

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4707

COUNCIL SPONSOR: DEAN/ BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 6.365 ACRE OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT. THE PROPERTY BEING ANNEXED IS A 6.365 ACRE TRACT OF LAND KNOWN AS THE REMAINDER OF SQUARE 118 AND A PORTION OF FORMER ORLEANS STREET (NOW CLOSED) TOWN OF MANDEVILLE (UNINCORPORATED) , SECTION 37, TOWNSHIP 8 SOUTH, RANGE 11 EAST IN ST TAMMANY PARISH, LOUISIANA., WARD 4, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 6.365 acres owned by Greystone Manor, LLC, represented by Lynda and Keith Young, and is a tract of land known as the remainder of square 118 and a portion of former Orleans Street (now closed), City of Mandeville (unincorporated), Section 37, Township 8 South, Range 11 east in St Tammany Parish, Louisiana., Ward 4, District 10 (see attachments for complete description); and WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the City of Mandeville and St. Tammany Parish effective March 26, 2003; and WHEREAS, the property requires rezoning from St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District which is not an intensification of zoning; and WHEREAS, the property is not commercially developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City of Mandeville.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 6.365 acres of land known as the remainder of square 118 and a portion of former Orleans Street (now closed) City of Mandeville (unincorporated) , Section 37, Township 8 South, Range 11 east in St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with the March 26, 2003 Annexation Agreement between the Parish and 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 the portion of Clausel Street which abuts the aforementioned property. BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville 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 1 DAY OF JANUARY , 2016, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTY DEAN, 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:

Re: Administrative Comment

Date: October 5, 2016

Annexation staff #: MN2016-01

The City of Mandeville is contemplating annexation of 6.365 acres owned by Greystone Manor, LLC, represented by Lynda and Keith Young, and is a tract of land known as the remainder of square 118 and a portion of former Orleans Street (now closed), City of Mandeville (unincorporated), Section 37, Township 8 South, Range 11 east in St Tammany Parish, Louisiana., Ward 4, District 10.

Robert K. Thompson
Special Revenue Manager
rthompson@stpgov.org
Phone: (985) 898-2865



St. Tammany Parish Government
Government that Works

Annexation

City: City Case No: Staff Reference

Notification Date: Dead Line Priority

Owner: Ward Council District: Map

Location: Parish Zoning:
City Zoning:
Subdivision:

Existing Use:

Size:

STR:

Developed Intensification Concur w/ City

Population: Concur:

Annex Status: Sales Tax:

City Actions

Council Actions

Ordinance: City Date:

Resolution: Council Date:

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MARTY DEAN/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 6.365 ACRE OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT. THE PROPERTY BEING ANNEXED IS A 6.365 ACRE TRACT OF LAND KNOWN AS THE REMAINDER OF SQUARE 118 AND A PORTION OF FORMER ORLEANS STREET (NOW CLOSED) TOWN OF MANDEVILLE (UNINCORPORATED) , SECTION 37, TOWNSHIP 8 SOUTH, RANGE 11 EAST IN ST TAMMANY PARISH, LOUISIANA., WARD 4, DISTRICT 10.

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WHEREAS, the proposed annexation **is/is not** consistent with the Annexation Agreement entered into by the City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from St Tammany Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District which **is/is not** an intensification of zoning; and

WHEREAS, the property **is not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the City of Mandeville.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 6.365 acres of land known as the remainder of square 118 and a portion of former Orleans Street (now closed) City of Mandeville (unincorporated) , Section 37, Township 8 South, Range 11 east in St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with *the March 26, 2003 Annexation Agreement between the Parish and Mandeville.*

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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 the portion of Clausel St which abuts the aforementioned property.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville 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 _____, 2016, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (MN2016-01)

CO2016-02 Notes Summary

Planning: Sidney Fontenot

- The property is likely contiguous to the City of Mandeville, but that continuity is not clear in the maps.
- Assuming that the property is contiguous, the proposal is consistent with the Louisiana Revised Statutes relative to annexation.
- The proposal is consistent with the Annexation and Growth management agreements with the City of Mandeville.
- The proposed City Zoning Designation of B-2 Highway Commercial is consistent with the Parish Zoning Designation of HC-2 Highway Commercial.

Public Works: Joey Lobrano

- Property abuts Clausel St. and if annexed the Town of Mandeville shall share in the cost of maintaining the section of road it adjoins.

Engineering: Donna Odell

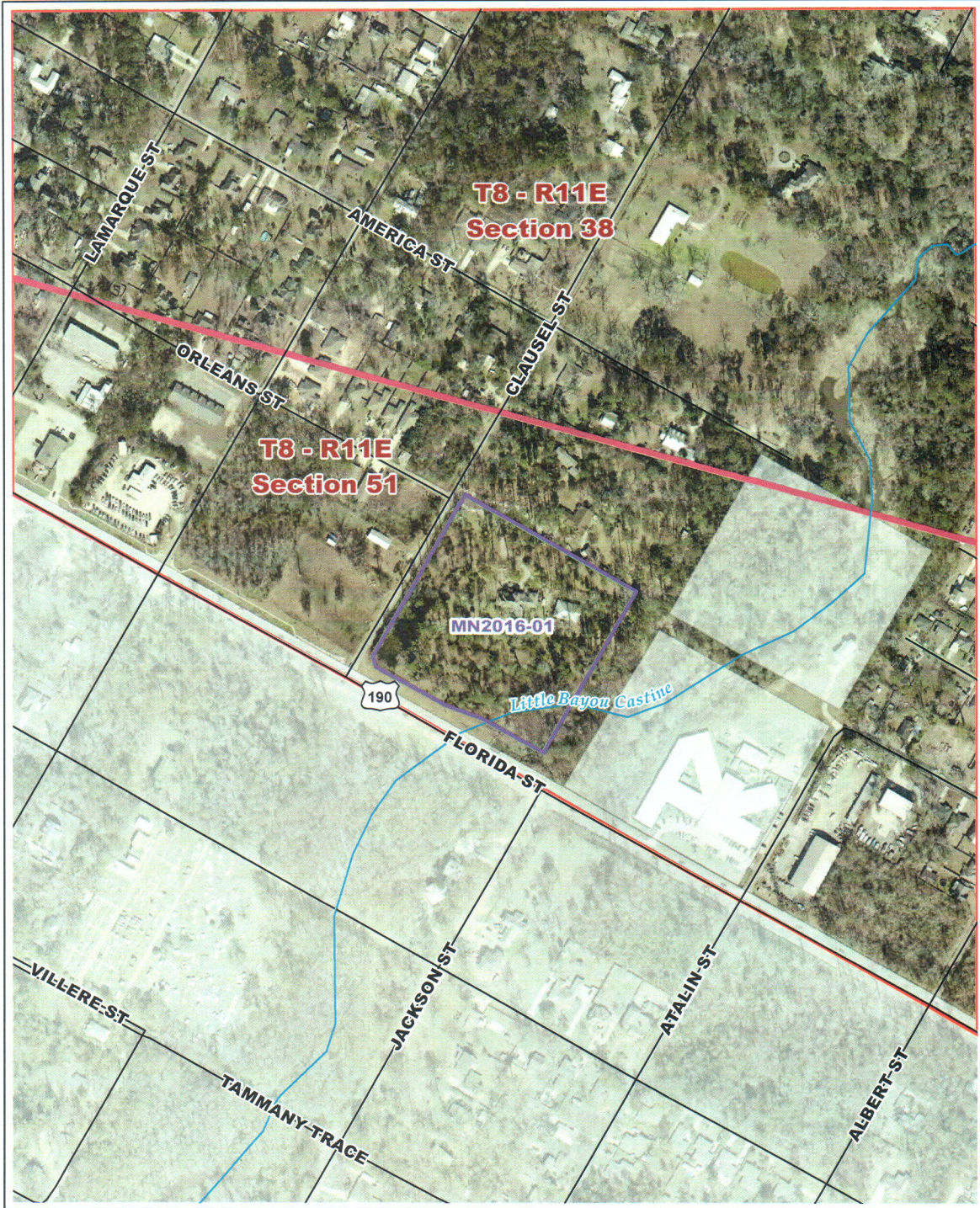
- This annexation falls within Gravity Drainage District 4. Little Bayou Castine runs through this property and essentially all of the area is in Flood Zone AE on the preliminary DFIRM, which is considered Critical Drainage Area. Parish drainage and fill requirements will apply to any future developments, including no net fill.

