

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6105

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.09 ACRES OF LAND, MORE OR LESS, FROM PARISH HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO SLIDELL C-4 (HIGHWAY COMMERCIAL DISTRICT), WHICH PROPERTY IS LOCATED AT 320 EAST HOWZE BEACH ROAD, SECT 26 AND 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, WARD 9, DISTRICT 13.

WHEREAS, the City of Slidell is contemplating annexation of 2.09 acres more or less owned by ECO Properties LLC, represented by James Carter, and located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Ward 9, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish HC-3 (Highway Commercial District) to City of Slidell C-4 (Highway Commercial District), which is not an intensification of zoning; and

WHEREAS, the property is developed and the proposed annexation would result in a split of the sales tax revenues, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell. (If Council does not concur, consider additional language explaining non-concurrence decision.)

WHEREAS, 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") mandates that when the City of Slidell annexes property on both sides of a road, street, drainage feature, or other infrastructure feature, said infrastructure must also be annexed. The property proposed to be annexed fronts on E Howze Beach Road and is adjacent to Howze Beach Lane. The property on the other side of Howze Beach Lane is in the City of Slidell. Accordingly, that portion of Howze Beach Lane that is adjacent to the proposed annexation must also be annexed. The property proposed to be annexed does not include the portion of Howze Beach Lane adjacent to it. In this regard, the proposed annexation is not in accord with the Agreement.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Slidell annexation and rezoning of 2.09 acres of land more or less, located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, from Parish HC-3 (Highway Commercial District) to Slidell C-4 (Highway Commercial District) in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, Future development of this site must comply with St. Tammany Parish traffic requirements.

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 2 DAY OF MAY, 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR., 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: bthompson@stpgov.org

Re: Administrative Comment

Date: 2/19/2019

Annexation SL2019-01:

the of City of Slidell is contemplating annexation of 2.09 Acres Located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Ward 9, District 13.

Robert K. Thompson
Special Revenue Manager
Phone: (985) 898-2865

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St. Tammany Parish Government

Government that Works

Annexation

City: Slidell City Case No: A19-01/Z19-01 Staff Reference SL2019-01

Notification Date: 1/25/2019 Dead Line: 3/12/2019 Priority: 1

Owner: ECO Properties LLC, Represented by James Carter Ward: 9 Council District: 13 Map

Location: Located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish
No vendors
Parish Zoning: HC-3 Highway Commercial
City Zoning: C-4 Highway Commercial
Subdivision:

Existing Use: Not commercially develc Developed Intensification Concur w/ City

Size: 2.09 Acres Population: Concur:

STR: Sect 26 & 44, T-9-S, R- Annex Status: processing Sales Tax:

City Actions

Council Actions

Ordinance: City Date: Resolution: Council Date:

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2019-01: Notes Summary:

- **Development: Sidney Fontenot:**
 - The proposal is consistent with the Louisiana Revised Statutes relative to annexation.
 - The proposal is not consistent with the City of Slidell Sales tax agreement. (*See D. Henton comment regarding Article 2 of amendment.*)
 - The proposal does not increase the intensity of zoning.
- **Engineering: Hollie Thomas:**
 - BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell be aware that this property is in a critical drainage area and requires review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, and:
- **Public Works: Joey Lobrano:**
 - Property abuts approx. 430 feet of Howze Beach Lane (R09J408) and 190 feet of E Howze Beach Rd (R09J208). Both parish maintained roads. The Parish will need to consult with our Civil Division to see how to proceed.
- **Environmental Services: Jay Watson:**
 - There are no DES issues.
- **Engineering: Jay Watson:**
- Future development of this site must comply with St. Tammany Parish traffic requirements.
- **Debbie Henton**
 - The "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell" (the "Agreement") was enacted December 1, 2006 and will expire November 30, 2031. Historical aerial photographs of the property proposed to be annexed (the "Property") indicate that the Property appears to have been a Developed Commercial Property, as described in the Agreement, as of December 1, 2006. Article 1(A) (2) addresses annexation of Developed Commercial Properties and mandates that Sales Tax District No. 3 ("STD#3") shall retain fifty percent (50%) of the net proceeds and fifty percent (50%) shall be paid to the City of Slidell (the "City").
 - Article 2 of the Agreement mandates that when the City annexes property on both sides of a road, street, drainage feature, or other infrastructure feature, said infrastructure must also be annexed. The Property fronts on E Howze Beach Road and is adjacent to Howze Beach Lane. The property on the other side of Howze Beach Lane is in the City. Accordingly, that portion of Howze Beach Lane that is adjacent to the Property must be annexed. The Property does not include the portion of Howze Beach Lane. In this regard, **the proposed annexation is NOT in accord with the Agreement.**
- **Data Management: Bob Thompson:**
 - 11/2015 – 2/2019: No businesses: Property is not currently generating Sales Tax Revenue.
 - 6/2012 – 10/2015: Delgado CC: STP received \$44,299.00 during this period.
 - Revenue split: If, in the future, property does generate Sales Tax Revenue: Parish will share 50% of revenue with the City of Slidell.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MICHAEL LORINO/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO Concur/not concur with the City of Slidell annexation and rezoning of 2.09 Acres of land, more or less, from Parish HC-3 Highway Commercial District to Slidell C-4 Highway Commercial District, Which property is Located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Ward 9, District 13.

