

**DECEMBER 4, 2014 - ITEMS OFF-THE-FLOOR**

- 1. Presentation of Certificates of Recognition to Nikki Alonzo and George Bezue. (Tanner/Brister)**
- 2. EXECUTIVE SESSION: Brittany Johnson v. St. Tammany Parish.**
- 3. Emergency Ordinance to impose a 30-day Moratorium, with an additional six (6) day extension, on the issuance of permits and plan review permits, not previously received, for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish. (Falconer)**
- 4. Ordinance to impose a six (6) month moratorium on the issuance of permits and plan review permits, not previously received, for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany. (Falconer)**
- 5. Resolution to acknowledge authority pursuant to the Home Rule Charter Sections 1-04, 3-01 and 3-09 for the Parish of St. Tammany, through the Office of the Parish President, to execute a Cooperative Endeavor Agreement with Gulf Coast Housing Partnership, Inc. for home rehabilitation of Katrina/Rita damaged properties. (Falconer)**
- 6. Motion to refer to Zoning Commission for recommendation the proposed re-zoning of 4.668 acres in Section 37, Township 8 South, Range 14 East, from its current zoning of HC-2 (Highway Commercial District) and NC-4 (Neighborhood Institutional District) to I-2 (Industrial District). (Ward 9, District 11) (Stefancik)**
- 7. Resolution to appoint Shelby LaSalle to replace Larry Rase (term expiring December 31, 2014) on the Board for the Greater New Orleans Expressway Commission. (Gould)**
- 8. Resolution to vacate, in part, the six (6) month moratorium established by Ordinance C.S. No. 08-1741, and any subsequent extensions thereof, for the limited purpose of allowing the approval of rezoning applications and the issuance of plan review permits on 1.32 acres on Hwy 21, Section 46, Township 7 South, Range 11 East, as more particularly described in Exhibit A attached. (Ward 1, District 1) (Dean)**

## ST. TAMMANY PARISH COUNCIL

## ORDINANCE

ORDINANCE CALENDAR NO: OTF #3                      ORDINANCE COUNCIL SERIES NO:  
 COUNCIL SPONSOR: MR. FALCONER                      PROVIDED BY: COUNCIL OFFICE  
 INTRODUCED BY:    SECONDED BY:

ON THE 4 DAY OF DECEMBER, 2014

EMERGENCY ORDINANCE TO IMPOSE A 30-DAY MORATORIUM, WITH AN ADDITIONAL SIX (6) DAY EXTENSION, ON THE ISSUANCE OF PERMITS AND PLAN REVIEW PERMITS, NOT PREVIOUSLY RECEIVED, FOR BOAT HOUSES OR BOAT SLIPS OVER 800 SQUARE FEET ON DESIGNATED LOUISIANA STATE SCENIC STREAMS WITHIN UNINCORPORATED ST. TAMMANY PARISH.

WHEREAS, an Ordinance was adopted increasing the permitted size of Boat Houses to 1600 square feet; and

WHEREAS, there are several designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish; and

WHEREAS, an Emergency Ordinance was adopted on October 4, 2014 creating a temporary moratorium on the Parish's approval of the issuance of permits, and the issuance of plan review permits for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish; and

WHEREAS, said Emergency moratorium will expire on December 3, 2014; and

WHEREAS, it is an urgent necessity to preserve the beauty of Scenic Streams and to prevent large boat houses to be built along those streams; and

WHEREAS, to meet this necessity, it is required to again temporarily halt the Parish's approval of the issuance of permits, and the issuance of plan review permits for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, in accordance with Section 2-14 of the Home Rule Charter, the Parish Council imposes a thirty (30) day emergency moratorium, with an additional six (6) day extension, on the approval of the issuance of permits, and the issuance of plan review permits for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish.

BE IT FURTHER ORDAINED that this Ordinance shall be effective immediately upon final adoption, and remain in effect until January 9, 2015.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon final adoption.

MOVED FOR ADOPTION BY:    SECONDED BY:

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF DECEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO .

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

## **ADMINISTRATIVE COMMENT**

It is necessary for this Ordinance to be heard Off-the-Floor on December 4, 2014 because the previous Emergency Moratorium Ordinance will expire on December 3, 2014 and the 6-month Moratorium Ordinance had a clerical error, which made it unenforceable. Therefore, a new Emergency Moratorium Ordinance needs to be adopted until a 6-month Moratorium can be adopted.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: OTF #4

ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: MR. FALCONER

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY:

SECONDED BY:

ON THE 4 DAY OF DECEMBER, 2014

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON THE ISSUANCE OF PERMITS AND PLAN REVIEW PERMITS, NOT PREVIOUSLY RECEIVED, FOR BOAT HOUSES OR BOAT SLIPS OVER 800 SQUARE FEET ON DESIGNATED LOUISIANA STATE SCENIC STREAMS WITHIN UNINCORPORATED ST. TAMMANY.

