

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4822

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE ABITA SPRINGS ANNEXATION AND REZONING OF 30.2 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1A: SUBURBAN DISTRICT TO ABITA SPRINGS: PLANNED UNIT DEVELOPMENT DISTRICT, PROPERTY LOCATION IS DESCRIBED AS LOT 9, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 5.

WHEREAS, Abita Springs is contemplating annexation of 30.2 Acres, more or less, owned by Abita Meadows LLC, and located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana, Ward 4, District 5 (see attachments for complete description); and WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Abita Springs and St. Tammany Parish effective December 21, 2006; and WHEREAS, the property requires rezoning from Parish A-1A Suburban District to Abita Springs Planned Unit Development District which is an intensification of zoning; and

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Abita Springs annexation and rezoning of 30.2 Acres of land, more or less, located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana from Parish A-1A Suburban District to Abita Springs Planned Unit Development District in accordance with the December 21, 2006 Annexation Agreement between the Parish and Abita Springs. BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Abita Springs review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations. BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Abita Springs requires a Traffic Impact Analysis be performed 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 MAY , 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, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: Thompson@stpgov.org

Re: Administrative Comment

Date: April 11, 2017

Annexation staff #:AB2017-01

The Town of Abita Springs is contemplating annexation of 30.2 Acres, more or less, owned by Abita Meadows LLC, and located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana, Ward 4, District 5.

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865



St. Tammany Parish Government
Government that Works

Annexation

City:	Abita Springs	City Case No:	2017-001	Staff Reference	AB2017-01
Notification Date:	3/14/2017	Dead Line	3/31/2017	Priority	1
Owner:	Abita Meadows LLC	Ward	4	Council District:	5
Location:	Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana	Parish Zoning	A-1A Suburban		
	4/12/2017 president due date.	City Zoning:	PUD Planned Unit Development		
		Subdivision:	Abita Meadows		
Existing Use:	Undeveloped	<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City	
Size:	30.2 Acres	Population:		Concur:	
STR:	Sect 8, T-7-S, R-12-E	Annex Status:		Sales Tax:	

AB2017-01: STP Department notes:

Department	Originator	Note
Engineering	D Odell	This annexation is a critical drainage area. Parish drainage and fill requirements will apply to any future developments, including no net fill. Also, the Abita River runs within 200-ft of this site. Since the Abita River is a scenic river, any development must consider impact to the scenic stream and comply with state regulations and restrictions.
Public Works	J Lobrano	No Public Works issues
Engineering	J Watson	No traffic issues.
Environmental Services	J Watson	No DES issues.
Data Management		If STP Council does not concur with Annexation for reason of zoning intensification there is language in Sales Tax Enhancement plan: Article 4 which notes that Sales tax revenue will be retained by District 3.
Data Management	B Thompson	Property Located in Area 1 of of growth Management agree. Property is commercially undeveloped; no Sales Tax Revenue being generated on this property. (see copy of article 4 included in attached packet.
Planning	S Fontenot	The proposal is consistent with the Louisiana Revised Statues relative to annexation. The proposal is consistent with the Abita Springs Growth Management Agreement. The proposal appears to be an intensification of zoning relative to an increase in density of this tract.
Legal	D Henton	The property contained in this annexation, as depicted by GIS, is completely within Area One and one side of the property to be annexed is contiguous to the current town borders.

If the sales tax revenues derived by Town are at any time insufficient to make mandatory payments required by ordinances authorizing sales tax revenue bonds of the Town, the Town may collect its two percent (2%) sales tax (in addition to the District's 2% sales tax) until the deficit is satisfied. The Town shall cease the collection if and when the sales tax revenues become sufficient to pay the mandatory payments due on the bonds.

ARTICLE 4. ZONING OF ANNEXED PROPERTIES

A. If Town, after the adoption of this agreement, annexes property into the municipality and enacts a zoning classification for that property that permits more intense commercial, industrial or land uses other than the zoning classification adopted for the property by the Parish at the time of the annexation, the Sales Tax District shall not be obligated to honor this agreement as to that property. However, upon application by the annexing municipality, the Police Jury may agree to the change in zoning and, if it does agree, the annexed property shall be subject to this agreement. Any request for a zoning change that permits any such more intense land uses shall be forwarded to the Police Jury by certified mail, return receipt requested. If the Police Jury does not deny the request within sixty (60) days of receipt of the request, it shall be deemed approved by the Parish. Once a conceptual development plan and a PD or PUD zoning classification are established for a property, as provided above, further zoning actions consistent with that plan and classification shall not require Parish approval.

B. The provisions of this Article shall not apply to properties ninety percent (90%) surrounded by a Town, exclusive of roads.

C. Upon receipt of any request to annex an area, Town agrees to notify the Police Jury member in whose district the property is located by certified mail.

ARTICLE 5. PLEDGE OF COOPERATION

The Parties hereto pledge their mutual cooperation in complying with the terms of the Agreement, all to the end that the welfare of the residents of St. Tammany Parish shall be promoted and that the needs of the residents may be satisfactorily met.

ARTICLE 6. TERMINATION AND MISCELLANEOUS

This Agreement shall be binding upon the parties hereto for a period of twenty (20) years from December 1, 1986. This Agreement may be amended from time to time by the Town and the Parish and District with the approval of their respective governing authorities. Article head notes used above are for purposes of convenience only and shall have no legal bearing upon the construction of this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, its/their successors and assigns. It is the intent of the Parties that this Agreement shall be liberally construed to accomplish its purposes.

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 ABITA SPRINGS ANNEXATION AND REZONING OF 30.2 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1A: SUBURBAN DISTRICT TO ABITA SPRINGS: PLANNED UNIT DEVELOPMENT DISTRICT, PROPERTY LOCATION IS DESCRIBED AS LOT 9, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 5.