WHEREAS, the City of Slidell is contemplating annexation of 2.09 Acres and more or less owned by ECO Properties LLC, Represented by James Carter, and located at Located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Ward 9, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish HC-3 Highway Commercial District to City of Slidell C-4 Highway Commercial District which **is not** an intensification of zoning; and

WHEREAS, the property **is** developed and the proposed annexation **would** result in a split of the sales tax revenues, *as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell. (If Council does not concur, consider additional language explaining non-concurrence decision.)*

WHEREAS, 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") mandates that when the City of Slidell annexes property on both sides of a road, street, drainage feature, or other infrastructure feature, said infrastructure must also be annexed. The property proposed to be annexed fronts on E Howze Beach Road and is adjacent to Howze Beach Lane. The property on the other side of Howze Beach Lane is in the City of Slidell. Accordingly, that portion of Howze Beach Lane that is adjacent to the proposed annexation must also be annexed. The property proposed to be annexed does not include the portion of Howze Beach Lane adjacent to it. In this regard, the proposed annexation is not in accord with the Agreement.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Slidell annexation and rezoning of 2.09 Acres of land more or less, located at Located at 320 East Howze Beach Road, Sect 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, from Parish HC-3 Highway Commercial District to Slidell C-4 Highway Commercial District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, Future development of this site must comply with St. Tammany Parish traffic requirements.

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 _____, 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL LORINO, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (SL2019-01)

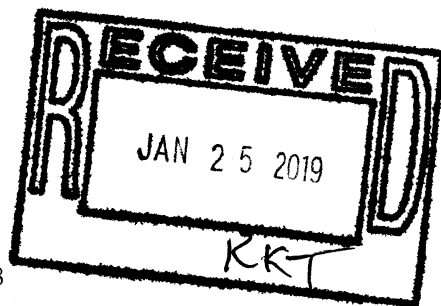
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The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458
P.O. Box 828 • Slidell, Louisiana 70459-0828
Telephone (985) 646-4320 • Fax (985) 646-4356
<http://myslidell.com>



January 17, 2019

Mr. Robert K. Thompson, Special Revenue Manager
St. Tammany Parish Government, Finance Dept.
21490 Koop Drive
Mandeville, Louisiana 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7017 3380 0000 9682 6389

RE: ANNEXATION (A19-01) and ZONING (Z19-01): A request by ECO Properties, LLC, represented by its authorized member James A. Carter, to annex and rezone property located at 320 East Howze Beach Road containing 2.098 acres, in Sections 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, rezoning the property from St. Tammany Parish Zoning District HC-3 (Highway Commercial) to City of Slidell Zoning District C-4 (Highway Commercial), in connection with Annexation into the City's jurisdictional limits.

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will consider a Petition for Annexation by ECO Properties, LLC. This property is located at 320 East Howze Beach Road. The public hearing for this request will be held on Monday, February 25, 2019 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

Enclosures

Cc: Mr. James Carter (w/o encl)
Mr. Michael Meyers (w/o encl)
Greg Cromer, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
Ms. S. Michele Blanchard, District 13 - Parish Council (w/o encl)
W. Eric Lundin, Director of Planning (w/o encl)

/tba

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**CITY OF SLIDELL
PETITION FOR ANNEXATION**

Planning and Zoning Commissions
City of Slidell, Parish of St. Tammany
State of Louisiana

DATE: 12-26-18

1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2) The property owners of this area are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NO.
<u>ECD Properties LLC</u>	<u>215 E. Maple Ridge DR</u>	<u>504 231-1170</u>
<u>James Carter</u>	<u>Met LA 70001</u>	

There are: Resident property owners
 Non-Resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. **A copy of the Act of Sale/Deed must be attached.** Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions.

***Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities.**

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

PETITIONER(S) / OWNER(S) OF RECORD:

[Signature] 12-26-18
Signature Date

Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 26th day of December, 2018.

[Signature]
NOTARY PUBLIC



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**CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

Planning and Zoning Commission
City of Slidell, Parish of St. Tammany
State of Louisiana

DATE: 12-26-18

Petition is hereby made to the City of Slidell, Louisiana, to change the zoning classification of hereinafter described property.

(INSTRUCTIONS: Please print all information clearly.)

1) LOCATION OF PROPERTY: The property petitioned for zoning/rezoning is bounded by the following streets:

E. HOWZE BEACH RD # HOWZE BEACH LN

And identified by Lot, Square/Block, and Subdivision Name as follows:

SECTION 26 #44, T-9-S, R-14-E

NOTE: If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

2) TOTAL NUMBER OF ACRES or part thereof: 2.098

3) The reasons for requesting the zoning change are as follows:


ST TAMMANY PARISH LAND-ACQUISITION REQUIREMENTS.

4) A copy of the **ACT OF SALE/DEED** must be attached. Attach a **PLAT SURVEY** or a **MAP DRAWN TO SCALE** no smaller than 1" = 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner must attach a **COPY OF THE RESOLUTION AUTHORIZING THE PETITIONER TO SIGN** and **AUTHORIZING THE PETITION FOR ZONING**. If a couple, both husband and wife must sign the petition.

6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed -

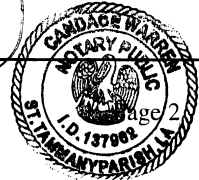
FROM: HC3 TO: C4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	James Gier	215 E. MAPLE RIDGE DR	504-231-1970	100%

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, **NOTARY**, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 26th day of December, 2018.