Engineering/ Environmental Services: Jay Watson

- Parish traffic requirements must be followed.
- No DES issues.

Data Management: Bob Thompson

- No Commercial businesses are currently active on this property.
- Notified Mandeville Planning Department of concern raised by Sidney Fontenot regarding Contiguity concern.



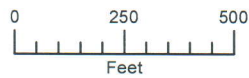
**Mandeville Annexation
MN2016-01**



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

Legend

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  MN2016-01
-  Mandeville



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) 2016. St. Tammany Parish, Louisiana. All rights Reserved.

Map Number: 2016abg-095 Date: 09/26/2016.



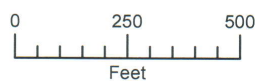
**Mandeville Annexation
MN2016-01**



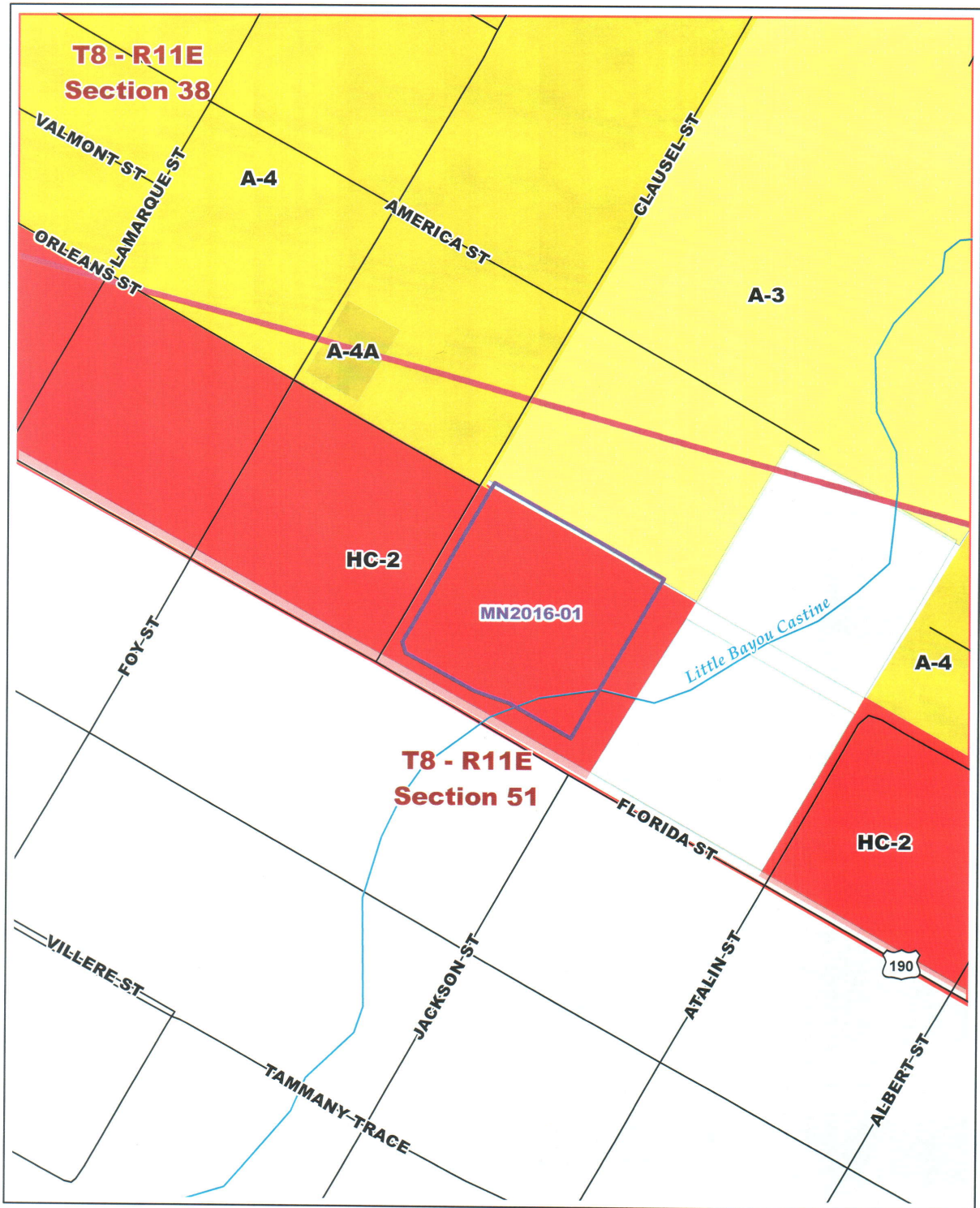
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Legend

- Streams
- Streets
- Major Roads
- T/R Sections
- Council Districts
- Wards
- MN2016-01
- Mandeville



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Map Number: 2016abg-094 Date: 09/26/2016.