WHEREAS, Abita Springs is contemplating annexation of 30.2 Acres, more or less, owned by Abita Meadows LLC, and located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana, Ward 4, District 5 (see attachments for complete description); and

WHEREAS, the proposed annexation **is/is not** consistent with the Annexation Agreement entered into by Abita Springs and St. Tammany Parish effective December 21, 2006; and

WHEREAS, the property requires rezoning from Parish A-1A Suburban District to Abita Springs Planned Unit Development District which **is/is not** an intensification of zoning; and

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Abita Springs annexation and rezoning of 30.2 Acres of land, more or less, located at Lot 9, Section 8, Township 7 South, Range 12 East, St Tammany Parish, Louisiana from Parish A-1A Suburban District to Abita Springs Planned Unit Development District in accordance with *the December 21, 2006 Annexation Agreement between the Parish and Abita Springs*.

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

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Abita Springs requires a Traffic Impact Analysis be performed 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:

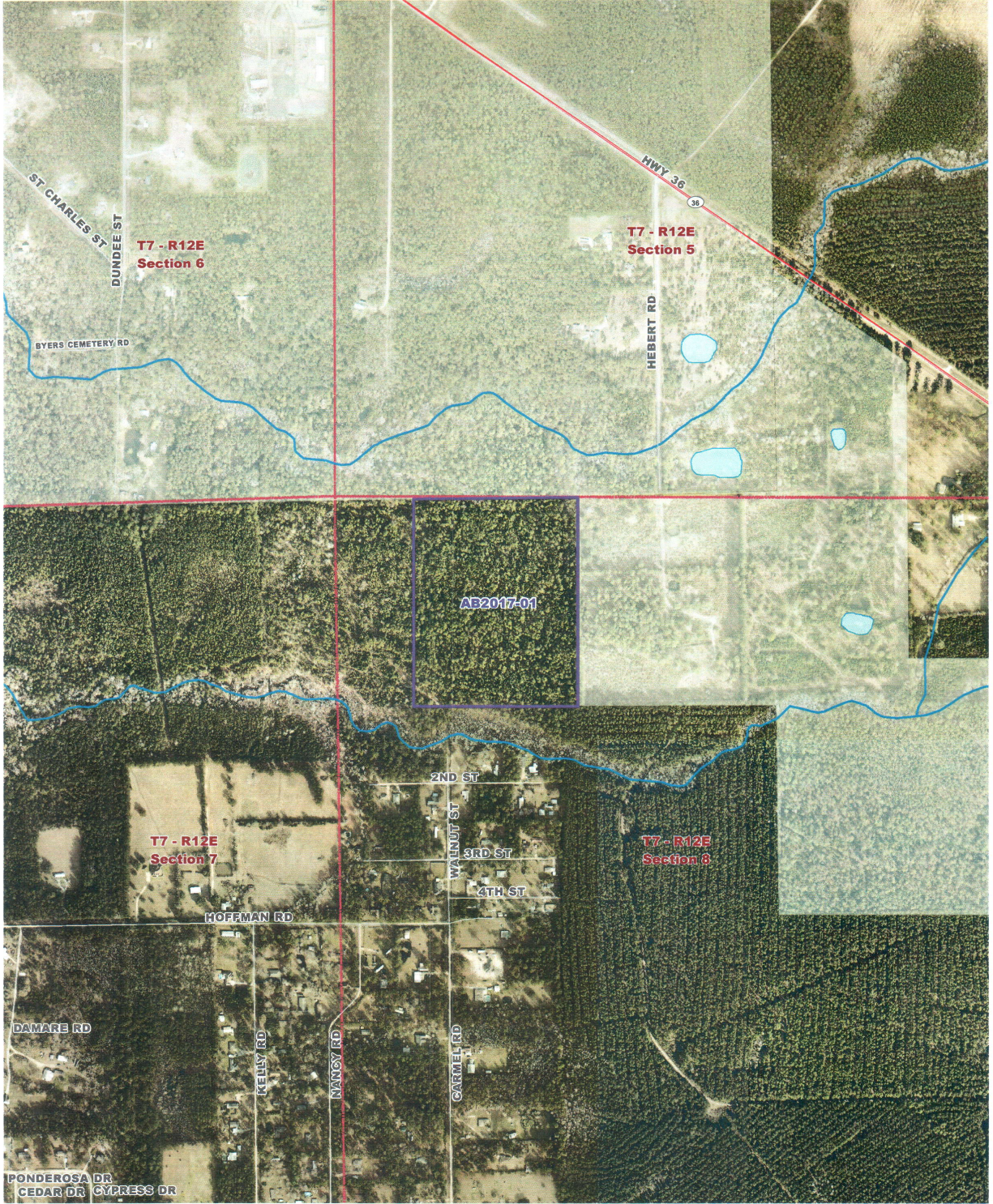
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ 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 (AB2017-01)

