

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4878

COUNCIL SPONSOR: DEAN

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE 6 MONTH MORATORIUM ON PROPERTY LOCATED WITHIN A PORTION OF THE BAYOU DE ZAIRE BASIN AND A PORTIO OF THE FLOWERS BAYOU BASIN SOUTH OF I-12 BEING THE STORM SEWER SYSTEM THAT FLOWS INTO THE FLOWERS BAYOU BASIN (WARD 1, DISTRICT 1)

WHEREAS, on April 6, 2017 the Parish Council adopted Ordinance C.S. No. 17-3723 imposing a six (6) month moratorium on receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of property and/or on the issuance of permits by the Parish Department of Planning and Development/Permits for the construction or placement of any building structures on property within a portion of the Bayour De Zaire and a portion of the Flowers Bayou Basin south of I-12 being the storm sewer that flows into the Flowers Bayou Basin; and

WHEREAS, the following properties are being released from the moratorium:

- 1. Garden Home Units 45 and 47, Madison Villas, Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as more fully described on Exhibit "A"
- 2. Units 1 and 2, Madison Villas Planned Unit Development, Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as more fully described on Exhibit "B"

WHEREAS, it has been determined that construction at these locations will not have an adverse affect in this area.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that pursuant to Chapter 5, Article II, Sec. 5-056.00 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 17-3723 and any subsequent extensions thereof, to remove there from the restriction on the issuance of permits for construction or placement of any building structures on:

- 1. Garden Home Units 45 and 47, Madison Villas, Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as more fully described on Exhibit "A"
- 2. Units 1 and 2, Madison Villas Planned Unit Development, Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as more fully described on Exhibit "B"

All of the above mentioned properties are located within a portion of the Bayou De Zaire Basin and a portion of the Flowers Bayou Basin south of I-12 being the storm system that flows into the Flowers Bayou Basin, Ward 1, District 1.

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 5 DAY OF OCTOBER , 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

EXHIBIT B

**CASH SALE
STATE OF LOUISIANA**

On the 8th day of May, 2017, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

MADISON VILLAS, L.L.C., a Louisiana Limited Liability Company, organized and doing business in the Parish of Jefferson, State of Louisiana, herein represented by Jody G. Grass, President of Kenner Plumbing Supply, Inc., Sole Member of Madison Villas, L.L.C., per resolution, copy of which is attached to an act recorded as Instrument #2058938, St. Tammany Parish, LA. Mailing address: 2501 Florida Avenue, Kenner, LA 70062

Hereinafter referred to as "Seller", who declared that for the price and sum of Fifty Eight Thousand and 00/100 (\$58,000.00) cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions to warranty SELLER may have, unto:

LLS ENTERPRISES, LLC, a Louisiana Limited Liability Company, organized and doing business in the Parish of St. Tammany, herein represented by Wendy Hinton, duly authorized by virtue of the Authorization of Members, the original of which is attached hereto and made a part hereof. Mailing address: 312 Waterview Road, Youngsville, LA 70592

Herein called BUYER, resident(s) of and domiciled in the State of Louisiana, here present and accepting, purchasing for themselves, their heirs and assigns, and following described property, the possession and delivery of which BUYER acknowledges:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, in that portion thereof designated as MADISON VILLAS, A PLANNED UNIT DEVELOPMENT and as more fully shown on the map and plat of survey by Wilson Pope, Inc., dated March 17, 2003, last revised July 1, 2004 being Map File No. 3518 of the records of St. Tammany Parish and being more fully described as follows, to-wit:

UNITS 1 and 2, MADISON VILLAS PLANNED UNIT DEVELOPMENT, St. Tammany Parish, Louisiana.

FOR INFORMATIONAL PURPOSES ONLY:

There are no improvements on the subject property but the municipal numbers designated for these lots are 300 & 304 Caddo Drive.

Unit 1 is the same property acquired by Madison Villas, LLC by act dated 12/16/13, recorded 1/8/14, under Instrument Number 1928265 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

Unit 2 is the same property acquired by Madison Villas, LLC by act dated 2/18/14, recorded 3/7/14, under Instrument Number 1933904 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

THIS SALE IS SUBJECT TO THE FOLLOWING:

1. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.
2. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on plan of subdivision.

NOTE: Purchasers or Purchaser's representatives have been offered or provided, prior to the execution of this act of sale and transfer, the opportunity to fully inspect and examine any and all buildings and all things contained therein which comprise the premises being sold and transferred. The Purchasers know and are satisfied with the physical condition of the premises in all respects, including but not limited to the structural condition of the building(s), the condition of all things contained in said building(s), and any past or present visible or hidden wood destroying insect or organism infestation and resultant damage there from, and that same is acceptable to Purchasers "AS IS" and Purchasers affirm and agree that no representation, statements or warranties have at any time been made by Seller, or Seller's Agents, as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises.

