

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6536

COUNCIL SPONSOR: MICHAEL LORINO/MICHAEL COOPER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.8 ACRES; 1829 OLD SPANISH TRAIL - SLIDELL, LA, LOTS 7-10, SQ. 1 , LAKE GARDENS S/D, MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL TO PROPOSED CITY ZONING, C-4. THE PROPERTY IS SITUATED IN SECTIONS 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, WARD 9, AND DISTRICT 12.

WHEREAS, the City of Slidell is contemplating annexation of 0.8 acres, more or less, owned by Amir H. Shahlai, and is located at 1829 Old Spanish Trail; Lots 7-10, Sq. 1, Lake Gardens S/D, in Section 44, Township 9 South, Range 14 East, Ward 9, and District 12 (the "Property"), and as fully described below,

THOSE CERTAIN PIECES OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, St. Tammany Parish, near the Town of Slidell, being all of LOTS 7 and 8, SQUARE 1 , LAKE GARDENS SUBDIVISION, bounded by Louisiana Highway 433, Joseph Street, and West Boundary of Subdivision, being more particularly described as follows: From the intersection of the southerly right of way line of Louisiana Highway 433 and Westerly right of way line of Joseph Street, run thence North 41 degrees 49' 53" West along said Louisiana Highway 433 a distance of 100.03 feet to the Point of Beginning; thence continue along the South Boundary of Louisiana Highway 433 North 41 degrees 49'53" West 100 feet; thence South 48 degrees 09'0 7" West 184.78 feet; thence South 41 degrees 51'09" East 100 feet; thence North 48 degrees 09'07" East 164.34 feet along the East line of said Lot 8 to the Point of Beginning. All as per survey by J.J. Krebs & Sons, Inc., dated 11/29/68.

Further in accordance with survey by J.V. Burkes & Assoc ., Inc., dated February 18, 1991, said Lots commence at a distance of 100 feet from the corner of Joseph Street and Old Spanish Trail and measure thence 100 feet front on Old Spanish Trail, same width in the rear by a depth of 169.40 feet on the sideline nearest Joseph Street and 169.44 feet on the opposite sideline. A copy of said survey is attached to an act filed at Instrument No. 775854.

WHEREAS the Property, upon annexation, will be rezoned from Parish HC-2 (Highway Commercial) to City C-4. A change which is not an intensification of zoning; and

WHEREAS Current Parish zoning classification for the Property is HC-2. Proposed City zoning classification is C-4. The petition indicates that the owner intends to use the property as a fast-food restaurant. Article 4 states that if the City annexes developed or undeveloped property, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial, or other land use, upon concurrence with the proposed change in zoning, STD#3 sales tax proceeds shall be divided 50/50.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to concur/not concur (circle one) with the City of Slidell annexation and rezoning of the Property from Parish HC-2: Highway Commercial to Slidell C-4, in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, since the property being annexed is an existing developed property; there is not a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, A. Developed Commercial Properties, (2) Subsequently Annexed Property; therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the City of Slidell, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Slidell provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer 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 Agreement;

BE IT FURTHER RESOLVED that should this property be annexed, upon concurrence of the annexation, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City. If the Parish does not concur with the proposed change in zoning, the Parish shall retain all net proceeds for a period of two (2) years following annexation, and after two (2) years, STD#3 sales tax proceeds shall be divided 50/50.

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 4 DAY OF NOVEMBER , 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



The City of Slidell

G.G. Cromer
Mayor

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459
(985) 646-4320 • F (985) 646-4356
planningdept@cityofslidell.org • myslidell.com

Melissa Guilbeau, AICP
Director

September 13, 2021

Ms. Karlin Riles, Administrator
St. Tammany Parish Council
21490 Koop Drive
Mandeville, LA 70471

Mr. Ross Liner, Director
St. Tammany Parish Development
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 70190700000055292740

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 70190700000055292757

RE: Concurrence Requested for Annexation at 1829 Old Spanish Trail (Case No. A21-02)

Ms. Riles and Mr. Liner:

The City of Slidell has received a Petition for Annexation for property located at 1829 Old Spanish Trail. The complete petition package is enclosed.