WHEREAS, an Ordinance was adopted increasing the permitted size of Boat Houses to 1600 square feet; and

WHEREAS, there are several designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish; and

WHEREAS, it is an urgent necessity to preserve the beauty of Scenic Streams and to prevent large boat houses to be built along those streams; and

WHEREAS, to meet this necessity, it is required to again temporarily halt the Parish's approval of the issuance of permits, and the issuance of plan review permits for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it imposes a six (6) month moratorium on the issuance of permits and plan review permits, not previously received, for boat houses or boat slips over 800 square feet on designated Louisiana State Scenic Streams within unincorporated St. Tammany.

BE IT FURTHER ORDAINED that this Ordinance shall be effective immediately upon final adoption and remain in effect through July 6, 2014.

BE IT FURTHER ORDAINED that the moratorium imposed may be vacated, in whole or in part, by Resolution of this governing body pursuant to Chapter 5, Article II, Section 5-0556.00 of the Parish Code of Ordinances.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon final adoption.

MOVED FOR ADOPTION BY: SECONDED BY:

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF JANUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO .

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

## **ADMINISTRATIVE COMMENT**

It is necessary for this Ordinance to be heard Off-the-Floor on December 4, 2014 because the previous 6-month Moratorium Ordinance had a clerical error which made it unenforceable. Therefore, a new 6-month Moratorium Ordinance needs to be introduced.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-\_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: LEGAL/DHHS

RESOLUTION TO ACKNOWLEDGE AUTHORITY PURSUANT TO THE HOME RULE CHARTER SECTIONS 1-04, 3-01 AND 3-09 FOR THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO EXECUTE A COOPERATIVE ENDEAVOR AGREEMENT WITH GULF COAST HOUSING PARTNERSHIP, INC. FOR HOME REHABILITATION OF KATRINA/RITA DAMAGED PROPERTIES.

WHEREAS, St. Tammany Parish Government, Department of Health and Human Services, has applied for grant funding through the Louisiana Housing Corporation, Inc. for the repair of Hurricane Katrina/Rita damaged properties of low-to-moderate income citizens of St. Tammany Parish; and

WHEREAS, Parish desires to enter into a Cooperative Endeavor Agreement with Gulf Coast Housing Partnership, Inc. to set forth the terms and conditions of performing the rehabilitations.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that St. Tammany Parish Government, through the Office of the Parish President, pursuant to Home Rule Charter sections 1-04, 3-01 and 3-09 is authorized to execute a Cooperative Endeavor Agreement with Gulf Coast Housing Partnership, Inc., which meets or exceeds all requirements of Louisiana law and jurisprudence, regarding the rehabilitation of Katrina/Rita damaged properties using Louisiana Housing Corporation, Inc. funding and to take all actions necessary, including entering into all agreements or negotiations in furtherance of the actions contemplated herein.

BE IT FURTHER RESOLVED, that all acts previously taken by the Office of the Parish President in furtherance of the actions or agreements contemplated herein are hereby ratified and approved.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 4 DAY OF DECEMBER, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:



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THERESA L. FORD, COUNCIL CLERK

**Resolution Administrative Comment**

RESOLUTION TO ACKNOWLEDGE AUTHORITY PURSUANT TO THE HOME RULE CHARTER SECTIONS 1-04, 3-01 AND 3-09, FOR THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO EXECUTE A COOPERATIVE ENDEAVOR AGREEMENT WITH GULF COAST HOUSING PARTNERSHIP, INC. FOR HOME REHABILITATION OF KATRINA/RITA DAMAGED PROPERTIES.

Parish is seeking to enter into a CEA with Gulf Coast Housing Partnership, Inc., a Delaware non-profit corporation doing business in Louisiana, to rehabilitate approximately 13 properties of low-to-moderate income citizens using grant funds awarded or to be awarded by Louisiana Housing Corporation, Inc.

