



Planning Department

# Petition for ANNEXATION

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

## Petitioned Property

Street Address or Tax Parcel Identification Number as found on the St Tammany Parish Tax Assessor map:

382 Robert Blvd, Slidell, LA 70458  
Tax Parcel ID Number: 94744

Acres Proposed to be Annexed: .297

Current Use: Office

Current Parish Zoning District: NC-2 Neighborhood Comm.

Proposed City Zoning District: C-2 Neighborhood Comm.

Proposed City Council District: G

## Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By: <u>JP</u>	Fee \$ <u>35.00</u>	Case # <u>A2407</u>
Related Case(s):		

Case # 2450

## Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

SWORN TO AND SUBSCRIBED before me this 3<sup>rd</sup> day of Sept, 2024.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

JM  
Notary Public  
NOTARY PUBLIC - LOUISIANA  
MY COMMISSION IS FOR LIFE  
BAR ROLL # 27933

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Tammy M. Nick 314 Palmer Ct. Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>Tammy M. Nick</u>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	

2024.01 Rec'd 9/4/24  
PH - 10/21

382 Robert Blvd, Slidell, LA 70458  
Street Address/Description of Petitioned Property

Case # A

**Required Signatures and Notarization**

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

SWORN TO AND SUBSCRIBED before me this 3<sup>rd</sup> day of September, 2024.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

*[Signature]*  
Notary Public  
No. # 27432  
Comm. R. Life

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Tammy M. Nick 314 Palmer Ct. Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>[Signature: Tammy M. Nick]</i>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
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	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	



# 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 **Nick, Tammy M.** as owner for the tax year **2023** and whose address is **314 Palmer Ct., Slidell, LA 70458** 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

**2023 Tax Roll Assessment: Assessment Number: 94744**

.297 ACS M./L SEC 36 8 14 CB 1063 206 CB 1443 670 CB 1485 754 INST NO 866834 INST  
NO 1281933 INST NO 1516102 INST NO 1424120

The total assessed value of all property within the above described area is  
**\$ 23,975.**

- 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 **\$23,975.**
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : **\$ 23,975**

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 10th day of September, 2024.

\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

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

## CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 94744

OWNERS: Nick, Tammy M.

314 Palmer Ct.  
Slidell, LA 70458

### PROPERTY DESCRIPTION:

#### 2023 TAX ROLL

.297 AC M/L SEC 36 8 14 CB 1063 206 CB 1443 670 CB 1485 754 INST NO  
866834 INST NO 1281933 INST NO 1516102 INST NO 1424120

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

<b>2023 VALUATION:</b>	Land	-	6,766
	Improvements	-	<u>17,209</u>
<b>TOTAL ASSESSED VALUATION</b>			<b>23,975</b>

**\*Commercial property is assessed at 15% on the improvements and 10% on the land\***

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

Slidell, Louisiana this the 13th day of September, 2024.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

# 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 with a municipal address of 382 Robert Boulevard, Slidell, LA 70458 and further described in the attached survey by J.V. Burkes & Associates, Inc. Survey No. 1013360 dated December 26, 2001 and further identified as ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 36, Township 8 South, Range 14 East, and an undivided one-half interest in all that certain parcel of land being situated in Section 36, Township 8 South, Range 14 East, St. Tammany, 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 17th day of September, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Dwayne Wall". The signature is stylized and cursive.

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

TOWNSHIP 9 SOUTH  
TOWNSHIP 8 SOUTH

EAST  
216 0' 35"

SOUTH  
6.00'

BASE BEARING  
WEST 100.00'

NORTH  
710.00'

P.O.B.  
SET 'X'  
ON CONC.

CONC.  
AC PAD

N00°10'02"E 78.44'

TITLE: NORTH - 78.37'

0.1995  
AC.

A-58062  
TITLE: N54°02'19"E S87°11'

ROBERT ROAD  
LA. HWY: 1091  
(88' RW)

LEGEND  
○ SET 1/2" IRON ROD  
● FND. 1/2" IRON ROD

PCB BY OTHERS  
AND NOT FIELD  
VERIFIED BY  
THIS FIRM  
REF SURVEY BY  
KAM M BORDEN  
NO 30175/31353  
DATED 3-13-84, LOST  
REVISED 1-5-92  
ALSO SURVEY NO.  
30033 DATED 6-9-82.

ADVERSE

I CERTIFY THAT THIS PLAN  
REPRESENTS AN ACTUAL  
GROUND SURVEY AND THAT TO  
THE BEST OF MY KNOWLEDGE  
NO ENCROACHMENTS EXIST  
OTHER WAY ACROSS ANY OF  
PROPERTY LINES, EXCEPT  
TOWN.

SURVEYED IN ACCORDANCE  
WITH THE LOUISIANA "MINIMUM  
STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A  
CLASS C SURVEY.  
BEARINGS ARE BASED ON  
RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