I have determined that this Petition for Annexation needs concurrence from St. Tammany Parish in accordance with our Sales Tax Enhancement Plan for the following reason: it is a developed commercial property.

I respectfully request that you send this request for concurrence to the Parish Council and then forward their response to the City's Council Administrator within the allowable delays. Please contact me if you have any questions about this request.

Sincerely,

Melissa Guilbeau
Melissa Guilbeau, AICP
Director of Planning

Cc: Tommy Reeves, Council Administrator, City of Slidell



Petition for
ANNEXATION

250 Bouscaren St. Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

Planning Department

Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

1829 Old Spanish Trail Slidell LA. 70458
Lots 7-10, Sep 1, Lake Gardens Subdivision
bounded by Joseph St.

Acres Proposed to be Annexed: .8

Current Use: Used Car Lot

Current Parish Zoning District: HC-2

Proposed City Zoning District*: C-4

*Must submit separate Petition for Zoning Map Amendment

Required Attachments

- ☒ Proof of ownership of petitioned property
- ☐ Map showing the location and measurements, and legal description, of petitioned property
- ☒ Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- ☒ Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- ☐ Fees; please speak with a Planner to confirm

Received By: bba	Fee \$	Case # A21-02
Related Case(s): A21-05 / S21-08		

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Amir H. Shahla'i mail: P.O. Box 3061 Slidell LA. 70459 985-290-4301	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	 7-29-2021
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	

SWORN TO AND SUBSCRIBED before me this 29th day of July, 2021.

Notary Public
VICTORIA P. CENTANNI, Notary #65660
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death



Petition for
**ZONING MAP
AMENDMENT**

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: HC-2

Current Use: Used Car Lot

Street Address: 1829 Old Spanish Trail

Lot, Square/Block, Subdivision (or attach metes and bounds):

Lots 7-10, SQ 1 - Lake Gardens SD

Bounded by (streets): Old Spanish Trail

Joseph Street

Property Owner(s)

Name(s): Amir H. Shahlai

Name(s): _____

Authorized Agent, if applicable: _____

Mailing Address: 1829 Old Spanish Trail

City, State, Zip: Slidell, LA 70458

Phone #: _____

Email: _____

Received By: <u>AS</u>	Fee \$ <u>135</u>	Case # <u>Z 21-025</u>
Related Case(s): <u>A31-02 521-08</u>		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: Fast Food Restaurant

Acres Proposed to be (Re)zoned: 0.8

Required Attachments

- ☒ True copy of title or deed (proof of ownership)
- ☐ If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- ☒ Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- ☒ Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

A.H. Shahlai 2/18/21

Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 18th day of February, 2021

[Signature]
Notary Public



My Commission Expires Upon Death

Any and all restrictions, covenants, conditions, exceptions, servitudes, rights of way, easements, mineral reservations and/or other matters shown on the public records, including, but not limited to, the following:

- Title to all oil, gas and other minerals.
- Any matter arising from the revocation of the Vantage Group, Inc. charter filed at Instrument No. 1072552.

Mention of the foregoing is made for informational purposes only and shall not constitute a reestablishment or recreations of any rights or obligations thereunder.

The parties hereto take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, from any liability in connection therewith.

The purchaser acknowledges that no title examination on the herein described property in connection with this act of sale has been ordered by Purchaser or made by the undersigned Notary, and Purchaser does hereby relieve and release me, Notary, from any liability in connection with the condition of the title and/or any title defects which might have been disclosed by such title examination.


TO HAVE AND TO HOLD the above-described property together with all improvements and appurtenances thereto belonging unto said vendee, his heirs, successors and assigns, in full ownership of property forever, free from any lien, mortgage, privilege or encumbrance whatsoever, with full and general warranty of title, and with full substitution and subrogation to all rights of warranty and other rights held by said vendor.


Any mortgage, conveyance and tax research certificates which may be required by law are hereby waived by the parties hereto, who covenant to hold me, Notary, harmless from non-production thereof.

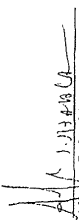
All taxes for the current year will be in a bulk assessment and the parties agree to prorate same among themselves.