MOTION

MOTION TO REFER TO ZONING COMMISSION FOR RECOMMENDATION THE PROPOSED RE-ZONING OF 4.668 ACRES IN SECTION 37, TOWNSHIP 8 SOUTH, RANGE 14 EAST, FROM ITS CURRENT ZONING OF HC-2 (HIGHWAY COMMERCIAL DISTRICT) AND NC-4 ( NEIGHBORHOOD INSTITUTIONAL DISTRICT TO I-2 (INDUSTRIAL DISTRICT) WARD 9, DISTRICT 11. (STEFANCIK)

**Donald C. Henderson Jr.**

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**From:** Helen Lambert  
**Sent:** Wednesday, November 12, 2014 9:27 AM  
**To:** Steve Stefancik; Donald C. Henderson Jr.  
**Subject:** Motion for Zoning change, 4.668 acres, from HC-2 & NC-4 to I-2 parcels located on Hwy 190 & on Camp Villere road, Slidell



**From:** Helen Lambert  
**Sent:** Monday, November 10, 2014 1:45 PM  
**To:** Steve Stefancik; Donald C. Henderson Jr.  
**Subject:** Motion for Zoning change, 4.668 acres, from HC-2 & NC-4 to I-2 parcels located on Hwy 190 & on Camp Villere road, Slidell

See attached legal description and survey for the 2 parcels of land to be rezoned to I-2.

**J. V. Burkes & Associates, Inc.**  
*1805 Shortcut Highway, Slidell, La*  
Phone (985) 649-0075 ♦ Fax (985) 649-0154  
Engineering ♦ Surveying ♦ Environmental  
October 28, 2014

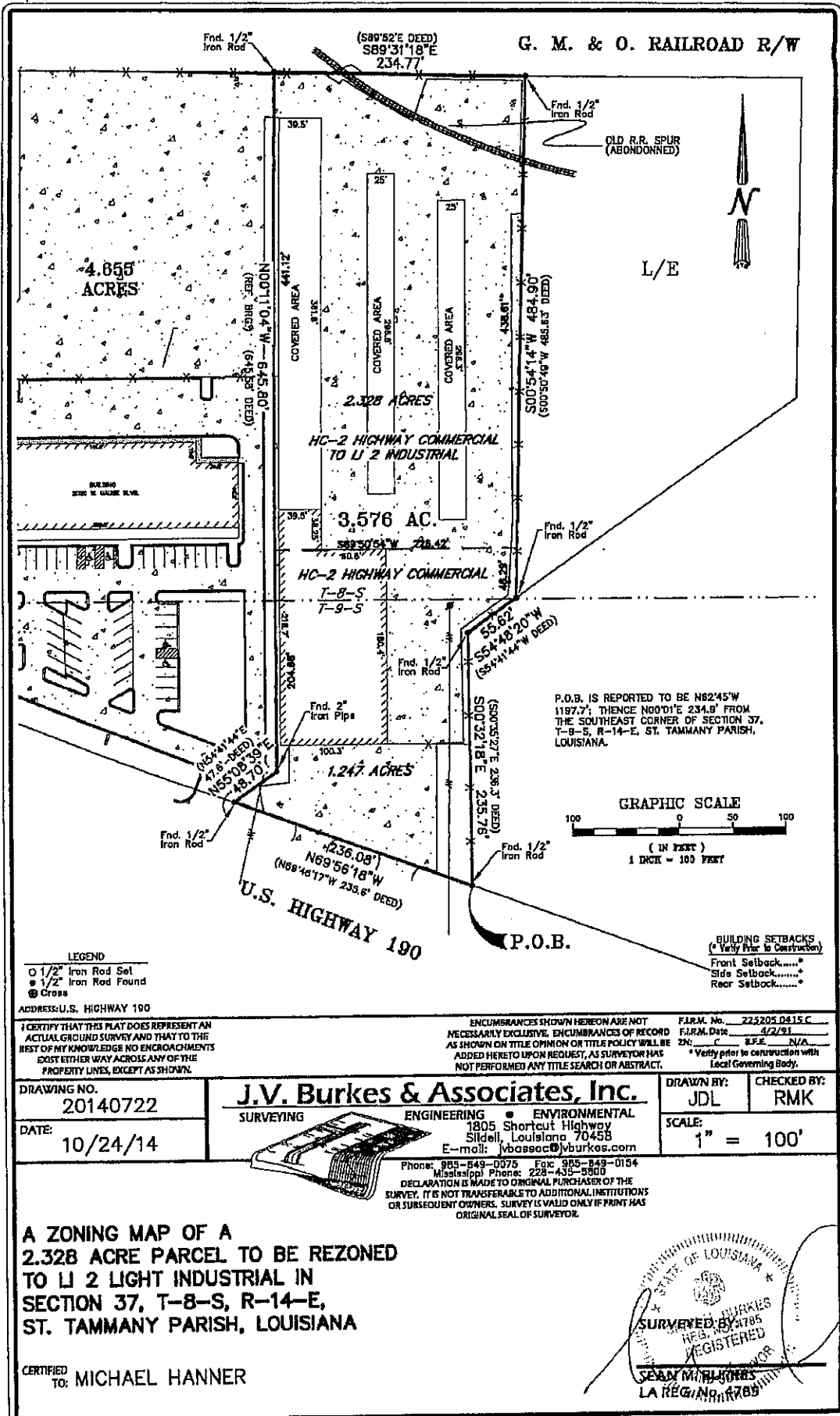
Attachment to J. V. Burkes & Associates, Inc. Dwg. No. 20140722  
(Dated October 24, 2014)  
Legal Description - 2.328 acres Zoned HC-2 Highway Commercial  
to be changed to LI 2 Light Industrial  
IN SECTION 37 – TOWNSHIP 8 SOUTH – RANGE 14 EAST  
SAINT TAMMANY PARISH, LOUISIANA  
For: **Michael Hanner**