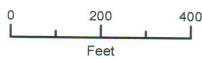
Mandeville Annexation MN2016-01



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

- Streets
- Streams
- Major Roads

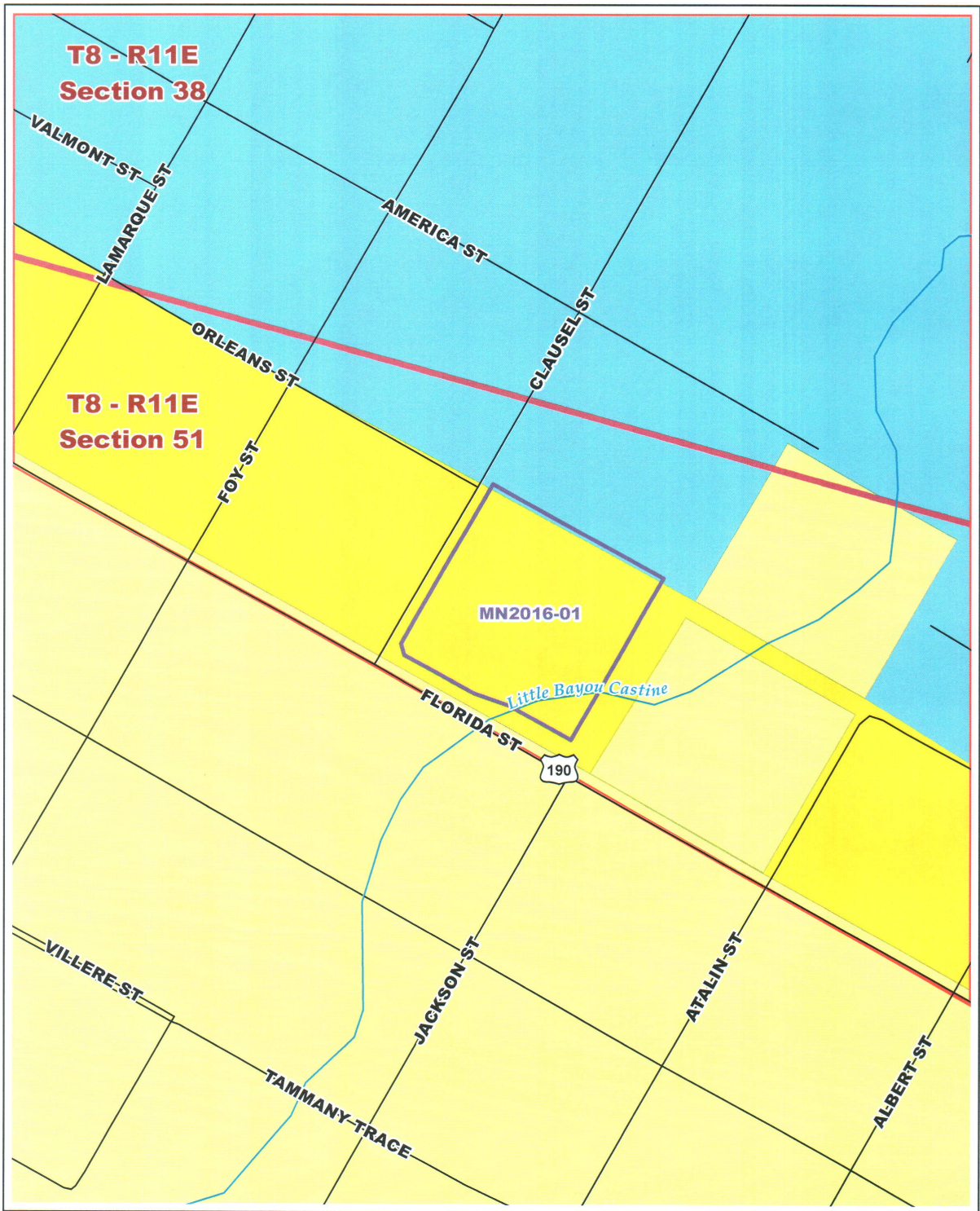
- T/R Sections
- MN2016-01
- Mandeville



Map Number: 2016abg-092 Date: 09/26/2016.

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- | | | |
|--|--|---|
| <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 Facility ■ PF-1 Public Facilities ■ PF-2 Public Facilities ■ CB-1 Community Based Facilities ■ ED-1 Primary Education ■ ED-2 Secondary 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 |
|--|--|---|

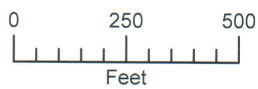


**Mandeville Annexation
MN2016-01**



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

- | | |
|--------------|-----------------------|
| Streams | Mandeville GMA |
| Streets | Infill Area 1 |
| Major Roads | Infill Area 2 |
| T/R Sections | Area 1 |
| MN2016-01 | Area 2 |
| Mandeville | Growth Management |



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Map Number: 2016abg-093 Date: 09/26/2016.

MN2016-01

DONALD J. VILLERE
MAYOR

City of Mandeville

"THE HEART OF THE OZONE BELT"



September 21, 2016

CITY COUNCIL

CLAY MADDEN
COUNCIL CHAIRMAN

LAURÉ SICA
COUNCIL AT-LARGE

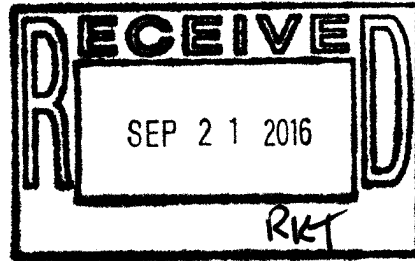
DAVID B. ELLIS
DISTRICT I

MICHAEL T. PULASKI
DISTRICT II

JOHN A. KELLER
DISTRICT III

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434



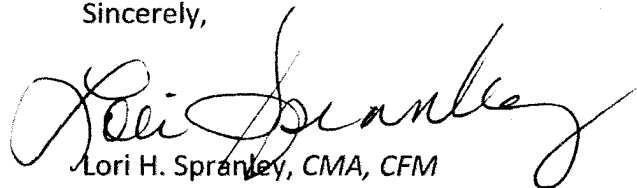
RE: Annexation Request

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 16-14 requesting the annexation of a 6.365 acre tract of land known as the remainder of square 118 and a portion of former Orleans Street (now closed) and assigning a zoning designation of B-2, Highway Business District. Ordinance 16-14 will be introduced at the City Council meeting of September 22, 2016. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the September 27th and October 11th meetings. At that time, it is anticipated that the ordinance will be placed on the City Council's October 27th agenda for adoption.

If you have any questions, please call me.

Sincerely,


Lori H. Spranley, CMA, CFM
Planning Secretary

attachment

cc: Sidney Fontenot

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____; MOVED FOR ADOPTION BY COUNCIL MEMBER _____; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

ORDINANCE NO. 16-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF 6.365 ACRES TRACT OF LAND KNOWN AS THE REMAINDER OF SQUARE 118 AND A PORTION OF FORMER ORLEANS STREET (NOW CLOSED) INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2 HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the said petition is made and signed by all of the owners of the said property and there are no registered voters residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville; and

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

WHEREAS, the City Council has received _____ recommendations from the Mandeville Planning Commission regarding the proposed annexation and _____ recommendations of the Mandeville Zoning Commission regarding the zoning designation of the property; and

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

WHEREAS, applicant has submitted a plan to bring the site into conformance within five years of the effective date of annexation as provided in Section 4.2.3, Provisions for Legally Non-Conforming Development Sites of the CLURO.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to
Annexation Ordinance

include the below described immovable property which is hereby annexed into the City of Mandeville.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, way, privileges, servitudes, prescriptions, appurtenances and advantages thereunto beginning or in any wise appertaining, situated in Section , Township , Range , St. Tammany Parish, Louisiana, and more fully described as follows:

SQUARE ONE HUNDRED EIGHTEEN (118) and a portion of the adjacent Orleans Street (revoked as per the attached ordinance), which square is fronts 532.9 feet front on Florida or Florides Street (also known as U.S. Highway 190), same measurement in the rear along the boundary line of Square ONE HUNDRED THIRTY-NINE (139) and having a depth of five hundred sixty-two and three-tenths (562 $\frac{3}{10}$) feet, between equal and parallel lines, all as shown on the survey by Land Engineering Services, Inc., Gerald Fussell, Surveyor, Covington, Louisiana, dated July 25, 1972, recorded as an attachment to COB Instrument No. 296528.

LESS AND EXCEPT: the 0.514 acres sold to Department of Transportation and Development by act recorded with the Clerk of Court, St. Tammany Parish, Louisiana on February 13, 2004 and COB Instrument No. 1416453.

