

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6168

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: FINANCE/PLANNING

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .44 ACRES LAND MORE OR LESS, FROM PARISH A-4 DISTRICT: SINGLE FAMILY RESIDENTIAL DISTRICT TO SLIDELL A-6 DISTRICT: SINGLE FAMILY RESIDENTIAL DISTRICT, WHICH PROPERTY IS LOCATED AT PROPERTY IS LOCATED ON INDIANA AVENUE, IDENTIFIED AS LOTS 2 AND 3 OF SEGARI ADDITION, LOCATED IN LOT 5 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 14 EAST, WARD 9, DISTRICT 14.

WHEREAS, the City of Slidell is contemplating annexation of .44 acres and more or less owned by Richard Steadman Jr, Cheryl Steadman, and located at Property is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East, Ward 9, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish A-4 District: Single Family Residential District to City of Slidell A-6 District: Single Family Residential District which is not an intensification of zoning; and

WHEREAS, the property is not 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, Indiana Drive and its roadside ditches are not in the Parish maintenance system, and the City of Slidell is responsible for all for maintenance and improvements of same.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Slidell annexation and rezoning of .44 acres of land more or less, located at Property is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East from Parish A-4 District: Single Family Residential District to Slidell A-6 District: Single Family Residential 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, 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 Traffic Impact 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, the St. Tammany Parish Council request that the City of Slidell be aware that this property is in a critical drainage area currently classified as zone AE with an established base flood elevation and requires review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations.

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 3 DAY OF OCTOBER , 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: 7/9/2019

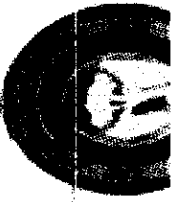
Annexation SL2019-05:

the City of Slidell is contemplating annexation of 0.44 acres, more or less, owned by Richard Steadman Jr, Cheryl Steadman, and is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East, Ward 9, District 14

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

SL2019-05: Notes Summary:

- **Development: Sidney Fontenot:**
 - The proposal is consistent with the Louisiana Revised Statutes relative to annexation.
 - The proposal is consistent with the sales tax agreements with the City of Slidell.
 - The proposal is not an intensification 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:**
 - No Public Works Issues
- **Engineering: Jay Watson:**
 - There are no Traffic issues.
- **Environmental Services: Jay Watson:**
 - There are no DES issues.
- **Civil Division: Debbie Henton:**
 - Lots 2 and 3 are undeveloped properties subject to Article 1, Section B(2) of the 2006 Sales Tax Enhancement Plan by and between the Parish, Sales Tax District No. 3 and the City of Slidell (the “Agreement”), resulting in a division of Sales Tax District No. 3 (“STD#3”) tax proceeds, with fifty percent (50%) to the City of Slidell (the “City”) and fifty percent (50%) to St. Tammany Parish Government (the “Parish”). Indiana Drive and its roadside ditch are not in the Parish maintenance system, and are the responsibility of the City. This comports with the requirements of Article 2 of the Agreement.
 - WHEREAS, Indiana Drive and its roadside ditches are not in the Parish maintenance system, and the City of Slidell is responsible for all for maintenance and improvements of same;
- **Data Management: Bob Thompson:**
 - Property is undeveloped:
 - Property has never been commercially developed:
 - In the future, if the property is commercially developed, STD#3 shall share 50% of total revenue with the City of Slidell, per the Sales Tax Enhancement plan for the Parish and the City of Slidell.



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

Ordinance:

City Date:

Council Actions

Resolution:

Council Date:

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MICHAEL LORINO/PAT BRISTER PROVIDED BY: FINANCE/PLANNING

RESOLUTION TO Concur/not concur with the City of Slidell annexation and rezoning of .44 acres land more or less, from Parish A-4 District: Single Family Residential District to Slidell A-6 District: Single Family Residential District, Which property is located at Property is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East, Ward 9, District 14.

WHEREAS, the City of Slidell is contemplating annexation of .44 acres and more or less owned by Richard Steadman Jr, Cheryl Steadman, and located at Property is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East, Ward 9, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish A-4 District: Single Family Residential District to City of Slidell A-6 District: Single Family Residential District which **is not** an intensification of zoning; and

WHEREAS, the property **is not** 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, Indiana Drive and its roadside ditches are not in the Parish maintenance system, and the City of Slidell is responsible for all for maintenance and improvements of same.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Slidell annexation and rezoning of .44 acres of land more or less, located at Property is located on Indiana Avenue, identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East from Parish A-4 District: Single Family Residential District to Slidell A-6 District: Single Family Residential 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, 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 Traffic Impact 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, the St. Tammany Parish Council request that the City of Slidell be aware that this property is in a critical drainage area currently classified as zone AE with an established base flood elevation and requires review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations.

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 (SL2019-05)

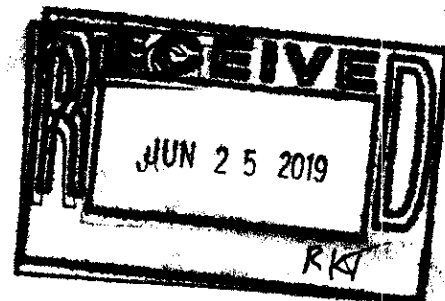
SL 2019-05



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>



June 20, 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.: 7018 0680 0001 5278 2166

RE: ANNEXATION (A19-04) and ZONING (Z19-04): A request by Richard M. Steadman, Jr., and Cheryl Steadman, to annex and rezone property located on Indiana Avenue in Slidell, Louisiana, more particularly identified as Lots 2 and 3 of Segari Addition, located in Lot 5 of Section 3, Township 9 South, Range 14 East, rezoning from St. Tammany Parish Zoning District A-4 (Single-family Residential District) to City of Slidell Zoning District A-6 (Single-family Residential District) in connection with its annexation into City of Slidell jurisdictional limits.

