

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4934

COUNCIL SPONSOR: STEVE STEFANCIK/PAT BRISTER

PROVIDED BY: : DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 1.549 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL AND NC-2 INDOOR RETAIL SERVICE DISTRICT TO MANDEVILLE B-2 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT LOT 5-A-1, FOREST PARK SUBDIVISION, SITUATED IN SECT 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST IN ST TAMMANY PARISH, LA, WARD 4, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 1.549 Acres, more or less, and owned by KSK Real Estate Holding LLC, and located at Lot 5-A-1, Forest Park Subdivision, situated in Sect 38, Township 7 South, Range 11 East in St Tammany Parish, LA, Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial; NC-2 Indoor Retail Service District to City of Mandeville B-2 Highway Commercial District which is an intensification of the of the Eastern half of the property zoned NC-2 Indoor Retail Service District; and

WHEREAS, the property is located in Growth Management Infill Area 2, and is not currently commercially developed.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 1.549 Acres of land, more or less, located at Lot 5-A-1, Forest Park Subdivision, situated in Sect 38, Township 7 South, Range 11 East in St Tammany Parish, LA from Parish HC-2 Highway Commercial; NC-2 Indoor Retail Service District to City of Mandeville B-2 Highway Commercial District in accordance with the March 26, 2003 Annexation Agreement between the Parish and City of Mandeville.

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

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville share in the cost of maintaining those portions of Forest Drive, Elmwood Place, and Park Drive which abuts the aforementioned property.

BE IT FURTHER RESOLVED that, upon developing this property, the St. Tammany Parish Council requires that a Traffic Impact Analysis be performed by the City of Mandeville and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 4 DAY OF JANUARY , 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: STEVE STEFANCIK/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 1.549 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL AND NC-2 INDOOR RETAIL SERVICE DISTRICT TO MANDEVILLE B-2 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT LOT 5-A-1, FOREST PARK SUBDIVISION, SITUATED IN SECT 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST IN ST TAMMANY PARISH, LA, WARD 4, DISTRICT 10.

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WHEREAS, the property is located in Growth Management Infill Area 2, and is **not** currently commercially developed.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Mandeville annexation and rezoning of 1.549 Acres of land, more or less, located at Lot 5-A-1, Forest Park Subdivision, situated in Sect 38, Township 7 South, Range 11 East in St Tammany Parish, LA from Parish HC-2 Highway Commercial; NC-2 Indoor Retail Service District to Mandeville B-2 Highway Commercial District in accordance with *the March 26, 2003 Annexation Agreement between the Parish and Mandeville*.

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MOVED FOR ADOPTION BY _____, SECONDED BY

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (MN2017-04)

Annexation

City: Mandeville City Case No: 17-46 Staff Reference MN2017-04

Notification Date: 11/17/2017  Dead Line 12/13/2017  Priority 1 

Owner: KSK Real Estate Holding LLC Ward 4 Council District: 10 Map

Location: Lot 5-A-1, Forest Park Subdivision, situated in Sect 38, Township 7 South, Range 11 East in St Tammany Parish, LA Parish Zoning HC-2 Highway Commercial; NC-2 Indoor Retail &

City Zoning: B-2 Highway Commercial

Subdivision: Forest Park Estates

Existing Use: Not developed Developed Intensification Concur w/ City

Population: _____ Concur: _____

Size: 1.549 Acres

Annex Status: _____ Sales Tax: _____

STR: T - 7 - S, R - 11 - E

City Actions

Council Actions

Ordinance: _____ City Date: 12  Resolution: _____ Council Date: 12 

MN2017-04 Notes Summary

- **Planning: Sidney Fontenot:**
 - The proposal does not meet the Louisiana Revised Statutes relative to the property being contiguous to the municipality.
 - The proposal is consistent with the Growth Management agreements with the City of Mandeville.
 - The proposal does increase the intensity of the zoning of the eastern half of the property zoned Parish NC-210/10/17.
- **Engineering: Holly Thomas:**
 - This annexation is not in a critical drainage area. This site will need to meet any state or municipal applicable ordinances and requirements.
- **Engineering/ Environmental Services: Jay Watson:**
 - There are no DES issues.
 - Future development must be in compliance with STP traffic requirements.
- **Data Management: Bob Thompson:**
 - Property is not commercially developed and it is located in GMA infill Area 2.
 - Per Growth management agreement; 100% of Sales Tax District 3 Revenue shall be shared with City.



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: Thompson@stpgov.org

Re: Administrative Comment

Date: December 11, 2017

Annexation staff #:MN2017-04

the City of Mandeville is contemplating annexation of 1.549 Acres, more or less, owned by KSK Real Estate Holding LLC, and located at Lot 5-A-1, Forest Park Subdivision, situated in Sect 38, Township 7 South, Range 11 East in St Tammany Parish, LA, Ward 4, District 10.

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

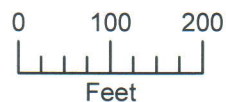


Mandeville Annexation MN2017-04



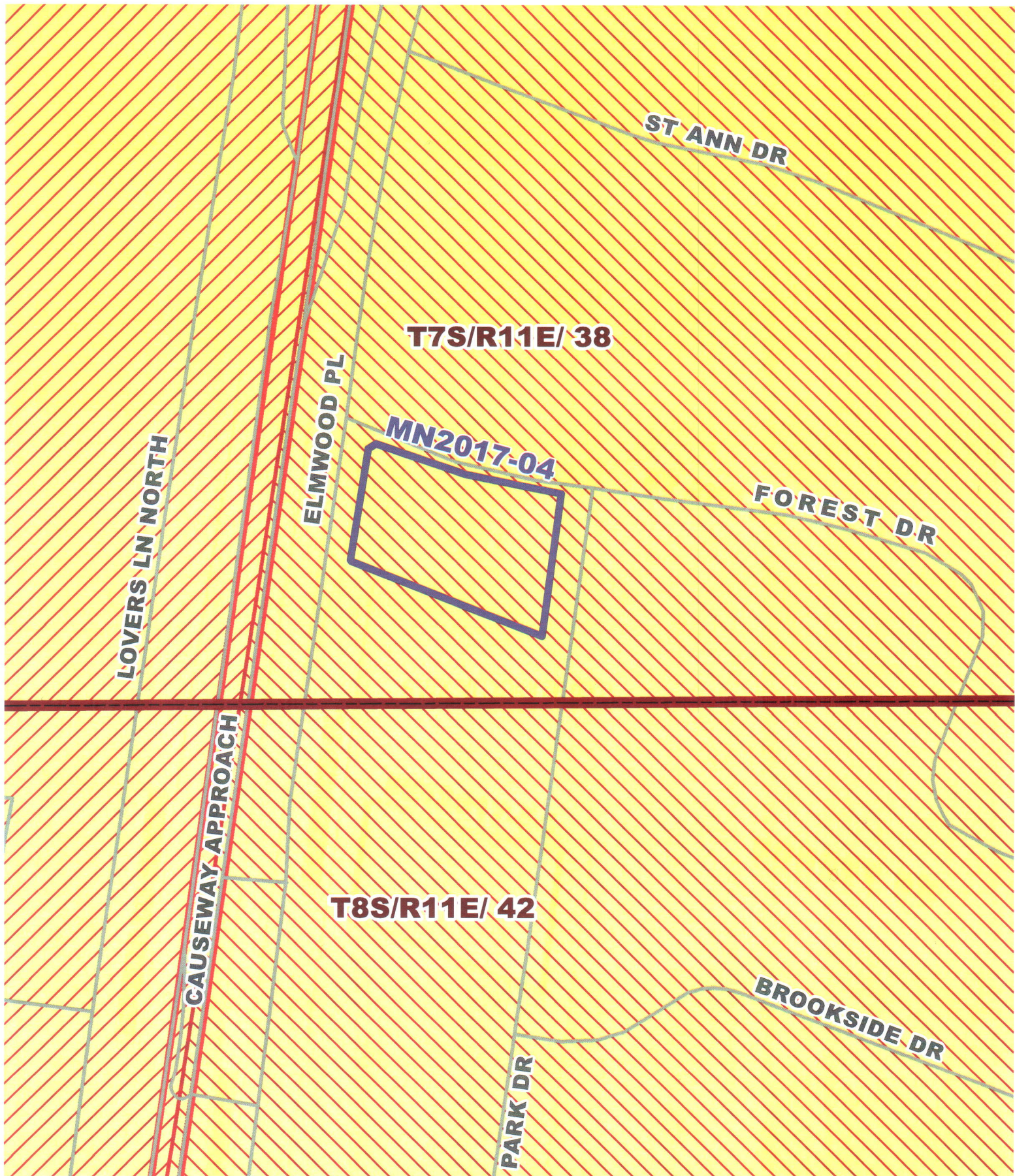
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- | | |
|---------------|------------|
| — Streets | T/R/S |
| — Major Roads | Mandeville |
| — Rivers | MN2017-04 |



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Map Number: 2017abg-135 Date: 11/29/2017.