Said property is more recently described by reference to the survey of Randall W. Brown & Associates, Inc. dated July 7, 2015, which is attached hereto and made a part hereof as follows.

From the Northeast corner of the former Orleans Street (now revoked) and Southeast corner of Square 139 at the intersection of the westerly right of way line of the Jackson Avenue right of way, which is the Point of Beginning, go along the said right of way South 29 degrees 32 minutes 22 seconds West, 510.56 feet to a point on northerly right of way of La-US Hwy 190.

Thence go along said right of way in four (4) courses as follows: North 60 degrees 42 minutes 45 seconds West, 194.57 feet to a point; thence North 70 degrees 10 minutes 30 seconds West, 99.78 feet to a point; thence go North 60 degrees 51 minutes 45 seconds West, 217.54 feet to a point; thence go North 16 degrees 04 minutes 00 seconds West, 31.40 feet to a point on the easterly right of way line of Clausel Street. Thence along said easterly right of way line of Clausel Street go North 29 degrees 32 minutes 22 seconds East 507.81 feet to a point which is the North line of the former Orleans Street (now revoked) and the south line of Square 139. Thence leaving said Clausel Street right of way go South 60 degrees 27 minutes 38 seconds East 532.90 feet to the Point of Beginning. Said property is shown to contain 6.365 acres.

The improvements thereon bear the Municipal No 935 Clausel Street, Mandeville, Louisiana

Being the same property acquired by Ellen S. Lorenz by act dated October 28, 2005 and registered as COB Instrument No. 1520502 of the official records of the Clerk of Court, Parish of St. Tammany, Louisiana.

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2 Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville.

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

Annexation Ordinance

BE IT FURTHER ORDAINED, that all generated Sales Tax Revenues shall be split 50%-50% between the City of Mandeville and St. Tammany Parish in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s).

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

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

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 _____, 2016

Kristine Scherer
Clerk of Council

Clay Madden
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this _____ day of _____, 2016 at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this _____ day of _____
Annexation Ordinance

_____, 2016 at _____ o'clock a.m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this _____ day of _____, 20____, 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 _____, 2016 at _____ o'clock a.m.

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 _____, 2016, 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 _____, 20____.

CLERK OF COUNCIL

Annexation Ordinance

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: *Sept. 7, 2016*

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description (see attached).

By:  _____

SQUARE ONE HUNDRED EIGHTEEN (118) and a portion of the adjacent Orleans Street (revoked as per the attached ordinance), which square is fronts 532.9 feet front on Florida or Florides Street (also known as U.S. Highway 190), same measurement in the rear along the boundary line of Square ONE HUNDRED THIRTY-NINE (139) and having a depth of five hundred sixty-two and three-tenths (562.3) feet, between equal and parallel lines, all as shown on the survey by Land Engineering Services, Inc., Gerald Fussell, Surveyor, Covington, Louisiana, dated July 25, 1972, recorded as an attachment to COB Instrument No. 296528.

LESS AND EXCEPT: the 0.514 acres sold to Department of Transportation and Development by act recorded with the Clerk of Court, St. Tammany Parish, Louisiana on February 13, 2004 and COB Instrument No. 1416453.

Said property is more recently described by reference to the survey of Randall W. Brown & Associates, Inc. dated July 7, 2015, which is attached hereto and made a part hereof as follows.

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Thence go along said right of way in four (4) courses as follows: North 60 degrees 42 minutes 45 seconds West, 194.57 feet to a point; thence North 70 degrees 10 minutes 30 seconds West, 99.78 feet to a point; thence go North 60 degrees 51 minutes 45 seconds West, 217.54 feet to a point; thence go North 16 degrees 04 minutes 00 seconds West, 31.40 feet to a point on the easterly right of way line of Clausel Street. Thence along said easterly right of way line of Clausel Street go North 29 degrees 32 minutes 22 seconds East 507.81 feet to a point which is the North line of the former Orleans Street (now revoked) and the south line of Square 139. Thence leaving said Clausel Street right of way go South 60 degrees 27 minutes 38 seconds East 532.90 feet to the Point of Beginning. Said property is shown to contain 6.365 acres.

The improvements thereon bear the Municipal No. 935 Clausel Street, Mandeville, Louisiana.

Being the same property acquired by Ellen S. Lorenz by act dated October 28, 2005 and registered as COB Instrument No. 1520502 of the official records of the Clerk of Court, Parish of St. Tammany, Louisiana.

**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 Randall W. Brown & Associates, Inc., Survey No. 15672 dated July 7, 2015 and further identified as that portion of ground containing 6.365 acres situated in the remainder of Square One Hundred Eighteen (118) and a portion of the adjacent former Orleans Street (now closed) Town of Mandeville (Unincorporated), Section 37, Township 8 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 July, 2016.

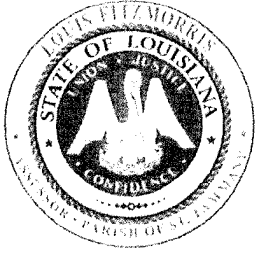
A handwritten signature in cursive script, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed



**St. Tammany Parish
Assessor's Office**

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

Louis Fitzmorris
Assessor

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Ellen S. Lorenz as owner for the tax year 2015 and whose address is 935 Clause Street, Mandeville, Louisiana 70448 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

2015 Tax Roll Assessment: Assessment Number 112-021-4485


PARCEL MEAS 532.9 X 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO
1191830 INST NO 1209712 INST NO 1209713 INST NO 1209714 INST NO
1209716 INST NO 1209717 INST NO 1209718 INST NO 12097201 INST NO
1405410 LESS PT TO HWY INST NO 1416453 INST NO 1520502

- I. The total assessed value of all property within the above described area is 18,832.
- II. The total assessed value of the resident property owners within the above described area is \$ 18,832 and the total assessed value of the property of non-resident property owners is 18,832.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	2,032
	Improvements	-	16,800

TOTAL ASSESSMENT	-	<u>18,832</u>
------------------	---	---------------

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 12th day of JULY, 2016.



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:

2015 Tax Roll - Assessment Number 112-021-4485

OWNERS: Ellen S. Lorenz
935 Clausel Street
Mandeville, Louisiana 70448

PROPERTY DESCRIPTION: 2015 TAX ROLL

PARCEL MEAS 532.9 x 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO 1191830 INST
NO 1209712 INST NO 1209713 INST NO 1209714 INST NO 1209716 INST NO 1209717
INST NO 1209718 INST NO 12097201 INST NO 1405410
LESS PT TO HWY INST NO 1416453 INST NO 1520502

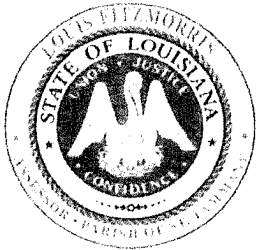
I do further certify that the assessed valuation of the above described tract is as follows:

2015 VALUATION:	Land	-	2,032
	Improvements	-	<u>16,800</u>
TOTAL ASSESSED VALUATION			18,832

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

Covington, Louisiana this the 12th day of July, 2016.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

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

Louis Fitzmorris
Assessor

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Ellen S. Lorenz as owner for the tax year 2015 and whose address is 935 Clausel Street, Mandeville, Louisiana 70448 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


2015 Tax Roll Assessment: Assessment Number 112-021-4485

PARCEL MEAS 532.9 X 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO
1191830 INST NO 1209712 INST NO 1209713 INST NO 1209714 INST NO
1209716 INST NO 1209717 INST NO 1209718 INST NO 12097201 INST NO
1405410 LESS PT TO HWY INST NO 1416453 INST NO 1520502

- I. The total assessed value of all property within the above described area is 18,832.
- II. The total assessed value of the resident property owners within the above described area is \$ 18,832 and the total assessed value of the property of non-resident property owners is 18,832.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	2,032
	Improvements	-	16,800
	TOTAL ASSESSMENT	-	<u>18,832</u>

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 12th day of JULY, 2016.