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will consider a Petition for Annexation by Mr. and Mrs. Richard Steadman, Jr. This property consists of two vacant lots located on Indiana Avenue. The public hearing for this request will be held on Monday, August 19, 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. and Mrs. Richard Steadman, Jr. (w/o encl)
Greg Cromer, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
Mr. T.J. Smith, Councilman, District 14 (w/o encl)
W. Eric Lundin, Director of Planning (w/o encl)

/tba

CITY OF SLIDELL
PETITION FOR ANNEXATION

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

DATE: 8 June 2019

- 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 _____ 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.
Cheryl Steadman	103 Indiana Ave	985 707 5484
Richard M Steadman Jr	103 Indiana Ave	985 285 9719

There are: Resident property owners Slidell, LA 70458
 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:

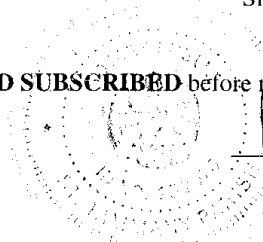
 6/8/19
 Signature Date

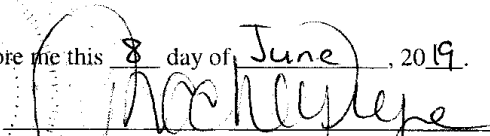
Cheryl Steadman 6/8/19
 Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 8 day of June, 2019.




 NOTARY PUBLIC
 Rachael Payne
 Louisiana Notary Public # 152076
 St. Tammany Parish * Statewide Jurisdiction
 Commissioned for Life

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

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

DATE: 8 - June 2019

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:
Indiana Ave between Hwy 11 and 9th Street

And identified by Lot, Square/Block, and Subdivision Name as follows:
Lots 2 & 3, Segari Add, Sec 3/9/14

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: .44

3) The reasons for requesting the zoning change are as follows:
In connection with annexation request

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.

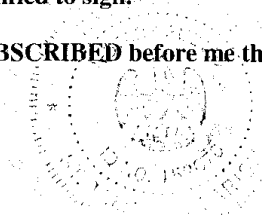
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed -

FROM: A-4 TO: A-6
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Richard M. Steadman, Jr	103 Indiana Ave Slidell, LA 70458	985 285 9719	50%
	Cheryl Steadman	103 Indiana Ave Slidell, LA 70458	985 707 5484	50%

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 8 day of June, 2019.



NOTARY PUBLIC
Rachelle Gayne
Louisiana Notary Public # 152076
St. Tammany Parish * Statewide Jurisdiction
Commissioned for Life

CASH SALE

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BE IT KNOWN that on December 20, 2017, before me, a Notary Public for St. Tammany Parish, Louisiana, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

PINNACLE PROPERTIES, L.L.C., whose duly authorized agent declared under oath unto me, Notary, that it is a limited liability company organized under the laws of the State of Louisiana; domiciled in St. Tammany Parish, Louisiana, with a mailing address at 59118 Pearl Dr., Suite 1, Slidell, LA 70461; and represented herein by and through David A. Luparello, Member, authorized by Unanimous Consent, the original of which is recorded at Instrument No. 1893638 in the official records of St. Tammany Parish, Louisiana;

and who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or may have against all preceding owners and vendors unto:

CHERYL HIDALGO STEADMAN, WIFE OF/AND RICHARD MARCUS STEADMAN, JR., who declared under oath unto me, Notary, that: they are competent persons of the full age of majority, United States citizens and residents of and are domiciled in St. Tammany Parish, Louisiana; their mailing address is 103 Indiana Ave., Slidell, LA 70458; each has been married but once and then to each other; and they are presently living and residing together;

here present, accepting and purchasing for themselves, and their heirs, successors and assigns, and acknowledging delivery and possession thereof, the following described property ("Property"), to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, lying and being situated in the Segari Addition which is a subdivision located in Lot Five, Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, as per subdivision plat by H. C. Fritchie, Parish Surveyor, dated July 12, 1956, Survey No. 1732, and approved by the St. Tammany Parish Police Jury on September 20, 1956, and which parcel of land is more fully described as being Lots Two (2), Three (3) and Four (4) of said subdivision:

Said lots two and three adjoin each other and have a frontage of 50 feet each on Indiana Avenue (Minturn Road) and a depth of 192 feet going northerly between equal and parallel lines. Said Lot four measures 50 feet front on what is locally known as Indiana Avenue or the Minturn Road by a depth of 192 feet going a slightly northeasterly direction between equal and parallel lines.

Property also described as:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 3, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

From the Northeast corner of Lot 5, Section 3, Township 9 South, Range 14 East, go South 2298.0 feet, thence go West 10 feet to a point, thence go South 85 degrees, 20 minutes East 297.1 feet to an iron pipe, which is the point of beginning, thence go South 4 degrees, 33 minutes, 13 seconds West 192.0 feet to an iron rod, thence go North 85 degrees, 20 minutes West 150.0 feet to an iron rod, thence go North 04 degrees, 35 minutes, 34 seconds East 192.0 feet to an iron rod, thence go South 85 degrees, 20 minutes East 149.87 feet to the point of beginning.

Property shown on survey by John G. Cummings, Professional Land Surveyor, dated November 28, 2017, Survey No. 17311, a copy of which is attached hereto and made a part hereof.

To have and to hold the said property unto Purchaser and their successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of EIGHTY THOUSAND DOLLARS AND NO/100 \$80,000.00 DOLLARS, cash, which Purchaser has well and truly paid, in ready and current money to Seller, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefore.