THUS DONE, READ AND PASSED at my office in Slidell, State of Louisiana, on the 14th day of September, 2010, in the presence of the two undersigned competent witnesses who herunto sign their names together with said appearers and me, Notary.

WITNESSES:



Signature
Pamela Morris
Print Name

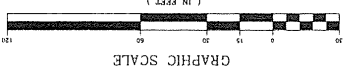

Signature
Mary Buzkes
Print Name


Althea S. Shallice


Zahra Ikhtani


Amir H. Shahlaei


NOTARY PUBLIC, Sidney J. Abdalla, Jr.
My Commission Expires: with life
Bar Roll/Notary No.: 2282

[illegible]

44 certain portion of land, containing about 1/2 acre, bounded on the north by the highway, on the east, by the highway, on the south by the highway, and on the west by the highway.



SEAN M. BURGESS
LA REG. NO. 4785

GENERAL NOTES: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ARE RELAYED AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE INFORMATION PROVIDED BY THE SURVEYOR IS NOT GUARANTEED BY THE CITY OF CHICAGO. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE SURVEYOR. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE SURVEYOR. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE SURVEYOR.



St. Tammany Parish
Assessor's Office

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

Louis Fitzmorris
Assessor

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:

2020 Tax Roll - Assessment Number 137-076-7611

OWNERS: Shahlai, Amir H
PO Box 3061
Slidell, LA 70459

PROPERTY DESCRIPTION: 2020 TAX ROLL

Lots 7 8 Sq 1 Lake Gardens CB 529 308 CB 1454 307 INST NO 1456137
INST NO 1784380

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

2020 VALUATION:	Land	-	8,000
	Improvements	-	5,820
TOTAL ASSESSED VALUATION			13,820

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

Covington, Louisiana this the 19th day of August, 2021.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish
Assessor's Office

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

Louis Fitzmorris
Assessor

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 Shahlai, Amir H as owner for the tax year 2020, and whose address is P.O. Box 3061, Slidell, LA 70459, 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
2020 Tax Roll Assessment: Assessment Number: 137-076-7611

LOTS 7 & 8 Sq 1 Lake Gardens CB 529 308 CB 1454 307 INST No 1456137 INST NO 1784380

The total assessed value of all property within the above described area is
\$ 13,820.

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 \$ 13,820.

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

2020 ASSESSED VALUATION : \$ 13,820

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 19th day of August, 2021.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish
Assessor's Office

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

Louis Fitzmorris
Assessor

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 Shahlai, Amir H as owner for the tax year 2020 and whose address is PO Box 3061, Slidell LA 70459, 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

2020 Tax Roll Assessment: Assessment Number: **137-805-3186**
Lots 9 & 10 Sq 1 Lake Gardens CB 1299 789 INST NO 1403630 INST
NO 1466678 INST NO 1568377 INST NO 156364 INST NO 1642255
INST NO 1784380

- I. The total assessed value of all property within the above described area is
\$ 8,000.
- 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 \$ 8,000.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2020 ASSESSED VALUATION : \$ 8,000

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 19th day of August, 2021.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish
Assessor's Office

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

Louis Fitzmorris
Assessor

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:

2020 Tax Roll - Assessment Number 137-805-3186

OWNERS: Shahlai, Amir H
PO Box 3061
Slidell, LA 70459

PROPERTY DESCRIPTION: 2020 TAX ROLL

LOTS 9 & 10 Sq 1 Lake Gardens CB 1299 789 INST NO 1403630
INST NO 1466678 INST NO 1568377 INST NO 1642255 INST NO 1784380

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

2020 VALUATION:	Land	-	8,000
	Improvements	-	0
TOTAL ASSESSED VALUATION			8,000

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

Covington, Louisiana this the 19th day of August, 2021.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

ST. TAMMANY PARISH
REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA
REGISTRAR



STATE OF LOUISIANA
PARISH OF ST. TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by J.V. Burkes & Associates, Inc. Survey No. 20210226 dated April 19, 2021 and further identified as those certain pieces or portions of ground being lots 7, 8, 9, and 10, Square 1, Lake Gardens Subdivision situated in Section 44, Township 9 South, Range 14 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 3rd day of August 2021.