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:

2015 Tax Roll - Assessment Number 112-021-4485

OWNERS: Ellen S. Lorenz
935 Clausel Street
Mandeville, Louisiana 70448

PROPERTY DESCRIPTION: **2015 TAX ROLL**

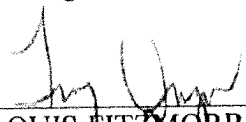
PARCEL MEAS 532.9 x 562.3 SQ 118 MANDEVILLE CB 1030 715 INST NO 1191830 INST
NO 1209712 INST NO 1209713 INST NO 1209714 INST NO 1209716 INST NO 1209717
INST NO 1209718 INST NO 12097201 INST NO 1405410
LESS PT TO HWY INST NO 1416453 INST NO 1520502

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

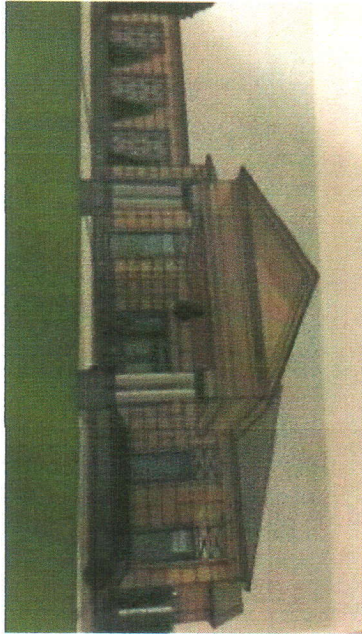
2015 VALUATION:	Land	-	2,032
	Improvements	-	<u>16,800</u>
TOTAL ASSESSED VALUATION			18,832

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

Covington, Louisiana this the 12th day of July, 2016.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



CASH SALE

Sale of Property

BY

**SUCCESSION OF ELLEN MARIE
STAVNEM LORENZ**

TO

GREYSTONE MANOR, L.L.C.

United States of America

**State of Louisiana
Parish of Saint Tammany**

Be It Known, That on this 23rd day of July in the year of our Lord Two Thousand Fifteen (2015).

BEFORE ME, Martha L. Jumonville, a Notary Public, duly commissioned in and for the Parish of **St. Tammany** and qualified in the Parish and State aforesaid, in the presence of the undersigned competent witnesses,

Personally Came and Appeared,

SUCCESSION OF ELLEN MARIE STAVNEM LORENZ (Tax I.D. #**-***2095), represented herein by Rainer Lorenz, Independent Dative Testamentary Executor appointed and authorized to act herein by order of the court in Proceedings No. 2011-30270, Division "D" on the docket of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, copies of the Letters of Independent Dative Testamentary Executor are attached hereto and made a part hereof. The mailing address is declared to be 108 South Drive, Covington, Louisiana 70433.

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

GREYSTONE MANOR, L.L.C. (Tax I.D. #**-***1360), a Louisiana Limited Liability Company, represented herein by Lynda Moore Young and Keith D. Young, its sole members and managers who certify that they are correct and that, as such, they are authorized to appear and act herein, its mailing address being 201 Rene Street, Madisonville, Louisiana 70447.

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

THAT 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 the Town of Mandeville (Unincorporated), Parish of St. Tammany, State of Louisiana, described as follows:

SQUARE ONE HUNDRED EIGHTEEN (118) and a portion of the adjacent Orleans Street (revoked as per the attached ordinance), which square is fronts 532.9 feet front on Florida or Florides Street (also known as U.S. Highway 190), same measurement in the rear along the boundary line of Square ONE HUNDRED THIRTY-NINE (139) and having a depth of five hundred sixty-two and three-tenths (562.3') feet, between equal and parallel lines, all as shown on the survey by Land Engineering Services, Inc., Gerald Fussell, Surveyor, Covington, Louisiana, dated July 25, 1972, recorded as an attachment to COB Instrument No. 296528.

LESS AND EXCEPT: the 0.514 acres sold to Department of Transportation and Development by act recorded with the Clerk of Court, St. Tammany Parish, Louisiana on February 13, 2004 and COB Instrument No. 1416453.

Said property is more recently described by reference to the survey of Randall W. Brown & Associates, Inc. dated July 7, 2015, which is attached hereto and made a part hereof as follows:

From the Northeast corner of the former Orleans Street (now revoked) and Southeast corner of Square 139 at the intersection of the westerly right of way line of the Jackson Avenue right of way, which is the Point of Beginning, go along the said right of way South 29 degrees 32 minutes 22 seconds West, 510.56 feet to a point on northerly right of way of La-US Hwy 190.

Thence go along said right of way in four (4) courses as follows: North 60 degrees 42 minutes 45 seconds West, 194.57 feet to a point; thence North 70 degrees 10 minutes 30 seconds West, 99.78 feet to a point; thence go North 60 degrees 51 minutes 45 seconds West, 217.54 feet to a point; thence go North 16 degrees 04 minutes 00 seconds West, 31.40 feet to a point on the easterly right of way line of Clausel Street. Thence along said easterly right of way line of Clausel Street go North 29 degrees 32 minutes 22 seconds East 507.81 feet to a point which is the North line of the former Orleans Street (now revoked) and the south line of Square 139. Thence leaving said Clausel Street right of way go South 60 degrees 27 minutes 38 seconds East 532.90 feet to the Point of Beginning. Said property is shown to contain 6.365 acres.

The improvements thereon bear the Municipal No. 935 Clausel Street, Mandeville, Louisiana.

Being the same property acquired by Ellen S. Lorenz by act dated October 28, 2005 and registered as COB Instrument No. 1520502 of the official records of the Clerk of Court, Parish of St. Tammany, Louisiana.

EXHIBIT A

PROPERTY ADDRESS: 935 Laurel, Mandeville, La.
Date: 4-15-15

AS IS - WHERE IS WITH WAIVER OF REDHIBITION

Seller has not made and shall make no representation or warranty concerning the condition, or the suitability for any purpose, of the Property including any and all improvements located thereon. The act of sale shall include the following with an acknowledgment by Purchaser that is purchasing subject to this provision:

Purchaser acknowledges that Seller makes no warranties, covenants, guarantees or representations whatsoever, express or implied, as to the condition of the Property. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548. Purchaser further declares and acknowledges that Purchaser does hereby waive the warranty of fitness for intended purposes or guarantee against hidden or latent redhibitory vices under Louisiana law, and that warranty imposed by Louisiana Civil Code Articles 2475 and 2526, and any applicable state or federal law and the jurisprudence there-under. As a material and integral consideration for the execution of this act of 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 all improvements located thereon, whether in the nature of redhibition, reduction of the Purchase Price, concealment, and/or any other theory of law, including but not limited to any rights under Louisiana Civil Code Articles 2520 through 2548. Purchaser acknowledges that Seller was not the manufacturer nor builder of any of the buildings, improvements, other constructions or components parts of the property and Purchaser further assumes the risk as to all vices and defects in the property, including all buildings, improvements, other constructions or component parts of the property located thereon and all movable property, equipment, fixtures, appliances or other goods located on 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 the property is fit for the Purchaser's intended use and particular purpose and that the zoning of the property is suitable for Purchaser's use and purpose.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the property, (b) has inspected the property to the extent Purchaser desired, (c) desires to purchase the property in its present condition, and (d) agrees to purchase the property subject to any physical encroachments on the property or any physical encroachments by improvements located on the property onto adjacent property.