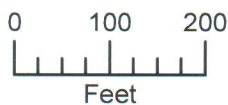
Mandeville Annexation MN2017-04



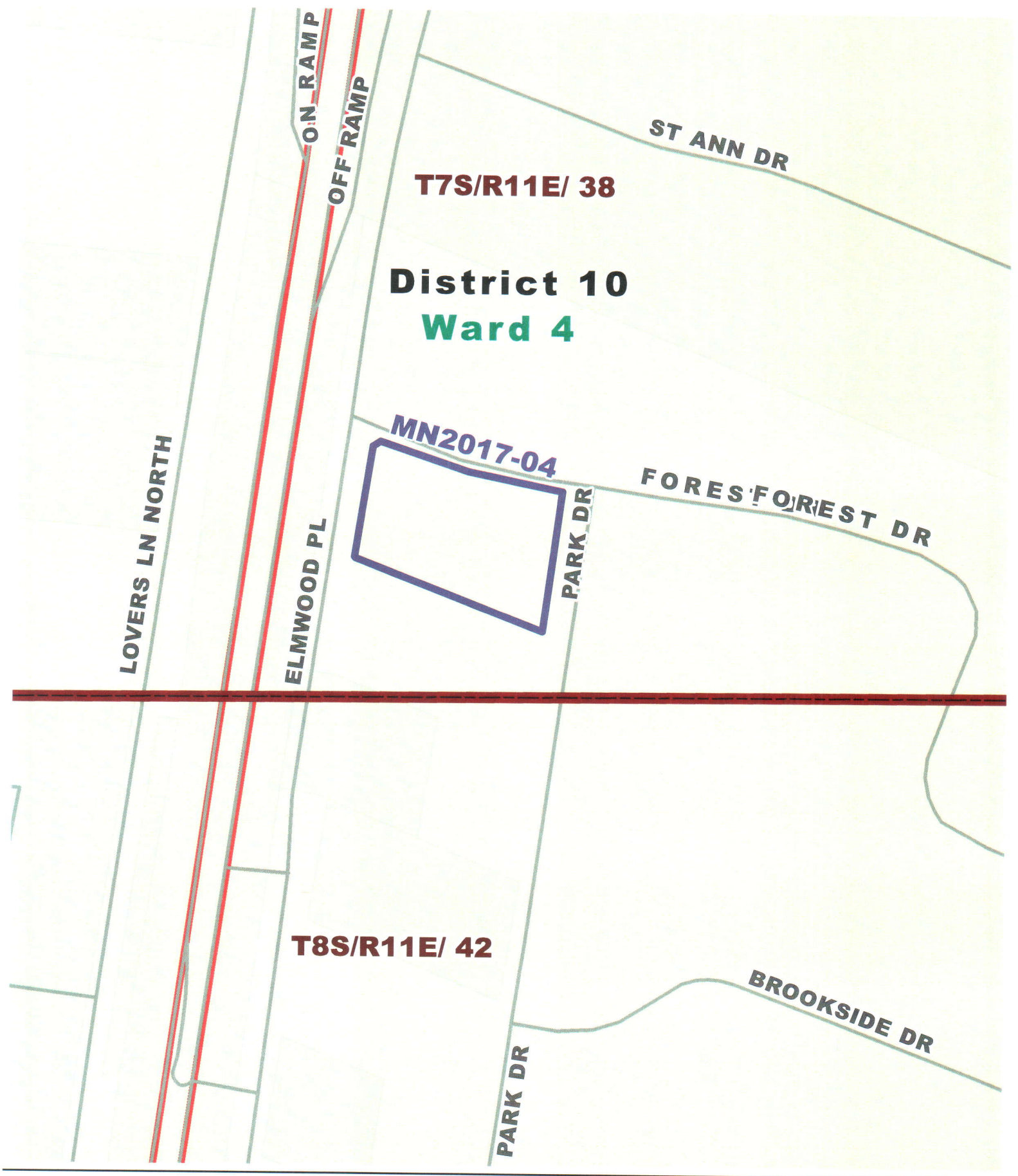
- | | |
|---------------|-----------------------|
| — Streets | Mandeville GMA |
| — Major Roads | ■ Growth Management |
| — Rivers | ▨ Infill Area 1 |
| ▭ T/R/S | ▨ Infill Area 2 |
| ▭ Mandeville | ■ Priority 1 |
| ▭ MN2017-04 | ■ Priority 2 |

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Map Number: 2017abg-137e Date: 12/05/2017.



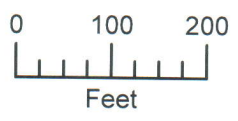
Mandeville Annexation MN2017-04



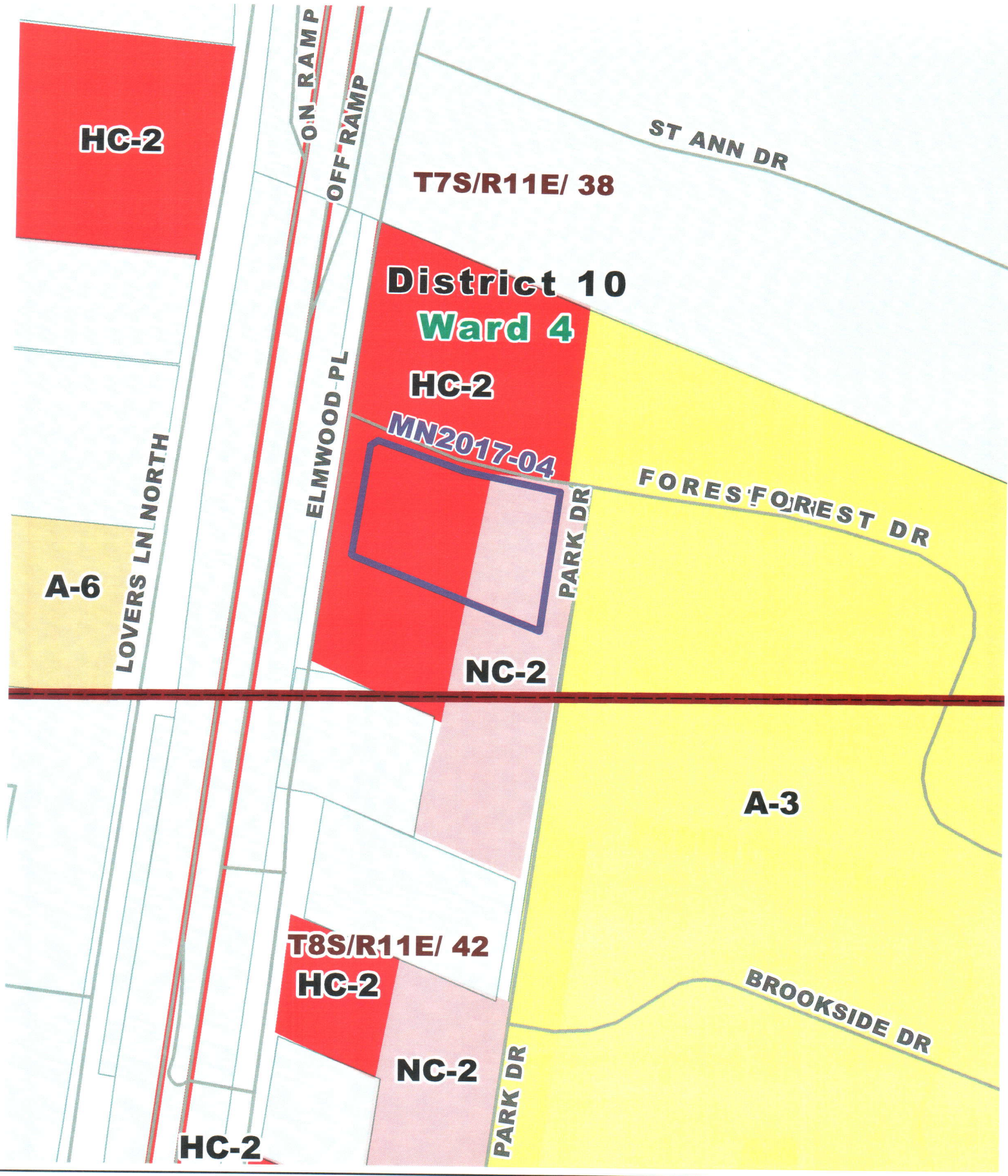
- Streets
- Major Roads
- Rivers
- T/R/S
- Council Districts
- Wards
- MN2017-04
- Mandeville