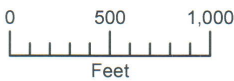


**Abita Springs Annexation
AB2017-01**



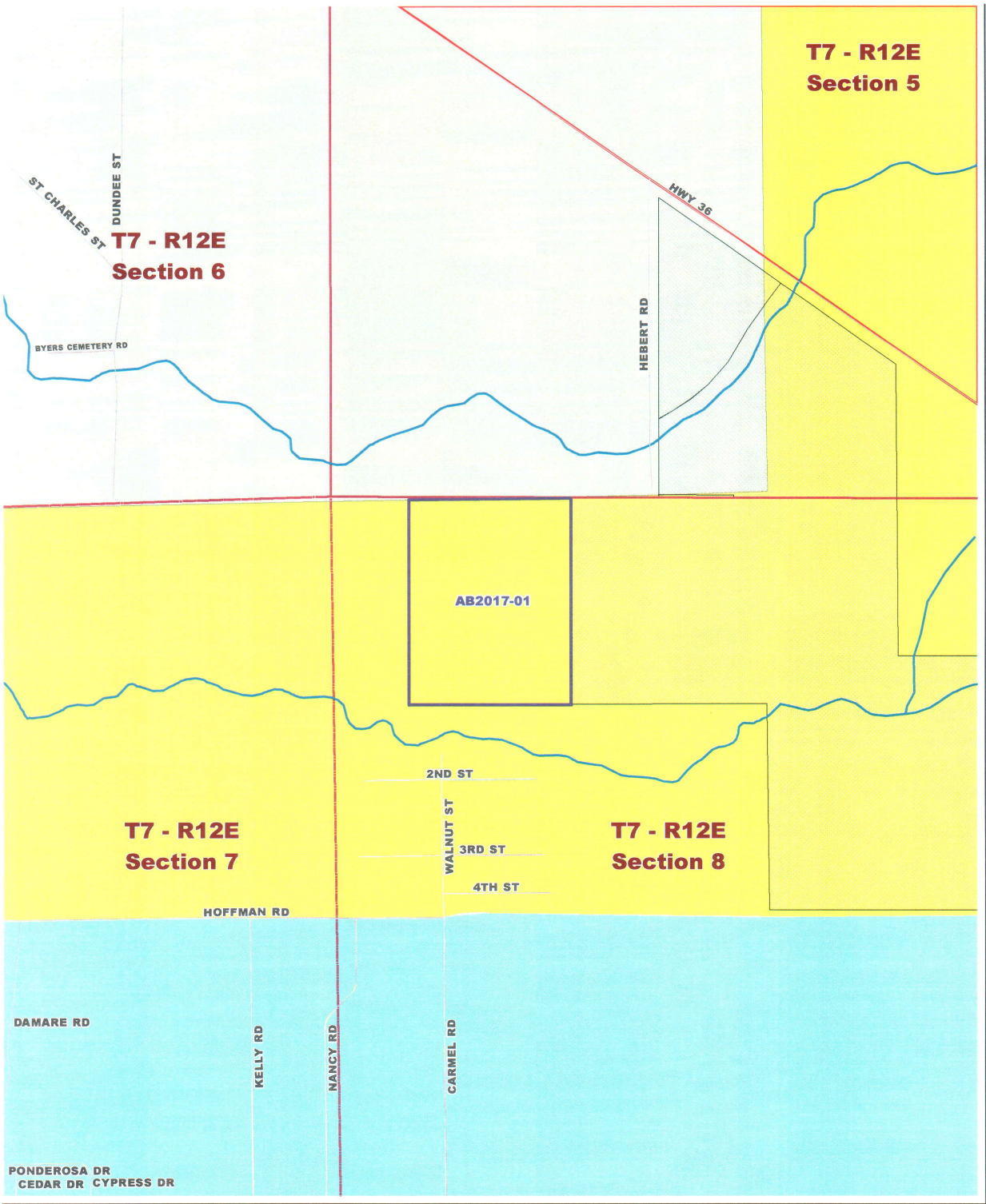
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- River & Streams
- T/R Sections
- AB2017-01
- Abita Springs



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2017. St. Tammany Parish, La. All rights Reserved.

Map Number: 2017abg-028 Date:03/15/2017.



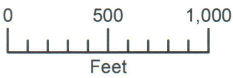
**Abita Springs Annexation
AB2017-01**



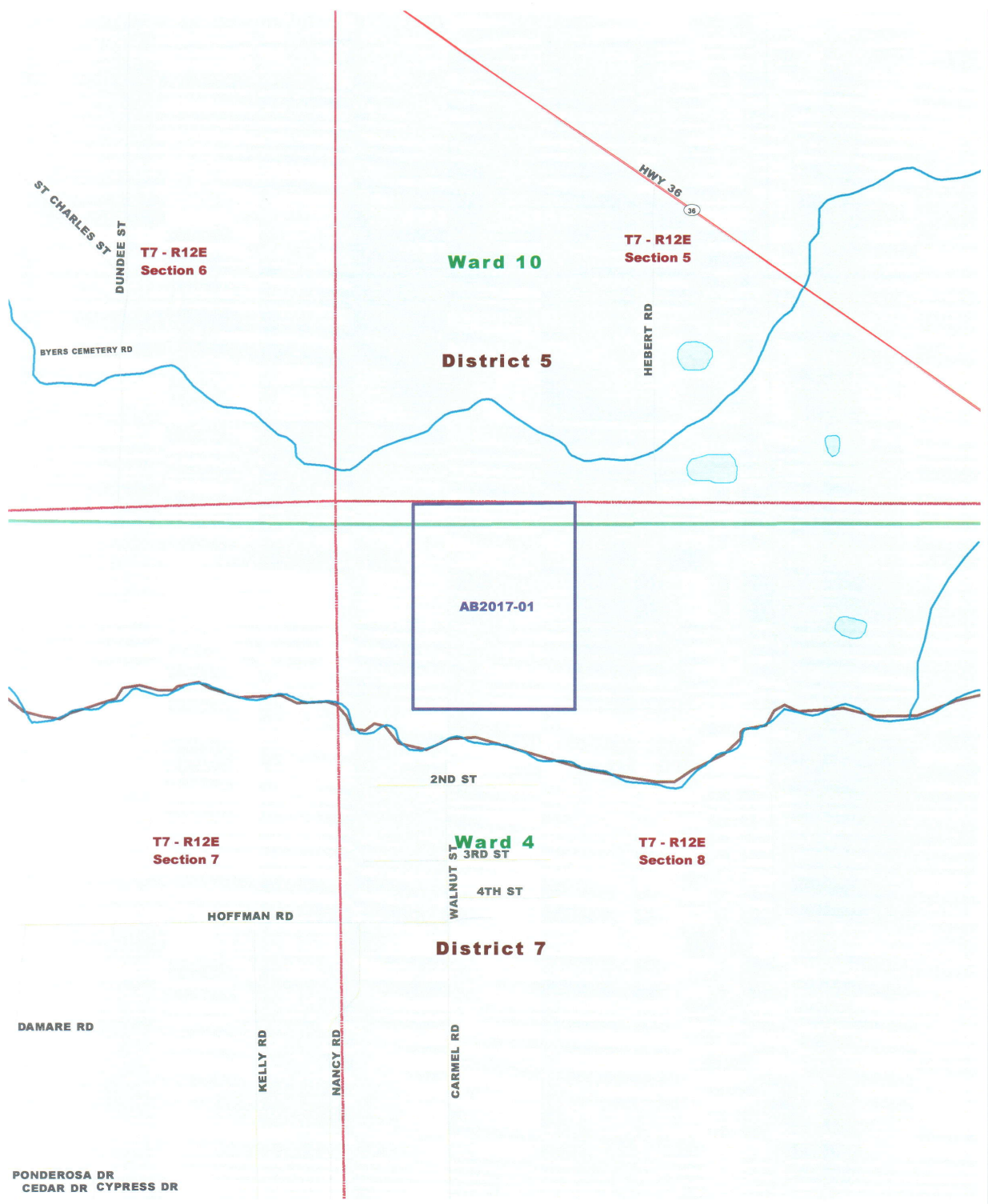
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434