Without limiting the generality of the foregoing and 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, releases Seller, its affiliates, predecessors, successors, assigns, agents, partners, 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 (i) any environmental liabilities arising from the Property, including any claims, demands, causes of action (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 29B 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.), the Superfund Amendments and Reauthorization Act of 1986, and the Toxic Substance Control Act (15 U.S.C. '2601, et seq.), as amended and or (ii) the existence of any Hazardous Materials in, on, under or from the Property. "Hazardous Materials" means mold, mildew, and other fungi (including but not limited to aspergillus/penicillium, bipolaris/derschlera, and stachybotrys), lead paint, asbestos, petroleum products and/or any materials defined as "hazardous pollutants", "toxic pollutants", "pollutants", "hazardous substances", "hazardous waste", "Hazardous constituents" or "solid waste" or language of similar import in (a) the Comprehensive Environmental Response, Compensation and Liability Act of 1990, 42 U.S.C. '9601 et seq., (b) the Resource Conservation and Recovery Act, U. S. C. '6901 et seq., (c) the Clean Air Act, 42 U.S.C. '7401 et seq., (d) the Clean Water Act, 33 U.S.C. '1251 et seq., and /or (e) any other federal, state or local environmental statute or ordinance and any regulations promulgated under any of the foregoing, all as amended from time to time, and any regulation, as well as any other substance or substances the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or law, or which is or becomes defined as or has the characteristics of a conventional, non-conventional, hazardous, toxic or solid waste, material, substance, pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance pertaining to human health and for the environment as amended.

Purchaser:
x [Signature]
x [Signature]
x [Signature]
[Signature]

Seller:
x [Signature]
x RAYNER LORENZ EXECUTOR
x 4/23/15
[Signature]

"AS IS" LANGUAGE (See attached AS IS - Where Is With Waiver of Redhibition incorporated herein and made a part hereof as Exhibit A).

Also included in this sale for the price stated herein pursuant to the purchase agreement are a Kubota tractor and two pallets of replacement bricks.

To have and to hold the above described property unto the said purchaser, its successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of ONE MILLION THREE HUNDRED THOUSAND AND NO/100 (\$1,300,000.00) 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 2014 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,

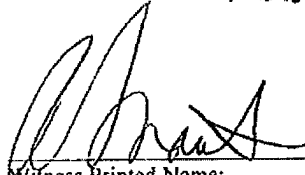
EXCEPT: MORTGAGE IN FAVOR OF STATE INVESTORS BANK RECORDED AS MOB INSTRUMENT NO. 1523906, MORTGAGE IN FAVOR OF U.S. SMALL BUSINESS ADMINISTRATION RECORDED AS MOB INSTRUMENT NO. 1573869, AND CERTIFICATE OF COMPLIANCE WITH ROAD HOME DECLARATION RECORDED AS COB INSTRUMENT NO. 1934195.

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.

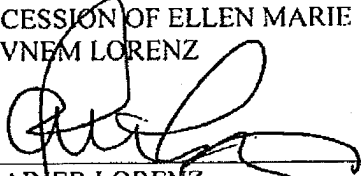
THUS DONE AND PASSED, in my office in the aforesaid parish and state on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

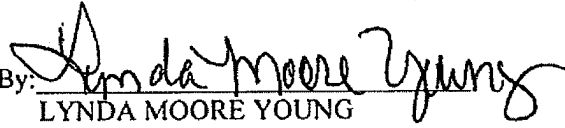

Witness Printed Name: ANNA DEJEU


Witness Printed Name:
RICH MAUTI


SUCCESSION OF ELLEN MARIE STAVNEM LORENZ

By: 
RAINER LORENZ
INDEPENDENT DATIVE
TESTAMENTARY EXECUTOR

GREYSTONE MANOR, L.L.C.

By: 
LYNDA MOORE YOUNG
MANAGING MEMBER

By: 
KEITH D. YOUNG
MANAGING MEMBER


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
First American Title Insurance Company

TAX RESEARCH CERTIFICATE

Covington, Louisiana

I, Polly Honeycutt, Abstractor, do hereby certify that upon an examination of the Tax Rolls of St. Tammany Parish, I find that all Taxes assessed against

Parcel meas 532.9 x 562.3,
Sq. 118, Mandeville

have been paid for the following years:

Year	Assessment Number	Assessed in the Name of
2014	1120214485	Lorenz, Ellen S.
2013	1120214485	Lorenz, Ellen S.
2012	1120214485	Lorenz, Ellen S.

State and Parish taxes for the years:

2014 2013 2012 have been paid

_____ have not been paid

2014 2013 2012 have been paid by virtue of Homestead Exemption

Amount:

Year	Paid	Not Paid	Homestead Exemption	Date
2014	1633.28		1080.98	1/29/15
2013	1635.77		1082.63	12/31/13
2012	1642.80		1087.28	12/31/12

2014	Assessed Valuation...	18832
	Total Paid.....	1633.28
	Total Exempt.....	1080.98
	Total Due.....	

Polly Honeycutt

No. 2011-30270 D

**SUCCESSION
OF**
ELLEN MARIE STAVNEM LORENZ

22ND Judicial District Court
IN AND FOR THE
PARISH OF ST. TAMMANY
STATE OF LOUISIANA

This shall certify to All Whom It May Concern: That on this 5TH day of
APRIL, 20 11 Rainer Lorenz
was appointed and confirmed Independent Dative Testamentary Executor of the succession of
Ellen Marie Stavnem Lorenz
Now Know Ye, That Rainer Lorenz having been appointed
and confirmed as Independent Dative Testamentary Executor of the succession of
Ellen Marie Stavnem Lorenz
and having complied with and fulfilled all the requirements of law all his acts as such
are entitled to full faith and credit.


Given under my hand and seal of office this 5TH day of APRIL, 20 11
at Covington, Louisiana.

Malise Pricto, Clerk of Court

By: S/JULIE WEST

Julie West
DEPUTY CLERK

SUCCESSION OF 22ND JUDICIAL DISTRICT COURT
ELLEN MARIE STAVNEM LORENZ PARISH OF ST. TAMMANY
PROBATE NO. 2011-30270 STATE OF LOUISIANA

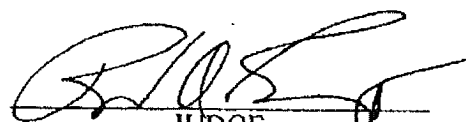
FILED: April 5, 2011 
DEPUTY CLERK

ORDER APPOINTING EXECUTOR

Considering the Petition For Probate Of Olographic Testament And For Appointment Of Independent Dative Testamentary Executor, and the Last Will and Testament of Ellen Marie Stavnem Lorenz.