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the southeast corner of Section 37, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana run North 62 Degrees 45 Minutes West a distance of 1197.7 feet to a point; Thence run North 00 Degrees 01 Minutes East a distance of 234.9 feet to a ½" iron rod found on the northerly right of way line of U.S. Highway No. 190; Thence continue along said northerly right of way line of U.S. Highway No. 190 North 69 Degrees 56 Minutes 18 Seconds West a distance of 236.08 feet (North 69 Degrees 46 Minutes 17 Seconds West a distance of 235.6 feet-deed) to a ½" iron rod found; Thence leaving said northerly right of way line of U.S. Highway No. 190 run North 55 Degrees 08 Minutes 39 Seconds East a distance of 48.70 feet (North 54 Degrees 41 Minutes 44 Seconds East a distance of 47.6 feet-deed) to a 2" iron pipe found; Thence run North 00 Degrees 11 Minutes 04 Seconds West a distance of 204.68 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 00 Degrees 11 Minutes 04 Seconds West a distance of 441.12 feet to a ½" iron rod found; Thence run South 89 Degrees 31 Minutes 18 Seconds East (South 89 Degrees 52 Minutes East deed) a distance of 234.77 feet to a ½" iron rod found; Thence run South 00 Degrees 54 Minutes 14 Seconds West (South 00 Degrees 50 Minutes 49 Seconds West-deed) a distance of 438.61 feet to a point; Thence run South 89 Degrees 50 Minutes 54 Seconds West a distance of 226.42 feet and back to the **Point of Beginning**.

Said parcel contains **2.328 acres of land more or less**, lying and situated in Section 37, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