Candace Warren
NOTARY PUBLIC



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**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 Kelly McHugh & Associates, Survey No. 18-228 dated July 3, 2018 and further identified as that portion of ground situated in Section 26 and 44, Township 9 South, Range 14 East, Greensburg Land District, 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 20th day of December 2018.

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: Erin St. Pierre, Elections Division, Secretary of State

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701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433-2709 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458-4055 • 985-646-4125
FAX NUMBER 985-809-5508

True Title of Metairie, LLC
110 Veterans Boulevard, Suite 525
Metairie, LA 70005
504-309-1030
LA License No. 289023

Underwriter: First American Title Insurance Company of Louisiana

Title Examiner: Sean Pilie
Bar Roll No.: 26469

File No. 18050839

CASH SALE

June 29, 2018

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BY

THE JOHNNY F. SMITH TESTAMENTARY
TRUST and JANICE SEAL SMITH STUMPF

TO

ECO PROPERTIES LLC

BE IT KNOWN, that on the dates herein written, before me, SEAN PILIE', a Notary Public, duly commissioned and qualified in and for the Parish and State aforesaid, in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED,

THE JOHNNY F. SMITH TESTAMENTARY TRUST, represented herein by Janice Seal Smith Stumpf, it's duly appointed Trustee, duly authorized by virtue of a Judgement of Possession of the Succession of Johnny F. Smith, a certified copy of which is registered at Instrument No. 1407474, as amended at Instrument No. 1635571, St. Tammany Parish, LA, Mailing Address: 52198 Highway 90, Slidell, Louisiana 70461, and

JANICE SMITH STUMPF, a person of the full age of majority and resident of the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that she has been married but three times, first to Tommy Rose, from whom she was divorced, second to Johnny F. Smith, who predeceased her, and third to Quentin Stumpf, with whom she is presently lives and resides. Mailing Address: 52198 Highway 90, Slidell, Louisiana 70461,

hereinafter referred to as "Vendor" who declared that it by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED but with full substitution and subrogation in and to all the rights and actions of warranty which it has/have or may have against all preceding owners and vendors, unto:

ECO PROPERTIES LLC, a Louisiana Limited Liability Company, represented herein by James Carter, its duly appointed and authorized manager. Mailing Address: 215 East Maple Ridge Drive, Metairie, LA 70001,

EFILE Registry #: 2574994 Instrument #: 2117301 St. Tammany Parish 7/5/2018 8:30 AM \$112.50 JR MB CB X MI

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

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 26 and 44, Township 9 South, Range 14 East, ST. TAMMANY PARISH, LOUISIANA, more fully described as follows:

Commence at the Eastern most Section corner common to Sections 26 and 44, Township 9 South, Range 14 East and measure South 67 degrees 37 minutes 30 seconds West a distance of 659.98 feet; thence North 40 degrees 27 minutes 50 seconds West a distance of 204.58 feet; thence South 67 degrees 39 minutes 30 seconds West a distance of 659.38 feet; thence South 40 degrees 25 minutes 40 seconds East a distance of 1,144.76 feet; thence South 71 degrees 33 minutes 00 seconds West a distance of 2,687.25 feet; thence North 26 degrees 36 minutes 04 seconds East a distance of 586.60 feet; thence South 61 degrees 44 minutes 21 seconds East a distance of 32.00 feet; thence North 27 degrees 39 minutes 50 seconds East a distance of 427.46 feet; thence North 61 degrees 48 minutes 41 seconds West a distance of 580.93 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 61 degrees 48 minutes 41 seconds West a distance of 411.93 feet; thence North 26 degrees 14 minutes 07 seconds East a distance of 219.48 feet; thence South 61 degrees 44 minutes 21 seconds East a distance of 422.29 feet; thence South 28 degrees 56 minutes 31 seconds West a distance of 218.84 feet to the POINT OF BEGINNING, and containing 2.098 acres of land, more or less, as per survey by Kelly J. McHugh & Associates, Inc., dated June 27, 2001 last revised August 30, 2001 and numbered 00-318-1.

The improvements thereon bear the Municipal No. 320 HOWZE BEACH ROAD, SLIDELL, LOUISIANA

Being the same property acquired by Janice Smith Stumpf and The Johnny F. Smith Testamentary Trust by that certain Judgment of Possession recorded at Instrument No. 1407474 and amended by Instrument No. 1635571 and Act of Exchange recorded at Instrument No. 1515985 and amended at Instrument No. 1532934.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Act of Dedication and Donation dated December 22, 2016, registered at Instrument No. 2048214.
2. Act of Servitude dated April 13, 2007, registered at Instrument No. 1615621.
3. Servitude in favor of Bellsouth dated October 21, 2004, registered at Instrument No. 1461511.
4. Act of Servitude of Passage and Drainage dated August 28, 2006, registered at Instrument No. 1573179.
5. Servitude in favor of Bellsouth dated May 15, 2006, registered at Instrument No. 1556244.
6. Right of Way dated July 6, 1997, registered at Instrument No. 1060132.
7. Right of Way Permit for electric lines dated July 11, 1996, registered at Instrument No. 1008962.
8. Site Agreement dated December 1, 1996, registered at Instrument No. 1036057.
9. Right of Way Permit for electric lines dated February 19, 1997, registered at Instrument No. 1036460.
10. Right of Way Permit for electric lines dated July 5, 1990, registered at Instrument No. 755054.