- | | |
|-------------------|--------------------------|
| — Streets | Abita Springs GMA |
| — Major Roads | Priority 1 |
| — River & Streams | Priority 2 |
| — T/R Sections | Growth Management |
| — AB2017-01 | Abita Springs Pre1986 |
| | Abita Springs Post 1986 |



Map Number: 2017abg-030 Date: 03/31/2017.
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Abita Springs Annexation AB2017-01



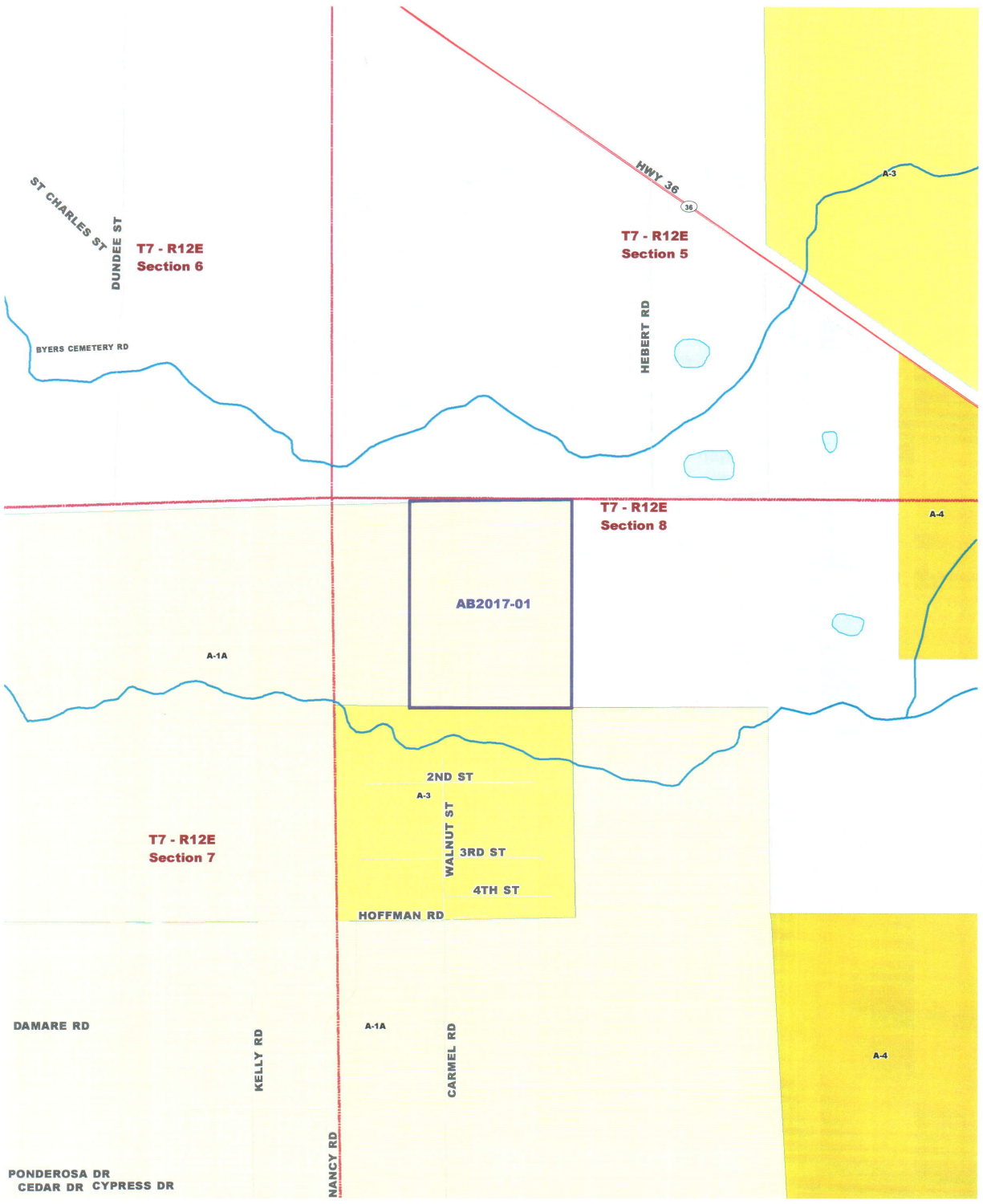
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- River & Streams
- T/R Sections
- Council Districts
- Wards
- AB2017-01
- Abita Springs