EAF: Drive\WP\DATA\Real\State\1x17Steadman\Closing Docs\Closing docs\Cash Sale.DOC

AB No.000222.002

St. Tammany Parish 54
Instrument #: 2071848
Registry #: 2538831 LFP
12/21/2017 1:27:00 PM
NB CB X MI UCC

TAXES: Assessment Nos. 1280658936 (Lots 2 and 3) and 1280659649 (lot 4). All City, Parish and State taxes up to and including the taxes due and exigible for 2016 are paid. The 2017 property taxes are pro-rated and Tax Collector/Assessor is directed to mail the tax statement to 103 Indiana Avenue, Slidell, LA 70458. The tax prorations are based upon the best available information obtainable at the time of closing. Any future adjustments on said differences shall be solely between Purchaser and Seller, who herein agree to hold harmless Alford & Alford, LLP. **If Alford & Alford, LLP holds an estimated amount pending the issuance and/or receipt of the tax bill, Seller agrees to be responsible for any shortage in the estimated amount and Alford & Alford, LLP agrees to refund any overage in the estimated amount.**

"AS IS" CLAUSE: It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in-appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS" and "WITH ALL FAULTS" without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of such properties for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the Property. Purchaser has had full, complete and unlimited access to the Property for all tests and inspections that Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

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, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive, in connection with the Property. By Purchaser's signature Purchaser expressly acknowledges all such waivers, and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Articles 2520 through 2548.

By signing below, Purchaser acknowledges that this AS IS clause has been explained to them, that they understand it and are accepting this AS IS of their own free will.


CHERYL HIDALGO STEADMAN


RICHARD MARCUS STEADMAN, JR.

The parties acknowledge that they are aware that as to the Property:

1. no environmental site assessment or environmental impact study, nor any kind of study, test, evaluation or expert opinion of the land, and if applicable the buildings, structures and improvements thereon, for any harmful, pollutant or noxious substances (including asbestos, toxic mold, petroleum and/or chemical contaminants). The parties hereto declare that they have not requested any Environmental Site Assessment and/or Environmental Impact Study of the Property; nor have they requested any kind of study or evaluation of the Property or the buildings thereon for any harmful, pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the useability of the Property due to any considerations of the environment (including a declaration that the said property is "wetlands");
2. no wood destroying insect report or termite certificate; and
3. no study, test, evaluation or expert opinion of any kind whatsoever regarding the improvements, buildings or structures situated upon the Property, for structural integrity, habitability or usability

have been requested by the parties or have been performed or procured by the undersigned Notary Public. The parties have been advised of (1) the availability of obtaining any of the above evaluations and/or studies, (2) the potential or possible kinds of issues that can arise from termite and environmental testing, (3) the potential liabilities inherent in ownership of property with harmful substances or limiting environmental determinations, and (4) the consequences and effects thereof on Purchaser's title. And, despite all the above, they have

chosen to proceed without such studies and evaluations. The parties hereto relieve and release Alford & Alford, LLP, Attorneys At Law, its partners and employees, and the undersigned Notary/Notaries Public, from all liability and responsibility for what would have been discovered by studies and/or evaluations.

PINNACLE VENTURES, L.L.C.

Cheryl Hidalgo Steadman
CHERYL HIDALGO STEADMAN

By: *DAVID A. LUPARELLO*
DAVID A. LUPARELLO, MEMBER

Richard Marcus Steadman, Jr.
RICHARD MARCUS STEADMAN, JR.

Title to said property will be taken subject to any and all laws, ordinances or governmental regulations (including but not limited to building and zoning ordinances, Environmental Protection Statutes and/or Department of Environmental Quality Regulations, and/or any U.S. Army Corps of Engineers Wetlands regulations) restricting or prohibiting the occupancy, use or enjoyment of the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation. No guarantees are made relative to compliance with the above and should any zoning, planning or other Parish Ordinances affect this transfer, the parties hereto relieve the Notary, title insurer, and Alford & Alford, LLP for any responsibility to determine or secure compliance with these regulations.

PINNACLE VENTURES, L.L.C.

Cheryl Hidalgo Steadman
CHERYL HIDALGO STEADMAN

By: *DAVID A. LUPARELLO*
DAVID A. LUPARELLO, MEMBER

Richard Marcus Steadman, Jr.
RICHARD MARCUS STEADMAN, JR.

That whenever the word or words he, him, himself, his, purchaser, seller, vendor or vendee or any other such descriptive words referring to the parties hereto are used, such shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

THUS DONE AND PASSED at Slidell, Louisiana, on the day, month, and year first above written, in the presence of the undersigned competent witnesses, who sign their names with the appearers and the undersigned Notary Public.

WITNESSES:

Stephanie Carver
STEPHANIE CARVER
Neil Alford
NEIL ALFORD

Cheryl Hidalgo Steadman
CHERYL HIDALGO STEADMAN
Richard Marcus Steadman, Jr.
RICHARD MARCUS STEADMAN, JR.

PINNACLE VENTURES, L.L.C.

Lydia Alford
LYDIA ALFORD, NOTARY PUBLIC
LA BAR ROLL No. 17246

By: *DAVID A. LUPARELLO*
DAVID A. LUPARELLO, MEMBER

Title Insurance Identifying Information (La. R.S. 22:513.4)

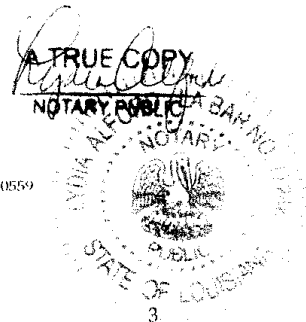
Producer: Alford & Alford, LLP, 384 Voters Rd., Suite 103, Slidell, LA 70461, License No. 240559