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Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> HOWZE BEACH RD FROM 320 TO 320 ALL

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

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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:

2018 Tax Roll - Assessment Number 137-126-2785

OWNERS: Slidell Landfill, LLC
501 JF Smith Ave.
Slidell, LA 70460

PROPERTY DESCRIPTION: 2018 TAX ROLL

2.098 ACS A/K/A Parcel A Sec 26 44 9 14 CB 883 190 CB 912 249 INST NO 1360085
INST NO 1407474 INST NO 1515985

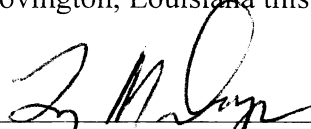
I do further certify that the assessed valuation of the above described tract is as follows:

2018 VALUATION:	Land	-	30,000
	Improvements	-	<u>95,625</u>
TOTAL ASSESSED VALUATION			125,625

Commercial property: 10% land value; 15% improvement value

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

Covington, Louisiana this the 8th day of January, 2019.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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**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 **Slidell Landfill, LLC** as owner for the tax year **2018** and whose address is **501 JF Smith Ave, Slidell, LA 70460**, 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

2018 Tax Roll Assessment: Assessment Number: 137-126-2785


2.098 ACS A/K/A Parcel A Sec 26 44 9 14 CB 883 190 CB 912 249 INST
NO 1360085 INST NO 1407474 INST NO 1515985

Commercial property: 10% land; 15% improvement

- I. The total assessed value of all property within the above described area is \$ 125,625.
- 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 \$ 125,625.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2018 ASSESSED VALUATION : \$ 125,625

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 8th day of January, 2019.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

130F 23

RESOLUTION

EXCERPT FROM MINUTES OF THE MEETING OF THE MEMBERS OF

ECO PROPERTIES, LLC

AT THE MEETING OF MEMBERS OF ECO PROPERTIES, LLC, DULY NOTICED AND HELD ON JANUARY 15, 2019, A QUORUM BEING THERE PRESENT, ON MOTION DULY MADE AND SECONDED. IT WAS RESOLVED THAT JAMES A. CARTER, BE AND IS HEREBY APPOINTED, CONSTITUTED AND DESIGNATED AS AGENT AND ATTORNEY-IN-FACT OF THE LIMITED LIABILITY COMPANY WITH FULL POWER AND AUTHORITY TO ACT ON BEHALF OF THE LIMITED LIABILITY COMPANY IN ALL NEGOTIATIONS, CONCERNS AND TRANSACTIONS AS IT RELATES TO REZONING AND OR ANNEXATION OF THE PROPERTY LOCATED AT 320 EAST HOWZE BEACH ROAD, SLIDELL, LOUISIANA 70460, INCLUDING BUT NOT LIMITED TO, THE EXECUTION OF ALL PAPERS, DOCUMENTS, AFFIDAVITS, BONDS, SURETIES, CONTRACTS AND ACTS RELATED TO SAID TRANSACTION. THIS LIMITED LIABILITY COMPANY HEREBY RATIFYS, APPROVES, CONFIRMS, AND ACCEPTS EACH AND EVERY SUCH ACT PERFORMED BY SAID AGENT AND ATTORNEY-IN-FACT.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF AN EXCERPT OF THE MINUTES OF THE ABOVE DATED MEETING OF THE MEMBERS OF SAID LIMITED LIABILITY COMPANY, AND THE SAME HAS NOT BEEN REVOKED OR RESCINDED.

JAC

MEMBER

1-15-19

DATE

John M. McMahon
NOTARY PUBLIC

JOHN M. McMAHON
NOTARY PUBLIC
BAR #28215
STATE OF LOUISIANA

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St. Tammany Parish Tax Collector
State of Louisiana

2018 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
11/01/2018

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00038541	11/01/2018	000654428	1371262785	320 E HOWZE BEACH RD

SLIDELL LANDFILL LLC
501 JF SMITH AV
SLIDELL LA 70460

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

2.098 ACS A/K/A PARCEL A SECS 26 44 9 14 CB 883 19 0 CB 912 249 INST NO 1360085 1			City Rate: 0.00		Homestead Assesment: 0.00
Book / Page _____ Deed Date: _____			School Rate: 0.00		Land Assessment: 30,000.00
Jurisdiction Code: 37	Description: 9RL (RURAL LIGHT/EDEN ISLES)		County Rate: 0.00		Bldg Assessment: 57,375.00
Classification Code: RE	Description: REAL ESTATE		Utility Rate: 0.00		Net Assessment: 87,375.00
Description			Rate		Base Tax
LAW ENFORC	11.690000	1021.44	COUNCIL ON	1.9200	167.76
SCHOOL DIS	15.900000	1389.26	CORONER'S	3.2600	284.84
SCHOOL CON	3.650000	318.92	MOSQUITO D	4.0500	353.87
SCHOOL MAI	4.640000	405.42	ALIMONY 1	2.8900	252.51
SCHOOL BLD	3.300000	288.34	FIRE DIST	35.0000	3058.12
OPERATION	34.030000	2973.37	LIGHTING D	2.9700	259.50
SCH ADD II	2.890000	252.51	NORTHSHORE	.7500	65.53
FLORIDA PA	2.750000	240.28	SLIDELL HO	7.0000	611.62
DRAINAGE M	1.770000	154.65	FIRE DIST	*****	39.00
LIBRARY	6.070000	530.37			
PARISH SPE	2.590000	226.30			
PUBLIC HEA	1.770000	154.65			
ANIMAL SHE	.820000	71.65			
			Sub Total		13,119.91
Penalty	Interest 01/02/2019	Payments	Current Charge	Total	
	131.21		\$ 13,119.91	\$ 13,251.12	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____