St. Tammany Parish 2055
Instrument #: 2062261
Registry #: 2495742 jar
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LLS ENTERPRISES, LLC

Certificate of Authority

This is to certify that **Wendy Hinton** is authorized to act of behalf of **LLS ENTERPRISES, LLC**, to sign any document necessary for **LLS ENTERPRISES, LLC**, to purchase, in cash, the real estate described as follows:

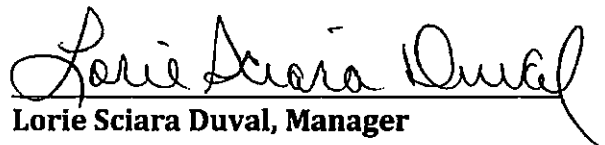
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the State of Louisiana, Parish of St. Tammany, in that part thereof known as Madison Villas Garden Homes Subdivision, identified as Unit No. 1 & 2.

FOR INFORMATIONAL PURPOSES ONLY:

Improvements thereon bear the Municipal No. 300 & 304 Caddo, Slidell, Louisiana.

Being the same property acquired by J A Resources, LLC FROM Madison Villas, LLC by Act dated July 13, 2015, recorded July 24, 2015, under Instrument No. 1989062 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

This done and signed on the 4th day of May, 2017.


Lorie Sciara Duval, Manager

~~_____
Notary Public
Printed Name:
Notary No.:
Commission Expires:~~

Prepared by:
Patriot Title, LLC
245 Pontchartrain Drive
Slidell, LA 70458
Page 1 of 1
File # 170228

Seller and Purchaser hereby acknowledges and recognizes that this sale is in "AS IS" condition, and accordingly, hereby relieves and releases seller and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code of Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Purchaser acknowledges he understands that Louisiana redhibition law enables him to hold seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that he is waiving that right.

Initial: WJA _____

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of the non-production of same.

All taxes assessed against the property herein conveyed have been paid as per the parish tax records. Taxes for the year 2017 have been pro-rated and will be paid by the Purchaser when due.

All agreements and stipulations herein, and all of the obligations herein assumed shall inure to the benefit of the Buyer and be binding upon their heirs, successors and assigns of the respective parties and the BUYER, his heirs, and assigns shall have and hold the described property in full ownership forever.

DONE AND PASSED by the parties on the hereinabove stated date and in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary.

WITNESSES:

[Signature]
Printed Name: Nelissa Hamyeta
[Signature]
Printed Name: Dudley Morlier

MADISON VILLAS, L.L.C.
BY: KENNER PLUMBING SUPPLY, INC.

BY: [Signature]
Jody G. Grass, President

LLS ENTERPRISES, LLC

BY: [Signature]
Wendy Hinton, duly authorized

[Signature]
NOTARY PUBLIC

Brian L. Glorioso
Notary Public
Bar Roll No. 27226
State of Louisiana
My Commission is for Life



Patriot Title, LLC
245 Pontchartrain Drive
Slidell, LA 70458
Producer Lic. #326492
First American Title Ins. Co. of Louisiana, Inc.
Title Opinion provided by
Raymond Brinson, Bar Roll #27187
FILE NO. 170228

EXHIBIT A

**CASH SALE
STATE OF LOUISIANA**

On the 8th day of May, 2017, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

MADISON VILLAS, L.L.C., a Louisiana Limited Liability Company, organized and doing business in the Parish of Jefferson, State of Louisiana, herein represented by Jody G. Grass, President of Kenner Plumbing Supply, Inc., Sole Member of Madison Villas, L.L.C., per resolution, copy of which is attached hereto and made a part hereof. Mailing address: 2501 Florida Avenue, Kenner, LA 70062

Hereinafter referred to as "Seller", who declared that for the price and sum of Fifty Eight Thousand and 00/100 (\$58,000.00) cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions to warranty SELLER may have, unto:

AMLM1, LLC, a Louisiana Limited Liability Company, organized and doing business in the Parish of St. Tammany, herein represented by Alison Lagasse, its sole member, by virtue of certificate of authority, original of which is attached hereto and made a part hereof. Mailing address: 204 Coushatta Circle, Madisonville, LA 70447

Herein called BUYER, resident(s) of and domiciled in the State of Louisiana, here present and accepting, purchasing for themselves, their heirs and assigns, and following described property, the possession and delivery of which BUYER acknowledges:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in St. Tammany Parish, Louisiana, situated in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

GARDEN HOME UNIT 45 & 47, MADISON VILLAS, St. Tammany Parish, Louisiana.

FOR INFORMATIONAL PURPOSES ONLY:

There are no Improvements on the subject property.