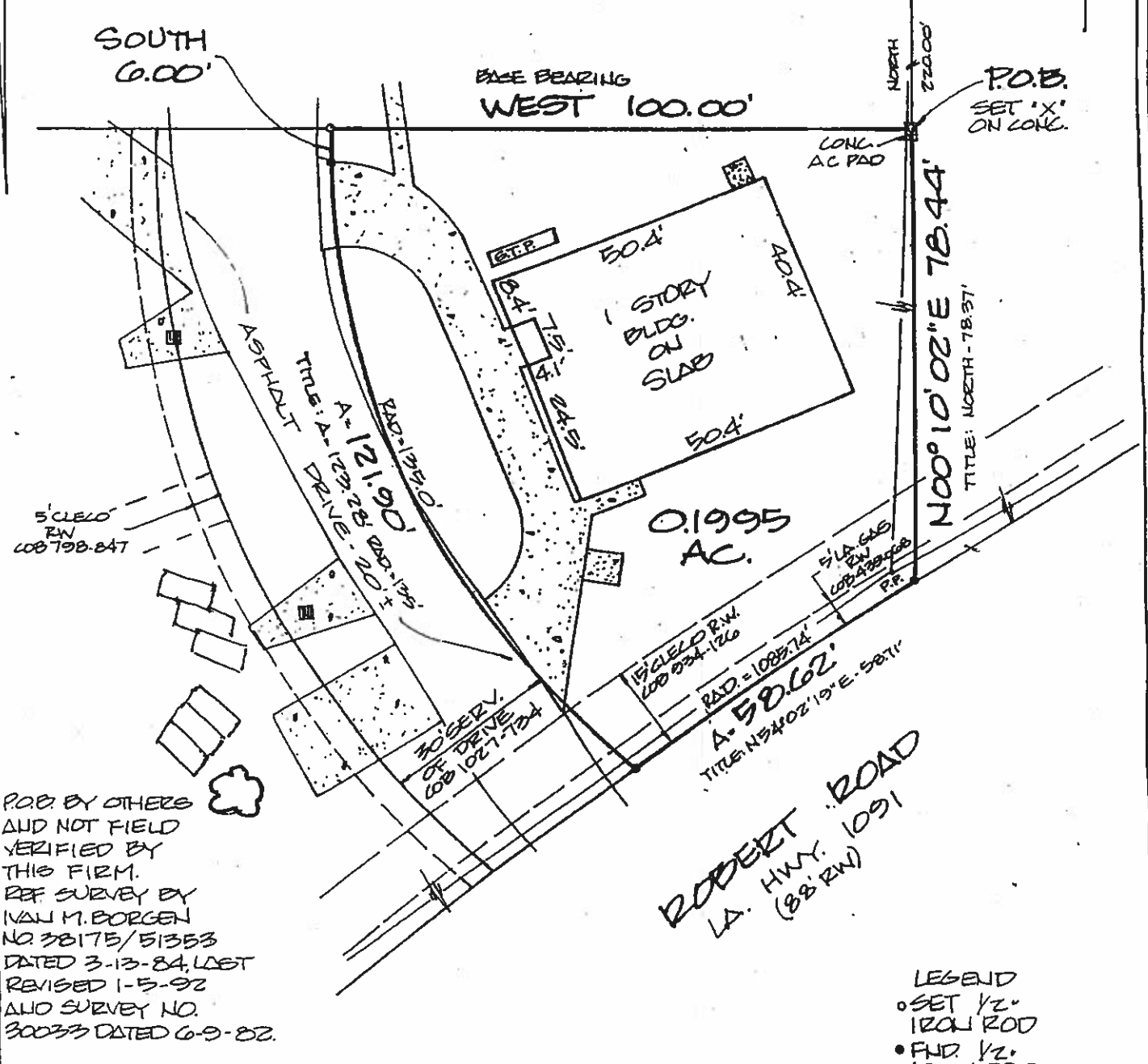
ENCUMBRANCES SHOWN HEREON  
ARE NOT NECESSARILY EXCLUSIVE.  
ENCUMBRANCES OF RECORD AS  
SHOWN ON TITLE OPINION OR TITLE  
POLICY WILL BE ADDED HERETO  
UPON REQUEST, AS SURVEYOR HAS  
NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.

F.I.R.M. 229 209  
0420E 4-21-99  
ZONE C B=E NA  
Verify prior to Construction with  
Local Governing Body

SURVEY NO.  
101760  
DATE  
12-20-00

J.V. BURKES & ASSOC., INC.  
2990 Gause Boulevard East, Suite "B" • Slidell LA 70461  
985-849-0075 (Fax) 985-849-0154

DRAWN BY:  
LAD  
SCALE:  
1" = 20'



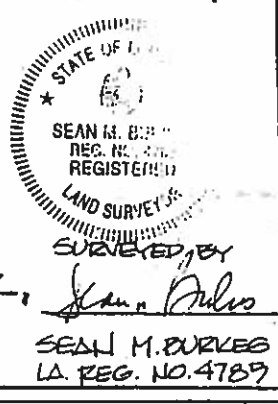
POB BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM. REF SURVEY BY IVAN M. BORGES NO 38175/51353 DATED 3-13-84, LAST REVISED 1-5-92 ALSO SURVEY NO. 30033 DATED 6-9-82.

ROBERT ROAD LA. HWY. 1091 (88' RW)

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

<p>I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.</p>	<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.</p>	<p>ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.</p>	<p>F.I.R.M. <u>225 207</u>  <u>0420E 4.21.99</u>                  ZONE <u>C</u> B.F.E. <u>NA</u>                  *Verify prior to Construction with Local Governing Body*</p>
<p>SURVEY NO. <u>1013360</u>                  DATE: <u>12-26-2001</u></p>	<p><b>J.V. BURKES &amp; ASSOC., INC.</b>                  2990 Gause Boulevard East, Suite "B" • Slidell LA 70461                  985-649-0075 (Fax) 985-649-0154</p>	<p>DRAWN BY: <u>LAD</u>                  SCALE: <u>1" = 20'</u></p>	

REVISED:  
 SURVEY MAP OF: **A PARCEL OF LAND**  
 LOCATED IN: **SECTION 30 • T8S • R14E**  
 NEAR SLIDELL IN ST. TAMMANY PARISH, LA  
 CERTIFIED TO: **ROSABEL ZAMORA GONZALEZ WIFE OF/AND**  
**RICHARD V. GONZALEZ, HIBERNIA NAT'L BANK,**  
**COMMONWEALTH LAND TITLE INS. CO. AND ALFORD**  
**ALFORD, LLP**



**SALE WITH MORTGAGE  
STATE OF LOUISIANA**

On the 19th day of August, 2021, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

**DONALD J. BELSOM and LORRAINE GREMILLION BELSOM, both persons of the full age of majority and residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they are presently married to each other and they are living and residing together. Mailing Address: 159 Swallow Street, Covington, La. 70433**

herein called SELLER(S), who declared that for the consideration and upon the terms and conditions hereinunder expressed, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

**TAMMY M. NICK, a person of the full age of majority and a resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that she is not currently married and is living and residing as single. Mailing Address: 314 Palmer Court, Slidell, La. 70458**

herein called BUYER(S), the following described property, the possession and delivery of which BUYER acknowledges:

**ALL THAT CERTAIN PIECEOR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging, or in anywise appertaining thereto, situated in Section 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

**From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to the Point of Beginning. Thence North, 78.37 feet to a point on the Southerly right-of-way line of Robert Road; thence continue along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 58.71 feet to a point on the Westerly right-of-way line of a 30' asphalt road; thence continue along said right-of-way line along the arc of a curve to the right whose radius is 135.00 feet and distance is 123.28 feet to a point; thence South 6.00 feet to a point; thence West 100.00 feet to the Point of Beginning.**

**All as more fully shown on the survey of Ivan M. Borgen, dated June 9, 1982, which is attached to an act at COB 1063, folio 206 in St. Tammany Parish, LA.**

**Parcel 1 also described as follows:**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 36, Township 8 So<sup>uth</sup>, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