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P.O. Box 628
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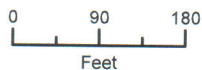
Map Number: 2017abg-136 Date: 11/29/2017.



Mandeville Annexation MN2017-04



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



- Streets
- Major Roads
- Rivers
- T/R/S
- Mandeville
- MN2017-04

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> E-1 Estate E-2 Estate E-3 Estate E-4 Estate A-1 Suburban A-1A Suburban A-2 Suburban A-3 Suburban A-4 Single Family Residential A-4A Single Family Residential A-5 Two Family Residential A-6 Multiple Family Residential A-7 Multiple Family Residential A-8 Multiple Family Residential NC-1 Professional Office NC-2 Indoor Retail Service NC-3 Lodging NC-4 Neighborhood Institutional | <ul style="list-style-type: none"> NC-5 Retail and Service NC-6 Public, Cultural and Recreational PBC-1 Planned Business Campus PBC-2 Planned Business Campus HC-1 Highway Commercial HC-2 Highway Commercial HC-2A Highway Commercial HC-3 Highway Commercial HC-4 Highway Commercial HC-5 Highway Commercial I-1 Industrial I-2 Industrial I-3 Heavy Industrial I-4 Heavy Industrial Advanced Manufacturing & Logistics SWM-1 Solid Waste Management SWM-2 Solid Waste Management MD-1 Medical Residential | <ul style="list-style-type: none"> MD-2 Medical Clinical MD-3 Medical Facility MD-4 Medical Research PF-1 Public Facilities PF-2 Public Facilities CB-1 Community Based Facilities ED-1 Primary Education ED-2 Higher Education AT-1 Animal Training/Housing RBG Riverboat Gaming District PUD Planned Unit Development AAO Abita Airport Overlay MHO Manufactured Housing Overlay RO Rural Overlay TND-1 Traditional Neighborhood Development TND-2 Traditional Neighborhood Development EO Entertainment Overlay RBCO Regional Business Center Overlay |
|--|--|--|

Map Number: 2017abg-138 Date: 11/29/2017.

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**City of Mandeville
Planning and Zoning Commission**

REBECCA BUSH, CHAIRWOMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



MEMBERS

DENNIS THOMAS
MICHAEL BLACHE
REN CLARK
SIMMIE FAIRLEY
WILLIAM SONES

November 17, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 577
Mandeville, LA 70470

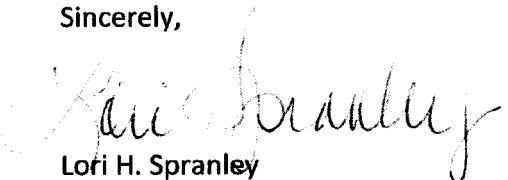
RE: Annexation Request

Dear Councilwoman O'Brien:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 17-46 requesting the annexation of lot 5-A-1, Forest Park Subdivision, and assigning a zoning designation as B-2, Highway Business District. Ordinance 17-46 was introduced at the City Council meeting of November 16, 2017. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the December 5, 2017 and January 9, 2018 meetings. At that time, it is anticipated that the ordinance will be placed on the City Council's January 25, 2018 agenda for adoption.

If you have any questions, please call me.

Sincerely,


Lori H. Spranley
Planning Secretary

cc: Sidney Fontenot
Bob Thompson
Donald Henderson, Jr.

1
2 **THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL**
3 **MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____;**
4

5 **ORDINANCE NO. 17-46**
6

7 ***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO***
8 ***EFFECT THE ANNEXATION OF LOT 5-A-1, FOREST PARK SUBDIVISION, ST.***
9 ***TAMMANY PARISH, LOUISIANA INTO THE CORPORATE LIMITS OF THE***
10 ***CITY OF MANDEVILLE DESIGNATING AND DESIGNATING AND ASSIGNING***
11 ***THE PROPERTY FOR PURPOSES OF ZONING AS A B-2, HIGHWAY BUSINESS***
12 ***DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION***
13 ***THEREWITH***
14

15 **WHEREAS**, the City Council has received a petition seeking the annexation into the
16 corporate limits of the City of Mandeville; and
17

18 **WHEREAS**, the said petition is made and signed by the owners of the said property
19 and there are no registered voters currently residing on the said property; and
20

21 **WHEREAS**, the property is contiguous to the present boundaries of the City of
22 Mandeville; and
23

24 **WHEREAS**, the proposed annexation will serve the best interests of the City of
25 Mandeville and of its citizens by providing enhanced development of a major commercial
26 area of the City, promoting additional tax revenues for the City and employment
27 opportunity for area citizens; and
28

29 **WHEREAS**, the City Council has received _____ recommendations from the Mandeville
30 Planning Commission regarding the proposed annexation and _____ recommendations
31 of the Mandeville Zoning Board regarding the zoning designation of the property; and
32

33 **WHEREAS**, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989,
34 states annexation of certain areas as an objective of the City's Growth Management Plan
35 and this annexation does comply with that objective.
36

37 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville
38 that the municipal limits of the City of Mandeville be and they are hereby enlarged to
39 include the below described immovable property which is hereby annexed into the City of
40 Mandeville.
41

42 Located as Lot 5-A-1, Forest Park Subdivision, St. Tammany Parish.
43

44 From the intersection formed by the westerly right-of-way of Park Drive and the
45 southerly right-of-way of Forest Drive this being the POINT OF BEGINNING.
46

47 From the Point of Beginning run along the Westerly right-of-way of Park Drive
48 South 07 degrees 32 minutes 37 seconds West, 233.26 feet to a point; thence North 68
49 degrees 26 minute 39 seconds West, 334.73 feet to a point on the Easterly right-of-way of
50 Elmwood Place, thence run along said right-of-way North 08 degrees 55 minutes 24
51 seconds East, 184.01 feet to a point; thence North 57 degrees 48 minutes 05 seconds East,
52 14.14 feet to a point on the South right-of-way of Forest Drive; thence run along said right-
53 of-way South 71 degrees 16 minutes 45 seconds East, 150.69 feet to a point; thence South
54 70 degrees 47 minutes 18 seconds East, 4.55 feet to a point; thence South 78 degrees 34
55 minutes 31 seconds East, 157.57 feet back to the Point of Beginning.
56

57 This tract contains 67,487 square feet as per survey prepared by Land Surveying,
58 LLC dated September 12, 2016, Survey No. 17678.
59

60 **BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the
61 City of Mandeville the above described property be designated for purposes of zoning as a
62 B-2, Highway Business District, as defined and regulated by the provisions of The
63 Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the
64 Official Zoning Map of the City of Mandeville be amended to reflect this annexation and
65 zoning.
66

67 **BE IT FURTHER ORDAINED**, that following the annexation of the above described
68 immovable property into the corporate limits of the City of Mandeville that the boundaries
69 of the City of Mandeville shall thereafter be as set forth and described on the proces verbal
70 attached hereto and made a part hereof.
71

72 **BE IT FURTHER ORDAINED**, that all generated Sales Tax Revenues shall be split
73 80%-20% between the City of Mandeville and St. Tammany Parish in accordance with
74 Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and
75 between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or
76 as modified by written agreement between the Parish of St. Tammany and the City of
77 Mandeville by subsequent Annexation Growth Plan(s).
78

79 **BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be
80 deemed separate and severable, and that in the event that any one or more of the
81 provisions of this ordinance be deemed unenforceable or unconstitutional by any final
82 judgment, order, or decree of any court of competent jurisdiction, that such finding shall
83 have no effect on the remaining sections and provisions of this ordinance.
84

85 **BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby
86 authorized and empowered to take any and all actions which she, in the exercise of her
87 discretion, deems necessary to promulgate the provisions of this ordinance.