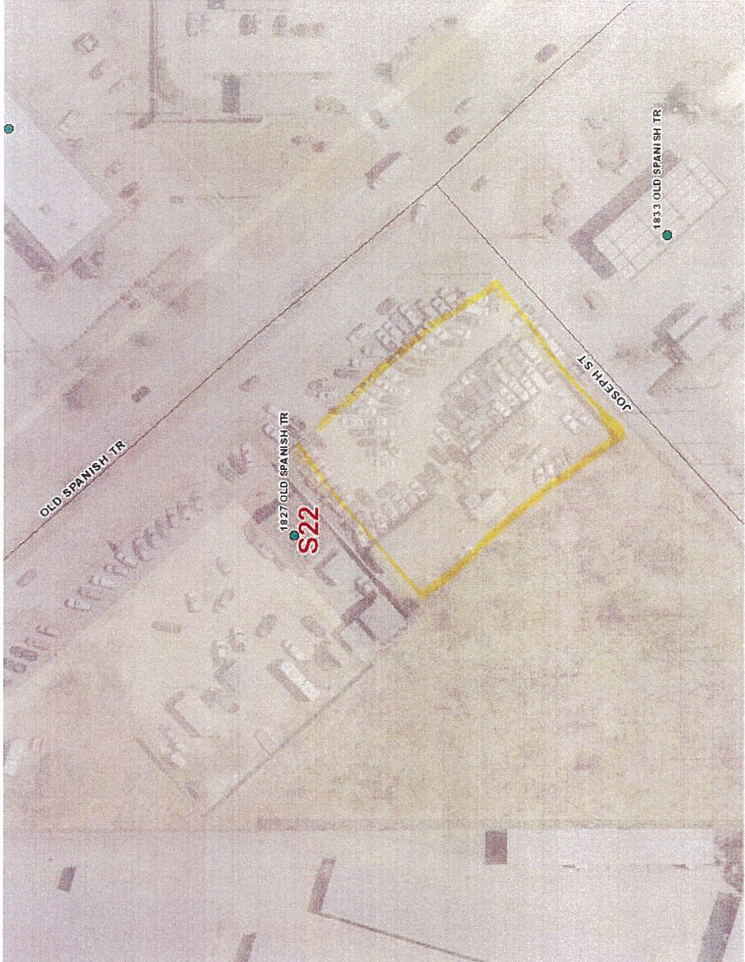
A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