St. Tammany Parish, 2318  
Instrument #: 235416  
Register #: 279222  
9/19/2021 3:45:00 PM  
MB X CB X MI UCC

amw



**From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to the Point of Beginning. Thence North 00 degrees, 10 minutes, 02 seconds East, 78.44 feet to a point on the Southerly right-of-way line of Robert Road; thence continue along said right-of-way line having a curve to the left with a radius of 1085.74 feet and an arc distance of 58.62 feet to a point on the Westerly right-of-way line of a 30' asphalt road; thence continue along the asphalt road right-of-way with a curve to the left, having a radius of 135.00 feet and an arc distance of 121.90 feet to a point; thence South 6.00 feet to a point; thence West 100.00 feet to the Point of Beginning.**

**Property further delineated by Survey No. 1013360 by J.V. Burkes & Associates, Inc., dated December 26, 2001, a copy of which is attached to, an act at CIN 1281934 in St. Tammany Parish, LA.**

**Parcel 2:**

**An undivided one-half interest in all that certain parcel of land being situated in Section 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:**

**From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to a point; thence North, 78.37 feet to a point on the Southerly right-of-way line of Robert Road; thence along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 58.71 feet to the Point of Beginning; thence continue along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 31.02 feet to a point on the Easterly right-of-way line of a 30' asphalt road; thence continue along said right-of-way line in two courses: along the arc of a curve to the right whose radius is 165.00 feet and distance is 141.93 feet to a point; thence South 6.00 feet to a point; thence West 30.00 feet to a point; thence North 6.00 feet to a point; and thence along the arc of a curve to the left whose radius is 135.00 feet and distance is 123.28 feet to the Point of Beginning.**

**All as more fully shown on the survey of Ivan M. Borgen, dated June 9, 1982, which is attached to an act at COB 1063, folio 206 in St. Tammany Parish, LA..**

**Municipal Address: 382 Robert Boulevard, Slidell, LA 70458**

**THIS SALE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:**

- 1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.**
- 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 the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status,**

3. marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. EXCEPTION IS TAKEN TO THE AMOUNT OF STATED ACREAGE.
5. SERVITUDE OF WAY AND MAINTENANCE AGREEMENT FOR ASPHALT ROAD THAT CROSSES THE PROPERTY AND DITCHES ON EITHER SIDE, RECORDED AT COB 1027/734.
6. AGREEMENT TO CREATE CROSS EASEMENTS FOR DRIVE AND PARKING AT CIB 1545737.

**THE PROPERTY WILL BE SOLD "AS IS" WITH A WAIVER OF REDHIBITION.**

Purchaser declares that she or her representatives have fully examined and inspected the entirety of the improvements situated upon the subject premises, and Purchaser declares that she knows and is satisfied with the physical condition of said improvements in all respects, including any visible termite infestation and resultant damage therefrom. Purchaser further declares that said premises are acceptable to her "AS IS", and that she is not relying upon any statement or representation that may have been made to her at any time by the Vendors or Vendors' agent as to the physical condition or state of repair of said improvements.

Purchaser acknowledges that this is a sale of the subject property in "as is" condition, that the Vendors do not warrant that the herein subject property is free from redhibitory or latent defects or vices, and Purchaser does hereby release Vendors from any liability for redhibitory or latent defects or vices within the purview of Louisiana Civil Code Articles 2520 through and including 2548. Purchaser hereby waives the warranty of fitness for intended purpose and the guarantee against hidden or latent redhibitory vices under Louisiana law, including the aforesaid articles of the Louisiana Civil Code. Purchaser does further acknowledge that these express waivers shall be considered and construed as a material and integral part of this sale, such waivers being a part of the consideration or cause herefor and being reflected in the stated purchase price.

**SELLER and BUYER acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, LLC and the undersigned Notary Public from any and all liability in connection therewith.**

**TO HAVE AND TO HOLD** said property unto the said purchaser, heirs, successors, and assigns, forever. This present sale and conveyance is made and accepted for and in consideration of the sum and price of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$210,000.00)**, in part payment and deduction whereof the said purchaser has well and truly paid, in ready and current money, the sum of **THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00)** to the said vendor, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefore.

**AND** for the balance of the said purchase price, to-wit: the sum of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)**, the said purchaser has furnished one (1) certain promissory note for the sum of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)**, dated of even date herewith and payable to the order of **DONALD J BELSOM and LORRAINE GREMILLION BELSOM**, being due and payable in 120 equal monthly installments of **\$1,771.79** each, and one final installment sufficient to pay the balance due, bearing interest at the rate of **FOUR (4%)** per annum from date until paid in full. The first installment shall be due and payable on **October 1, 2021** with each additional installment due on the same day of each month thereafter until paid in full. There shall be no penalty for prepayment of note. Which said note after having been duly paraphed "Ne Varietur" by me, said Notary, for identification herein was delivered to said vendor here present and acknowledging receipt thereof, and accepting these presents.

And the said purchaser further declared that said purchaser does by these presents bind and obligate said purchaser to pay and reimburse all such lawyer's and attorney's fees, together with all such costs, charges, and expenses as the present or any future owner or owners of said indebtedness,

represented as aforesaid, shall or may incur or pay in the event of the non-payment of said indebtedness or any part thereof, at maturity, or in case it should become necessary to place said indebtedness, or any part thereof, in the hands of an attorney at law for collection, suit or otherwise, said attorney's fee, however, to be fixed at twenty-five per cent (25%) on the amount due or so in suit.

Now, therefore, in order to secure the full and final payment of said unpaid purchase price, represented as aforesaid, in capital and interest, together with all costs, including the attorney's fees herein stipulated, the said purchaser grants and then vendor retains a special mortgage with Vendor's lien and privilege on the property herein conveyed in favor of said vendor and the future owner or owners of said indebtedness, or any part thereof, until the same shall have been fully paid and satisfied in principal and interest, it being agreed and stipulated that said property shall not be sold, alienated, or encumbered to the prejudice of these presents. And it is further agreed and stipulated that in the event that said indebtedness or any part thereof, represented as aforesaid, shall not be punctually paid at its maturity, and according to its tenor, it shall be lawful for the property hereinbefore described and herein sold and mortgaged to be seized and sold under executory process issued by any court of competent jurisdiction, without appraisalment, to the highest bidder payable in cash; the purchaser further expressly waives the citation and all notices and delays, including the three-day notice provided by Article 2639 of the Code of Civil Procedure; hereby confessing judgment in favor of said vendor and such person or persons who may be the owner or owners of said indebtedness, for the full amount thereof, principal and interest, together with all costs, including the attorney's fees herein stipulated, and further waives and renounces all and every appraisalment and the benefit of appraisalment and all laws relating to the appraisalment of property seized and sold under executory or any other legal process.

Waiver of Exemptions: Purchaser declared in favor of Vendor, in regards to the Property, it does hereby waive any and all exemptions to which it is or may be entitled under the Constitution and laws of the State of Louisiana, as the same may be hereinafter amended, particularly under La. R.S. 13:3881 and the homestead exemption laws.