Bill Number: 00038541
Parcel Number: 1371262785

Address: _____

Changes require signature of all owners

City: _____ State: _____

Signature: _____ Date: _____

Zip: _____ Phone: _____

Signature: _____ Date: _____

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PAYMENT SUMMARY RECEIPT

St Tammany Parish Sheriff's Of
PO Box 1229
Slidell LA 70459

DATE: 01/16/19 CUSTOMER#: 000654428
TIME: 08:59 SLIDELL LANDFILL LLC
CLERK: bkilburn

RECPT#: 2771428 PREV BAL: 13251.12
TP/YR: RE/2018 AMT PAID: 13251.12
BILL: 38541 ADJSTMNT: .00
EFF DT: 01/16/19 BAL DUE: .00
Parcel ID: 1371262785
320 E HOWZE BEACH RD

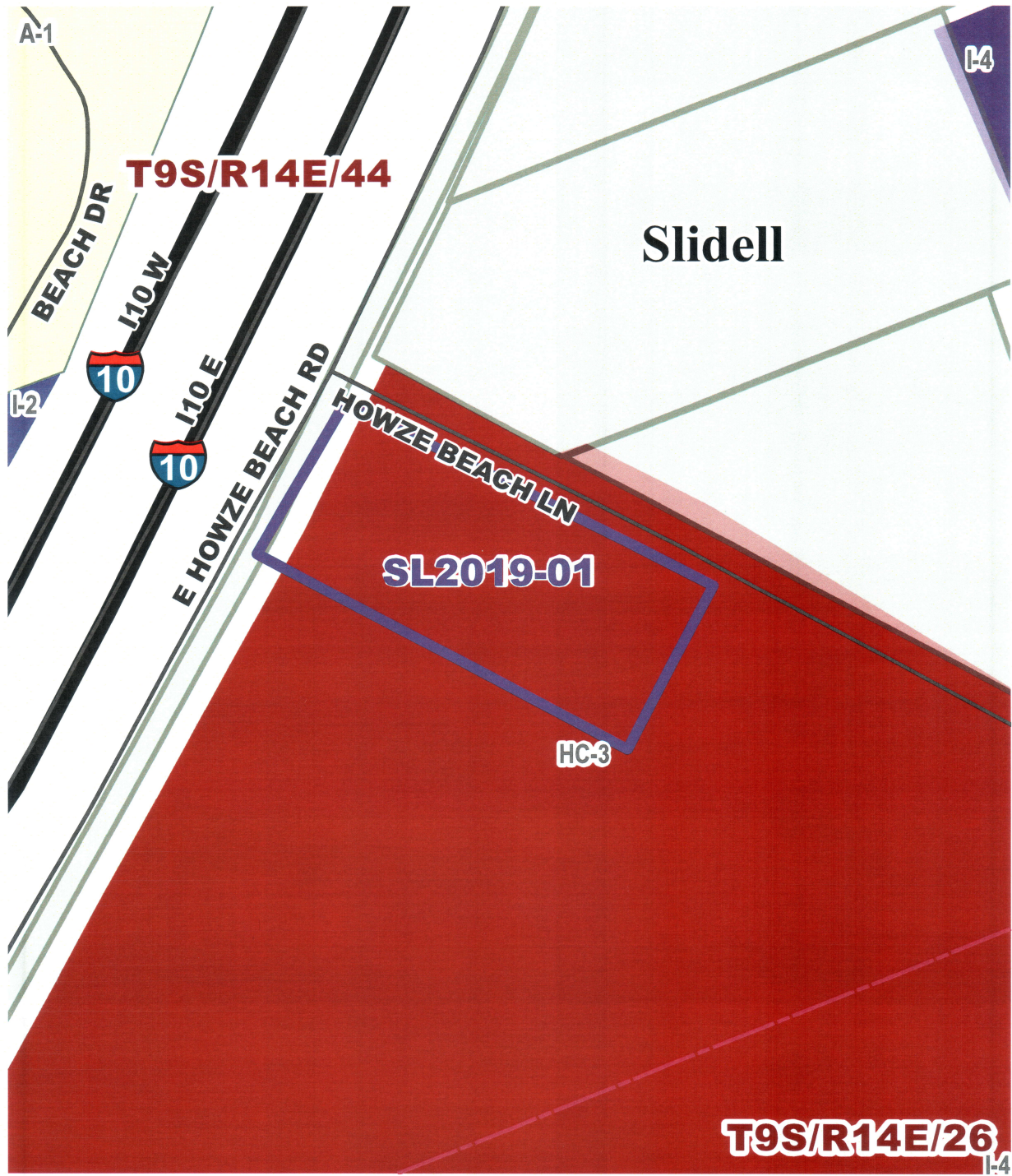
-----TOTALS-----

PRINCIPAL PAID: 13119.91
INTEREST PAID: 131.21
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 13251.12
AMT APPLIED: 13251.12
CHANGE: .00

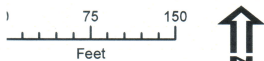
PAID BY: AMERICAN AUTO BROKER
PAYMENT METH: CHECK
PAYMENT REF: 38569

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

- Rivers
- Roads
- Major Roads
- T/R/S
- SL2019-01
- Slidell



Map ID: 2019-abg-007 Date: 01/30/2019

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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.
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Slidell Annexation SL2019-01

- | | | |
|---------------------------------|--|--|
| 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 |