IT IS ORDERED THAT Rainer Lorenz be and is hereby recognized as the independent dative testamentary executor of the Succession of Ellen Marie Stavnem Lorenz and that Letters Testamentary be issued to him immediately and without bond upon his complying with the requisites of law.

Covington, Louisiana, this 5 day of April, 2011.


JUDGE

Respectfully submitted:



Walter Antin, Jr., Bar No. 02512
John G. Toerner, Bar No. 23575
104 North Cypress Street
PO Box 2605
Hammond, Louisiana 70404
(985) 542-8299
(985) 542-8419 fax

MALCOLM T. STEIN, SR., PRESIDENT VICTOR KEATING, VICE-PRESIDENT IVY A. CHAMPAGNE L. L. LANDON, SECRETARY-TREASURER
 MADISONVILLE, LA. LEE RD., COVINGTON, LA. CHAIRMAN, FINANCE COMMITTEE COVINGTON, LA.
 COVINGTON, LA.

WARD 1. MALCOLM T. STEIN, SR., MADISONVILLE
 WARD 2. VICTOR KEATING, LEE RD., COVINGTON
 WARD 3. JAMES A. THOMPSON, BOX ST. FOLSON
 WARD 4. IVY A. CHAMPAGNE, COVINGTON
 WARD 5. JAS. L. MORAN, MANDEVILLE
 WARD 6. ARCHIE DAVIS, BUSH

OFFICE OF
POLICE JURY
 ST. TAMMANY PARISH, LA.
 COVINGTON, LA.

WARD 7. ARCHIE R. SINGLETARY, RURAL ROUTE, PEARL RIVER, LA.
 WARD 8. ANGELO "BUSTEN" ROEGO, LACOMBE
 WARD 9. S. M. FRIERSON, PEARL RIVER
 WARD 10. DYRIL M. HAINES, SLIDELL
 WARD 11. GEO. A. BROOM, SLIDELL
 WARD 12. WALTER CLAIRAIN, ADIYA SPRINGS

I, L.L. LANDON, Secretary Treasurer of the St. Tammany Parish Police Jury, hereby certify that the following ordinance was unanimously adopted by the St. Tammany Parish Police Jury in regular session assembled August 21, 1959, a quorum being present:

ORDINANCE NO. 252
 (Series Jan. 1, 1930)

AN ORDINANCE declaring abandoned and no longer needed for public uses and purposes that portion of Orleans Street between squares 110 and 130 of Mandeville, St. Tammany Parish, Louisiana

BE IT ORDAINED, by the Police Jury of the Parish of St. Tammany in regular monthly meeting convened this 21st day of August, 1959:

1. That it appears and has been established and this Body has determined that the portion of Orleans Street between squares 110 and 130 Subdivision of Mandeville, State of Louisiana, as shown under survey by Jos. Pugh, dated May 7, 1945, is no longer needed for public use;

2. That the above said portion of Orleans Street hereby is formally and irrevocably closed, abandoned, vacated and set aside, and declared not needed for public use, needs and purposes, and this Body does hereby formally relinquish and abandon any and all rights, titles and interest, which the Parish of St. Tammany has or could have in and to the said portion of Orleans Street.

GEO. A. BROOM
 PRESIDENT

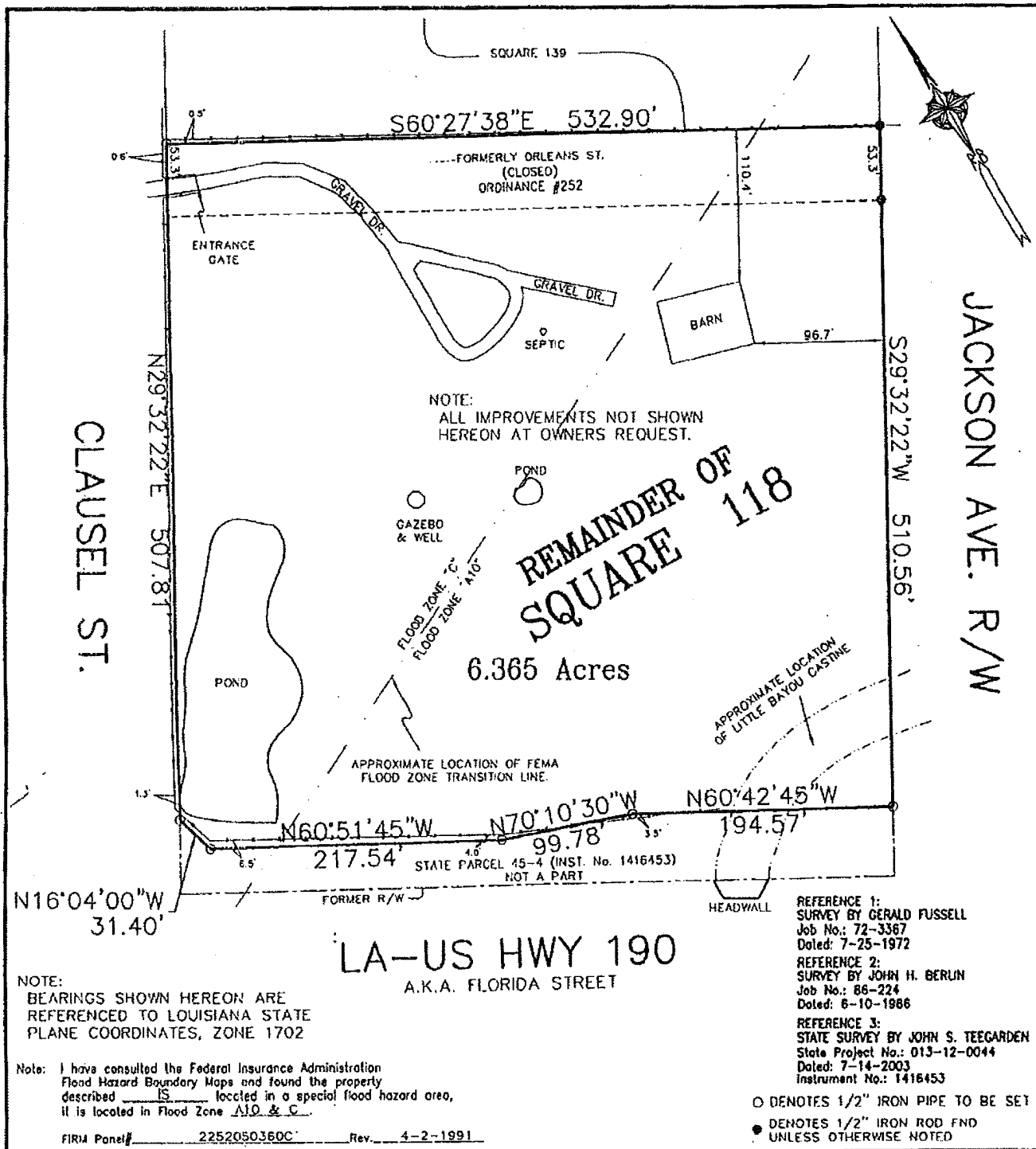
L.L. LANDON
 SECRETARY TREASURER

L.L. LANDON
 SECRETARY TREASURER

Filed for record May 27th, 1963
 Truly recorded May 27th, 1963

James Mc Neely
 By Clerk & Ex-Officio Recorder

Record of Land



Y:\Survey\Shared\1550467\15672.dwg

K. Brown & Associates, Inc.

NOTE:
 BEARINGS SHOWN HEREON ARE
 REFERENCED TO LOUISIANA STATE
 PLANE COORDINATES, ZONE 1702

Note: I have consulted the Federal Insurance Administration
 Flood Hazard Boundary Maps and found the property
 described IS located in a special flood hazard area,
 it is located in Flood Zone A10 & C.