The purchaser shall pay all taxes assessed, or that may be assessed, against the property herein sold and mortgaged, promptly and before they become delinquent and until the payment of all of said indebtedness, and shall keep the buildings and improvements thereon, and that may be placed thereon, constantly insured against loss by fire in the full sum of:

#### GUARANTEED REPLACEMENT VALUE

in good and solvent insurance companies, and until the payment of all of said indebtedness, and shall transfer and deliver the policies and renewals of such insurance to the present vendor, or any future owner or owners of said indebtedness, in default whereof, said vendor or any future owner or owners of said indebtedness, or any part thereof, is hereby authorized at his option, to pay said taxes, and to have such insurance made and effected, at the cost and expense of the said purchaser, and it is agreed as stipulated that all sums so expended in paying said taxes, and in effecting and keeping in force said insurance, shall bear interest at the rate of eight (8%) per cent per annum from date of disbursement until paid, and shall be secured by the mortgage herein granted to the further amount of actual funds due.

Any failure on the part of the purchaser to pay said taxes, or to effect and keep in force said insurance as herein provided, to pay said indebtedness, or any part thereof, or the interest thereon promptly when due, shall *ipso facto*, and without any demand or putting in default, cause all of said indebtedness to become immediately due and exigible.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors" and whenever the word "purchaser" is used, it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed, shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

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

All taxes assessed against the property herein conveyed have been paid as per the parish tax records for the year 2020. Taxes for the year 2020 have been pro-rated and will be paid by Vendee when due.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of TAMMY NICK, 382 Robert Boulevard, Slidell, LA 70458.

**THIS MORTGAGE LOAN WILL NOT BE ASSUMABLE.**

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the 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.

THUS DONE AND PASSED by the parties at my office in <sup>Slidell LA.</sup> ~~Mandeville~~, Louisiana 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]*  
SIGNATURE

Liz Boudoin  
PRINTED NAME

SELLER(S):

*[Signature]*  
DONALD J. BELSOM

Lorraine Gremlion Belsom  
LORRAINE GREMILLION BELSOM

*[Signature]*  
SIGNATURE

FRANCO SANTIAGO  
PRINTED NAME

PURCHASER(S):

*[Signature]*  
TAMMY M. NICK

*[Signature]*  
NOTARY PUBLIC  
NOTARY ID/BAR ROLL NO: 35623  
MY COMMISSION IS FOR LIFE

**TITLE INSURANCE PRODUCER:**  
ALLEGIANCE TITLE & LAND SERVICES, LLC  
PRODUCER LICENSE #597751  
**TITLE INSURANCE UNDERWRITER:**  
First American Title Insurance Company of Louisiana  
**TITLE OPINION BY: STEPHANN ALKER**  
LA BAR ROLL# 35623  
FILE NO.: 21-9570



Exhibit A

**SALE WITH MORTGAGE  
STATE OF LOUISIANA**

On the 19th day of August, 2021, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

**DONALD J. BELSOM and LORRAINE GREMILLION BELSOM, both persons of the full age of majority and residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they are presently married to each other and they are living and residing together. Mailing Address: 159 Swallow Street, Covington, La. 70433**

herein called SELLER(S), who declared that for the consideration and upon the terms and conditions hereinunder expressed, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

**TAMMY M. NICK, a person of the full age of majority and a resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that she is not currently married and is living and residing as single. Mailing Address: 314 Palmer Court, Slidell, La. 70458**

herein called BUYER(S), the following described property, the possession and delivery of which BUYER acknowledges:

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging, or in anywise appertaining thereto, situated in Section 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

**From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to the Point of Beginning. Thence North, 78.37 feet to a point on the Southerly right-of-way line of Robert Road; thence continue along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 58.71 feet to a point on the Westerly right-of-way line of a 30' asphalt road; thence continue along said right-of-way line along the arc of a curve to the right whose radius is 135.00 feet and distance is 123.28 feet to a point; thence South 6.00 feet to a point; thence West 100.00 feet to the Point of Beginning.**

**All as more fully shown on the survey of Ivan M. Borgen, dated June 9, 1982, which is attached to an act at COB 1063, folio 206 in St. Tammany Parish, LA.**

**Parcel 1 also described as follows:**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

PARISH OF ST. TAMMANY, LA. 70001  
NOTARY PUBLIC  
My Commission Expires 08/19/2023  
I, \_\_\_\_\_, Notary Public for the Parish of St. Tammany, Louisiana, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in my office on this 19th day of August, 2021.  
Notary Public  
St. Tammany Parish, Louisiana

St. Tammany Parish 2019  
Instrument #: 20210819  
REGISTRY #: 2772227 act  
8/19/2021 3:45:00 PM  
MB X CB X MI UCC  
amw

From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to the Point of Beginning. Thence North 00 degrees, 10 minutes, 02 seconds East, 78.44 feet to a point on the Southerly right-of-way line of Robert Road; thence continue along said right-of-way line having a curve to the left with a radius of 1085.74 feet and an arc distance of 58.62 feet to a point on the Westerly right-of-way line of a 30' asphalt road; thence continue along the asphalt road right-of-way with a curve to the left, having a radius of 135.00 feet and an arc distance of 121.90 feet to a point; thence South 6.00 feet to a point; thence West 100.00 feet to the Point of Beginning.

Property further delineated by Survey No. 1013360 by J.V. Burkes & Associates, Inc., dated December 26, 2001, a copy of which is attached to, an act at CIN 1281934 in St. Tammany Parish, LA.

**Parcel 2:**

An undivided one-half interest in all that certain parcel of land being situated in Section 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner common to Sections 1 & 2, Township 9 South, Range 14 East, and Sections 35 & 36, Township 8 South, Range 14 East, go East 216.60 feet to a point; thence North 00 degrees, 21 minutes, 02 seconds East 147.10 feet to a point; thence North, 220 feet to a point; thence North, 78.37 feet to a point on the Southerly right-of-way line of Robert Road; thence along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 58.71 feet to the Point of Beginning; thence continue along said right-of-way line North 54 degrees, 02 minutes, 19 seconds East 31.02 feet to a point on the Easterly right-of-way line of a 30' asphalt road; thence continue along said right-of-way line in two courses: along the arc of a curve to the right whose radius is 165.00 feet and distance is 141.93 feet to a point; thence South 6.00 feet to a point; thence West 30.00 feet to a point; thence North 6.00 feet to a point; and thence along the arc of a curve to the left whose radius is 135.00 feet and distance is 123.28 feet to the Point of Beginning.