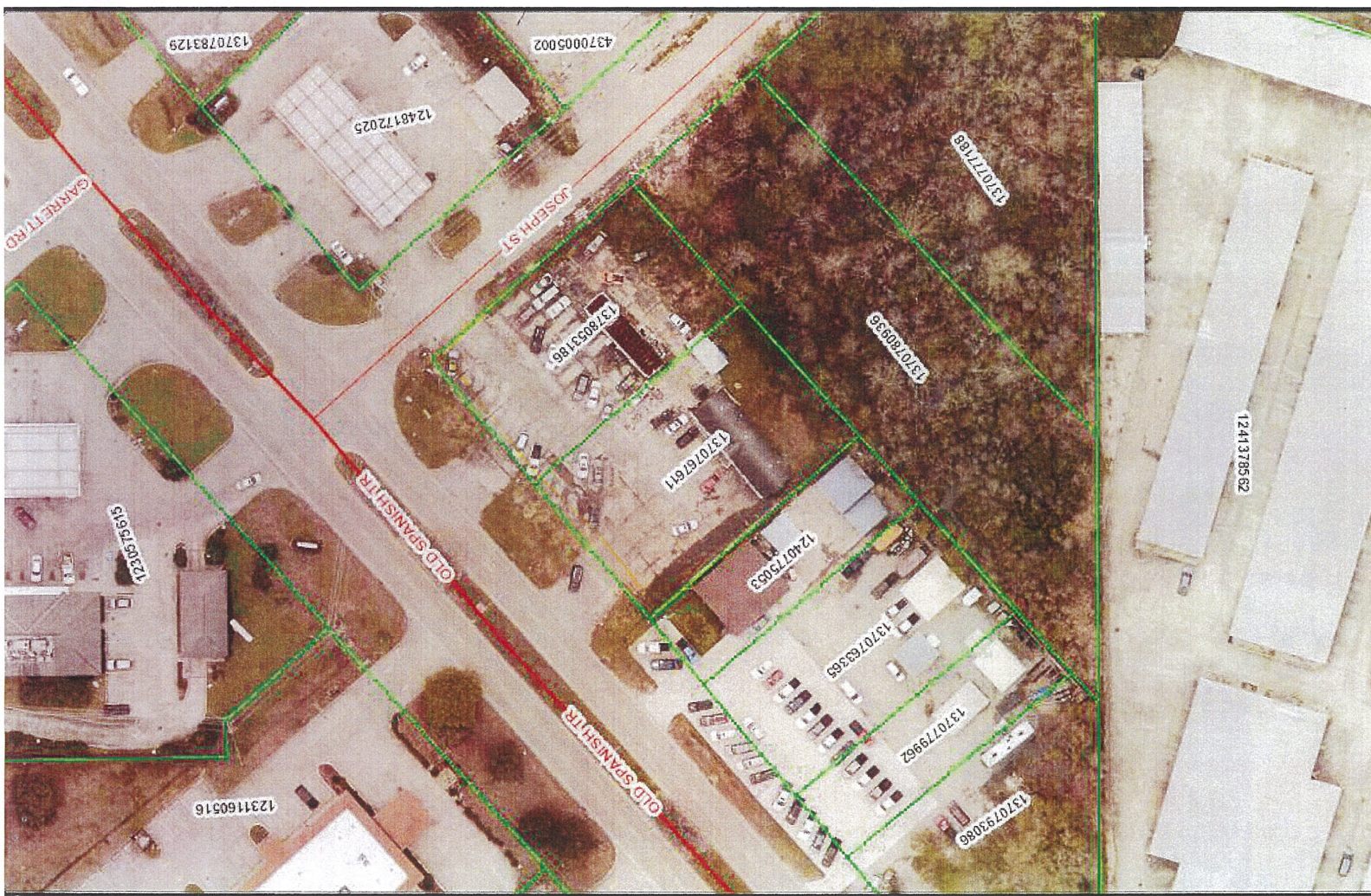
Cc: Lauren Brock, Elections Services, Secretary of State



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

1 inch = 78 feet
0 40 80 120 160 Feet

August 2, 2021



copied map

AND

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, State of Louisiana, in that subdivision know as Lake Gardens designated on blue print of survey by Adloe Orr, Jr., Associates, dated June 14, 1954, copy of which is on file I Plat Book Page of the conveyance records, St. Tammany Parish, LA. As Lot 10 in Square 1 Lake Gardens Subdivision, as shown on Plan of Survey by Adloe Orr, Jr., Surveyor, dated June 14, 1954, according to which said lot measures fifty (50) feet front on Louisiana Highway No. 2 same width in the rear, by a depth of two hundred (200) feet between equal and parallel lines, and forms the corner of Louisiana State Highway No. 2 and Joseph Street.

AND

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, State of Louisiana, in that subdivision know as Lake Gardens designated on blue print of survey by Adloe Orr, Jr., Associates, dated June 14, 1954, copy of which is on file in the Conveyance Records, St. Tammany Parish, LA., as Lot 9, in Square 1 of Lake Gardens Subdivision, as shown on Plan of Survey by Adloe Orr, Jr., Surveyor, dated June 14, 1954, according to which said lot measures fifty (50) feet front on Louisiana Highway No. 2, same width in the rear, by a depth of two hundred (200') feet between equal and parallel lines.