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The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:
NAY:
ABSTENTIONS:
ABSENT:

and the Ordinance was declared adopted this ____ day of _____, 2017

Kristine Scherer
Clerk of Council

Laure' Sica
Council Chairman

SUBMITTTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this ____ day of _____, 2017 at ____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this ____ day of _____, 2017 at ____ o'clock a.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this ____ day of _____, 2017, at ____ o'clock ____m.

DONALD J. VILLERE, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville this ____ day of _____, 2017 at ____ o'clock a.m.

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CLERK OF COUNCIL

CERTIFICATE

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the ____ day of _____, 2017, at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this ____ day of _____, 2017.

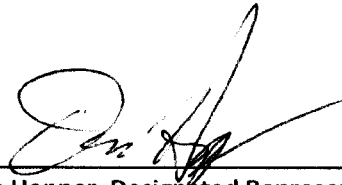
CLERK OF COUNCIL

KSK REAL ESTATE HOLDINGS, LLC

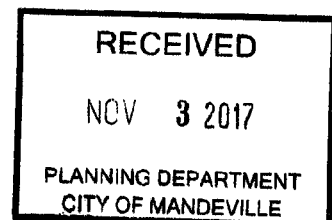
November 3, 2017

Dear Mayor Villere and City Council Members:

KSK Real Estate Holdings, LLC, owner of lot 5-A-1, Forest Park Subdivision, requests the annexation of said property as per attached Description of Property into the City of Mandeville with a designated zoning of B-2, Highway Business District.



Dean Hopper, Designated Representative
Of KSK Real Estate Holdings, LLC



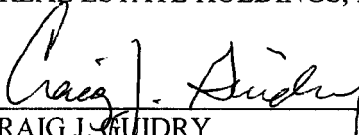
AUTHORIZATION TO ACT
FOR KSK REAL
ESTATE HOLDINGS, LLC

BE IT KNOWN that on the date set out below Craig J. Guidry, the sole member and manager of KSK Real Estate Holdings, LLC, ("KSK") which LLC owns Lots 2A and 5A Forest Park Subdivision, St. Tammany Parish, LA. (or as resubdivided) who declared as follows:

1. KSK's property is located outside the city limits of Mandeville, LA.
2. KSK is considering requesting annexation within the city limits of Mandeville, LA.
3. KSK designates either Craig J. Guidry or Dean Hopper, its contractor for the commercial improvements planned to be built thereon, as the authorized agent to act for KSK in executing any and all forms and applications for annexation of said property into the Mandeville city limits.

So Certified this 25 day of October, 2017, Mandeville, LA.

KSK REAL ESTATE HOLDINGS, LLC

BY: 
CRAIG J. GUIDRY
SOLE MEMBER AND MANAGER

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

TELEPHONE: (985) 892-6277
FAX: (985) 898-0355
landsuri@bellsouth.net

October 26, 2017

Description of Property for

KSK Real Estate Holdings

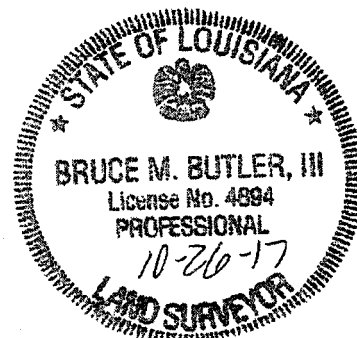
Located as Lot 5-A-1 Forest Park Subdivision, St. Tammany Parish, Louisiana.

From the intersection formed by the Westerly Right-of-way of Park Drive and the Southerly Right-of-way of Forest Drive this being the Point of Beginning.

From the Point of Beginning run along the Westerly Right-of-way of Park Drive South 07 degrees 32 minutes 37 seconds West, 233.26 feet to a point; thence North 68 degrees 26 minutes 39 seconds West, 334.73 feet to a point on the Easterly Right-of-way of Elmwood Place; thence run along said Right-of-way North 08 degrees 55 minutes 24 seconds East, 184.01 feet to a point; thence North 57 degrees 48 minutes 05 seconds East, 14.14 feet to a point on the South Right-of-way of Forest Drive; thence run along said Right-of-way South 71 degrees 16 minutes 45 seconds East, 150.69 feet to a point; thence South 70 degrees 47 minutes 18 seconds East, 4.55 feet to a point; thence South 78 degrees 34 minutes 31 seconds East, 157.57 feet back to the Point of Beginning.

This tract contains 67,487 Sq. Ft. as per survey prepared by this firm dated September 12, 2016 Survey No. 17678.


Bruce M. Butler, III



A Resubdivision of Lots 2-A & 5-A into Lot 5-A-1, Forest Park Subdivision, St. Tammany Parish, Louisiana

Reference:
 1) A Survey Map by John E. Bonneau, Dated 1-14-98, #98014, (Basis of Bearings)
 2) A Survey Map by John E. Bonneau, Dated 8-24-95, #95723
 Reference Bearing calls not shown