Unit 45 is the same property acquired by Madison Villas, LLC FROM Fidelity, LLC by Act dated September 15, 2015, recorded October 1, 2015, under Instrument No. 199041 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

Unit 47 is the same property acquired by Madison Villas, LLC FROM Joan Capro, wife of/and Clarence Eugene Rogers, III, et al by act dated March 27, 2014, recorded April 3, 2014, under Instrument No. 1936841 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

THIS SALE IS SUBJECT TO THE FOLLOWING:

- 1. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.**
- 2. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on plan of subdivision.**

NOTE: Purchasers or Purchaser's representatives have been offered or provided, prior to the execution of this act of sale and transfer, the opportunity to fully inspect and examine any and all buildings and all things contained therein which comprise the premises being sold and transferred. The Purchasers know and are satisfied with the physical condition of the premises in all respects, including but not limited to the structural condition of the building(s), the condition of all things contained in said building(s), and any past or present visible or hidden wood destroying insect or organism infestation and resultant damage there from, and that same is acceptable to Purchasers "AS IS" and Purchasers affirm and agree that no representation, statements or warranties have at any time been made by Seller, or Seller's Agents, as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises.

Seller and Purchaser hereby acknowledges and recognizes that this sale is in "AS IS" condition, and accordingly, hereby relieves and releases seller and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code of Parish 2055 Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code of Parish 2055 Articles 2541, 2062265

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MB CB X MI UCC

**RESOLUTION
OF
KENNER PLUMBING SUPPLY, INC.**

Whereas the Board of Directors of the corporation have determined it to be in the best interests of the corporation to act as a Manager of **MADISON VILLAS, L.L.C.**, a Louisiana Limited Liability Company (the "LLC") of which it is the sole member;

Resolved, that the officers of this corporation be, and each acting alone is, hereby authorized, empowered and directed, for an on behalf of this corporation, to act as a "Manager" for the LLC and take or cause to be taken any and all actions, including, without limitation, the execution, acknowledgment, filing, amendment, and delivery of any and all papers, agreements, documents, instruments and certificates, and the payment of such sums, as such officers may deem necessary or advisable to carry out and perform the obligations of this corporation under such LLC.

Whereas, Jody G. Grass, President of **KENNER PLUMBING SUPPLY, INC.**, is fully authorized in the name and on behalf of said **MADISON VILLAS, L.L.C.**, to sell real property which is owned by the LLC, being **Unit 36, Madison Villas, a Planned Unit Development, also known as Madison Villas Garden Homes Subdivision**, Parish of St. Tammany, State of Louisiana, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Sale as said Manager thinks proper and advisable, and to receive and receipt for the selling price and to give full acquittance and discharge therefor; with further authority to sign and execute any and all instruments or documents pertaining to the sale and necessary or advisable to carry out fully the foregoing objects and purposes. All actions of said Manager, in the previous acquisition and current sale of the property, being, and the same, are hereby ratified and approved.

CERTIFICATE

I, Gloria C. Grass, Secretary, **KENNER PLUMBING SUPPLY, INC.**, do hereby certify that the foregoing is a true and correct extract from the Minutes of the Special Meeting held at its office in Kenner, Louisiana, on the 9th day of March, 2017, at which meeting a quorum was present and voting throughout, and that the resolution contained in said extract are in full force and effect and have not been revoked.

IN WITNESS WHEREOF, I have affixed my signature, this 9th day of March, 2017.



GLORIA C. GRASS
Secretary

Attest:


JODY G. GRASS
PRESIDENT

AMLM1, LLC.

Certificate of Authority

This is to certify that **Alison M. Lagasse** is authorized to act of behalf of **AMLM1, LLC.** to sign any document necessary for **AMLM1, LLC.**, to purchase, in cash, the real estate described as follows:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in St. Tammany Parish, Louisiana, situated in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

GARDEN HOME UNIT 45 & 47, MADISON VILLAS, St. Tammany Parish, Louisiana.

FOR INFORMATIONAL PURPOSES ONLY:

There are no Improvements on the subject property.

Unit 45 is the same property acquired by Madison Villas, LLC FROM Fidelity, LLC by Act dated September 15, 2015, recorded October 1, 2015, under Instrument No. 199041 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

Unit 47 is the same property acquired by Madison Villas, LLC FROM Joan Capro, wife of/and Clarence Eugene Rogers, III, et al by act dated March 27, 2014, recorded April 3, 2014, under Instrument No. 1936841 of the records of the Clerk of Court for St. Tammany Parish, Louisiana.

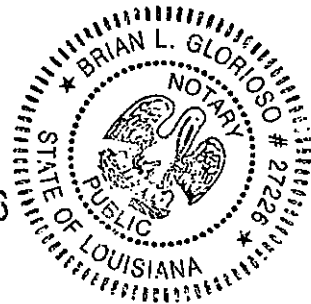
This done and signed on the 8th day of May, 2017.

Alison M. Lagasse
Alison M. Lagasse, Member

[Signature]

Notary Public
Printed Name:
Notary No.:
Commission Expires:

BRIAN L. GLORIOSO #27226
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE



Prepared by:
Patriot Title, LLC
245 Pontchartrain Drive
Slidell, LA 70458
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File # 170229