Less and Except the following:

ONE CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana being a part of Lot 9 and Lot 10 block 1 of Lake Gardens Subdivision as per map of survey of said subdivision by Adloe Orr, Jr., and Associates dated June 14, 1954, a copy of which map is on file in Plat Book 3 at page 100 of Conveyance Records of St. Tammany, Louisiana, said piece or parcel of ground being identified as Parcel No. 740-00-41 m, as shown on the property survey map being filed in the office of the Department Highways in the City of Baton Rouge, Louisiana, the Boundary lines of which tract of land being more particularly described as follows:

Being at the point of intersection of the northerly limits of Joseph Street with the southwesterly limits of the existing right of the way of Route La. 443; thence from the point of beginning proceed South 48 degrees 06' 07" West along the boundary line common to Joseph Street and Lot 10 of Block 1 of Lake Gardens Subdivision a distance of 35.28 feet to the point and corner thence proceed North 41 degrees 49' 53" West a distance of 100.03 feet to a point in the boundary line common to Lot 8 and Lot 9 of said block and subdivision and corner; thence proceed North 48 degrees 09' 07" East along the boundary line common to said 8 and 9 a distance of 35.58 feet to a point in the southwesterly limits of the existing right of the way of Route La. 433 and corner; thence proceed South 41 degrees 39' 33" East along the said existing highway right of way a distance of 100.00 feet to a point of beginning, containing an area of 3,544.0 square feet. The subject property is further described in accordance with that survey plat of John E. Bonneau & Associates, Inc., dated 4-28-2006.

Being the same property acquired by Alireza S. Shahlaee and Zahra Ilkhani by virtue of act dated 9/2/04 and 8/24/07 registered as CIN 1456137 and CIN 1642255, Parish of St Tammany, State of Louisiana.

THE PARTIES TO THIS ACT TAKE COGNIZANCE OF THE FOLLOWING:

Any and all restrictions, covenants, conditions, exceptions, servitudes, rights of way, easements, mineral reservations and/or other matters shown on the public records, including, but not limited to, the following:

- Title to all oil, gas and other minerals.
- Any matter arising from the revocation of the Vantage Group, Inc. charter filed at Instrument No. 1072552.

Mention of the foregoing is made for informational purposes only and shall not constitute a reestablishment or recreations of any rights or obligations thereunder.

The parties hereto take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, from any liability in connection therewith.

The purchaser acknowledges that no title examination on the herein described property in connection with this act of sale has been ordered by Purchaser or made by the undersigned Notary, and Purchaser does hereby relieve and release me, Notary, from any liability in connection with the condition of the title and/or any title defects which might have been disclosed by such title examination.


TO HAVE AND TO HOLD the above-described property together with all improvements and appurtenances thereto belonging unto said vendee, his heirs, successors and assigns, in full ownership of property forever, free from any lien, mortgage, privilege or encumbrance whatsoever, with full and general warranty of title, and with full substitution and subrogation to all rights of warranty and other rights hold by said vendor.

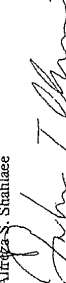
Any mortgage, conveyance and tax research certificates which may be required by law are hereby waived by the parties hereto, who covenant to hold me, Notary, harmless from non-production thereof.

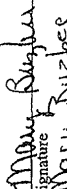
All taxes for the current year will be in a bulk assessment and the parties agree to prorate same among themselves.



THUS DONE, READ AND PASSED at my office in Slidell, State of Louisiana, on the 14th day of September, 2010, in the presence of the two undersigned competent witnesses who hereunto sign their names together with said appearers and me, Notary.

WITNESSES:


Signature
Althea S. Shahlaee
Print Name


Signature
Zahra Ilkhani
Print Name


Signature
Mary Buzbee
Print Name


Signature
Amir H. Shahlaei
Print Name

Signature
NOTARY PUBLIC, Sidney J. Abdalla, Jr.
My Commission Expires: with life
Bar Roll/Notary No.: 2282

Report Count: 0

City	Zip	Street	Apt	Ward	Pct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
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For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> OLD SPANISH TRL FROM 1829 TO 1829 ALL

Louisiana Secretary of State
Street Address List



**Slidell Annexation
SL2021-02
Aerial**



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

- Roads
- Major Roads
- Township-Range
- Section
- Assessor Parcels
- City of Slidell

0 15 30 Feet



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Map ID: 2021-cbr-066 Date: 9/23/2021