0 500 1,000
Feet



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**Abita Springs Annexation
AB2017-01**



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

Streets
Major Roads
River & Streams

T/R Sections
AB2017-01
Abita Springs

0 260 520
Feet

Map Number: 2017abg-031 Date: 03/15/2017.
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	E-1 Estate		NC-5 Retail and Service		MD-2 Medical Clinical
	E-2 Estate		NC-6 Public, Cultural and Recreational		MD-3 Medical Facility
	E-3 Estate		PBC-1 Planned Business Campus		MD-4 Medical Research
	E-4 Estate		PBC-2 Planned Business Campus		PF-1 Public Facilities
	A-1 Suburban		HC-1 Highway Commercial		PF-2 Public Facilities
	A-1A Suburban		HC-2 Highway Commercial		CB-1 Community Based Facilities
	A-2 Suburban		HC-2A Highway Commercial		ED-1 Primary Education
	A-3 Suburban		HC-3 Highway Commercial		ED-2 Higher Education
	A-4 Single Family Residential		HC-4 Highway Commercial		AT-1 Animal Training/Housing
	A-4A Single Family Residential		HC-5 Highway Commercial		RBG Riverboat Gaming District
	A-5 Two Family Residential		I-1 Industrial		PUD Planned Unit Development
	A-6 Multiple Family Residential		I-2 Industrial		AAO Abita Airport Overlay
	A-7 Multiple Family Residential		I-3 Heavy Industrial		MHO Manufactured Housing Overlay
	A-8 Multiple Family Residential		I-4 Heavy Industrial		RO Rural Overlay
	NC-1 Professional Office		Advanced Manufacturing & Logistics		TND-1 Traditional Neighborhood Development
	NC-2 Indoor Retail Service		SWM-1 Solid Waste Management		TND-2 Traditional Neighborhood Development
	NC-3 Lodging		SWM-2 Solid Waste Management		EO Entertainment Overlay
	NC-4 Neighborhood Institutional		MD-1 Medical Residential		RBCO Regional Business Center Overlay

Town of Abita Springs

TOWN CLERK/
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
NIKI MENDOW

INTERGOVERNMENTAL AFFAIRS
LEANNE SCHAEFER

ATTORNEY
EDWARD DEANO

CERTIFIED BUILDING OFFICIAL
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNNY CLAY

PUBLIC WORKS CLERK
KRISTIN TORTORICH



**MAYOR
GREG LEMONS**

ALDERMEN
CINA KILPATRICK HARPER
(MAYOR PRO-TEM)

PATRICK BERRIGAN
DANIEL J. CURTIS
RYAN MURPHY
LESLIE BLITCH WELLIVER

UTILITY MANAGER
DEBRA MACLEAN

UTILITY CLERK II
LINDA MEEXER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHAL
MIKE SLEMMER

March 13, 2017

Rykert Toledano
St Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

Dear Mr. Toledano:

The Board of Alderman of the Town of Abita Springs has introduced an ordinance at our Council Meeting on February 21, 2014 expressing its intent to move forward to annex a parcel of property as described in the document attached. According to the terms of our Growth Management Agreement and with the parcel falling entirely within Zone 1, please allow this correspondence to serve as our notification of such previously mentioned intent. If you have any questions please feel free to contact my office.

With Kind Regards,

Greg Lemons, Mayor

Attachments
cc Terry Hand

ABITA MEADOWS, L.L.C.

**845 Galvez Street
Mandeville, LA 70448
(985) 626-5689
Fax: (985) 626-5926**

December 21, 2016

Honorable Greg Lemons
Town of Abita Springs
22161 Level Street
Abita Springs, LA 70420

RE: 30.2 Acres being Lot 9 located in
Section 8, Township 7 South, Range 12 East,
St. Tammany Parish, Louisiana

Dear Mayor Lemons:

Please let this letter serve as Abita Meadows, LLC's formal request to annex our property referenced above into the Town of Abita Springs. I have attached the legal description and the St. Tammany Parish Ownership map as well as a copy of our Cash Sale of the property.

Please let me know if you should need any further information.

Sincerely,

Abita Meadows, L.L.C.

By: 

Gary M. Intravia

Town of Abita Springs



MAYOR
GREG LEMONS

INSTRUMENT 2017-001

TOWN CLERK/
CLERK OF COURT
KATHY ARMAND

FINANCIAL DIRECTOR
NIKI MENDOW

INTERGOVERNMENTAL AFFAIRS
LEANNE SCHAEFER

ATTORNEY
EDWARD DEANO

CERTIFIED BILLING OFFICIAL
DAVID CHATELAIN

PUBLIC WORKS DIRECTOR
JOHNNY CLAY

PUBLIC WORKS CLERK
KRISTIN TORTORICH

ALDERMEN
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LESLIE BLITCH WELLIVER

UTILITY MANAGER
DEBRA MACLEAN

UTILITY CLERK B
LINDA MEEKER

PLANNING & ZONING DIRECTOR
CINDY CHATELAIN

TOWN MARSHAL
MIKE SLEMMER

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE 30.2 ACRES BEING LOT 9
SECTION 8, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA
AND TO PROVIDE FOR RELATED MATTERS.**

BE IT ORDAINED by the Board of Aldermen of the Town of Abita Springs that the 30.2 Acres being
Lot 9 Section 8, Township 7 South Range 12 East, St. Tammany Parish, more fully described as follows:

Legal Description of 30.2 Acres owned by Abita Meadows, L.L.C.