FIRM Panel# 2252050360C Rev. 4-2-1991

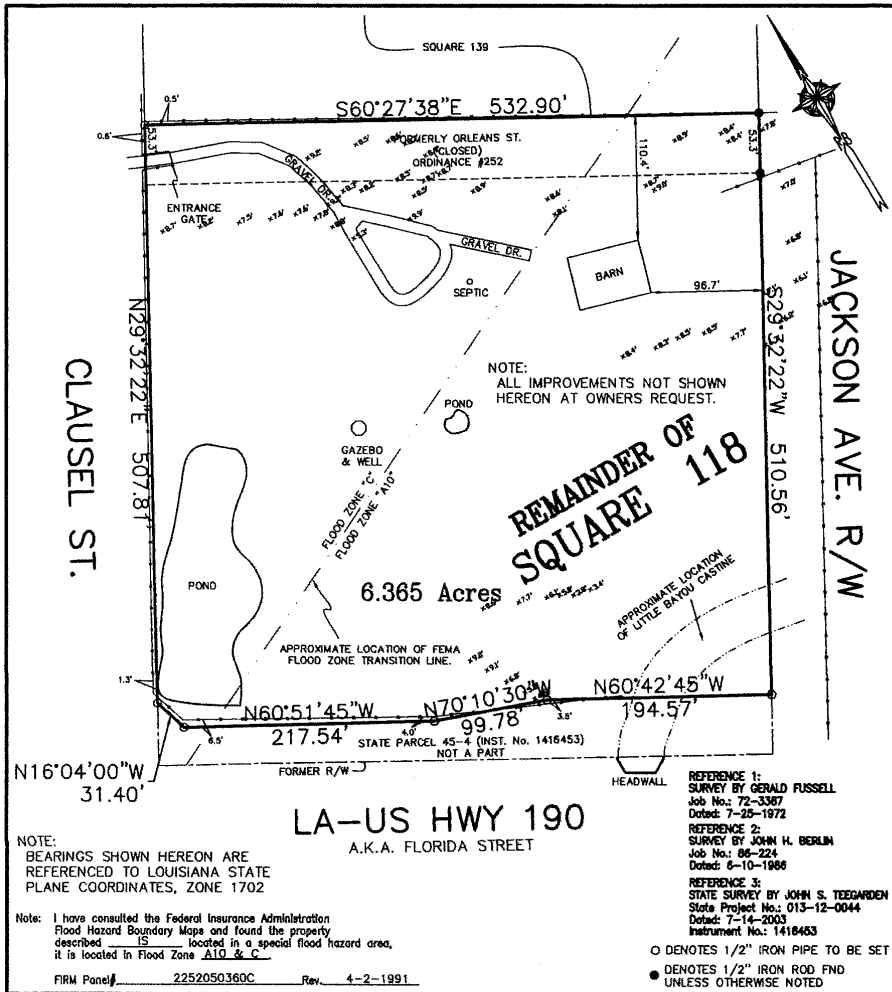
REFERENCE 1:
 SURVEY BY GERALD FUSSELL
 Job No.: 72-3367
 Dated: 7-25-1972
 REFERENCE 2:
 SURVEY BY JOHN H. BERUN
 Job No.: 86-224
 Dated: 6-10-1986
 REFERENCE 3:
 STATE SURVEY BY JOHN S. TEEGARDEN
 State Project No.: 013-12-0044
 Dated: 7-14-2003
 Instrument No.: 1416453

○ DENOTES 1/2" IRON PIPE TO BE SET
 ● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

Survey of
**THE REMAINDER OF SQUARE 118 AND
 A PORTION OF FORMER ORLEANS STREET (NOW CLOSED)**
 TOWN OF MANDEVILLE (UNINCORPORATED)
 ST. TAMMANY PARISH, LOUISIANA
 FOR
**GREYSTONE MANOR, LLC
 GULF COAST BANK & TRUST
 FIRST AMERICAN TITLE INSURANCE COMPANY**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
 FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
 APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
 FOR A CLASS C SURVEY.



<p>NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, ZONE 1702</p> <p>Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described <u>is</u> located in a special flood hazard area, it is located in Flood Zone <u>A10 & C</u></p> <p>FIRM Panel: 2252050360C Rev. 4-2-1991</p>		<p>REFERENCE 1: SURVEY BY GERALD FUSSELL Job No.: 72-3367 Dated: 7-25-1972</p> <p>REFERENCE 2: SURVEY BY JOHN H. BERLIN Job No.: 85-224 Dated: 6-10-1986</p> <p>REFERENCE 3: STATE SURVEY BY JOHN S. TEEGARDEN State Project No.: 013-12-0044 Dated: 7-14-2003 Instrument No.: 1418463</p> <p>○ DENOTES 1/2" IRON PIPE TO BE SET ● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED</p>
<p>Survey of THE REMAINDER OF SQUARE 118 AND A PORTION OF FORMER ORLEANS STREET (NOW CLOSED) TOWN OF MANDEVILLE (UNINCORPORATED) ST. TAMMANY PARISH, LOUISIANA FOR GREYSTONE MANOR, LLC GULF COAST BANK & TRUST FIRST AMERICAN TITLE INSURANCE COMPANY</p>		
<p>THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY</p>		<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.</p>
<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5366 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com</p>		<p>Date: JULY 7, 2015 Survey No. 15672 Project No. (CR6) 815672</p> <p>Scale: 1"=100'± Drawn By: RJB Revised:</p>
<p>Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>		

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ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

Vaughan Sollberger, Jr. AIA, NCARB
KVS Architecture
235 Girod Street
Mandeville, LA 70448

To Whom it may concern,

July 12, 2016

The object of this letter is to confirm the zoning of the parcel located at the northeast intersection of Hwy 190 (Florida Street) and Clausel Street. The entirety of Square 118 (including all of the aforementioned property) is currently zoned HC-2 Highway Commercial on the St Tammany Parish zoning map.

The regulations pertaining to this zoning district can be found below:
http://www2.stpgov.org/planning/udc/section_5.21_hc-2_highway_commercial_district.pdf

Any commercial development of this parcel would need to comply with commercial landscape, building, parking and land clearing regulations per the Unified Development Code.
<http://www.stpgov.org/departments/planning/13-parish-departments/200-unified-developmentcode-zoning>

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

Sincerely,

Regan Contois
Planner



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 12, 2016

To Whom It May Concern:

As per your request the property in question being a portion of square 118 on Clausel St and Hwy 190 in Mandeville, LA is currently in flood zones "C" and "A10" with a current base flood elevation of 11 feet MSL. This information can be found on FEMA map panel 225205 0360-C dated April 2, 1991.

If I can be of any further assistance please feel free to contact me at 985-898-2532.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan D. Pelegrin".

Alan D. Pelegrin, CFM
Floodplain Administrator
St. Tammany Parish Government