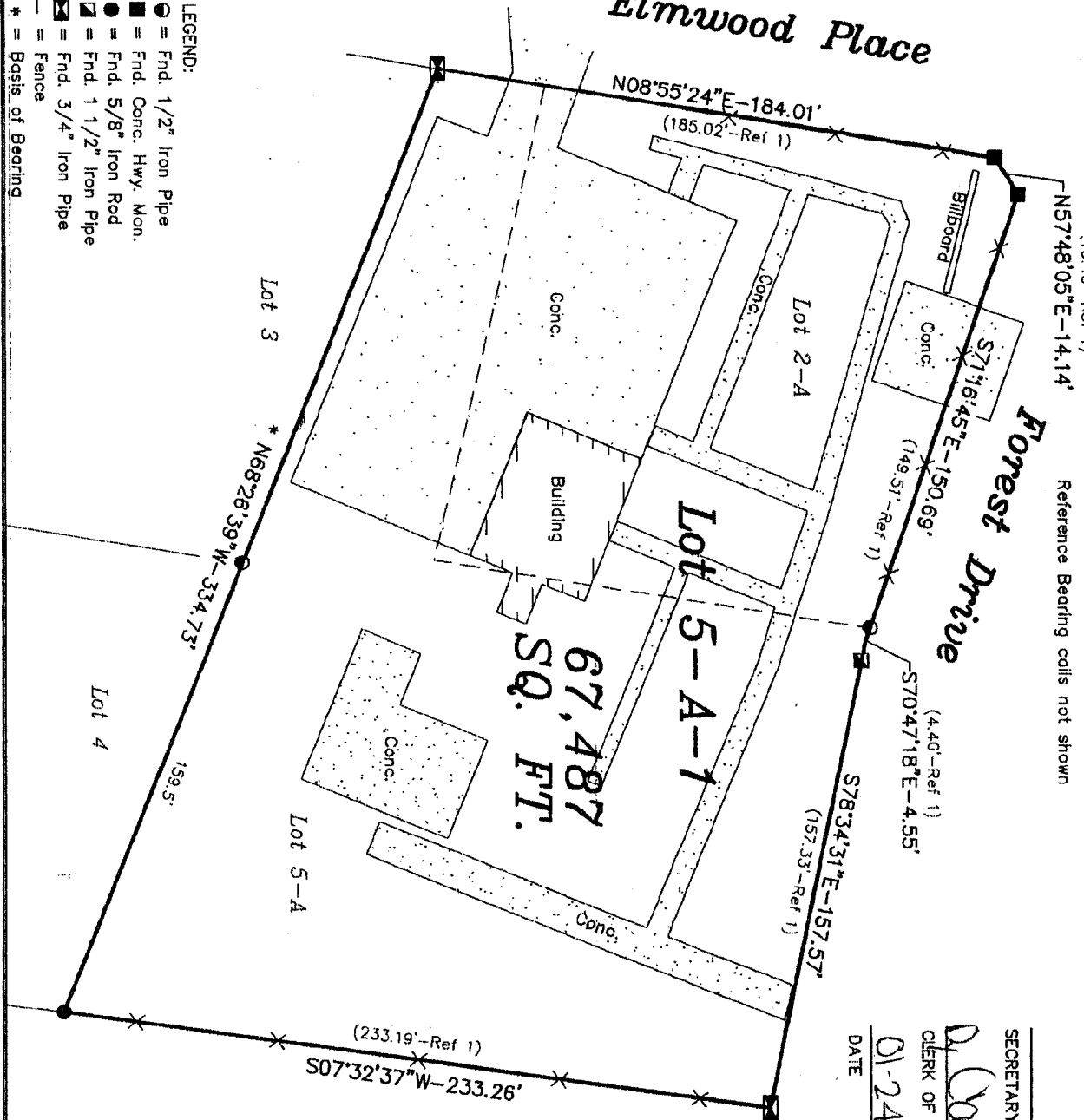


Elmwood Place

Forest Drive

Park Drive

- LEGEND:
- = Fnd. 1/2" Iron Pipe
 - ◼ = Fnd. Conc. Hwy. Mon.
 - = Fnd. 5/8" Iron Rod
 - ◻ = Fnd. 1 1/2" Iron Pipe
 - ⊠ = Fnd. 3/4" Iron Pipe
 - = Fence
 - * = Basis of Bearing



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

01-24-2017

5003C

[Handwritten signature]

[Handwritten signature]

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

MAP PREPARED FOR **KSK REAL ESTATE HOLDINGS**

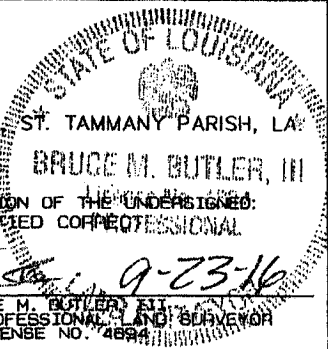
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS 2-A & 5-A, FOREST PARK SUBDIVISION, ST. TAMMANY PARISH, LA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED COPY

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurl@bellsouth.net email

[Handwritten signature] 9-23-16
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894



SCALE: 1" = 50'

DATE: 9-12-16

NUMBER: 17678



**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 **KSK REAL ESTATE HOLDINGS LLC** as owner for the tax year **2017** and whose address is **2480 N. Causeway Blvd, 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 Mandeville:**

PROPERTY DESCRIPTION

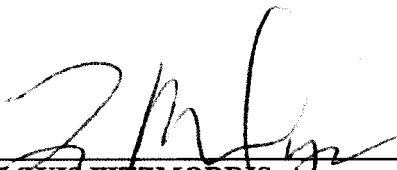
2017 Tax Roll Assessment: Assessment Number: 112-019-0977

LOT 5-A-1 RESUB OF LOTS 2A 5A FOREST PARK CB 1114 23 INST
NO 1079881 INST NO 1080814 CB 1485 712 CB 1525 203 INST NO
966068 INST NO 1147746 INST NO 2027216 INST NO 2031852

- I. The total assessed value of all property within the above described area is **\$ 52,469.**
- 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 **\$ 52,469.**
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 52,469

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 26th day of October, 2017.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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:

2017 Tax Roll - Assessment Number 112-019-0977

OWNERS: KSK REAL ESTATE HOLDINGS LLC
2480 N CAUSEWAY BLVD
MANDEVILLE, LA 70471

PROPERTY DESCRIPTION: 2017 TAX ROLL


LOT 5-A-1 RESUB OF LOTS 2A 5A FOREST PARK CB 1114 23 INST NO 1079881 INST
NO 1080814 CB 1485 712 CB 1525 203 INST NO 966068 INST NO 1147746
INST NO 2027216 INST NO 2031852

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

2017 VALUATION:	Land	-	52,469
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			52,469

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

Covington, Louisiana this the 26th day of October, 2017.



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 John E. Bonneau & Associates, Inc., Survey No. 98014 dated January 14, 1998 and further identified as all that certain piece or parcel of land lying and being Lot 5-A and Lot 2-A located in Forest Park Subdivision situated in Section 38, Township 7 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 26th day of August, 2016.

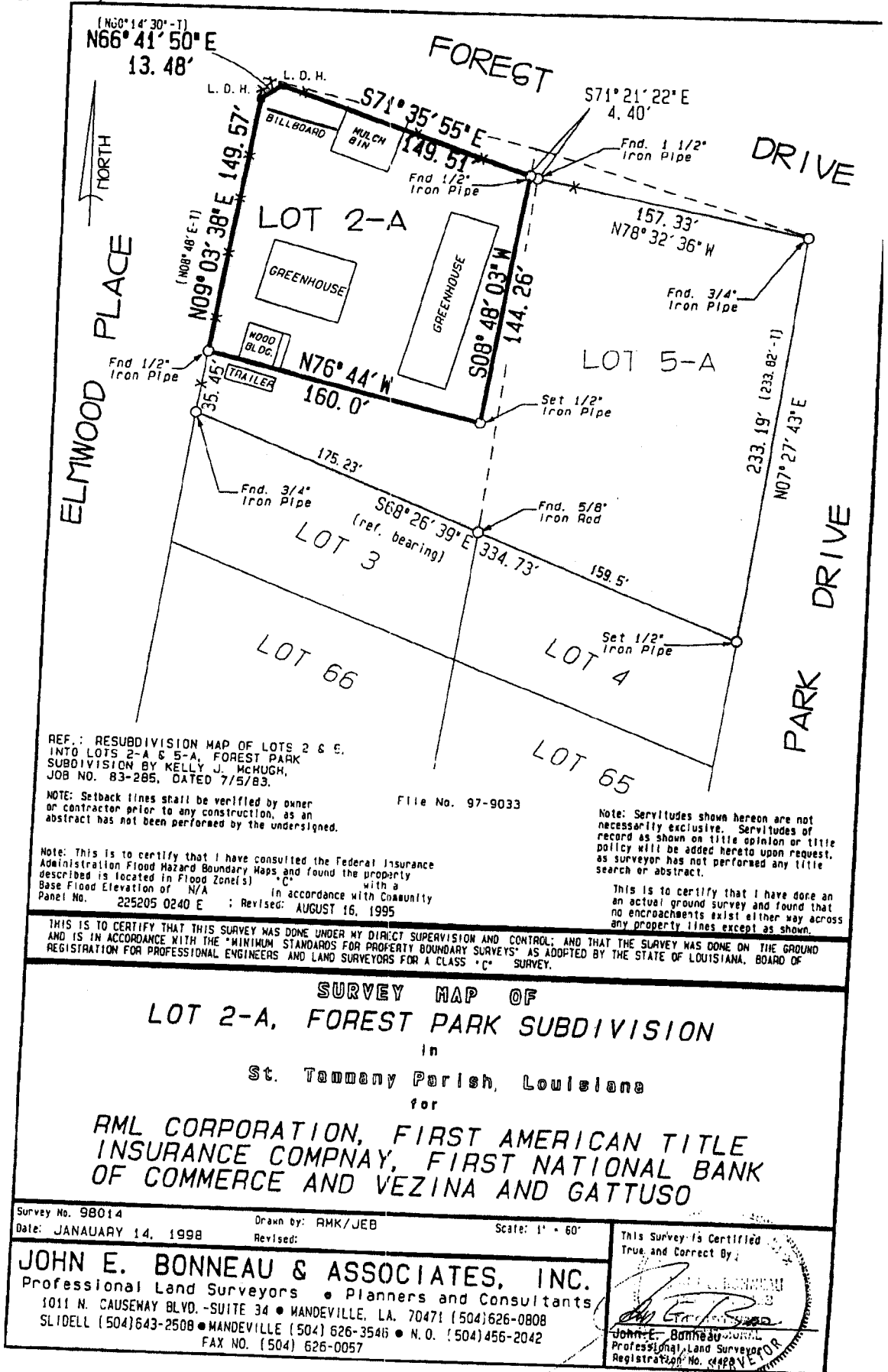
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed, Director of Voter Registration, Secretary of State