All that certain piece or portion of ground situated in St. Tammany Parish, Louisiana,
in Section 8, Township 7 South, Range 12 East, bounded on the North by a 20 foot
road, on the East by Lot 8, on the West by Lot 10 and on the South by the remaining
portion of Section 8 and measures 1,010 feet on the North line, 1,302 feet on the West
line, 1,010 feet on the South line and 1,305 feet on the East line. Said land constitutes
30.2 acres and is described as Lot 9 on a map of survey made by E. Landry, Civil
Engineer and Surveyor, Gretna, Louisiana, dated March, 1922, which is recorded with
the Clerk of Court, St. Tammany Parish, LA as Map 242B. Being the same property
acquired by Abita Meadows, L.L.C. by act recorded with the Clerk of Court, St.
Tammany Parish, La. as Instrument No. 1949392.

BE IT FURTHER ORDAINED by the Board of Alderman of the Town of Abita Springs that the above
described property be annexed into the corporate limits of the Town of Abita Springs.

BE IT FURTHER ORDAINED by the Board of Alderman of the Town of Abita Springs that the above
described property be classified and zoned as a Planned Unit Development.

BE IT FURTHER ORDAINED by the Board of Alderman of the Town of Abita Springs that the Mayor
and the Board of Aldermen of the Town of Abita Springs is hereby authorized and directed to take all
actions necessary and proper to carry out the intentions of this annexation ordinance.

BE IT FURTHER ORDAINED by the Board of Alderman of the Town of Abita Springs that the officials
of the Town of Abita Springs are hereby authorized and directed to take all necessary actions that are
proper in order to effect the annexation into the corporate limits of the Town of Abita Springs.

Introduced on a motion by Alderman Curtis, and seconded by Alderman Murphy, Adopted on motion of
Alderman _____, and seconded by Alderman _____.

YEAS:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

Kathy Armand, Town Clerk

Honorable Greg Lemons, Mayor

RECEIVED FEB 21 2017

**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 as Lot 9 on a map of survey made by E. Landry, Civil Engineer and Surveyor, Gretna, Louisiana, dated March of 1922 and further identified as all that certain piece or portion of ground containing 30.2 acres situated in Section 8, Township 7 South, Range 12 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 14th day of February, 2017.

A handwritten signature in dark 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

Legal Description of 30.2 Acres owned by Abita Meadows, L.L.C.

All that certain piece or portion of ground situated in St. Tammany Parish, Louisiana, in Section 8, Township 7 South, Range 12 East, bounded on the North by a 20 foot road, on the East by Lot 8, on the West by Lot 10 and on the South by the remaining portion of Section 8 and measures 1,010 feet on the North line, 1,302 feet on the West line, 1,010 feet on the South line and 1,305 feet on the East line. Said land constitutes 30.2 acres and is described as Lot 9 on a map of survey made by E. Landry, Civil Engineer and Surveyor, Gretna, Louisiana, dated March, 1922, which is recorded with the Clerk of Court, St. Tammany Parish, LA as Map 242B.

Being the same property acquired by Abita Meadows, L.L.C. by act recorded with the Clerk of Court, St. Tammany Parish, La. as COB Instrument No. 1949392.

CASH SALE	United States of America
Sale of Property	State of Louisiana
BY	Parish of St. Tammany
MITCHELL FAMILY PARTNERSHIP	Be It Known, That on this 23rd day of July in the year of our Lord Two Thousand Fourteen (2014)
TO	BEFORE ME, Martha L. Jumonville, a
ABITA MEADOWS, L.L.C.	Notary Public, duly commissioned in and for the Parish of and qualified in the Parish and State aforesaid, in the presence of the undersigned competent witnesses,

Personally Came and Appeared,

MITCHELL FAMILY PARTNERSHIP, Tax ID# (**-***5109), a Louisiana partnership organized by Articles of Partnership executed December 23, 1987 which are recorded with the Clerk of Court, St. Tammany Parish, La. on March 10, 1988 as COB Instrument 681269 as corrected by Act of Correction and Quitclaim executed April 19, 1996 recorded with the Clerk of Court, St. Tammany Parish as COB Instrument No. 993590 and as amended by acts recorded on various dates in 1997 as Misc. Instrument Nos. 1029270, 1029274 and 1056389, represented herein by Anna Maria D'Antonio Mitchell, its General Partner, duly authorized to appear and act herein by virtue of the provisions of Article or Paragraph 7 of the Articles of Partnership. The mailing address of said partnership is declared to be 20 Tark Street, New Orleans, La. 70124.

hereinafter referred to as "Vendor" or "Seller" who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver without warranty of title but with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, unto:

ABITA MEADOWS, L.L.C., Tax ID#**-***2036, a limited liability company formed under the laws of the State of Louisiana, by Articles of Organization dated December 18, 2006 and filed with the Secretary of State for the State of Louisiana on the same date, recorded with the Clerk of Court, St. Tammany Parish as Misc. Instrument No. 1601476, represented herein by Gary M. Intravia, its duly authorized Member/Manager, who certifies that he is authorized to appear and act herein pursuant to the provisions of Article VIII and XI of the articles of organization. The mailing address of said company is declared to be 845 Galvez Street, Mandeville, Louisiana 70448.

hereinafter referred to as "Purchaser", here present, accepting and purchasing for itself, and its heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, in Section 8, Township 7 South, Range 12 East, bounded on the North by a 20 foot road, on the East by Lot 8, on the West by Lot 10 and on the South by the remaining portion of Section 8 and measures 1,010 feet on the North line, 1,302 feet on the West line, 1,010 feet on the South line and 1,305 feet on the East line. Said land constitutes 30.2 acres and is described as Lot No. 9 on a map of survey made by F. Landry, Civil Engineer and Surveyor, Gretna, Louisiana, dated March, 1922, which is recorded with the Clerk of Court, St. Tammany Parish, La. as Map 242B. Closing notary has a fully legible copy of said map in her file as well.