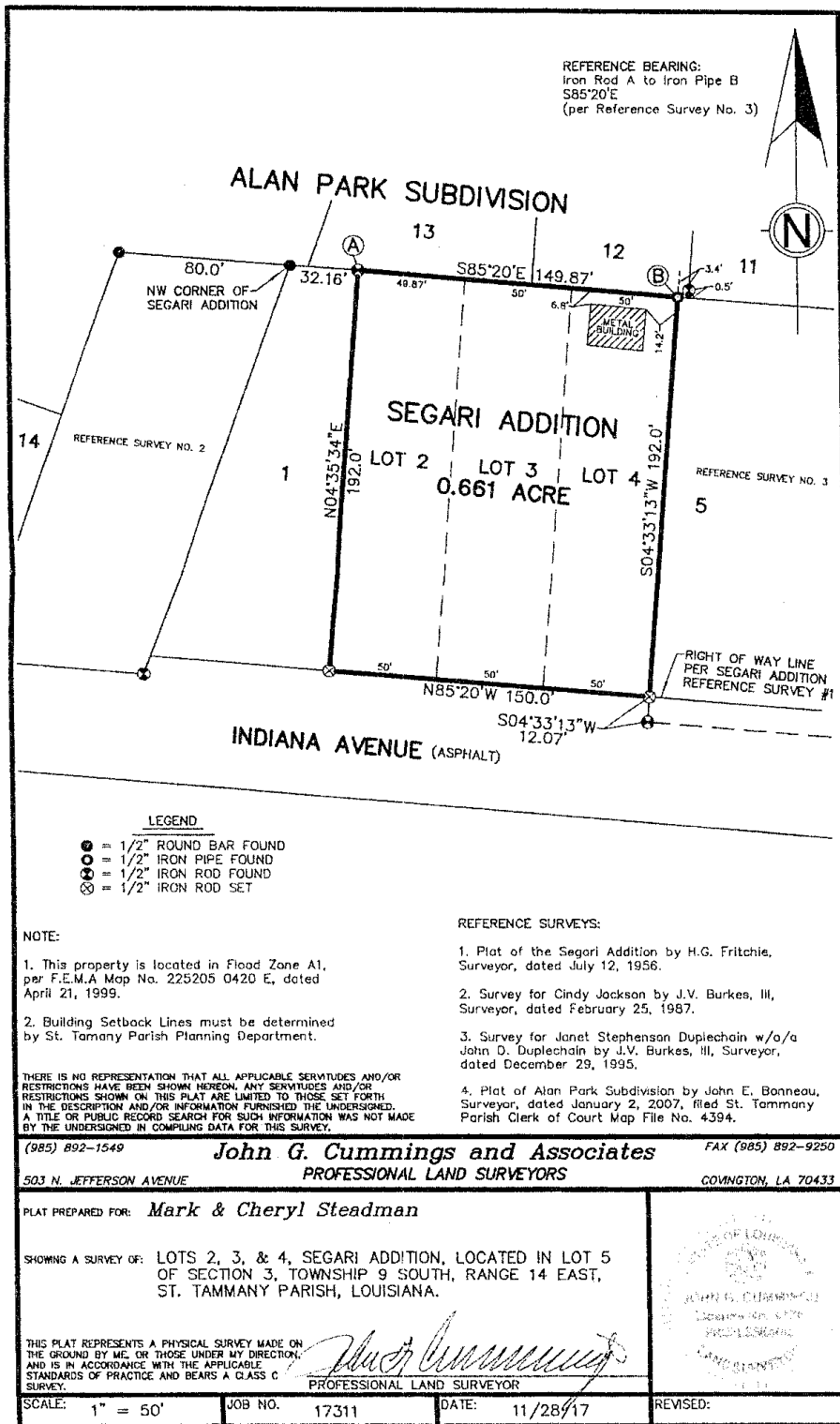
Underwriter: WPG National Title Insurance Company

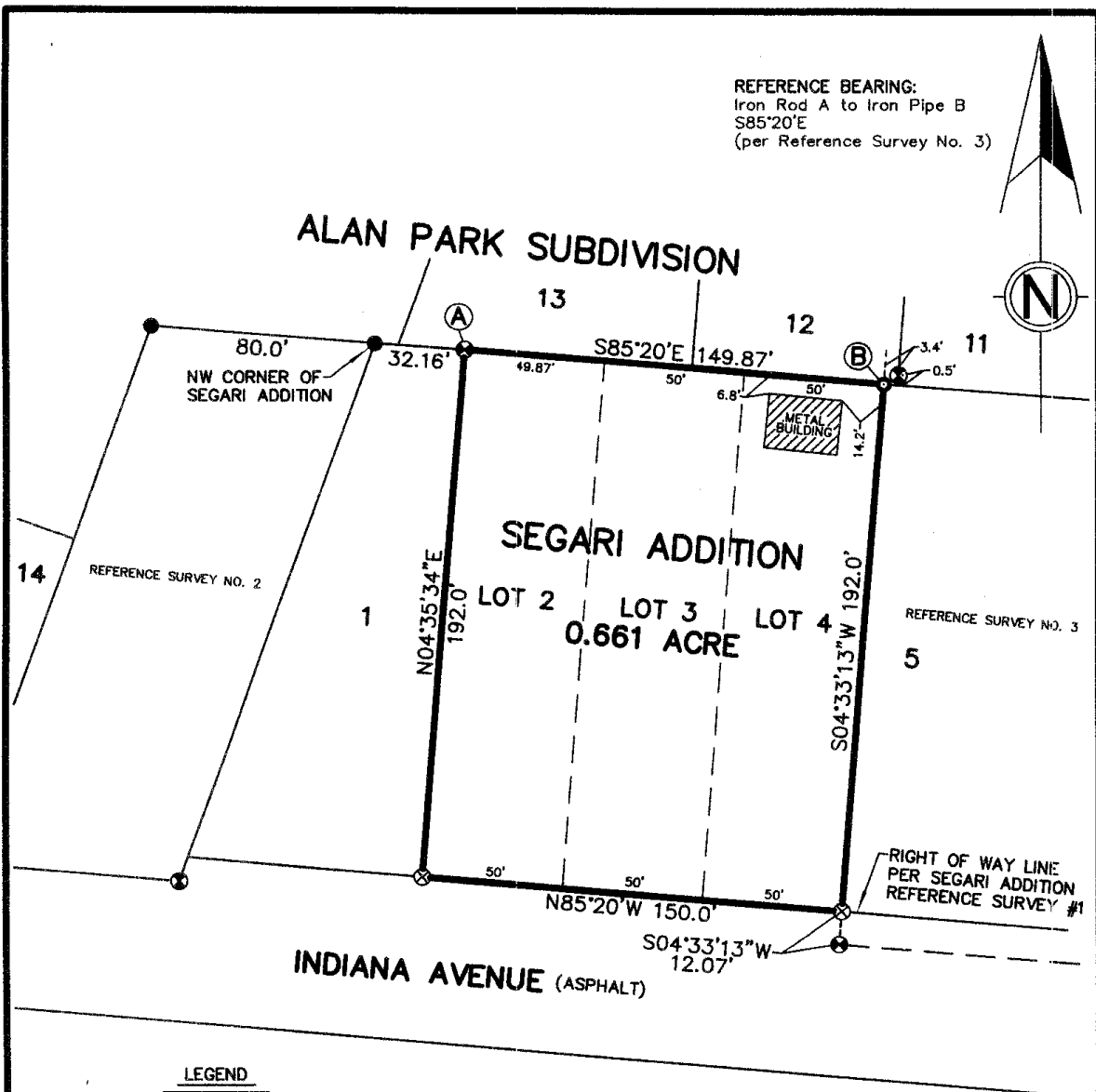
Title Opinion Rendered: Neil Alford, Louisiana Bar No. 2383