All as more fully shown on the survey of Ivan M. Borgen, dated June 9, 1982, which is attached to an act at COB 1063, folio 206 in St. Tammany Parish, LA..

**Municipal Address:** 382 Robert Boulevard, Slidell, LA 70458

**THIS SALE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:**

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
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 the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status,

3. marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. EXCEPTION IS TAKEN TO THE AMOUNT OF STATED ACREAGE.
5. SERVITUDE OF WAY AND MAINTENANCE AGREEMENT FOR ASPHALT ROAD THAT CROSSES THE PROPERTY AND DITCHES ON EITHER SIDE, RECORDED AT COB 1027/734.
6. AGREEMENT TO CREATE CROSS EASEMENTS FOR DRIVE AND PARKING AT CIB 1545737.

**THE PROPERTY WILL BE SOLD "AS IS" WITH A WAIVER OF REDHIBITION.**

Purchaser declares that she or her representatives have fully examined and inspected the entirety of the improvements situated upon the subject premises, and Purchaser declares that she knows and is satisfied with the physical condition of said improvements in all respects, including any visible termite infestation and resultant damage therefrom. Purchaser further declares that said premises are acceptable to her "AS IS", and that she is not relying upon any statement or representation that may have been made to her at any time by the Vendors or Vendors' agent as to the physical condition or state of repair of said improvements.

Purchaser acknowledges that this is a sale of the subject property in "as is" condition, that the Vendors do not warrant that the herein subject property is free from redhibitory or latent defects or vices, and Purchaser does hereby release Vendors from any liability for redhibitory or latent defects or vices within the purview of Louisiana Civil Code Articles 2520 through and including 2548. Purchaser hereby waives the warranty of fitness for intended purpose and the guarantee against hidden or latent redhibitory vices under Louisiana law, including the aforesaid articles of the Louisiana Civil Code. Purchaser does further acknowledge that these express waivers shall be considered and construed as a material and integral part of this sale, such waivers being a part of the consideration or cause herefor and being reflected in the stated purchase price.

**SELLER and BUYER acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, LLC and the undersigned Notary Public from any and all liability in connection therewith.**

**TO HAVE AND TO HOLD** said property unto the said purchaser, heirs, successors, and assigns, forever. This present sale and conveyance is made and accepted for and in consideration of the sum and price of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$210,000.00)**, in part payment and deduction whereof the said purchaser has well and truly paid, in ready and current money, the sum of **THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00)** to the said vendor, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefore.

**AND** for the balance of the said purchase price, to-wit: the sum of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)**, the said purchaser has furnished one (1) certain promissory note for the sum of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)**, dated of even date herewith and payable to the order of **DONALD J BELSOM and LORRAINE GREMILLION BELSOM**, being due and payable in 120 equal monthly installments of \$1,771.79 each, and one final installment sufficient to pay the balance due, bearing interest at the rate of **FOUR (4%)** per annum from date until paid in full. The first installment shall be due and payable on **October 1, 2021** with each additional installment due on the same day of each month thereafter until paid in full. There shall be no penalty for prepayment of note. Which said note after having been duly paraphed "Ne Varietur" by me, said Notary, for identification herein was delivered to said vendor here present and acknowledging receipt thereof, and accepting these presents.

And the said purchaser further declared that said purchaser does by these presents bind and obligate said purchaser to pay and reimburse all such lawyer's and attorney's fees, together with all such costs, charges, and expenses as the present or any future owner or owners of said indebtedness,

represented as aforesaid, shall or may incur or pay in the event of the non-payment of said indebtedness or any part thereof, at maturity, or in case it should become necessary to place said indebtedness, or any part thereof, in the hands of an attorney at law for collection, suit or otherwise, said attorney's fee, however, to be fixed at twenty-five per cent (25%) on the amount due or so in suit.

Now, therefore, in order to secure the full and final payment of said unpaid purchase price, represented as aforesaid, in capital and interest, together with all costs, including the attorney's fees herein stipulated, the said purchaser grants and then vendor retains a special mortgage with Vendor's lien and privilege on the property herein conveyed in favor of said vendor and the future owner or owners of said indebtedness, or any part thereof, until the same shall have been fully paid and satisfied in principal and interest, it being agreed and stipulated that said property shall not be sold, alienated, or encumbered to the prejudice of these presents. And it is further agreed and stipulated that in the event that said indebtedness or any part thereof, represented as aforesaid, shall not be punctually paid at its maturity, and according to its tenor, it shall be lawful for the property hereinbefore described and herein sold and mortgaged to be seized and sold under executory process issued by any court of competent jurisdiction, without appraisalment, to the highest bidder payable in cash; the purchaser further expressly waives the citation and all notices and delays, including the three-day notice provided by Article 2639 of the Code of Civil Procedure; hereby confessing judgment in favor of said vendor and such person or persons who may be the owner or owners of said indebtedness, for the full amount thereof, principal and interest, together with all costs, including the attorney's fees herein stipulated, and further waives and renounces all and every appraisalment and the benefit of appraisalment and all laws relating to the appraisalment of property seized and sold under executory or any other legal process.

Waiver of Exemptions: Purchaser declared in favor of Vendor, in regards to the Property, it does hereby waive any and all exemptions to which it is or may be entitled under the Constitution and laws of the State of Louisiana, as the same may be hereinafter amended, particularly under La. R.S. 13:3881 and the homestead exemption laws.

The purchaser shall pay all taxes assessed, or that may be assessed, against the property herein sold and mortgaged, promptly and before they become delinquent and until the payment of all of said indebtedness, and shall keep the buildings and improvements thereon, and that may be placed thereon, constantly insured against loss by fire in the full sum of:

#### GUARANTEED REPLACEMENT VALUE

in good and solvent insurance companies, and until the payment of all of said indebtedness, and shall transfer and deliver the policies and renewals of such insurance to the present vendor, or any future owner or owners of said indebtedness, in default whereof, said vendor or any future owner or owners of said indebtedness, or any part thereof, is hereby authorized at his option, to pay said taxes, and to have such insurance made and effected, at the cost and expense of the said purchaser, and it is agreed as stipulated that all sums so expended in paying said taxes, and in effecting and keeping in force said insurance, shall bear interest at the rate of eight (8%) per cent per annum from date of disbursement until paid, and shall be secured by the mortgage herein granted to the further amount of actual funds due.