**SURVEY MAP OF
 LOT 2-A, FOREST PARK SUBDIVISION
 in
 St. Tammany Parish, Louisiana
 for
 RML CORPORATION, FIRST AMERICAN TITLE
 INSURANCE COMPNAY, FIRST NATIONAL BANK
 OF COMMERCE AND VEZINA AND GATTUSO**

Survey No. 98014 Drawn by: RMK/JEB Scale: 1" = 60'
 Date: JANUARY 14, 1998 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042
 FAX NO. (504) 626-0057

This Survey is Certified True and Correct By:

John E. Bonneau
 JOHN E. BONNEAU
 Professional Land Surveyor
 Registration No. 44287

Map



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

Copyright
 STPBasicMap
 MIS/GIS Department



Roy J. D Gattuso
Attorney At Law
P O Box 461
Gretna, LA 70054

CASH SALE UNITED STATES OF AMERICA
BY: LOUISIANA LANDSCAPE SPECIALTY, INC. STATE OF LOUISIANA
TO: KEKE, LLC PARISH OF JEFFERSON

BE IT KNOWN, That on this 11th day of the month of May in the year of our Lord, one thousand nine hundred and ninety-nine (1999).

BEFORE ME, the undersigned Notary Public, in and for the Parish of Jefferson, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED,

LOUISIANA LANDSCAPE SPECIALTY, INC. (ID# 72-0970537), a corporation organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Jefferson, herein represented by RANDY M. LOUP, its President, acting under and by virtue of a resolution of the Board of Directors of said corporation, dated May 10, 1999, a certified copy of which resolution is annexed hereto and made a part hereof, which resolution, said President warrants and certifies, is still in full force and effect and has not been revoked, modified or amended; whose mailing address is 1701 Belle Chasse Hwy., Gretna, La 70056.

(hereinafter sometimes referred to as "Seller") who declared and said, that for the price and consideration, and on the terms and conditions hereinafter expressed, he does, by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties, with a full guarantee against all troubles, debts, mortgages, claims, evictions, donations, alienations, or other encumbrances, whatsoever, unto:

KEKE, LLC (ID# 72-1411196) a Louisiana Limited Liability Company, domiciled in the Parish of Jefferson, State of Louisiana, herein appearing by and through the following manager/member Randy M. Loup, acting under and by virtue of articles of organization dated February 9, 1998 and recorded in records of Jefferson Parish, and whose mailing address is 1701 Belle Chasse Hwy., Gretna, La. 70056;

(hereinafter sometimes referred to as "Purchaser" here present accepting and purchasing for his heirs and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being located in FOREST PARK SUBDIVISION, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

LOT 5-A, FOREST PARK SUBDIVISION, in the square bounded by Forest Drive, Park Drive, Brookside Drive and Elmwood Place. Said property is more particularly described as follows, to-wit:

From the corner formed by the intersection of Forest Drive and Park Drive, go along the Westerly line of Park Drive south 07 degrees 27 minutes 43 seconds West 233.82 feet to the Northerly line of Lot 4, thence go along the Northerly line of Lots 4 and 3, Forest Park Subdivision, North 68 degrees 26 minutes 39 seconds West 334.73 feet to the Easterly line of Elmwood Place; thence go along the Easterly line of Elmwood Place North 08 degrees 48 minutes East 35.45 feet; thence go South 76 degrees 44 minutes East 160.0 feet; thence go North 08 degrees 48 minutes 03 seconds East 160.0 feet to the Southerly line of Forest Drive; thence with the Southerly line of Forest Drive go South 76 degrees 44 minutes 40 seconds East 4.46 feet; thence continue along the southerly line of Forest Drive South 72 degrees 55 minutes 56 seconds East 158.72 feet back to the Point of Beginning.

All in accordance with map or plat of survey by Kelly McHugh & Associates dated May 28, 1985, revised June 5, 1985.

DT. REG # 389,231
Inst # 1147746
FILED ST. TAMMANY PAR
05/13/1999 08:30:00AM skb
COBK_ MOE___ MI___

Being the same property acquired by Louisiana Landscape Specialty, Inc. from Chandrashekar Subramaniam, et ux by act before Larry C. Pieno, N.P., dated September 14, 1995 recorded in the records of St. Tammany Parish, Louisiana.

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in **FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana and being more fully described as follows, to wit:

Being of portion of Lot 2, Forest Park Subdivision, St. Tammany Parish, Louisiana, which said portion commences at a point on Elmwood Place a distance of 160.00 feet from the corner of Elmwood Place and Forest Drive, thence go North 08 degrees 48 minutes 00 seconds East, a distance of 149.57 feet front on Elmwood Place to a point; thence go North 60 degrees 14 minutes 30 seconds East, a distance of 13.48 feet to a point thence go South 76 degrees 44 minutes 40 seconds East, a distance of 149.51 feet front on Forest Drive to a point; thence go South 08 degrees 48 minutes 03 seconds West, a distance of 160.0 feet to a point; thence go North 76 degrees 44 minutes 00 seconds West, a distance of 160.00 feet to the point of beginning. Said lot identified as proposed **LOT 2-A** on plan of resubdivision by Kelly McHugh & Associates, C.F., dated July 5, 1983, revised August 11, 1983.

All as more fully described by reference to Survey by Kelly McHugh & Associates, Civil Engineers & Land Surveyors, dated November 25, 1985. Job No. 85-414, a copy of which is attached to Instrument #603132 and recorded in MOB 1113, folio 276 of the official records of St. Tammany Parish, Louisiana and is made a part hereof by reference.

Being the same property acquired by Louisiana Landscape Specialty, Inc. From Gilbert E. Copeland, Sr. by act before Roy J. D. Gattuso, N.P., dated January 26, 1998 registered in instrument no. 785,227 in the records of St. Tammany Parish, Louisiana.

This sale is made and accepted subject to all restrictions and/or servitudes which may appear in the chain of title without the benefit of reimposing same and without intention to interrupt or revive prescription thereon or recognize the validity thereof, including but not limited to the following restrictions to-wit:

Restrictions recorded in COB 300, folio 444, as amended in COB 349, folio 152, COB 486, folio 913 and COB 968, folio 818.

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said vendee, his heirs and assigns forever.

And the said vendor hereby binds himself and heirs forever to warrant and defend the said property herein conveyed to the said vendee against all legal claims and demands whatsoever.

The said vendor does hereby moreover transfer unto said vendee all and singular the rights and actions of warranty to which the said vendor is or may be entitled, against any and all former owners and proprietors of the property herein conveyed, hereby subrogating said vendee to all the said rights and actions, to be by him enjoyed and exercised in the same manner as they might have been by the said vendor.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of **FIVE HUNDRED NINETY THOUSAND AND NO/100 (\$590,000.00) DOLLARS**, all of which said amount has been well and truly paid unto said vendor, in lawful current funds of the United States of America, the receipt of which is hereby acknowledged and full acquittance granted therefor.

As evidenced by the annexed tax research, all taxes for the years shown thereon and assessed against the within conveyed property which have become due and exigible have been paid. Taxes for the current year are assumed by the purchaser.

The singular herein shall include the plural and the masculine gender shall include the feminine and neuter genders, and vice versa.

The parties hereto take cognizance that the mortgage, conveyance, paving (if applicable) certificates herein referred to are open, undated and unsigned and relieve me, Notary, from any and all responsibility in connection therewith.

By reference to the Mortgage and Conveyance Certificates of the Clerk of Court and/or Recorder of Mortgages and Registrar of Conveyances and/or Jefferson Certificate Corporation in and for the Parish where property is located, State of Louisiana, copies of which are annexed hereto and made a part hereof, it does not appear that the herein described property has been heretofore alienated or is presently encumbered, EXCEPT:

Mortgage granted by Louisiana Landscape Specialty, Inc. in favor of First National Bank of Commerce in the sum of \$400,000.00 represented by one note dated September 15, 1995 payable on demand with 21% per annum interest and recorded September 18, 1995 as inst. No. 966072. **TO BE CANCELED**

RESOLUTION OF THE BOARD OF DIRECTORS
OF
LOUISIANA LANDSCAPE SPECIALTY, INC.

