

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2535

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: PRESIDENT/LEGAL

RESOLUTION AUTHORIZING THE PUBLICATION OF A NOTICE OF INTENTION TO CREATE THE WADSWORTH COMMUNITY DEVELOPMENT DISTRICT, STATE OF LOUISIANA. UNDER THE AUTHORITY OF CHAPTER 27-B OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED (LA. R.S. 33:9039.11, ET SEQ.); AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, Chapter 27-B, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9039.11, et seq.) (the "CDD Act") allows the governing authority of parishes to grant a petition for the creation of community development districts to carry out the purposes of the CDD Act, which community development districts possess such powers and authority and have such duties as provided by the CDD Act and other law; and

WHEREAS, the Parish of St. Tammany, State of Louisiana, acting through this Parish Council, as its governing authority, has received a petition of Wadsworth Estates, LLC, which petition is attached to this resolution as Exhibit A, pursuant to R.S. 33:9039.14, and pursuant to the said petition desires to consider the creation of community development district to be called the "Wadsworth Community Development District, State of Louisiana" (the "District"), in accordance with the CDD Act; and

WHEREAS, in accordance with the CDD Act, particularly La. R.S. 33:9039:14, the Parish now desires to give notice of its intention and to hold a public hearing relative to the proposed creation of the District pursuant to the aforesaid petition, which notice shall be published in the Parish's official journal once a week for four (4) successive weeks immediately prior to the public hearing;

THE PARISH OF ST. TAMMANY HEREBY RESOLVES the St. Tammany Parish Council, acting as the governing authority of the Parish of St. Tammany, State of Louisiana, that:

SECTION 1. Intention to Create Community Development District. In accordance with the CDD Act, and particularly La. R.S. 33:9039.14, this governing authority does hereby give notice of its intention to consider a petition for the creation of a community development district to be called the "Wadsworth Community Development District, State of Louisiana."

SECTION 2. Notice of Intention. The Petitioner is authorized and directed to publish a notice of intention, in substantially the following form, which notice shall be published in the Parish's official journal once a week for four (4) successive weeks immediately prior to the public hearing advertised therein:

* * * * *

**NOTICE OF INTENTION
TO CONSIDER A PETITION TO CREATE A
COMMUNITY DEVELOPMENT DISTRICT
IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA**

NOTICE IS HEREBY GIVEN that the St. Tammany Parish Council, acting as the governing authority of the Parish of St. Tammany, State of Louisiana (the "Parish"), proposes to consider a petition of Wadsworth Estates, LLC pursuant to La. R.S. 33:9039.14, for the creation of a community development district within the Parish to be called the "Wadsworth Community Development District, State of Louisiana" (the "District").

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NOTICE IS HEREBY FURTHER GIVEN that said Parish Council, will meet in open and public session on Thursday, February 5, 2009, at six o'clock in the evening (6:00) p.m., at the Council Chambers, 21490 Koop Drive, Mandeville, Louisiana, to hear any objections to the petition to create the proposed District as described above, and to consider the adoption of an ordinance creating the District.

The boundaries of the proposed District are as follows:

1. Boundaries of District: The boundaries of the proposed district are as follows:

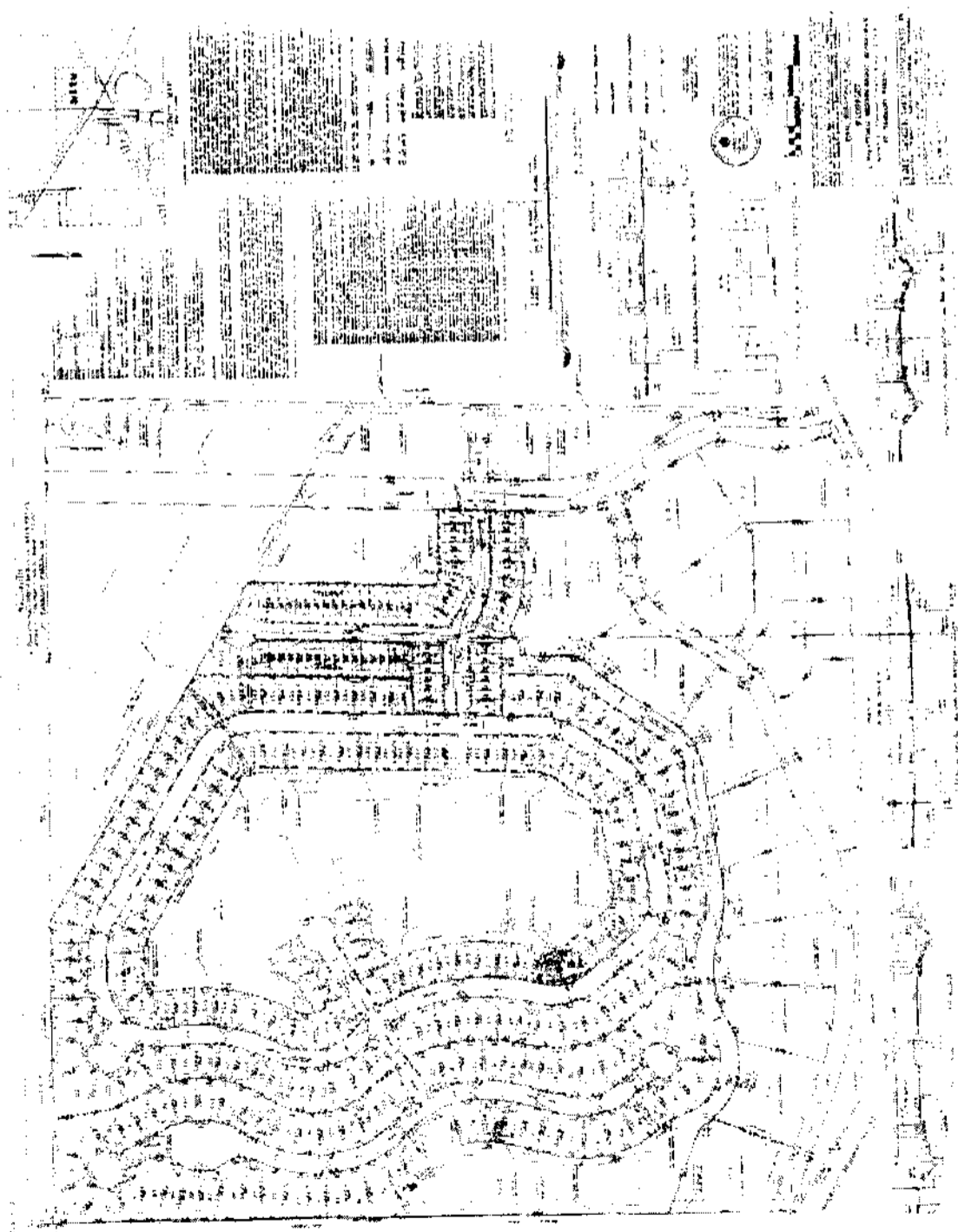
A CERTAIN PORTION OF GROUND, situated in the PARISH OF ST. TAMMANY, State of Louisiana, located in Section 33, Township 7 South, Range 12 East, comprised of a portion of the Northwest Quarter of Section 33, designated as WADSWORTH SUBDIVISION, and being more fully described as follows:

Begin at the Northwest corner of Section 33, Township 7 South, Range 12 East;
Thence proceed along the northerly line of the aforesaid Section 33, South 89 degrees, 31 minutes, 47 seconds East, a distance of 996.86 feet to a point;
Thence proceed along the southerly line of a 30' United Gas Pipeline right-of-way, South 59 degrees, 04 minutes, 50 seconds East, a distance of 1,286.84 feet to a point; thence proceed South 01 degrees, 55 minutes, 27 seconds West, a distance of 627.38 feet to a point of curve;
Thence proceed along a curve to the left, in a southeasterly direction, with a radius of 12 feet, having an arc length of 14.71 feet, along a chord bearing of South 33 degrees, 11 minutes, 50 seconds East, a distance of 13.81 feet to a point of continuous curve;
Thence proceed along a curve to the left, in a southeasterly direction, with a radius of 135.61 feet, having an arc length of 50.21 feet, along a chord bearing of South 78 degrees, 55 minutes, 27 seconds East, a distance of 49.92 feet to a point of tangent; Thence proceed South 89 degrees, 31 minutes, 47 seconds East, a distance of 185.33 feet to a point located on the westerly right-of-way line of Wadsworth Parkway (a 100' ROW);
Thence proceed along the aforesaid right-of-way line, South 01 degrees, 55 minutes, 27 seconds West, a distance of 280.09 feet to a point; thence proceed North 89 degrees, 31 minutes, 47 seconds West, a distance of 178.22 feet to a point of curve;
Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 415.61 feet, having an arc length of 209.40 feet, along a chord bearing of North 75 degrees, 05 minutes, 46 seconds West, a distance of 207.19 feet to a point;
Thence proceed South 63 degrees, 55 minutes, 43 seconds West, a distance of 70.82 feet to a point;
Thence proceed North 89 degrees, 31 minutes, 47 seconds West, a distance of 32.41 feet to a point;
Thence proceed South 01 degrees, 55 minutes, 27 seconds West, a distance of 157.30 feet to a point of curve;
Thence proceed along a curve to the right, in a southwesterly direction, with a radius of 100 feet, having an arc length of 77.96 feet, along a chord bearing of South 24 degrees, 15 minutes, 30 seconds West, a distance of 76 feet to a point of reverse curve;
Thence proceed along a curve to the left, in a southwesterly direction, with a radius of 490 feet, having an arc length of 110.57 feet, along a chord bearing of South 40 degrees, 07 minutes, 41 seconds West, a distance of 110.34 feet to a point of tangent;
Thence proceed South 33 degrees, 39 minutes, 49 seconds West, a distance of 239.42 feet to a point of curve;
Thence proceed along a curve to the right, in a southwesterly direction, with a radius of 180 feet, having an arc length of 149.11 feet, along a chord bearing of South 57 degrees, 23 minutes, 37 seconds West, a distance of 144.88 feet to a point of tangent;
Thence proceed South 81 degrees, 07 minutes, 26 seconds West, a distance of 373.17 feet to a point of curve;
Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 440 feet, having an arc length of 206.82 feet, along a chord bearing of North 85 degrees, 24 minutes, 38 seconds West, a distance of 204.92 feet to a point of reverse curve; Thence proceed along a curve to the left, in a southwesterly direction, with a radius of 340 feet, having an arc length of 280.61 feet, along a chord bearing of South 84 degrees, 24 minutes,

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40 seconds West, a distance of 272.71 feet to a point of reverse curve;
Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 260 feet, having an arc length of 410.10 feet, along a chord bearing of North 74 degrees, 02 minutes, 45 seconds West, a distance of 368.89 feet to a non-tangent point;
Thence proceed North 68 degrees, 32 minutes, 54 seconds West, a distance of 292.49 feet to a point on the common section line of Sections 32 and 33, Township 7 South, Range 12 East;
Thence proceed along the aforesaid section line, North 00 degrees, 06 minutes, 55 seconds West, a distance of 2,022.74 feet to the POINT OF BEGINNING.

The above described portion of ground contains 92.5034 acres more or less.



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SECTION 3. Public Hearing. At the date, time and place mentioned in the aforesaid Notice of Intention, the Governing Authority will meet in open and public session, to hear any objections to the petition to create the proposed District, and will proceed to consider the adoption of an ordinance creating the District.

SECTION 4. Authorization of Petitioner. The Petitioner for creation of the District is hereby authorized, empowered and directed to do any and all things necessary and incidental to carry out the notice provisions of this resolution.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2009.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PETITION TO CREATE THE WADSWORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO LA. R.S. 33:9039.14

This petition of Wadsworth Estates, LLC, which is being delivered to the St. Tammany Parish Council, the governing authority of the Parish of St. Tammany, State of Louisiana, pursuant to La. R.S. 33:9039.14, respectfully requests that said Parish Council proceed with the creation of a community development district pursuant to Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "CDD Act"). The undersigned petitioners are the sole owners of all of the property in the proposed district. In accordance with the CDD Act, the following information is provided:

The boundaries of the proposed District are as follows:

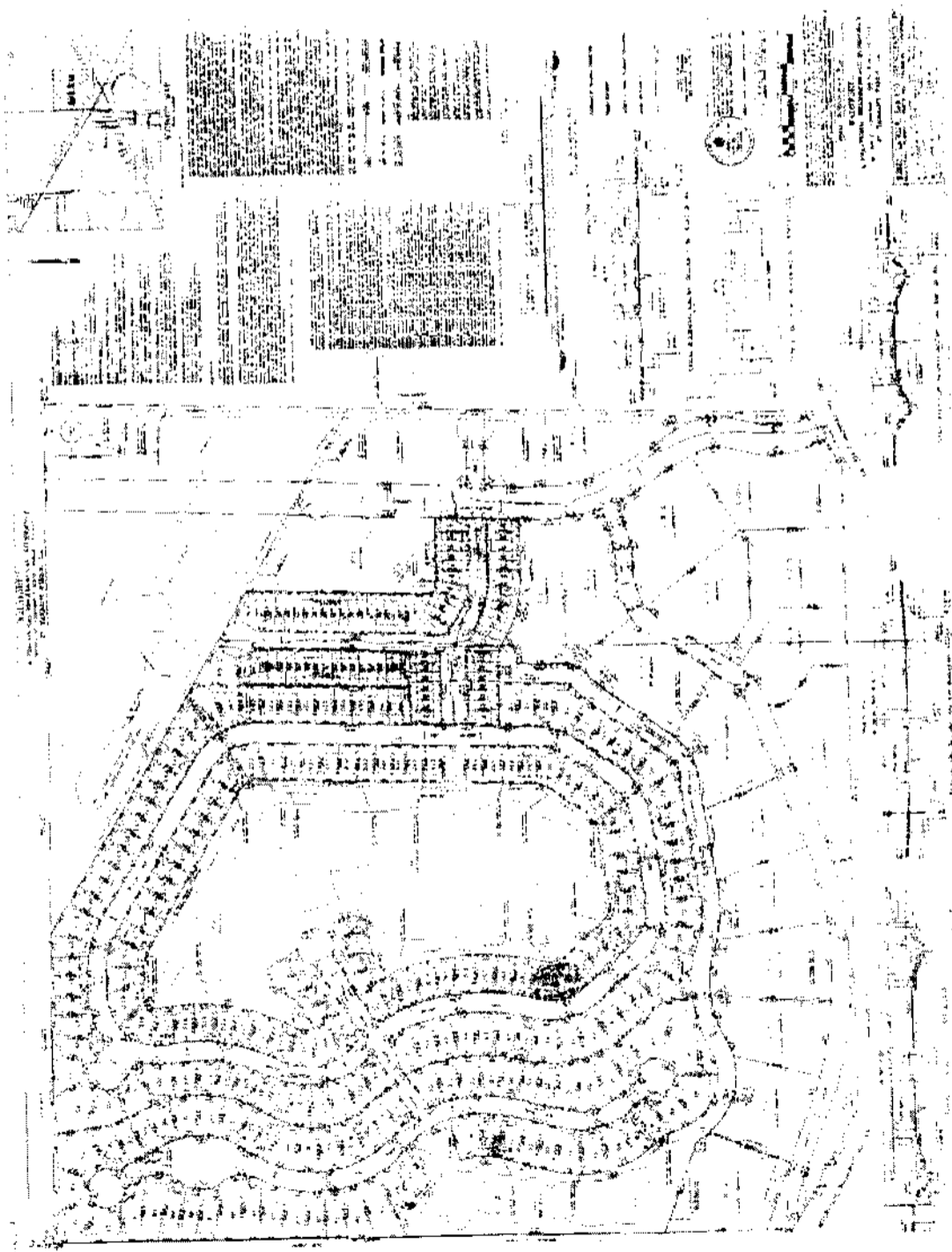
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 Thence proceed South 33 degrees, 39 minutes, 49 seconds West, a distance of 239.42 feet to a point of curve;
 Thence proceed along a curve to the right, in a southwesterly direction, with a radius of 180 feet, having an arc length of 149.11 feet, along a chord bearing of South 57 degrees, 23 minutes, 37 seconds West, a distance of 144.88 feet to a point of tangent;
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 Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 440 feet, having an arc length of 206.82 feet, along a chord bearing of North 85 degrees, 24

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minutes, 38 seconds West, a distance of 204.92 feet to a point of reverse curve; Thence proceed along a curve to the left, in a southwesterly direction, with a radius of 340 feet, having an arc length of 280.61 feet, along a chord bearing of South 84 degrees, 24 minutes, 40 seconds West, a distance of 272.71 feet to a point of reverse curve; Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 260 feet, having an arc length of 410.10 feet, along a chord bearing of North 74 degrees, 02 minutes, 45 seconds West, a distance of 368.89 feet to a non-tangent point; Thence proceed North 68 degrees, 32 minutes, 54 seconds West, a distance of 292.49 feet to a point on the common section line of Sections 32 and 33, Township 7 South, Range 12 East; Thence proceed along the aforesaid section line, North 00 degrees, 06 minutes, 55 seconds West, a distance of 2,022.74 feet to the POINT OF BEGINNING.

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2. Consent. The undersigned are the owners of 100% of the immovable property in the proposed district, and hereby consents to the establishment of the district and the inclusion of the property described in Paragraph 1 above in the proposed district.