Any failure on the part of the purchaser to pay said taxes, or to effect and keep in force said insurance as herein provided, to pay said indebtedness, or any part thereof, or the interest thereon promptly when due, shall *ipso facto*, and without any demand or putting in default, cause all of said indebtedness to become immediately due and exigible.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors" and whenever the word "purchaser" is used, it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed, shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

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



All taxes assessed against the property herein conveyed have been paid as per the parish tax records for the year 2020. Taxes for the year 2020 have been pro-rated and will be paid by Vendee when due.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of TAMMY NICK, 382 Robert Boulevard, Slidell, LA 70458.

**THIS MORTGAGE LOAN WILL NOT BE ASSUMABLE.**

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the 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.

THUS DONE AND PASSED by the parties at my office in ~~Mandeville~~<sup>Slidell, LA</sup>, Louisiana 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]  
SIGNATURE

Liz Boudoin  
PRINTED NAME

SELLER(S):

[Signature]  
DONALD J. BELSOM

Lorraine Gremlion Belsom  
LORRAINE GREMILLION BELSOM

[Signature]  
SIGNATURE

FRANCO SANTIAGO  
PRINTED NAME

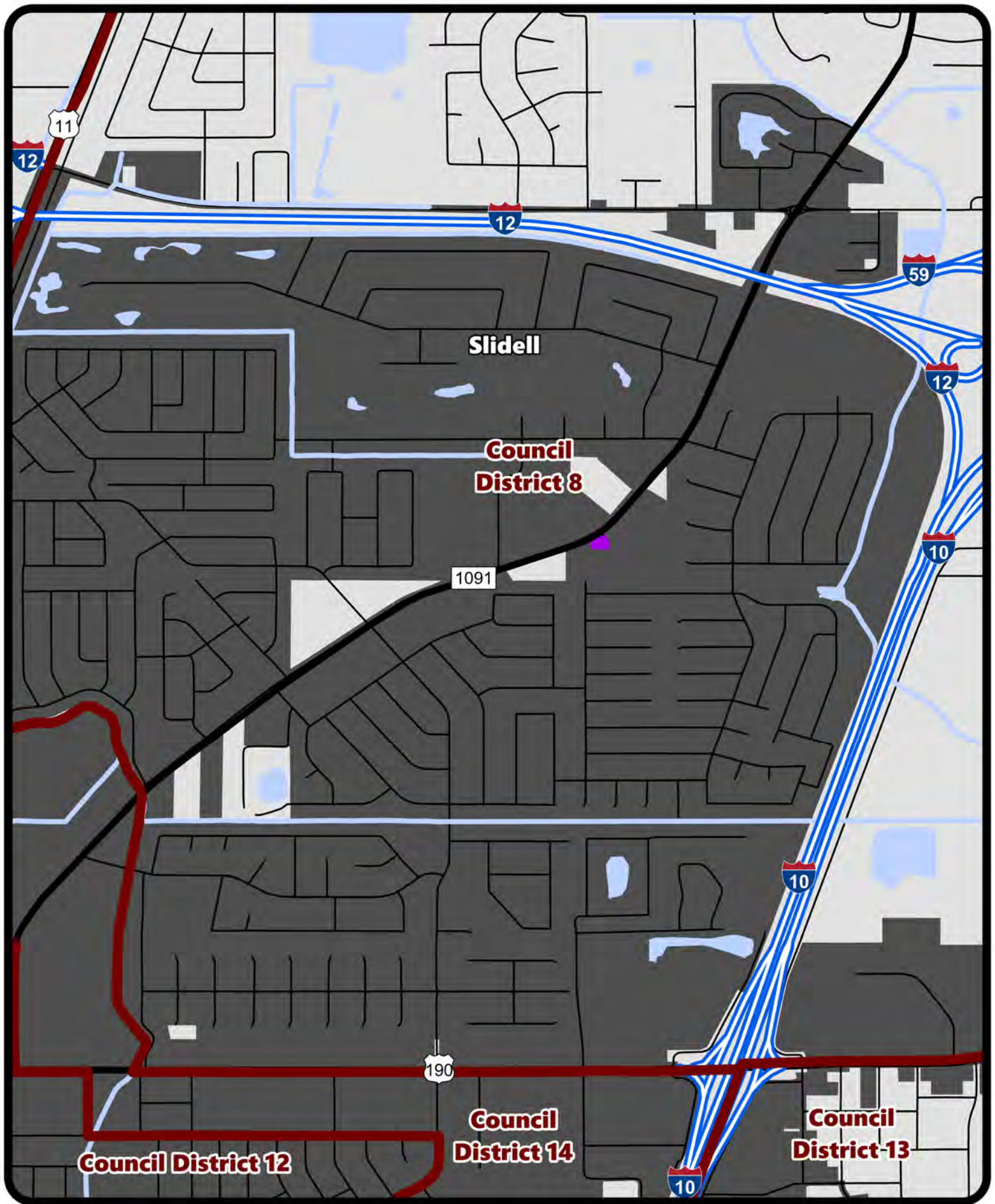
PURCHASER(S):

[Signature]  
TAMMY M. NICK

[Signature]  
NOTARY PUBLIC  
NOTARY ID/BAR ROLL NO: 35623  
MY COMMISSION IS FOR LIFE



TITLE INSURANCE PRODUCER:  
ALLEGIANCE TITLE & LAND SERVICES, LLC  
PRODUCER LICENSE #597751  
TITLE INSURANCE UNDERWRITER:  
First American Title Insurance Company of Louisiana  
TITLE OPINION BY: STEPHANN ALKER  
LA BAR ROLL# 35623  
FILE NO.: 21-9570



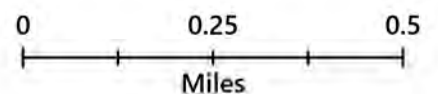
## Slidell Annexation ( SL2024-04 )