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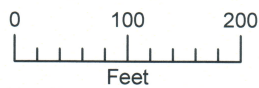


**Slidell Annexation
SL2019-01**



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

-  Rivers
-  Roads
-  Major Roads
-  T/R/S
-  SL2019-01
-  Slidell



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Map : 2019-abg-005 Date: 01/30/2019

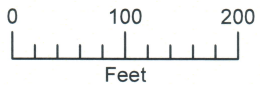


**Slidell Annexation
SL2019-01**



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

- Roads
- Major Roads
- Rivers
- - - T/R/S
- ▭ Council Districts
- ▭ Wards
- ▭ SL2019-01
- ▭ Slidell



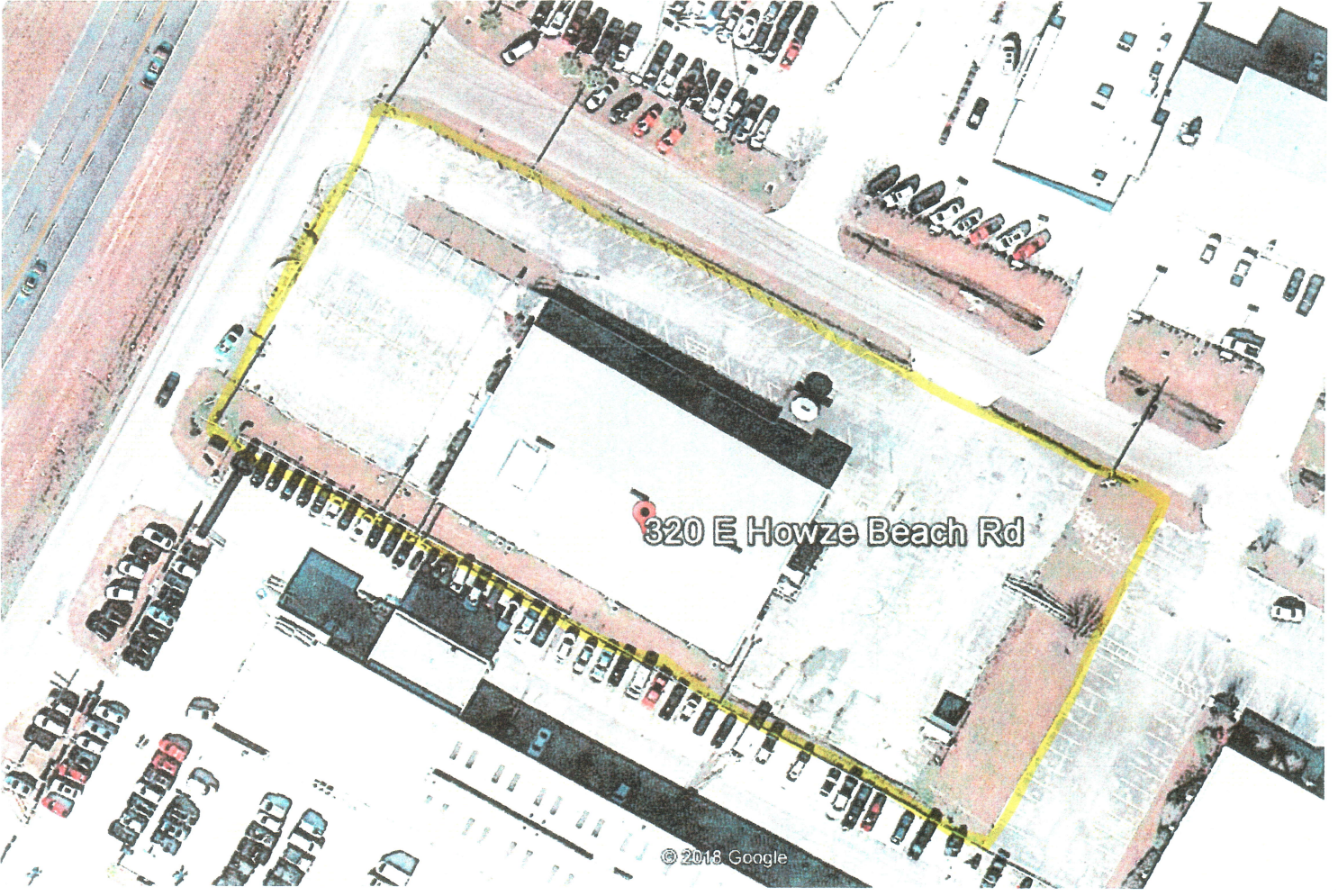
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Map ID: 2019-abg-006 Date: 01/30/2019