3. Members of Board of Supervisors. The following five (5) persons are designated as the initial members of the board of supervisors of the district, and shall serve in that office until replaced by elected members as provided in R.S. 33:9039.15(B)(1):

<u>Name</u>	<u>Mailing Address</u>
Jacqueline Geeck Edrington*	20066 Tammany Avenue Covington, Louisiana 70435
Ashton J. Ryan, Jr.	151 Chateau St. Michel Kenner, Louisiana 70065
Jolene Favalora Ryan	151 Chateau St. Michel Kenner, Louisiana 70065
Warren Treme	20 Veterans Boulevard, Suite 102 Kenner, Louisiana 70062
Kevin Heigle	3525 Tolmes Drive Metairie, Louisiana 70002

*As required by R.S. 33:9039.15(A), Ms. Edrington is a resident of the area immediately adjacent to the district.

4. Name of District. The district shall be called the "Wadsworth Community Development District, State of Louisiana."

5. Map of District. A map of the district, showing existing infrastructure, if any, is attached as Exhibit B attached to this petition:

6. Proposed Services and Estimated Construction Costs. Based upon available data, the district proposes to provide the following services, and the proposed timetable for construction of same is as follows:

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A
schedule of values

1Y 2 CB	\$17,290.00
1Y 3 CB	\$25,977.00
DRAIN MH	\$21,000.00
DROP INLETS	\$130,000.00
15" PVC	\$72,632.00
15" RCP	\$46,728.00
18" PVC	\$96,741.00
18" RCP	\$7,600.00
21" PVC	\$46,920.00
24" PVC	\$40,443.00
24" RCP	\$2,640.00
27" PVC	\$30,820.00
30" PVC	\$40,425.00
30" RCP	\$3,600.00
36" PVC	\$95,740.00
36" RCP	\$10,080.00
48" PVC	\$27,600.00
21" RCPA	\$2,120.00
24" RCPA	\$43,200.00
30" RCPA	\$2,920.00
36" RCPA	\$3,760.00
48" RCPA	\$14,000.00
FIRE HYDRANTS	\$83,200.00
2" POLYETHYLENE	\$11,224.00
3" HC	\$115,006.00
6" WATERLINE	\$5,202.00
8" WATERLINE	\$498,435.00
12" WATERLINE	\$38,352.00
HOUSE CONNECTIONS	\$11,445.00
DOUBLE CONNECTIONS	\$10,800.00
SEWER STRUCTURE	\$137,200.00
1.5" SFM	\$16,813.00
2" SFM	\$12,141.00
3" SFM	\$17,374.00
4" SFM	\$17,040.00
6" SFM	\$47,695.00
6" SEWERLINE	\$234,500.00
8" SEWERLINE	\$317,312.00
CUT OPEN DITCHES	\$50,216.00
CLEARING	\$268,800.00
LAYOUT	\$100,000.00
MOBILIZATION	\$73,000.00
STOCKPILE PIPE	\$34,404.00
STOCKPILE DRAIN	\$158,536.00
BOND	\$39,788.00
POND EXCAVATION	\$1,200,000.00
STOCKPILE BASINS	\$38,788.00
STOCKPILE SEWER PIPE	\$34,404.00
CLEARING SITE LESS BURNING	\$381,000.00
TOTAL	\$4,688,311.00

B

WATER WELL	\$550,000.00
WASTE WATER TREATMENT PLANT	\$650,000.00
STREET AND CURBS	\$1,300,000.00
TOTAL	\$2,500,000.00

C

LAND ACQUISITION	\$1,500,000.00
LEGAL	\$73,500.00
ENGINEERING	\$162,000.00
INTEREST CHARGE	\$960,000.00
INSURANCE	\$48,000.00
SURVEY	\$32,000.00
TOTAL	\$2,775,500.00

TOTALS: (A)	\$4,688,311.00
(B)	\$2,500,000.00
(C)	\$2,775,500.00
TOTAL	\$9,963,811.00

CONSTRUCTION TIMETABLE

<u>Construction Item</u>	<u>Estimated Completion Date</u>
Development of Main Boulevard	December 2009
Drainage, Water and Waste Water	June 2009

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WHEREFORE, the petitioner respectfully requests that the St. Tammany Parish Council advertise for and hold the public hearing called for in La. R.S. 33:9039.14(B) within forty-five (45) days after the filing of this petition, unless an extension of time is requested by the undersigned and granted by the said Parish Council. Notice of the hearing shall be published in the official journal of the Parish of St. Tammany, State of Louisiana once a week for the four (4) successive weeks immediately prior to the hearing, as provided by La. R.S. 33:9039.14(B).

