community Development District; and
- (2) Adopt an ordinance pursuant to the Act, granting this Petition and amending the boundaries of the Colonial Pinnacle Community Development District in accordance with Exhibit "A" and Exhibit "B" attached hereto.

Respectfully submitted this 17 day of May, 2007.

Colonial Pinnacle Community
Development District

Colonial Properties Trust

By: _____

Randall C. Meyer

By: _____

Richard B. Yielding, SVP Retail

Exhibits A, B, C, D attached and made a part hereof.

**COLONIAL PINNACLE COMMUNITY DEVELOPMENT DISTRICT
AMENDMENT TO THE BOUNDARIES OF THE DISTRICT**

EXHIBIT B

LEGAL DESCRIPTION

TRACT "A"

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21 ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21 AND RUNNING ALONG SAID SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY SOUTH 56 DEGREES 08 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 135.18 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 129.81 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 77.97 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 440.00 FEET AND AN ARC LENGTH OF 88.65 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 51 DEGREES 51 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 221.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 48 DEGREES 43 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 326.61 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2.25 ACRES OR 98,068.70 SQ. FT. MORE OR LESS.

TRACT "B"

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 127.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY AND RUNNING ALONG SAID SOUTH RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21 NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 131.04 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 58 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 31.42 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 55 DEGREES 34 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 50 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 200.16 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 03 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 133.27 FEET TO A POINT; THENCE RUN SOUTH 34 DEGREES 02 MINUTES 02 SECONDS WEST FOR A

DISTANCE OF 393.82 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET AND AN ARC LENGTH OF 37.83 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.41 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 675.48 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 446.91 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 221.43 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 15 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 361.74 FEET TO A POINT; THENCE RUN SOUTH 30 DEGREES 33 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 177.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY INTERSTATE 12;

THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING:

NORTH 68 DEGREES 55 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 214.25 FEET TO A POINT; SOUTH 67 DEGREES 31 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 415.14 FEET TO A POINT; NORTH 68 DEGREES 56 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 2148.28 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 23,068.31 FEET AND AN ARC LENGTH OF 252.24 FEET TO A POINT; NORTH 64 DEGREES 20 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 101.17 FEET TO A POINT; NORTH 69 DEGREES 53 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 704.32 FEET TO A POINT; NORTH 55 DEGREES 10 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 315.57 FEET TO A POINT; NORTH 36 DEGREES 18 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 272.27 FEET TO A POINT; NORTH 10

DEGREES 45 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 298.56 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 401.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 65 DEGREES 54 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 33.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 37 DEGREES 47 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 82.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY;

THENCE RUN ALONG SAID RIGHT-OF-WAY THE FOLLOWING:

NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET AND AN ARC LENGTH OF 228.33 FEET TO A POINT; NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 77.97 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET AND AN ARC LENGTH OF 48.58 FEET TO A POINT; NORTH 29 DEGREES 52 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 50.74 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); ALONG SAID CURVE WITH A RADIUS OF 370.00 FEET WITH AN ARC LENGTH OF 71.14 FEET, A CHORD BEARING OF NORTH 50 DEGREES 37 MINUTES 49 SECONDS WEST AND A CHORD LENGTH OF 71.03 FEET TO A POINT; NORTH 56 DEGREES 08 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 135.18 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 137.41 ACRES OR 5,985,593.63 SQ. FT. MORE OR LESS.

**COLONIAL PINNACLE COMMUNITY DEVELOPMENT DISTRICT
AMENDMENT TO THE BOUNDARIES OF THE DISTRICT**

EXHIBIT C


WE, THE UNDERSIGNED, represent one hundred percent (100%) of the owners of the immovable property described in Exhibit B, which was submitted to the jurisdiction of the proposed Colonial Pinnacle Community Development District, pursuant to a Petition by the Colonial Properties Trust. The undersigned, as the owners of one hundred percent of the immovable property included within the district, do hereby consent to the amendment of the boundaries in accordance with the Petition of Colonial Properties Trust and the Board of Supervisors of the Colonial Pinnacle Community Development District.


WAINER BROTHERS

By: 
BRUCE WAINER

By: 
HAROLD WAINER, Partner

**ALLSTATE FINANCIAL
COMPANY**

By: 
BRUCE WAINER, Partner

By: 
HAROLD WAINER, Partner

**ADVANCE MORTGAGE
COMPANY, L.L.C.**

By: 
BRUCE WAINER, a Manager

By: 
HAROLD WAINER, a Manager

QUALITY PROPERTIES, INC.

By: 
BRUCE WAINER, President

REGENT LANDS, INC.

By: 
BRUCE WAINER, President