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AB No.000222.002







LEGEND

- = 1/2" ROUND BAR FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

NOTE:

1. This property is located in Flood Zone A1, per F.E.M.A Map No. 225205 0420 E, dated April 21, 1999.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Plat of the Segari Addition by H.G. Fritchie, Surveyor, dated July 12, 1956.
2. Survey for Cindy Jackson by J.V. Burkes, III, Surveyor, dated February 25, 1987.
3. Survey for Janet Stephenson Duplechain w/o/a John D. Duplechain by J.V. Burkes, III, Surveyor, dated December 29, 1995.
4. Plat of Alan Park Subdivision by John E. Bonneau, Surveyor, dated January 2, 2007, filed St. Tammany Parish Clerk of Court Map File No. 4394.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

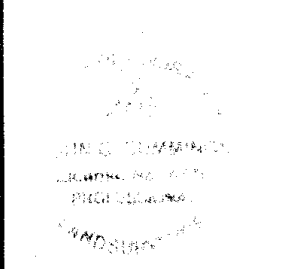
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **Mark & Cheryl Steadman**

SHOWING A SURVEY OF: LOTS 2, 3, & 4, SEGARI ADDITION, LOCATED IN LOT 5 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50' JOB NO. 17311 DATE: 11/28/07 REMISED:



**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 **City of Slidell** as owner for the tax year **2018** and whose address is **Richard M. Steadman, Jr., Etux**, 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

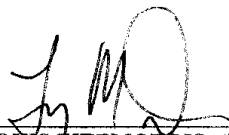
2018 Tax Roll Assessment: Assessment Number: 128-065-8936

Lots 2 3 Segari Add Sec 3 9 14 CB 1008 545 INST NO 1433638 INST NO
1519851 INST NO 2091848

- I. The total assessed value of all property within the above described area is \$ 4,800.
- 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 \$ 4,800.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2018 ASSESSED VALUATION : \$ 4,800

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 10th day of June, 2019.



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

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 128-065-8936

OWNERS: Richard M. Steadman, Jr., Etux
103 Indiana Avenue
Slidell, LA 70458

PROPERTY DESCRIPTION: **2018 TAX ROLL**

Lots 2 3 Segari Add Sec 3 9 14 CB 1008 545 INST NO 1433638 INST NO 1519851
INST NO 2091848

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

2018 VALUATION:	Land	-	4,800
	Improvements	-	<u>0</u>
	TOTAL ASSESSED VALUATION		4,800

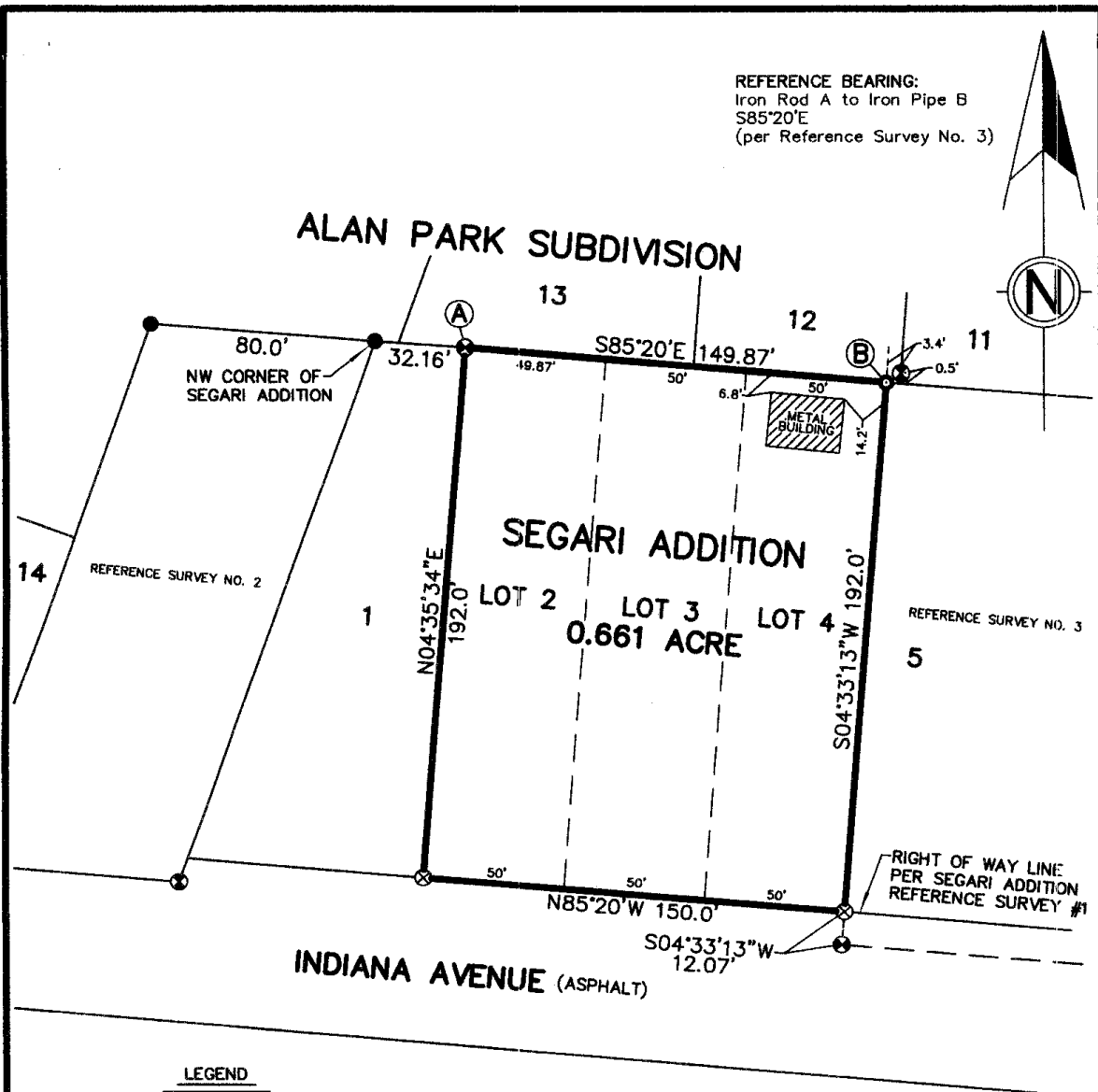
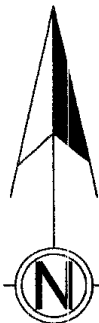
In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 10th day of June, 2019.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