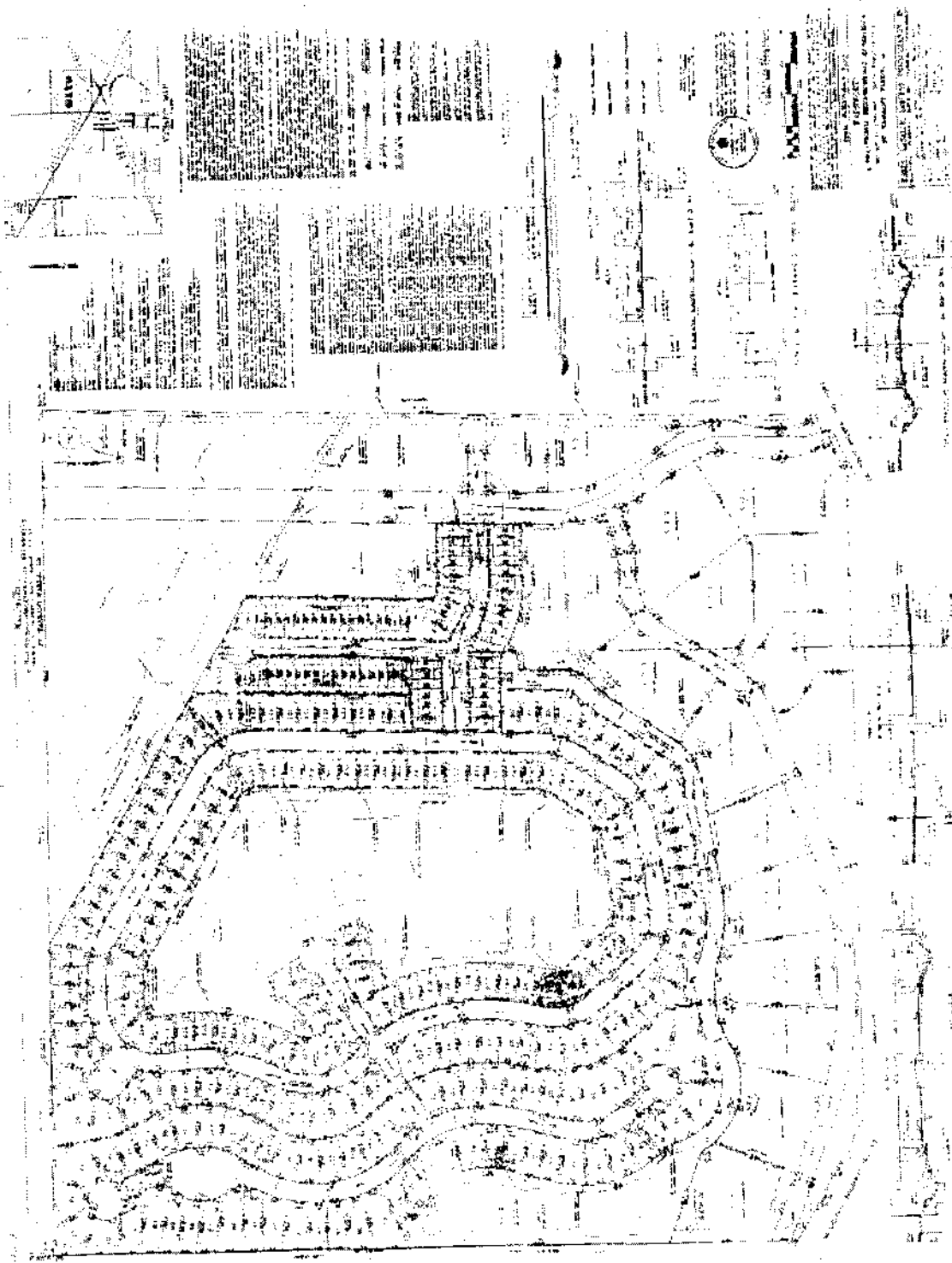
PETITIONERS:

By Ashton J Ryan Jr
Name: Ashton J Ryan Jr

By Warren G Tremé
Name: WARREN G TREME

Dated: October 21, 2008

MAP OF DISTRICT



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Council Clerk of the St. Tammany Parish Council do hereby certify that the foregoing _____ (____) pages constitute a true and correct copy of the proceedings taken by said Council on _____, authorizing the publication of a Notice of Intention to create the Wadsworth Community Development District, State of Louisiana, under the authority of Chapter 27-B Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9039.11, et seq.); and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of said Parish on this, the _____ day of _____, 2008.

THERESA FORD. COUNCIL CLERK