Vendor conveys and quitclaims to Purchaser all interest it has or may have to the 20 feet adjacent to the north boundary of Lot No. 9 which has never been utilized as a road or any type of access for any purpose.

Being the same property acquired by the Mitchell Family Partnership by acts recorded with the Clerk of Court, St. Tammany Parish, La. as COB Instrument Nos. 681269 and 993590, hereinafter referred to as the "Property".

Purchaser acknowledges that Seller makes no warranties, covenants, guarantees or representations whatsoever, express or implied, as to the condition of the Property, including but not limited to the condition of the soil and whether pilings will be needed in connection with the construction of improvements. As a material and integral consideration for the execution of this Cash Sale by Seller, Purchaser waives and releases Seller from any and all claims and or causes of action which Purchaser may have or hereafter may be otherwise entitled to, based on vices or defects in the Property herein sold, (including any claim that the Property does not have the proper foundation to support improvements without the driving of pilings into the Property), whether in the nature of redhibition, reduction of the purchase price, concealment, and/or any other theory of law. The Purchaser further assumes the risk as to all vices and defects in the property, whether those vices or defects are latent and/or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase. Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has inspected the Property to the extent Purchaser desired, and (c) desires to purchase the Property in its present condition.

As further consideration for this sale, Purchaser, its assigns and transferees hereby accepts the Property as is, where is, in its existing environmental condition and waives, discharges, and releases Seller, its affiliates, predecessors, successors, assigns, agents, shareholders, officers, employees, directors and insurers from any and all claims and/or causes of action which Purchaser or its assigns or transferees may have or hereafter be otherwise entitled to, whether affecting person and/or property, for any environmental liabilities arising from the Property, including any claims, demands, causes of actions (both public and private), judgments, attorneys' fees, costs, expenses, penalties and fines imposed or assessed under any federal, state or local environmental law, rule, regulation, or ordinance involving the environment including, but without limitation Article 2315.3 of the Louisiana Civil Code, Statewide Order 29-B by Office of Conservation, Department of Natural Resources, State of Louisiana, the Louisiana Abandoned Oilfield Waste State Law (La. R.S. 30:71, et seq.), as amended, the Louisiana Environmental Quality Act (La. R.S. 30:2001, et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act, (42 U.S.C. '9601, et seq.), as amended, The Resource Conservation and Recovery Act (42 U.S.C. '6901, et seq.), the Superfund Amendments and Reauthorization Act of 1986, and the Toxic Substance Control

NO	NAMES	AC	COB
1.	Edward B. Poltevent, et al (E/2 of NE/4, SE/4 of NW/4, E/2 of SW/4, N/2 of SE/4, SW/4 of SE/4)	327.69	1331/220, 210/435
2.	Salmen Company (SW/4 of NE/4)	40.0	339/491
3.	Salmen Company (SE/4 of SE/4)	40.0	339/491
4.	Roland P. Peyret (Lot 6 in 8-7-12 & 5-7-12) (See Map File # 242-A)	34.1	199/80, 163/385
5.	Herbert M. Shillstone (Lot 7) (See Map # 242-A)	31.4	85/520
6.	R. C. Moise (Lot 8) (See Map # 242-A)	30.3	191/618
7.	Mitchell Family Partnership (Lot 9) (See Map # 242-A)	30.2	1336/714
8.	Mabel H. Malus, et al (Lot 10 in 8-7-12 & 7-7-12) (See Map # 242-A & EM # 1927)	32.02	309/523, 242/374

MARCI ACRES

NAMES	LOT	COB
SEE MAP FILE # 83-3		
See Sec. 7-7-12	1	
Billy J. Firmin	2	599/25
Frederick L. Adams	3	714/832
See Sec. 7-7-12	4-10	
Maria Lucy Favur	11	1261/77
James J. Boyle	12	842/230

PONCHATOLAWA SUBD. NO. 3

NAMES	LOT	COB
SW/4 of NW/4 of Sec. 8-7-12 SEE MAP FILE # 362-A & # 189-B		
Notation: Howell Carter, III, et al (All streets & roads in SW/4 of NW/4 of Sec. 8-7-12 & other vacant parcels not designated)	pc's.	1352/155, 591/144
BLOCK 1		
Bernard & Magdelen M. Schwegman	1, 2	61/494
Bernard Clements (Clements) & Magdelen M. Schwegman	3, 24	68/104
Howell Carter, III, et al	4-7, 10, 11, 19, 21, 23-26	1320/649, 1352/155, 991/144
Amelia H. Lapeyre, et al	8, 9	625/41, 593/101
Ferdinand Oscar Dufour	12, 13	69/332
Joseph O'Brien	14-17	61/553
Lucian Custumero	18	345/233, 69/590
Esther F. S. Chapel	20	79/581
Bernard & Magdelen M. Schwegman	22, 23	61/484
Robert McCarthy (McCarthy)	25-29	64/290
Guy W. Smith	30	991/723
Dr. Alvin E. Johnson	31-34	1058/263
Joseph O'Brien	35-38	61/553
BLOCK 2		
Howell Carter, III, et al	1-4, 15-18, 20-22, 25-27, 34-37, 42	1370/649, 1352/155, 1232/0, 991/144
Katie Gallardo (Kerfing), et al	5, 6	1331/508
August J. Plancher, Jr.	7, 8	345/155, 70/230

To have and to hold the above described Property unto the said Purchaser its heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of SEVENTY FIVE THOUSAND & NO/100 (\$75,000.00) DOLLARS cash, which the said purchaser has well and truly paid in ready and current money to the Vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All taxes up to and including the taxes due and exigible in 2013 are paid, and taxes for the current year have been prorated between the parties hereto.