REFERENCE BEARING:
 Iron Rod A to Iron Pipe B
 S85°20'E
 (per Reference Survey No. 3)



LEGEND

- = 1/2" ROUND BAR FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

NOTE:

1. This property is located in Flood Zone A1, per F.E.M.A Map No. 225205 0420 E, dated April 21, 1999.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

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(985) 892-1549

John G. Cummings and Associates
 PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

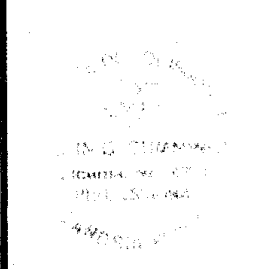
COVINGTON, LA 70433

PLAT PREPARED FOR: **Mark & Cheryl Steadman**

SHOWING A SURVEY OF: **LOTS 2, 3, & 4, SEGARI ADDITION, LOCATED IN LOT 5 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

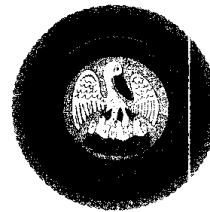
JOB NO. 17311

DATE: 11/28/07

REVISED:

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR

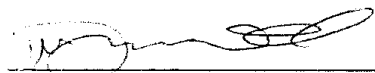


**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by John G. Cummings and Associates, Survey No. 17311 dated November 28, 2017 and further identified as all that certain lot or parcel of land being Lots Two (2) and Three (3) lying and being situated in the Segari Addition which is a subdivision located in Lot 5 of Section 3, Township 9 South, Range 14 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 14th day of June 2019.



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

Attachments:

Legal description, Map and Survey

Cc: Alise Babin, Elections Division, Secretary of State

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433-2709 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 2F • SLIDELL, LOUISIANA 70458-4055 • 985-646-4125
FAX NUMBER 985-809-5508

CASH SALE

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN that on December 20, 2017, before me, a Notary Public for St. Tammany Parish, Louisiana, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

PINNACLE PROPERTIES, L.L.C., whose duly authorized agent declared under oath unto me, Notary, that: it is a limited liability company organized under the laws of the State of Louisiana; domiciled in St. Tammany Parish, Louisiana, with a mailing address at 59118 Pearl Dr., Suite 1, Slidell, LA 70461; and represented herein by and through David A. Luparello, Member, authorized by Unanimous Consent, the original of which is recorded at Instrument No. 1893638 in the official records of St. Tammany Parish, Louisiana;

and who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or my have against all preceding owners and vendors unto:

CHERYL BIDALGO STEADMAN, WIFE OF/AND RICHARD MARCUS STEADMAN, JR., who declared under oath unto me, Notary, that: they are competent persons of the full age of majority, United States citizens and residents of and are domiciled in St. Tammany Parish, Louisiana; their mailing address is 103 Indiana Ave., Slidell, LA 70458; each has been married but once and then to each other; and they are presently living and residing together;

here present, accepting and purchasing for themselves, and their heirs, successors and assigns, and acknowledging delivery and possession thereof, the following described property ("Property"), to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, lying and being situated in the Segari Addition which is a subdivision located in Lot Five, Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, as per subdivision plat by H. G. Fritchie, Parish Surveyor, dated July 12, 1956, Survey No. 1732, and approved by the St. Tammany Parish Police Jury on September 20, 1956, and which parcel of land is more fully described as being Lots Two (2), Three (3) and Four (4) of said subdivision:

Said lots two and three adjoin each other and have a frontage of 50 feet each on Indiana Avenue (Minturn Road) and a depth of 192 feet going northerly between equal and parallel lines. Said Lot four measures 50 feet front on what is locally knows as Indiana Avenue or the Minturn Road by a depth of 192 feet going a slightly northeasterly direction between equal and parallel lines.

Property also described as:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 3, Township 9 South, Range 14 East, and more fully described as follows, to-wit:

From the Northeast corner of Lot 5, Section 3, Township 9 South, Range 14 East, go South 2298.0 feet, thence go West 10 feet to a point, thence go South 85 degrees, 20 minutes East 297.1 feet to an iron pipe, which is the point of beginning, thence go South 4 degrees, 33 minutes, 13 seconds West 192.0 feet to an iron rod, thence go North 85 degrees, 20 minutes West 150.0 feet to an iron rod, thence go North 04 degrees, 35 minutes, 34 seconds East 192.0 feet to an iron rod, thence go South 85 degrees, 20 minutes East 149.87 feet to the point of beginning.