BE IT RESOLVED, that RANDY M. LOUP, President of this corporation is fully authorized in the name and on behalf of this corporation to sell any real estate owned by this corporation in the State of Louisiana, and further to include the sale of that certain tract of land situated in the State of Louisiana as more fully described to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereto belonging or in anywise appertaining, lying and being located in **FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

LOT 5-A, FOREST PARK SUBDIVISION, in the square bounded by Forest Drive, Park Drive, Brookside Drive and Elmwood Place. Said property is more particularly described as follows, to-wit:

From the corner formed by the intersection of Forest Drive and Park Drive, go along the Westerly line of Park Drive south 07 degrees 27 minutes 43 seconds West 233.82 feet to the Northerly line of Lot 4, thence go along the Northerly line of Lots 4 and 3, Forest Park Subdivision, North 68 degrees 26 minutes 39 seconds West 334.73 feet to the Easterly line of Elmwood Place; thence go along the Easterly line of Elmwood Place North 08 degrees 48 minutes East 35.45 feet; thence go South 76 degrees 44 minutes East 160.0 feet; thence go North 08 degrees 48 minutes 03 seconds East 160.0 feet to the Southerly line of Forest Drive; thence with the Southerly line of Forest Drive go South 76 degrees 44 minutes 40 seconds East 4.46 feet; thence continue along the southerly line of Forest Drive South 72 degrees 55 minutes 56 seconds East 158.72 feet back to the Point of Beginning. All in accordance with map or plat of survey by Kelly McHugh & Associates dated May 28, 1985, revised June 5, 1985.

Being the same property acquired by Louisiana Landscape Specialty, Inc. from Chandrashekar Subramaniam, et ux, by act before Larry C. Pieno, N.P., dated September 14, 1995 recorded in the records of St. Tammany Parish, Louisiana.

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereto belonging or in anywise appertaining, lying and being situated in **FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:

Being a portion of Lot 2, Forest Park Subdivision, St. Tammany Parish, Louisiana, which said portion commences at a point on Elmwood Place a distance of 160.00 feet from the corner of Elmwood Place and Forest Drive, thence go North 08 degrees 48 minutes 00 seconds East, a distance of 149.57 feet front on Elmwood Place to a point; thence go North 60 degrees 14 minutes 30 seconds East, a distance of 13.48 feet to a point thence go South 76 degrees 44 minutes 40 seconds East, a distance of 149.51 feet front on Forest Drive to a point; thence go South 08 degrees 48 minutes 03 seconds West, a distance of 160.0 feet to a point; thence go North 76 degrees 44 minutes 00 seconds West, a distance of 160.00 feet to the point of beginning. Said lot identified as proposed **LOT 2-A** on plan of resubdivision by Kelly McHugh & Associates, C.E., dated July 5, 1983, revised August 11, 1983. All as more fully described by reference to Survey by Kelly McHugh & Associates, Civil Engineers & Land Surveyors, dated November 25, 1985. Job No. 85-414, a copy of which is attached to Instrument #603132 and recorded in MOB 1113, folio 276 of the official records of St. Tammany Parish, Louisiana and is made a part hereof by reference.

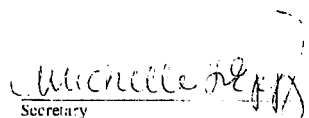
Being the same property acquired by Louisiana Landscape Specialty, Inc. From Gilbert E. Copeland, Sr. by act before Roy J. D. Gattuso, N.P., dated January 26, 1998 registered in instrument no. 785,227 in the records of St. Tammany Parish, Louisiana.

to any person or persons or corporations, for such amount and on such terms and conditions as said officer may determine or think advisable, and to receive and receipt for the selling price and to give full acquittance and discharge thereof; the intent of this resolution being to place full authority with said officer to transact completely the business of this corporation as outlined in its charter, in which its objects and purposes are set forth, all without the necessity of the adoption by the Board of Directors of a separate resolution to cover each transaction, or to cover each sale; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this resolution.

CERTIFICATE

I certify that I am the Secretary of LOUISIANA LANDSCAPE SPECIALTY, INC. and that the above resolution is a true and correct copy of a resolution unanimously adopted at the meeting of the Board of Directors of said corporation held at its office on May 10, 1999, all members of the Board of Directors being present and voting; that this resolution has not been revoked and/or suspended and that it remains in full force.

This 10th day of May, 1999


Secretary

TAX RESEARCH CERTIFICATE

OFFICE OF TAX COLLECTION FOR THE
PARISH OF ST. TAMMANY

№ 68777

FEE:

\$ 25.00 Covington, Louisiana, March 22 1999

I, RODNEY J. STRAIN, JR., Sheriff and Ex-Officio Tax Collector, in and for the Parish and State
aforesaid do hereby certify, that upon examination of the Tax Roll on file in my office, I find that all State and
Parish Taxes assessed against Lot 5A Forest Park

CB 1456 712 CB 1525 203
Inst no 966068

situated in the Parish of St. Tammany, State of Louisiana, for the following years:

YEAR	ASSESSMENT NUMBER	ASSESSED IN NAME OF:
19 <u>98</u>	<u>1120227269</u>	<u>Louisiana Landscape Specialty</u>
19 <u>97</u>	"	"
19 <u>96</u>	"	"

STATE AND PARISH TAXES FOR THE YEARS:

19 98 19 97 19 96 have been paid
 19 _____ 19 _____ 19 _____ have not been paid
 19 _____ 19 _____ 19 _____ have been paid by virtue of Homestead Exemption

on the above described property only insofar as the above named Louisiana Landscape Specialty concerned and no further.

19 98 Assessed Valuation ... \$ 11,570.00
 Total Paid \$ 1,907.13
 Total Exempt \$ _____
 TOTAL DUE \$ 0

Required By

Virginia & Hattusco LLC
III-38 999988 First Bond Key

RODNEY J. STRAIN, JR.
Sheriff and Ex-Officio Tax Collector, Parish of St. Tammany, Louisiana

By: Agst P. Alred
DEPUTY SHERIFF

TAX RESEARCH CERTIFICATE

OFFICE OF TAX COLLECTION FOR THE
PARISH OF ST. TAMMANY

NE 68778

FEE:

\$ 25.00 Covington, Louisiana, March 22 19 99

I, RODNEY J. STRAIN, JR., Sheriff and Ex-Officio Tax Collector, in and for the Parish and State
aforesaid do hereby certify, that upon examination of the Tax Roll on file in my office, I find that all State and
Parish Taxes assessed against 149.57 X 13.48 X 149.51 X 160 X 160

being pt of Lot 2 Forest Park
CB 1114 231

situated in the Parish of St. Tammany, State of Louisiana, for the following years:

YEAR	ASSESSMENT NUMBER	ASSESSED IN NAME OF:
19 <u>98</u>	<u>1120190977</u>	<u>Copeland, Gilbert E. Sr.</u>
19 <u>97</u>	"	"
19 <u>96</u>	"	"

STATE AND PARISH TAXES FOR THE YEARS:

19 98 19 97 19 96 have been paid
 19 98 19 _____ 19 _____ have not been paid
 19 _____ 19 _____ 19 _____ have been paid by virtue of Homestead Exemption

on the above described property only insofar as the above named Copeland, Gilbert E. Sr.
concerned and no further.

19 98 Assessed Valuation ... \$ 4,720.00
 Total Paid \$ _____
 Total Exempt \$ _____
 TOTAL DUE \$ 776.68

Paid 4/30/99 \$ 71.57 Int. \$ 12.50 cost fees \$ 819.75
RODNEY J. STRAIN, JR.

Sheriff and Ex-Officio Tax Collector, Parish of St. Tammany, Louisiana

Required By

Verina + Gattuso, LLC
III-38

By: Sgt. P. Allred
DEPUTY SHERIFF

Notice of Construction Contract by and between Acadian Garden Center d/b/a Louisiana Landscape and KC General Contractors, Inc., dated ___ and recorded January 15, 1999 as instrument no. 1131655.
TO BE CANCELED

As a further consideration of this sale, by agreement between the parties, all leases and leasehold improvements are transferred and assigned to the account of the vendees herein.