### Overview Map

-  Roads
-  Annexation Request
-  City Limit
-  Council Districts
-  Waterway

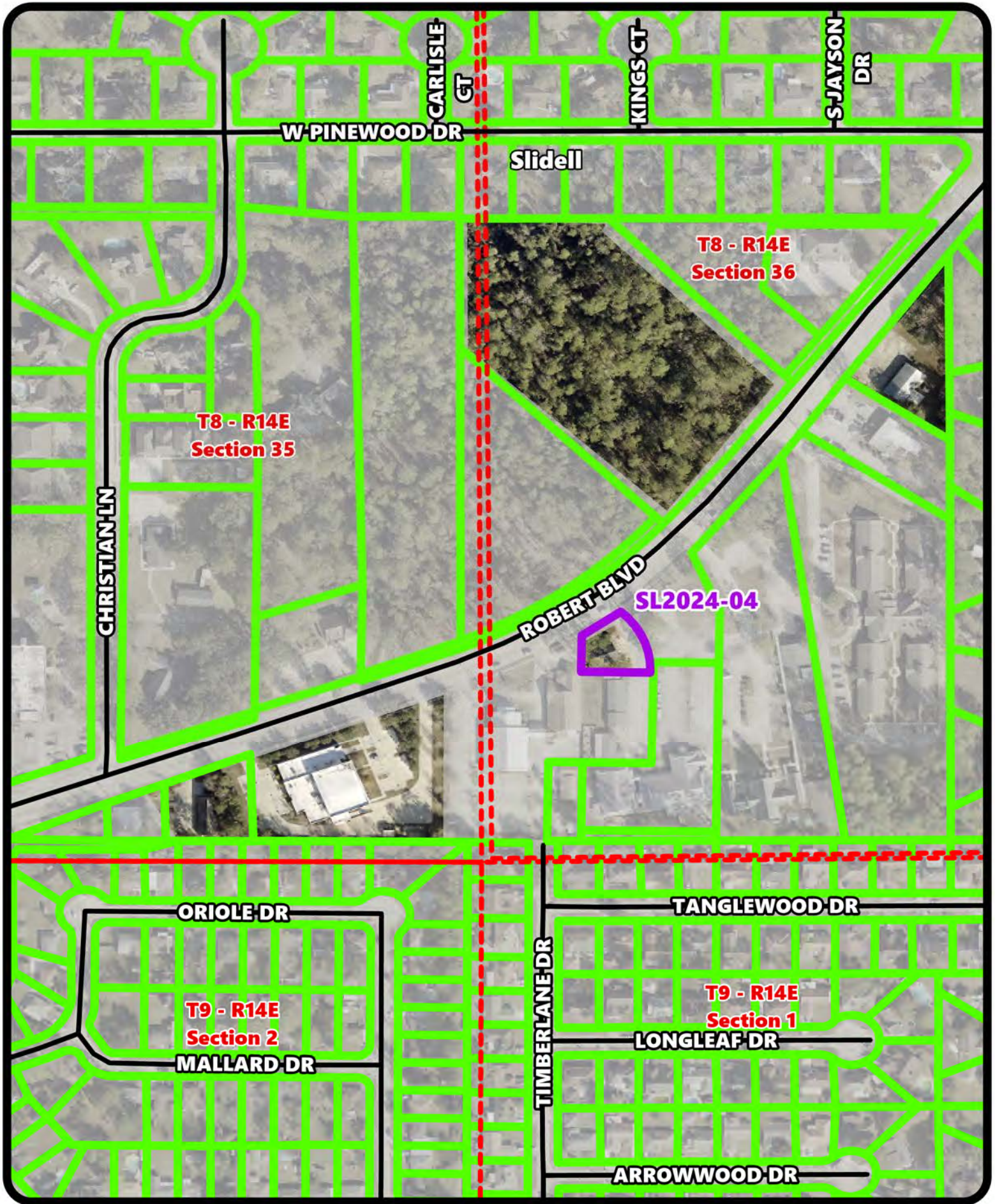


St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA. 70434



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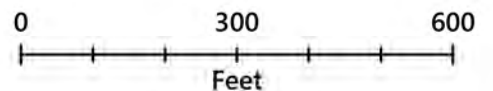
## Slidell Annexation ( SL2024-04 )

Aerial Map

- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Section Township Range

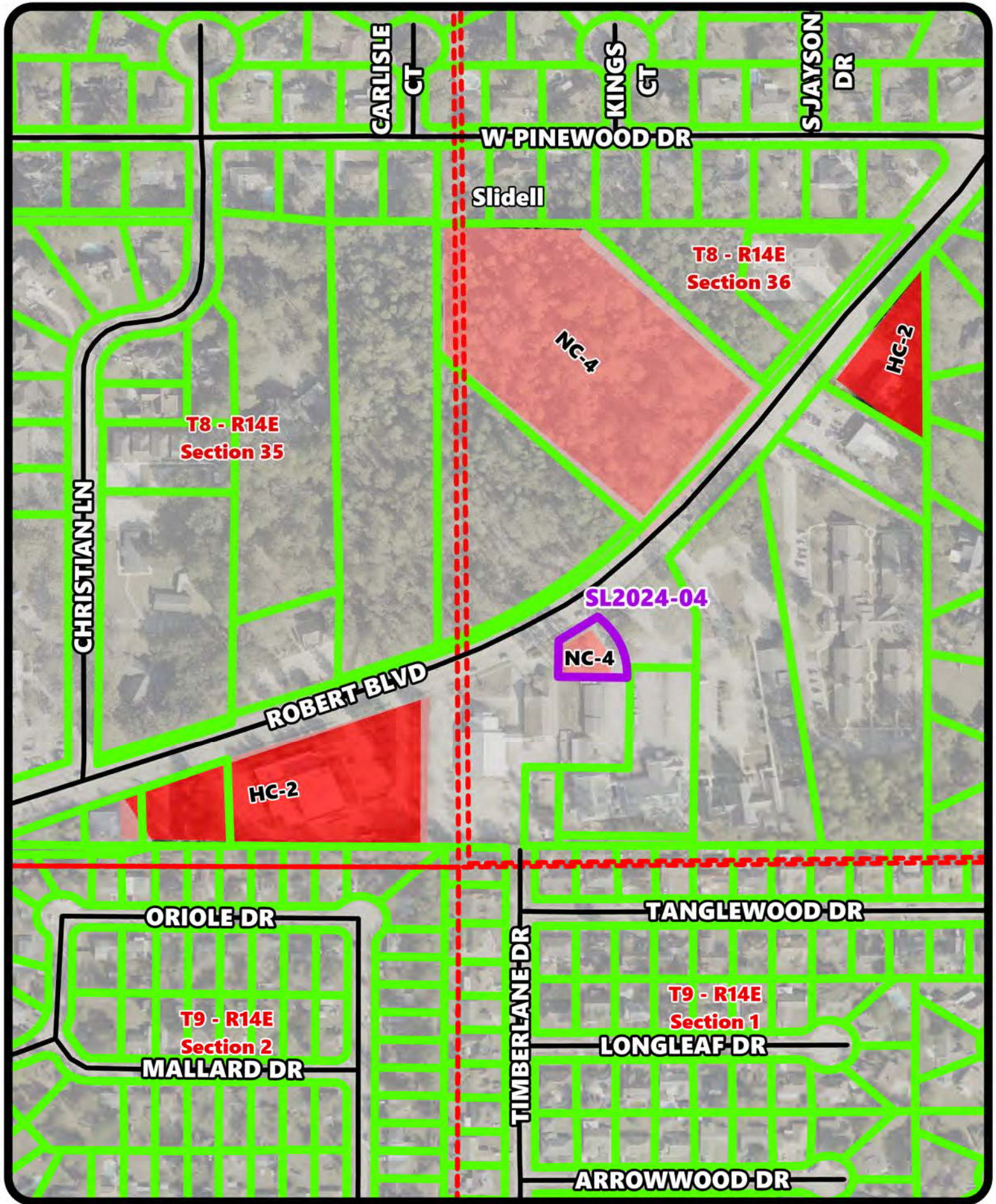


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## Slidell Annexation ( SL2024-04 )