Property shown on survey by John G. Cummings, Professional Land Surveyor, dated November 28, 2017, Survey No. 17311, a copy of which is attached hereto and made a part hereof.

To have and to hold the said property unto Purchaser and their successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of EIGHTY THOUSAND DOLLARS AND NO/100 \$80,000.00 DOLLARS, cash, which Purchaser has well and truly paid, in ready and current money to Seller, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefore.

F:\E_Drive\WP\DATA\RealEstate\1x17Steadman\Closing Docs\closing docs\Cash Sale.DOC

AB No.000222.002

St. Tammany Parish 54
Instrument #: 2071848
Registry #: 2536821 LFP
12/21/2017 1:27:00 PM
ME CB X MI UCC

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Introduced September 22, 1998, by
Councilwoman Williams, seconded by
Councilman Cusimano

Item No. 98-09-2040

ORDINANCE NO. 2846

An ordinance annexing and zoning Lot 4, Segari Addition, Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, from Parish Suburban Agriculture to City A-6 Single Family Residential zoning designation, as petitioned by Mr. Warren Dennis Klein.

WHEREAS, the Slidell City Council has received a petition from Mr. Warren Dennis Klein to annex and zone Lot 4, Segari Addition, from Parish Suburban Agriculture to City A-6 Single Family Residential zoning designation; and

WHEREAS, said property is located on Indiana Avenue between Front and 9th Streets.

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that Lot 4, Segari Addition, Section 3, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, is hereby annexed into the corporate limits of the City of Slidell into Councilmanic District C and zoned City A-6 Single Family Residential.

ADOPTED this 27th day of October, 1998.

Pearl Williams

Pearl Williams
President of the Council
Councilwoman, District G

DELIVERED 10.20.98

1013.192 to the Mayor

RECEIVED

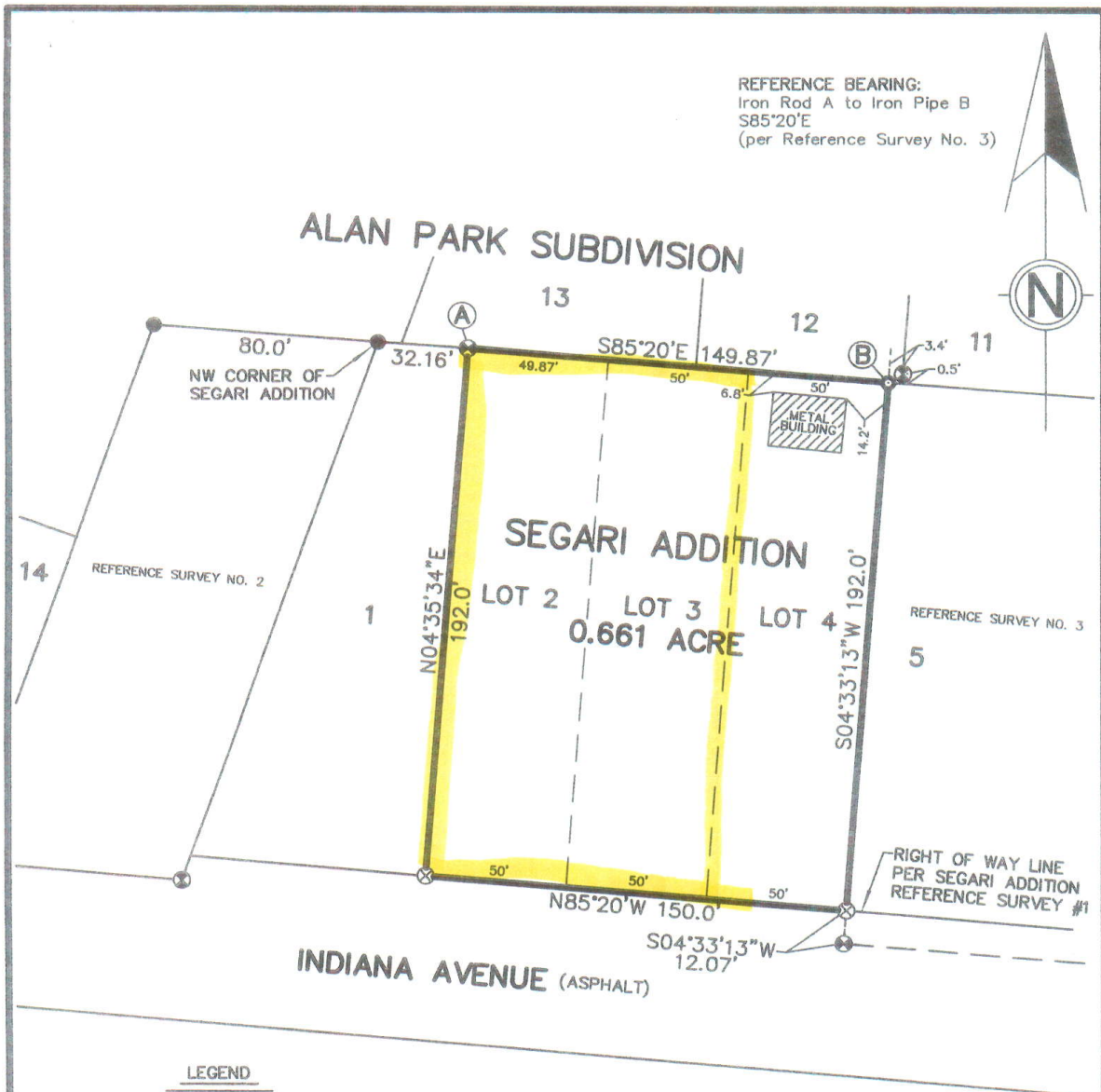
10.20.98

116192

Salvatore A. Caruso
Salvatore A. Caruso
Mayor

Davis Dautreuil

Davis Dautreuil
Council Administrator/Clerk of the Council



REFERENCE BEARING:
 Iron Rod A to Iron Pipe B
 S85°20'E
 (per Reference Survey No. 3)