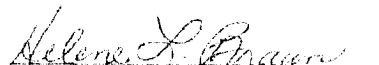
It does not appear that the said Property has been heretofore alienated by Vendor, or that it is subject to any encumbrances whatsoever,

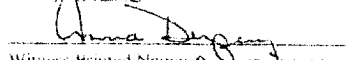
EXCEPT: NONE.

Vendor represents and warrants: (1) that no other sale or grant of interest in said Property has been or will be made by Vendor, and (2) that said Property is not, and will not become subject to any lien or encumbrance by act of omission of Vendor, or claim against Vendor, except as otherwise noted or excepted.

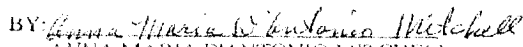
THUS DONE AND PASSED, in my office in the aforesaid parish and state on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

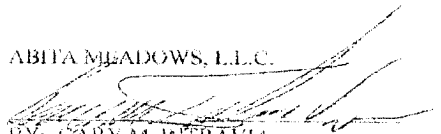

Witness/Printed Name: Helene L. Brauer

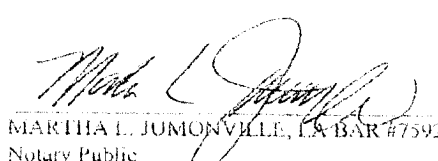

Witness Printed Name: Anna Dugan

MITCHELL FAMILY PARTNERSHIP

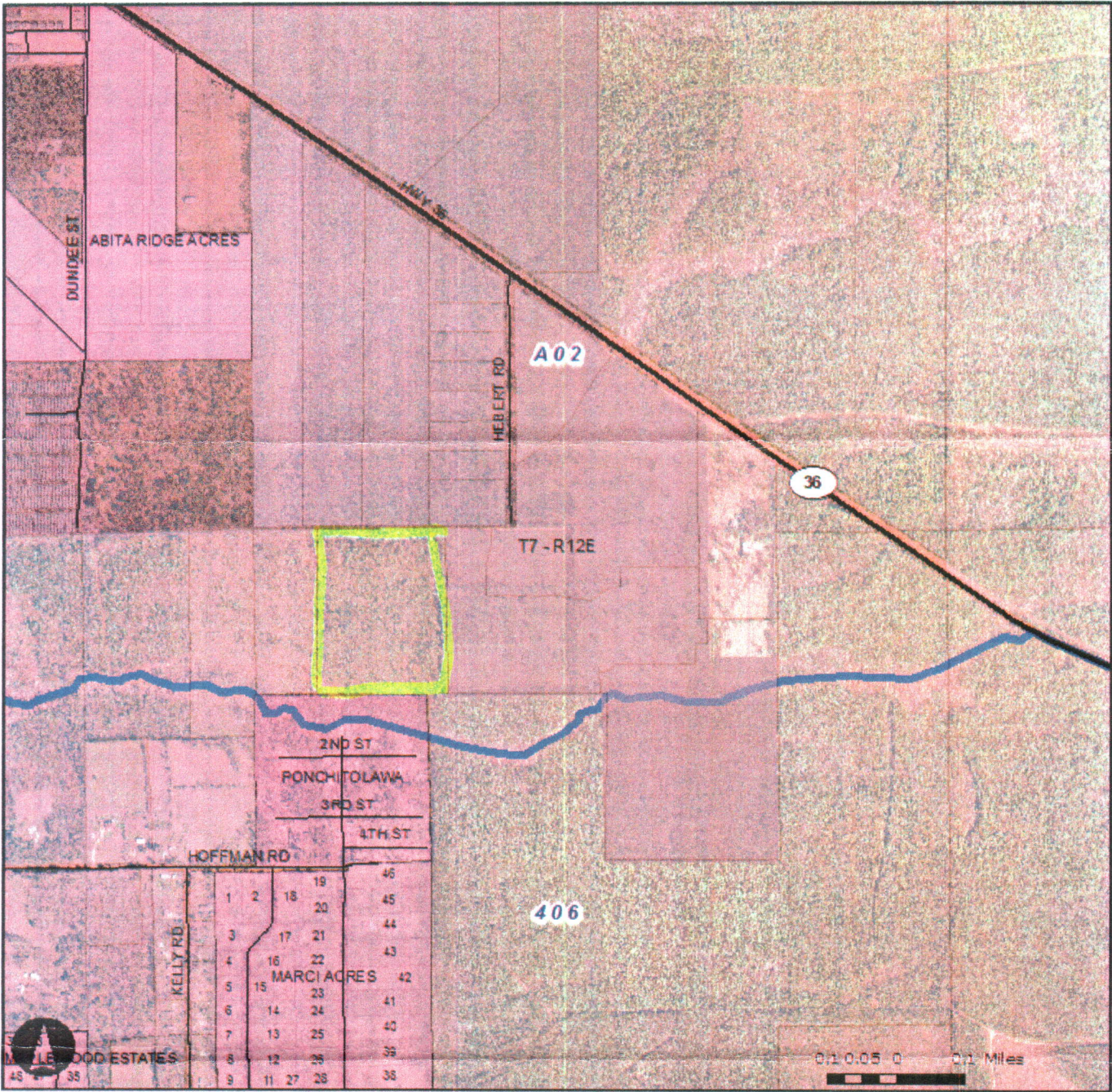
BY: 
ANNA MARIA D'ANTONIO MITCHELL
GENERAL PARTNER

ABITA MEADOWS, L.L.C.


BY: GARY M. INTRAVIA
MEMBER/MANAGER


MARTHA L. JUMONVILLE, LA BAR #7592
Notary Public
My Commission Is For Life
Title Insurance Producer and Examining Attorney
9 Starbrush Circle - Suite 101
Covington, Louisiana 70433
Louisiana License #103679

Map



Major Roads

Streets

Township/Range

Subdivisions

SD Parcels

Land Parcels

Cities

Precincts 2014

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