**Slidell Annexation
SL2021-02
Political**



- Roads
- Major Roads
- ▮ Township-Range
- ▮ Section
- ▮ Council Districts
- ▮ Wards
- ▮ Assessor Parcels
- ▮ City of Slidell

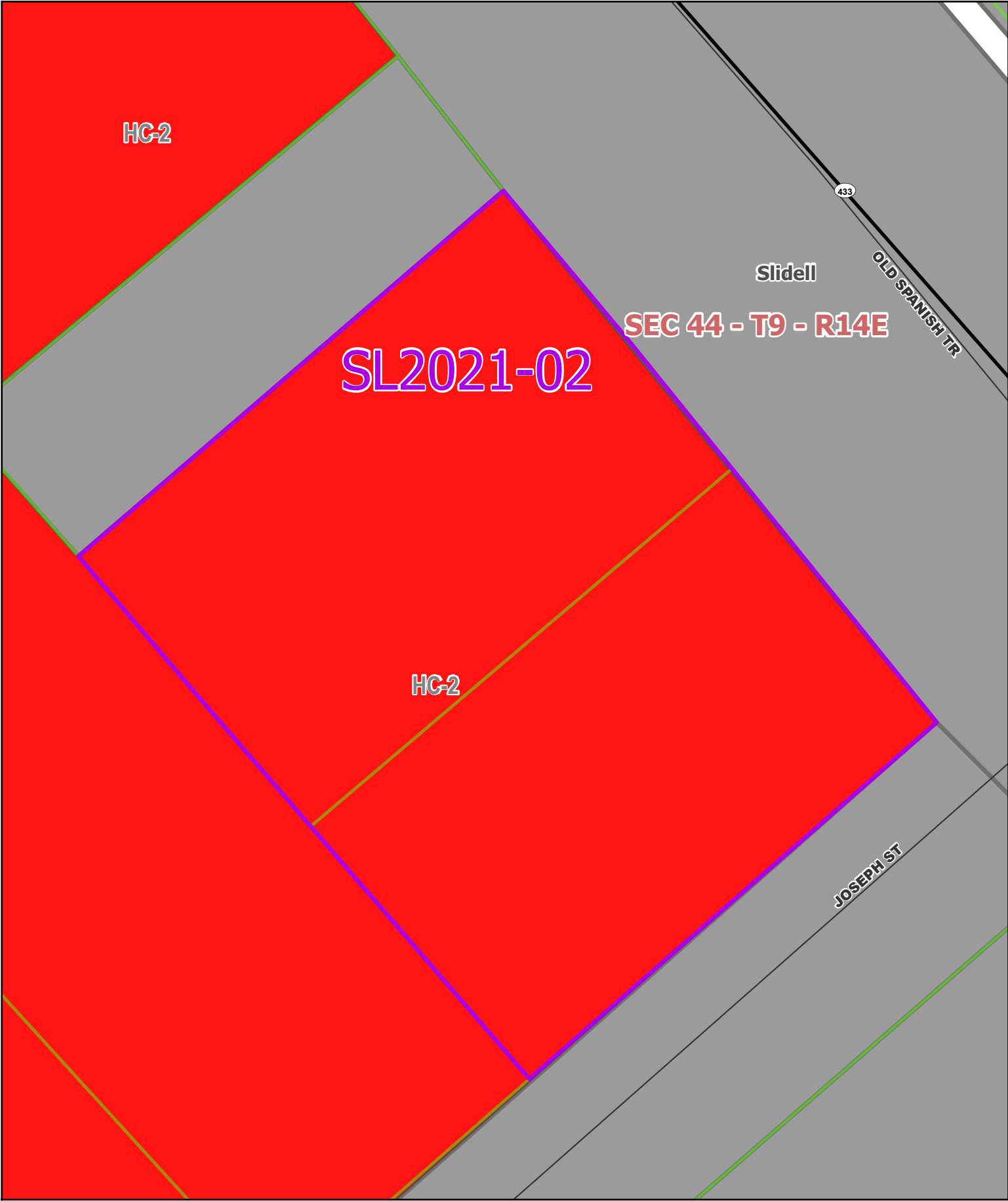
0 15 30 Feet



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

Map ID: 2021-cbr-067 Date: 9/23/2021



**Slidell Annexation
SL2021-02
Zoning**



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

- Roads
- Major Roads
- ⌈ 1 Township-Range
- ▭ Section
- ▭ Assessor Parcels
- ▭ City of Slidell
- Zoning Classifications**
- ▭ HC-2 Highway Commercial