NOTE:

1. This property is located in Flood Zone A1, per F.E.M.A Map No. 225205 0420 E, dated April 21, 1999.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

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 PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

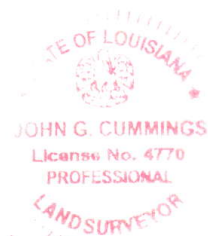
COVINGTON, LA 70433

PLAT PREPARED FOR: **Mark & Cheryl Steadman**

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John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 17311

DATE: 11/28/17

REVISED:

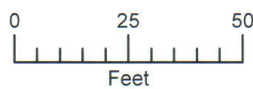


**Slidell Annexation
SL2019-05**



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

-  Rivers
-  Roads
-  Major Roads
-  S/T/R
-  SL2019-05
-  Slidell
-  Assessor Parcels



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) 2019. St. Tammany Parish, La. All rights Reserved.

Map : 2019-aps-173 Date: 06/28/2019

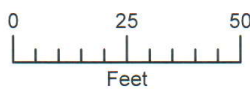


**Slidell Annexation
SL2019-05**



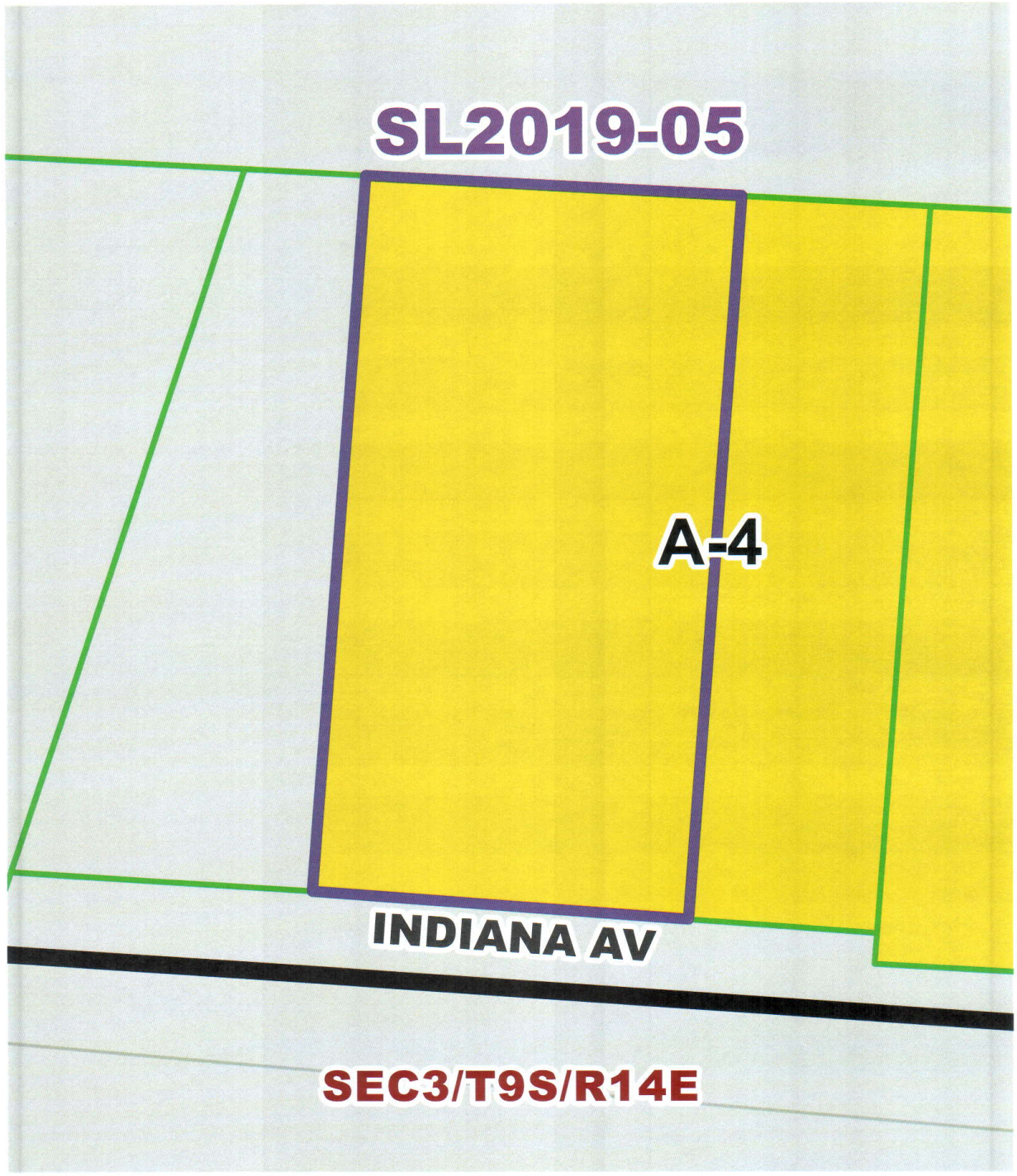
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Roads
- Major Roads
- Rivers
- - - S/T/R
- ▭ Wards
- ▭ Slidell
- ▭ Council Districts
- ▭ Assessor Parcels
- ▭ SL2019-05



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Map ID: 2019-aps-175 Date: 06/28/2019



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

- Rivers
- Roads
- Major Roads
- S/T/R
- SL2019-05
- Slidell
- Assessor Parcels



Map ID: 2019-aps-174 Date: 06/28/2019

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Slidell Annexation SL2019-05

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



Steadman Annexation





Lots 2 and 3, Segari Addition (1956)
Annexation Request - A-4 to A-6 Zoning

Map



- Major Roads
- Streets
- Township/Range

- Subdivisions
- SD Parcels
- Land Parcels

- Cities
- Precincts 2019

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MIS/GIS Department