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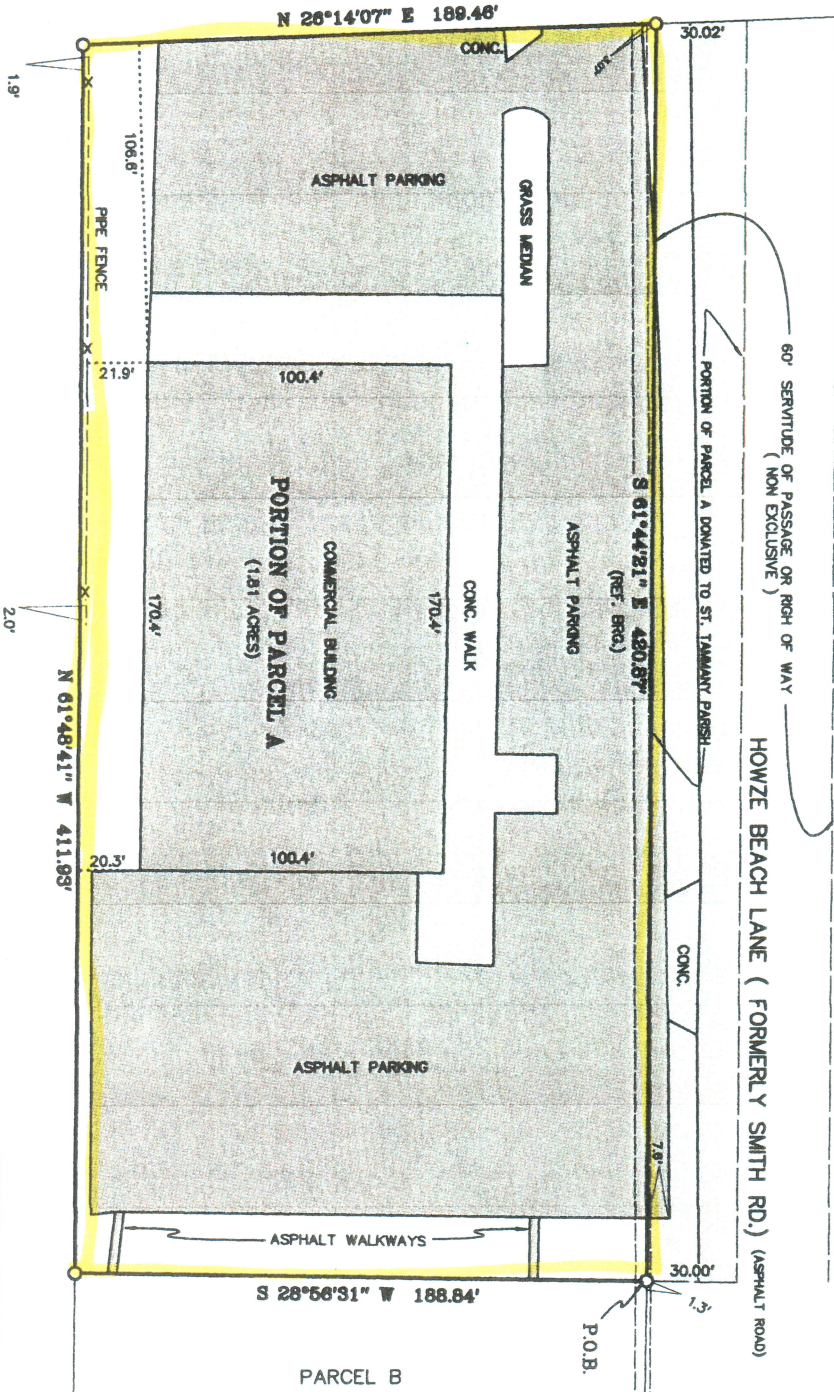
12/16/2018

image005.png



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HOWZE BEACH ROAD
(T-10 SERVICE RD)



THE P.O.B. IS N 67°30' 30" W-489.98'; N 49°27' 50" W-204.48'; S 67°30' 30" W-86.28'; N 40°25' 40" W-76.08'; S 68°36' 08" W-1080.63'; S 12°09' 56" E-303.93'; S 18°48' 50" E-426.77'; S 62°28' 42" W-121.88'; N 28°56' 31" W-188.84'; S 61°48' 41" W-340.0' FROM THE CORNER COMMON TO SECTION 26 & 44, T-9-S, R-14-E

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXHAUSTIVE. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH FOR SERVITUDES AND HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS. NO SETBACKS SHOWN HEREON.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10 BASE FLOOD ELEV. 9.0' MSI. FLRM. PANEL NO. 225205 0535 D REV. 04/02/1891

LEGEND
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. REF STAMP SOURCES CORRECT PLAN.