0 15 30 Feet



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Map ID: 2021-cbr-068 Date: 9/23/2021

10/6/2021 11:55 AM – Joey Lobrano (PW) - No Public Works Issues

10/7/2021 1:33 PM-Andrew Hontiveros (Env. Svcs.) DES has no issues. Tammany Utilities does not service the area adjoining and surrounding the subject property.

10/8/2021 11:29 AM – Debbie Henton (Legal) =Abutting road maintenance responsibility: The property proposed to be annexed (the "Property") is surrounded on three (3) sides by annexed properties and abuts Joseph Street. Article 2 of the Sales Tax Enhancement Plan by and Between the Parish, Sales Tax District No. 3 and the City of Slidell (the "Agreement") deems that when property is annexed on both sides of the road, the City shall annex the road. Joseph Street has been annexed prior to this annexation request and is not in the Parish maintenance system.

Sales Tax District 3 ("STD#3") sales tax proceeds allocation: This property appears to be a Developed Commercial, Subsequently Annexed property under the Agreement. Article 1(A)(2) of the Agreement states that "unless the Parish Council concurs in the annexation, within the allowable delays, the entire net proceeds shall be retained by the District. . . the Parish Council shall not arbitrarily refuse to concur in the annexation. . . arbitrary refusal to concur means the absence of a compelling interest, either in terms of the loss of significant tax revenues or the potential for adverse impacts to life, property, or the general welfare of the residents. . . . In those cases where the Parish concurs in the annexation, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City.

However, if the Property has not been used to conduct business for a period of two (2) years prior to annexation, it would be classified as an "Undeveloped Commercial Property" under Article 1(B) of the Agreement. STD#3 tax proceeds shall be divided 50/50. Further, in cases of undeveloped property, the most restrictive drainage and traffic impact regulations apply, either the Parish's or the City's.

Zoning and STD#3 sales tax proceeds allocation: Current Parish zoning classification for the Property is HC-2. Proposed City zoning classification is C-4. The petition indicates that the owner intends to use the property as a fast-food restaurant. Article 4 states that if the City annexes developed or undeveloped property, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial, or other land use: (1) If the Parish concurs with the proposed change in zoning, STD#3 sales tax proceeds shall be divided 50/50; (2) if the Parish does not concur with the proposed change in zoning, the Parish shall retain all net proceeds for a period of two (2) years following annexation, and after two (2) years, STD#3 sales tax proceeds shall be divided 50/50. If the Parish Council does not deny the request within 75 days of receipt of the request, it shall be deemed approved by the Parish. It is unknown whether a City C-4 zoning classification permits a more intense use than the Parish's HC-2 zoning classification.

10/12/2021 – 4:13 PM -Faith S. (Finance) - No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government. No sales tax revenue has been generated by this

property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP does not concur, they shall be retained (100%) by Sales Tax District No. 3/St. Tammany Parish Government.

10/8/2021 2:51pm -Chris Tissue (Engineering) - The property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, A. Developed Commercial Properties, (2) Subsequently Annexed Property; therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the City of Slidell, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

10/12/2021 4:19 PM - Ross Liner (Planning) - The proposal is consistent with the Louisiana Revised Statutes relative to annexation. The proposal is consistent with the sales tax agreements with the City of Slidell, as per notes from DA Civil Division. The proposal does not appear to be an intensification of zoning.

Administrative Comment

The property for the proposed annexation is located at 1829 Old Spanish Trail, in Slidell, LA.

Located in Lake Gardens S/D. Lots 7-10, SQ1. The applicant is working with the City of Slidell on the re-subdivision process at this time to combine the (4) Lots in to one.

The current use of this 0.8-acre parcel is = used car lot. Current Zoning = HC-2 (Highway Commercial)

Proposed use is = Fast Food Restaurant. Proposed City Zoning = C-4