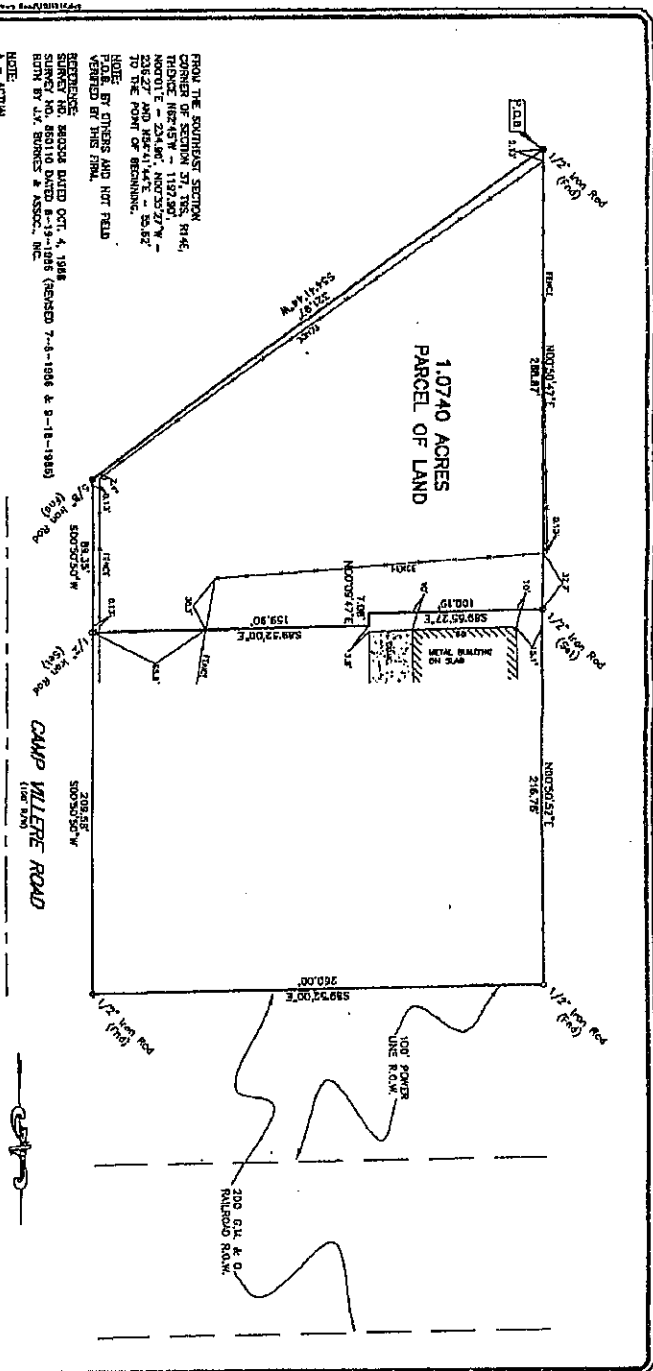


ZONING CASE NO. 86-08-055B

From the southeast corner of Sec. 37-T9S-R14E, go N 62° 45' W - 1197.9' to a point; thence go N 00° 01' E - 234.9' to a point; thence go N 00° 35' 27" W - 236.27' to a point, thence go N 54° 41' 44" E - 55.62' to the point of beginning.

From the point of beginning continue N 54° 41' 44" E 321.97' to a point; thence go N 0° 50' 49" E 298.93' to a point; thence go N 89° 52' 0" W 260.0' to a point; thence go S 0° 50' 49" W 485.63' to the point of beginning.

Said parcel contains 2.34 acres of land more or less.



FROM THE SOUTHERLY SECTION  
 CORNER OF SECTION 37, T8S, R14E,  
 THENCE N62°45'W - 1187.200'  
 MONUMENT - 2 1/2" I.D. ANCHOR BOLT -  
 MONUMENT - 2 1/2" I.D. ANCHOR BOLT -  
 TO THE POINT OF BEGINNING. 25.82'

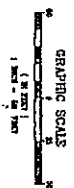
NOTE:  
 FIELD BY OTHERS AND NOT FIELD  
 VERIFIED BY THIS FIRM.

REFERENCE:  
 SURVEY NO. BESSON DATED OCT. 4, 1988  
 SURVEY NO. BESSON DATED 8-19-1988 (REVISED 7-4-1988 & 9-18-1988)  
 PLAN BY J.M. BESSON & ASSOCIATES, INC.

NOTE:  
 A = ACROSS  
 A = ACROSS

REVISIONS  
 10/27/22 / 08-12-2003 / SURVEY REVISIONS

SCALE: 1" = 50'	DATE: 06/09/2003	PROJECT: DECIDED SITE	CLIENT: BEAUX'S A/C & HEATING, L.L.C.
DRAWN BY: ALK	DATE: 10/31/2004	1.0740 ACRE PARCEL OF LAND SEC. 37, T8S, R14E NEAR THE CITY OF SLIDELL ST. TAMMANY PARISH, LA.	
I warrant that the data furnished in this report was obtained by me or by a duly qualified and licensed surveyor under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Louisiana. I warrant that the data furnished in this report was obtained by me or by a duly qualified and licensed surveyor under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Louisiana.		I.V. Burkes & Associates, Inc. ENGINEERING & ENVIRONMENTAL 1000 Lakeside Drive, Suite 100 Slidell, Louisiana 70461 Phone: 985-648-8005 Fax: 985-648-0154 4485 Highway 170, Suite 220-112-2000	
SHEET 1 OF 1		I.V. Burkes & Associates, Inc. SENAI N. BURKES LA. REG. NO. 4795	







ST. TAMMANY PARISH COUNCIL

RESOLUTION

OFF THE FLOOR ITEM # 8

RESOLUTION COUNCIL SERIES NO: C-OTF #8

COUNCIL SPONSOR: MR. DEAN

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE SIX (6) MONTH MORATORIUM ESTABLISHED BY ORDINANCE C.S. NO. 08-1741, AND ANY SUBSEQUENT EXTENSIONS THEREOF, FOR THE LIMITED PURPOSE OF ALLOWING THE APPROVAL OF REZONING APPLICATIONS AND THE ISSUANCE OF PLAN REVIEW PERMITS ON 1.32 ACRES ON HWY 21, SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED. (WARD 1, DISTRICT 1)