The parties to this act declare that they are aware of the importance of an environmental site assessment survey but have chosen to waive the production thereof, and that they have not requested such an assessment from the undersigned Notary; and that they do hereby relieve and release the undersigned Notary from any liability or responsibility in connection with the non-production thereof.

The parties to this act declare that they have not requested a survey from the undersigned Notary and that none has been provided, and they do hereby relieve and release me, Notary from any liability or responsibility in connection therewith.

The vendor declares that in the United States Courts, there are no judgments, general or particular, of record against vendor. The vendor hereby declares that the property herein conveyed stands registered in the name of the vendor and that it has not been heretofore alienated by said vendor.

The parties hereto take cognizance that no title examination on the herein described property in connection with this act of sale has been made by the undersigned Notary, and the parties do hereby relieve and release me, Notary, from any liability in connection with any title defects which might have been disclosed by such title examination.

THUS DONE AND PASSED, in duplicate, in my office in the Parish of Jefferson, State of Louisiana on the day, month and year first aforesaid, in the presence of the undersigned competent witnesses, residing in this Parish, who have signed their names with the said appearers, and me, Notary, after due reading of the whole.

WITNESSES:

Nicole R. Korman
J. Sherut

LOUISIANA LANDSCAPE SPECIALTY, INC.

BY *Randy M. Loup*
RANDY M. LOUP, PRESIDENT

KEKE, L.L.C.

BY *Randy M. Loup*
RANDY M. LOUP, MEMBER/MANAGER

Roy D. Gattuso
ROY D. GATTUSO, NOTARY PUBLIC

Certificate No. 99032202
Certificate No. 99051326

MORTGAGE CERTIFICATE

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

Malise Prieto, Clerk of Court &
Ex-Officio Recorder, Covington, LA

*Office of the Clerk of the 22nd Judicial District Court
for the Parish of St. Tammany*

I, MALISE PRIETO, Clerk of Court for the Parish of St. Tammany, certify that this certificate has been run exclusively in the exact name or names hereunder set forth and not in any variations of said name or names.

Where no middle initials have been furnished, identical names with middle initials have not been run and will not be unless specifically requested.

I HEREBY CERTIFY THAT THERE ARE NO UNCANCELLED MORTGAGES OR PRIVILEGES OF RECORD IN THE MORTGAGE RECORDS OF THIS OFFICE IN THE EXACT TWO NAME OR NAMES OF:

NAMES:

- 1. LOUISIANA LANDSCAPE SPECIALTY, INC.*
- 2. KEKE, L.L.C. (TO ACQUIRE)*

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being located in **FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

LOT 5-A, FOREST PARK SUBDIVISION, in the square bounded by Forest Drive, Park Drive, Brookside Drive and Elmwood Place. Said property is more particularly described as follows, to-wit:

From the corner formed by the intersection of Forest Drive and Park Drive, go along the Westerly line of Park Drive South 07 degrees 27 minutes 43 seconds West 233.82 feet to the Northerly line of Lot 4, thence go along the Northerly line of **LOTS 4 AND 3, FOREST PARK SUBDIVISION**, North 68 degrees 26 minutes 39 seconds West 334.73 feet to the Easterly line of Elmwood Place; thence go along the Easterly line of Elmwood Place North 08 degrees 48 minutes East 35.45 feet; thence go South 76 degrees 44 minutes East 160.0 feet; thence go North 08 degrees 48 minutes 03 seconds East 160.0 feet to the Southerly line of Forest Drive; thence with the Southerly line of Forest Drive go South 76 degrees 44 minutes 40 seconds East 4.46 feet; thence continue along the southerly line of Forest Drive South 72 degrees 55 minutes 56 seconds East 158.72 feet back to the Point of Beginning.

All in accordance with map or plat of survey by Kelly McHugh & Associates dated May 28, 1985, revised June 5, 1985.

LOUISIANA LANDSCAPE SPECIALTY, INC.
MOB
PAGE TWO

Being the same property acquired by Louisiana Landscape Specialty, Inc. from Chandrashekar Subramaniam, et ux by act before Larry C. Pieno, N.P., dated September 14, 1995 recorded in the records of St. Tammany Parish, Louisiana.

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in **FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:

Being of portion of **LOT 2, FOREST PARK SUBDIVISION**, St. Tammany Parish, Louisiana, which said portion commences at a point on Elmwood Place a distance of 160.00 feet from the corner of Elmwood Place and Forest Drive, thence go North 08 degrees 48 minutes 00 seconds East, a distance of 149.57 feet front on Elmwood Place to a point; thence go North 60 degrees 14 minutes 30 seconds East, a distance of 13.48 feet to a point thence go South 76 degrees 44 minutes 40 seconds East, a distance of 149.51 feet front on Forest Drive to a point; thence go South 08 degrees 48 minutes 03 seconds West, a distance of 160.0 feet to a point; thence go North 76 degrees 44 minutes 00 seconds West a distance of 160.00 feet to the point of beginning. Said lot identified as proposed **LOT 2-A** on plan of resubdivision by Kelly McHugh & Associates, C.E., dated July 5, 1983, revised August 11, 1983.

All as more fully described by reference to Survey by Kelly McHugh & Associates, Civil Engineers & Land Surveyors, dated November 25, 1985, Job No. 85-414, a copy of which is attached to Instrument #603132 and recorded in MOB 1113, folio 276 of the official records of St. Tammany Parish, Louisiana and is made a part hereof by reference.

Being the same property acquired by Louisiana Landscape Specialty, Inc. from Gilbert E. Copeland, Sr. by act before Roy J. D. Gattuso, N.P., dated January 26, 1998 registered in instrument no. 785,227 in the records of St. Tammany Parish, Louisiana.

EXCEPT

1. Mortgage granted by Louisiana Landscape Specialty, Inc. in favor of First National Bank of Commerce in the sum of \$400,000.00 represented by one note dated September 15, 1995 payable on demand with 21.000% per annum interest and recorded September 18, 1995 as Instrument #966072.
2. Notice of Construction Contract by and between Acadian Garden Center D/B/A Louisiana Landscape and KC General Contractors, Inc. dated _____ and recorded January 15, 1999 as Instrument #1131655.

Given under my hand and seal of office this the 23rd day of March A.D., 1999 at 4:30 o'clock p.m.

Shawn C. Magee

DEPUTY CLERK & EX-OFFICIO RECORDER
LR/fp 3-22-99

LOUISIANA LANDSCAPE SPECIALTY, INC.
MOB
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MOB AND FURTHER:

A Mortgage granted by KeKe, LLC in favor of First Bank and Trust in the sum of \$750,000.00 represented by one note dated May 11, 1999 payable on demand with 21.000% per annum interest and recorded May 13, 1999 as Instrument #1147749.

Given under my hand and seal of office this the 14th day of May A.D., 1999 at 4:30 o'clock p.m.



DEPUTY CLERK & EX-OFFICIO RECORDER
MG/fp 5-13-99

Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street N causeway bvd FROM 1399 TO 1399 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
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Report Count: 0



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

October 26, 2017

To Whom It May Concern,

The object of this letter is to confirm that the property located on the southwest corner of Park Drive and Forest Drive, Mandeville, being lot 5-A-1 Forest Park Subdivision, as shown on the attached survey, is zoned HC-2 Highway Commercial District (45,053.6 sq.ft.) & NC-1 Professional Office District (22,433.4 sq.ft.).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Helen Lambert", is written over the typed name.

Helen Lambert

Assistant Director – Planning Division



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2574 or (985) 646-4166

Fax: (985) 898-2785 or (985) 646-4174

permits@stpgov.org

August 16, 2016

To Whom It Concerns:

The property located at 1399 N Causeway Blvd. Mandeville LA is located in a "C" Flood Zone. This information can be found on FEMA map panel 225205 0240-E.

If I can be any further assistance, feel free to contact me at 985-898-2574.

Sincerely,

A handwritten signature in black ink, appearing to read "Lottie L. Brock".

Lottie L. Brock, CFM
St Tammany Parish Government