[Signature]
7/11/2018



REFERENCE: A MINOR SUBDIVISION OF 73.816 ACRES, BY THIS FIRM FILED FOR RECORD 06/01/2007, MAP NO. 4474C

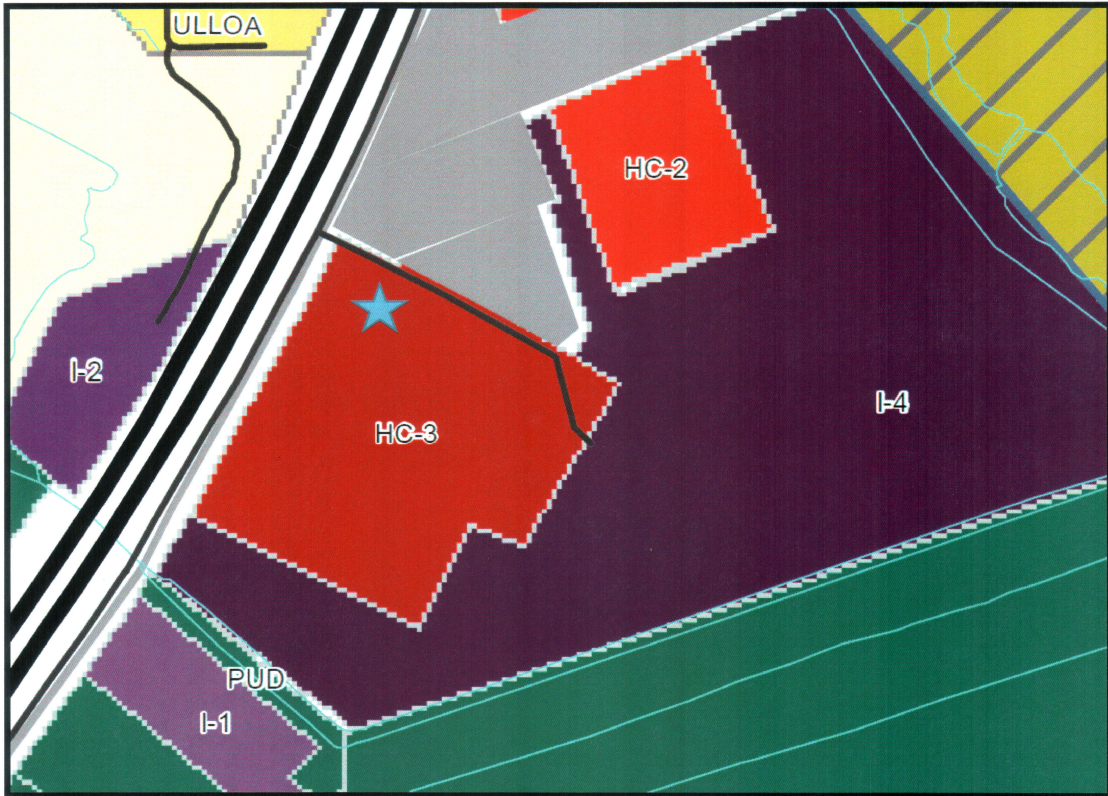
PREPARED FOR: TRUE TITLE

SURVEY OF: PORTION OF PARCEL A, SLIDELL LANDFILL, SECTION 26 & 44 T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

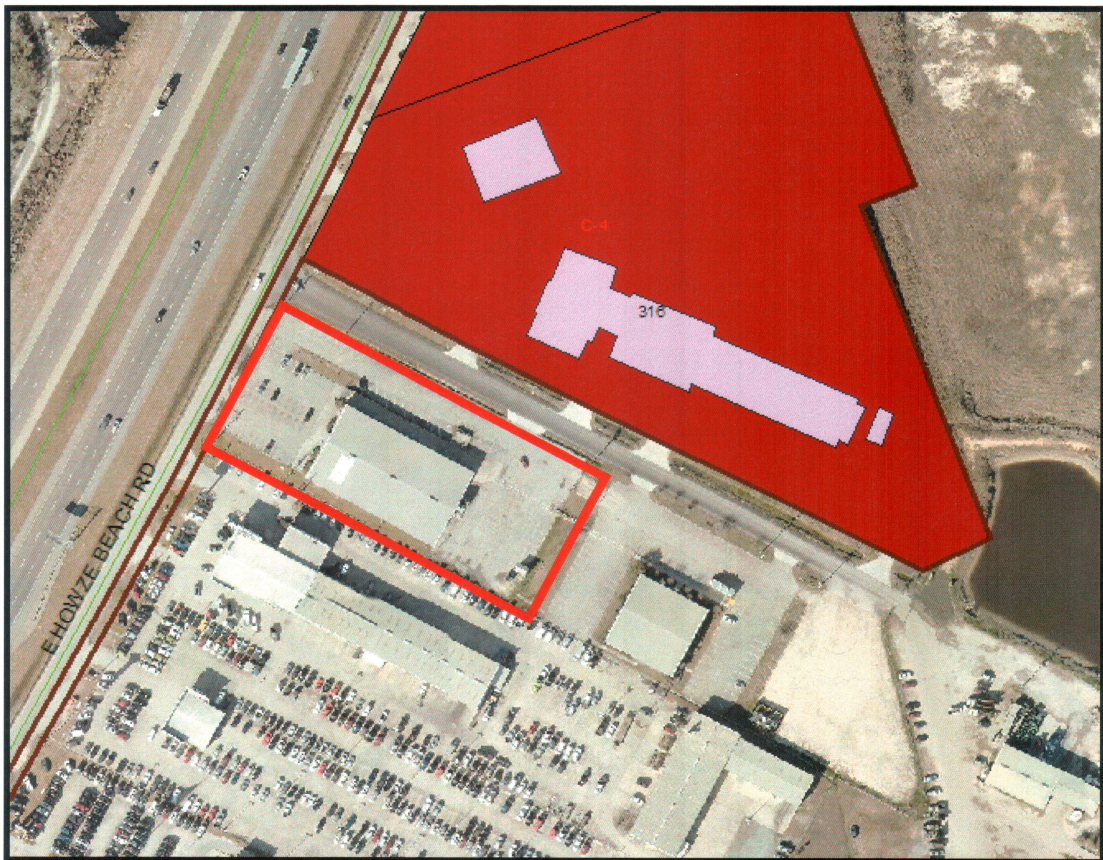
KELLY MCHUGH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
MANDEVILLE, LOUISIANA

SCALE:	1" = 40'	DATE:	07/03/18
DRAWN:	MDM	JOB NO.:	18-228
CHECKED:	KJM	DWG. NO.:	18-228 PORTION OF PARCEL A

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St. Tammany Parish Zoning – HC-3



City of Slidell – Location and Adjacent Zoning – C-4

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Map



- | | | |
|---------------------|-------------------|---------------------|
| Major Roads
— | Subdivisions
□ | Cities
■ |
| Streets
— | SD Parcels
□ | Precincts 2014
■ |
| Township/Range
□ | Land Parcels
□ | |

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STPBasicMap
 MIS/GIS Department

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