WHEREAS, to protect and preserve the health, safety, welfare and property of residents from the adverse impacts and safety hazards of increased traffic on LA Highway 21, North of I-12, it was necessary to impose a moratorium on the receipt of submissions by the Parish Zoning and Planning Commissions, for rezoning or subdivisions of property, not previously applied for, located North of I-12 and abutting or having access to LA Highway 21 and Pinnacle Parkway, within unincorporated boundaries of Ward 1, District 1;and

WHEREAS, considering that the planned road construction project to address the increased traffic on LA Highway 21 has been completed which has alleviated the increased traffic on LA Highway 21 and Pinnacle Parkway, it is appropriate to allow for the receipt of rezoning applications and the issuance of plan review permits for the herein below described property.

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 08-1741, and any subsequent extensions thereof, to remove therefrom the restriction on the receipt of an application for rezoning and the issuance of plan review permits on 1.32 acres on Hwy 21, Section 46, Township 7 South, Range 11 East, as more particularly described in exhibit A attached.

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, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

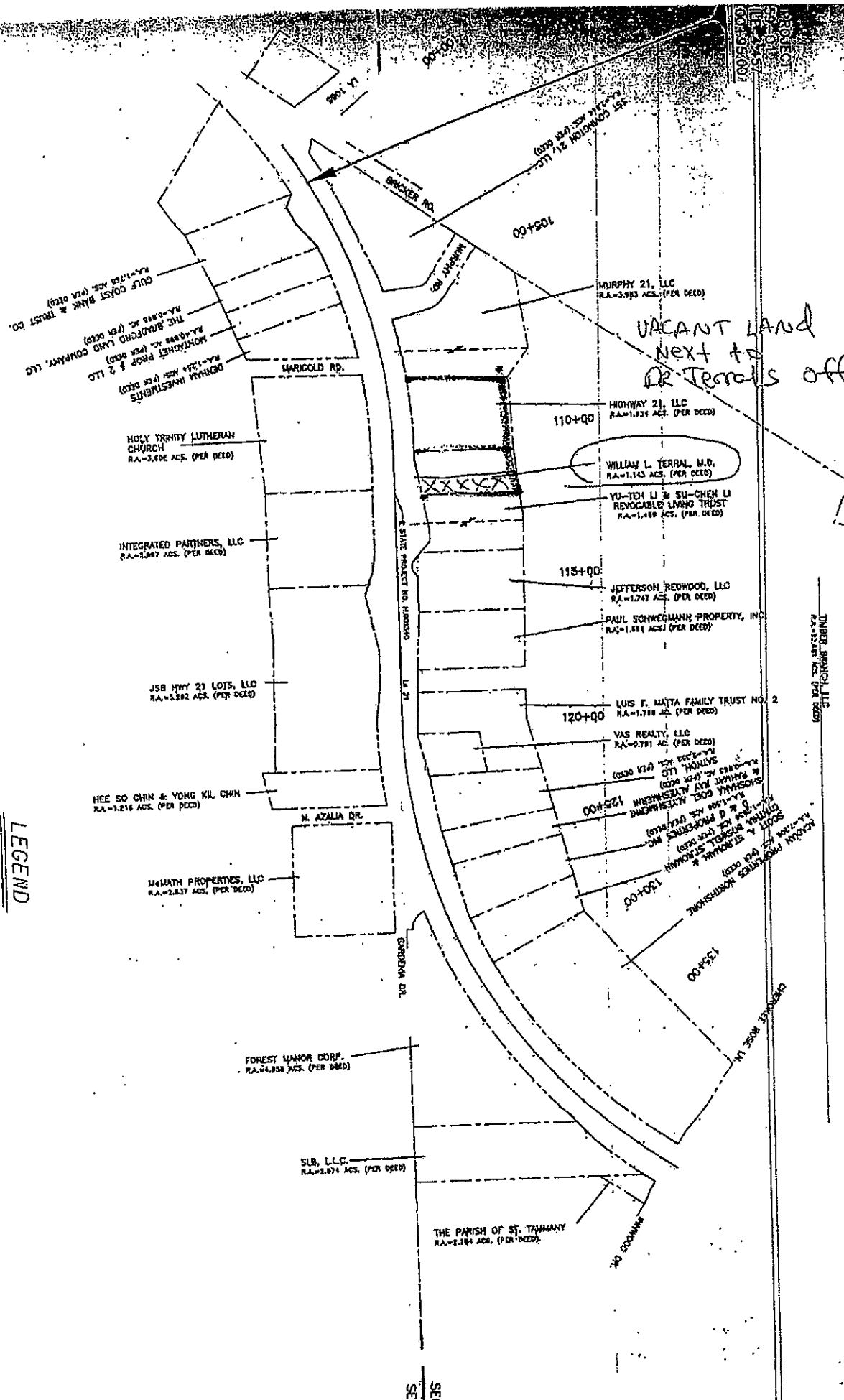
R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

PROJECT  
00155001



VACANT LAND  
next to  
Dr. Terral's office

LEGEND

- SECTION LINES
- RECT'D. R/W
- EXIST. R/W
- BECD. R/W
- EXISTING R/W
- APPARENT PROPERTY LINE

SECT  
SECT

004+00  
BRANCHER RD  
005+00  
MURPHY 21, LLC  
R.A.-3.993 ACS. (PER DEED)VACANT LAND next to Dr. Terral's office  
110+00  
HIGHWAY 21, LLC  
R.A.-1.934 ACS. (PER DEED)WILLIAM L. TERRAL, M.D.  
R.A.-1.143 ACS. (PER DEED)YU-TEH LI & SU-CHEN LI  
REVOCABLE LIVING TRUST  
R.A.-1.419 ACS. (PER DEED)115+00  
JEFFERSON REDWOOD, LLC  
R.A.-1.747 ACS. (PER DEED)PAUL SCHNEGGMANN PROPERTY, INC.  
R.A.-1.184 ACS. (PER DEED)120+00  
LUIS F. MARTA FAMILY TRUST NO. 2  
R.A.-1.718 ACS. (PER DEED)VAS REALTY, LLC  
R.A.-0.791 ACS. (PER DEED)004+00  
HEE SO CHIN & YONG KIL CHIN  
R.A.-1.216 ACS. (PER DEED)M. AZALEA DR  
130+00  
MAYNATH PROPERTIES, LLC  
R.A.-2.837 ACS. (PER DEED)134+00  
FOREST MANOR CORP.  
R.A.-4.858 ACS. (PER DEED)SLB, L.L.C.  
R.A.-2.874 ACS. (PER DEED)THE PARISH OF ST. TAMMANY  
R.A.-1.184 ACS. (PER DEED)N. COCKING DR

SURVEY

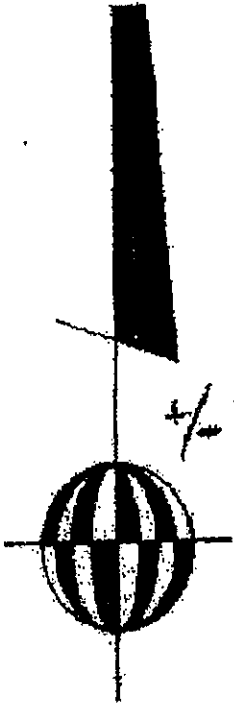
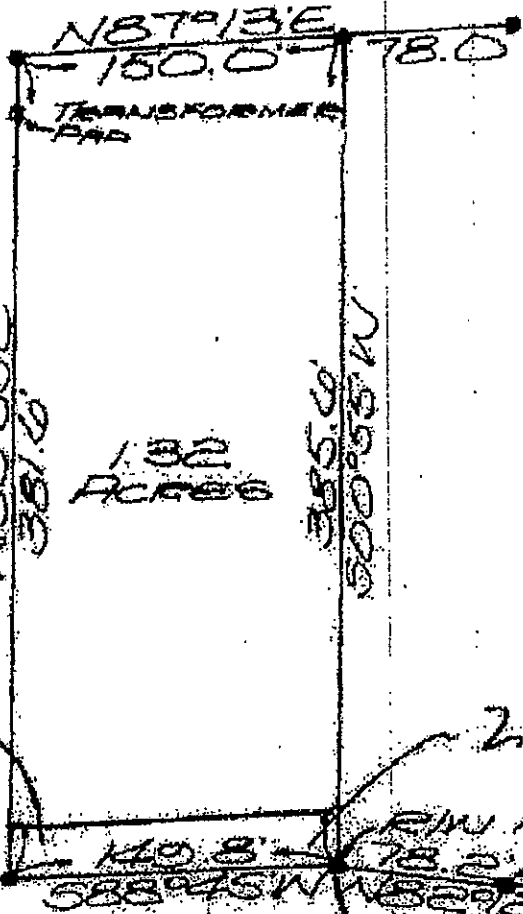
NOTE:

54,750 sq ft

1/2 150' x 365'

1.25 AC  
REMAIN

TAKEN BY  
HIGHWAY  
21



SECTION 40  
SECTION 47

LA. HWY. 21

CREDIT SALE

540604

United States of America  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BE IT KNOWN, That on this 18th day of April, 1984

before me, JEFFREY D. SCHOEN, a Notary Public, duly commissioned and sworn, in and for the Parish of St. Tammany, therein residing, and in the presence of the witnesses hereinafter named and undersigned, PERSONALLY CAME AND APPEARED,

JHADS PARTNERSHIP, a Louisiana Partnership authorized to do and doing business in the State of Louisiana, herein represented by Harry A. Warner, Managing Partner, and J. P. Warner, Managing Partner, authorized by Resolution, the original of which is attached hereto and made part hereof, and the said Partnership's permanent mailing address being:

P. O. Box 509  
Covington, Louisiana 70434

Handwritten notes and signatures in the right margin.

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

DONNA MULLINS, wife of/and WILLIAM LYLE TERRAL, M.D., both persons of the full age of majority, who declared unto me, Notary, that each has been married but once and then to the other, both alive and residing together in St. Tammany Parish; their permanent mailing address being:

Rt. 5, Box 78  
Covington, Louisiana 70433

032043

here present and accepting, purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession, thereof, the following described property, to-wit:

All that certain tract or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described according to map and plat of survey of Jeron R. Fitzmorris, dated October 18, 1976, a copy of which is attached hereto and made part hereof, as follows, to-wit:

From the Northwest corner of Section 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, go South 89 degrees 22 minutes East 5,341.6 feet; thence North 00 degrees 55 minutes East 53.9 feet to an iron corner in the North line of the right-of-way of Louisiana Highway 21 for the point of beginning of the property herein described.

From the said point of beginning, go South 88 degrees 45 minutes West along the North line of said right-of-way 149.8 feet to an iron corner; thence go North 00 degrees 55 minutes East 381.6 feet to an iron corner; thence go North 87 degrees 13 minutes East 150.0 feet to an iron corner; thence go South 00 degrees 55 minutes West 385.6 feet to the iron corner heretofore set as the

point of beginning, containing 1.32 acres according to said map and plat of survey.

All as more fully shown on the survey of Land Surveying, Inc. dated October 18, 1976, being Number 923, a copy of which is attached hereto and made part hereof.

Being the same property acquired by JHADS Partnership from Dorothy A. Smith Warner, et al by act dated December 29, 1982, recorded at COB 1083, folio 728 of the official records of St. Tammany Parish, Louisiana.

To have and to hold the above described property unto the purchaser, his heirs and assigns forever.

This sale is made for and in consideration of the price and sum of [redacted] Dollars, in part payment and deduction whereof the said purchaser has paid to the said vendor, who hereby acknowledges receipt thereof and grants full acquittance and discharge therefor, the sum of [redacted] Dollars.

And for the balance of said purchase price, purchaser has furnished ONE promissory note dated same date hereof, payable to the order of BEARER in the sum of [redacted] Dollars.

Bearing interest at the rate of twelve (12) % per cent per annum from date until paid, payable in 60 consecutive monthly installments, the first installment being due one month from date hereof, and one on the same day of each month thereafter until paid in full, the first 59 installments being in the amount of \$1,514.01, including principal and interest, and the 60th installment ("balloon") being the final installment of all remaining principal and interest, being due five (5) years from date hereof, said installments attributable first to interest and then to principal, payable at P. O. Box 509, Covington, Louisiana 70434, or such other place as holder may designate in writing.

PREPAYMENT WITHOUT PENALTY IS RESERVED TO THE MAKERS OF THE NOTE.

and providing that the failure of the maker to pay any one (1) installment when due

will, at the option of the holder, mature all unpaid installments, and further providing that in case it becomes necessary to place the note in the hands of an attorney at law for collection by suit or otherwise, that the maker binds and obligates himself to pay the fees of said attorney which are fixed at 25 % on the amount owing, with or without suit, and providing for waiver of presentment, demand, protest, etc., and said note, after having been paraphrased "No Varietur" by me, Notary, to be herewith identified, is delivered to the said vendor, who hereby acknowledges the receipt thereof.

And now in order to secure the punctual payment of said note at maturity, together with interest and attorney's fees, premiums of insurance and costs, a special mortgage and vendor's lien and privilege are hereby granted by the said purchaser on the property herein conveyed and are hereby retained in favor of said vendor and of any future holder or holders of said note