### Zoning Map

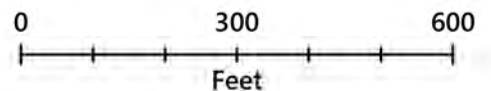
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

#### Zoning Classification

- NC-4 Neighborhood Institutional
- HC-2 Highway Commercial

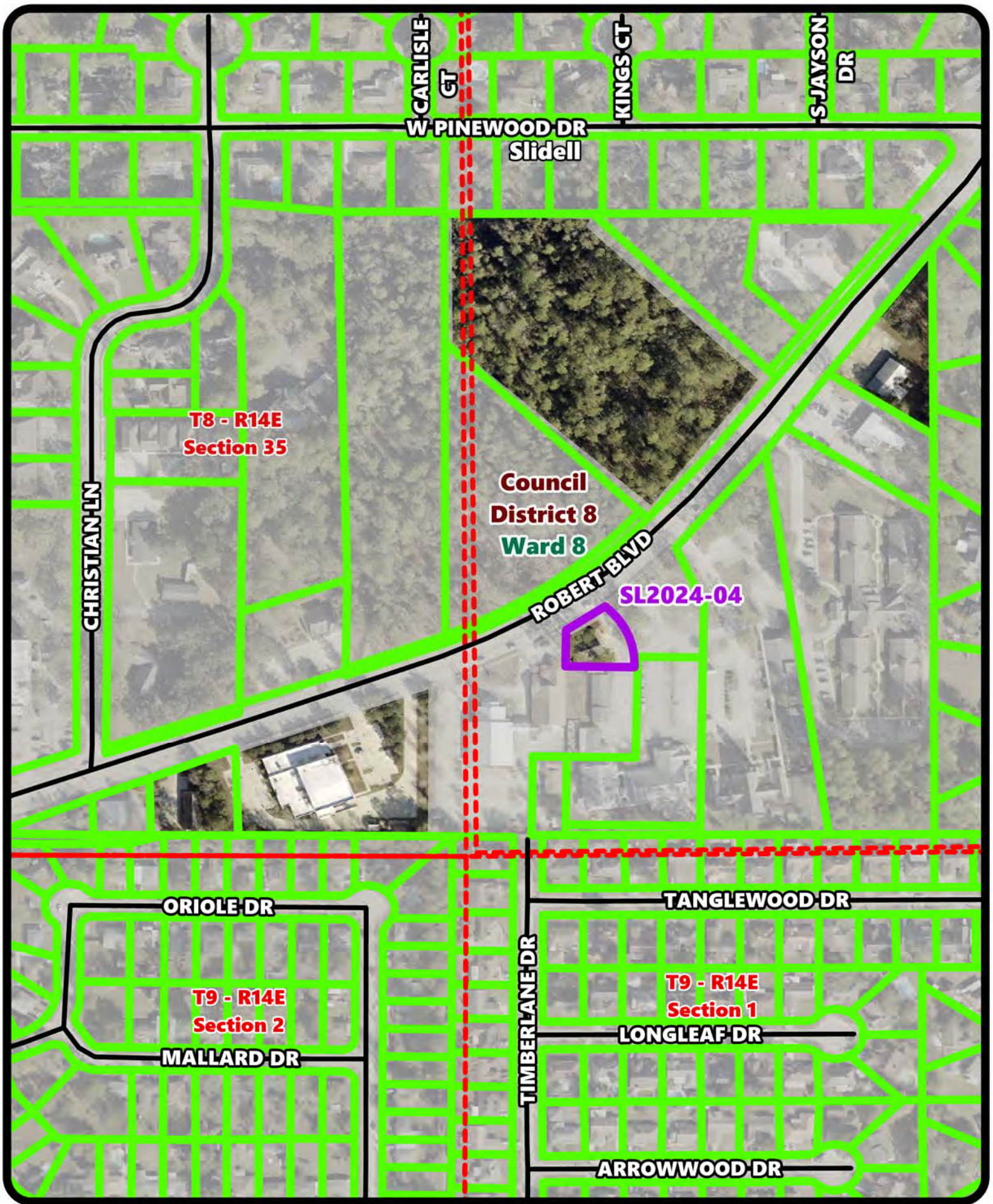


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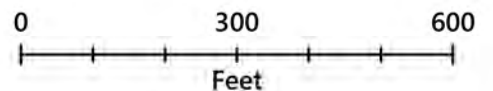
## Slidell Annexation ( SL2024-04 )

### Political Map

-  Rivers
-  Roads
-  Annexation Request
-  Assessor Parcels
-  City Limit
-  Council Districts
-  Section Township Range
-  Wards



St. Tammany Parish Government  
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## Staff Notes for Annexation Request SL2024-04

### Civil Division Comments:

The December 1, 2006 Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3 and the City of Slidell (the "Agreement") addresses sales tax proceeds division in of developed, subsequently annexed properties in Article 1(A)(2). Sales tax proceeds shall be divided 50% to St. Tammany Parish Government (the "Parish") and 50% to the City of Slidell (the "City") assuming Council concurrence. Proceeds shall be retained 100% to Parish without concurrence; however, per La.R.S. 33:172(C), City may annex any property provided at least 90% of boundary is common to corporate limits. Subject parcel is 100% surrounded by corporate limits.

Per Parish's GIS, subject parcel appears completely surrounded by Slidell corporate limits. Satellite images indicate a commercial structure of some sort is already in existence. I have no evidence of abandonment for 2+ years that would, per our sales tax agreement, convert developed commercial property back to undeveloped commercial property. Google Street View images from 2019 show the site as a State Farm agency. Vacancy appears in December 2022 images.

If deemed undeveloped due to 2+ years abandonment, Article 1(B)(2) of the Agreement states that in cases of undeveloped property annexed subsequent to the Agreement, the Parties agree that the most restrictive of either the Parish's or the City's drainage and traffic impact regulations shall apply to the development of the property. This section states that if the Parish and City engineers opine that a different set of regulations should apply to the property, modifications of the applicable regulations may be made upon the written concurrence of the engineering departments. The City and the Parish agree to cooperate in the review and approval of any drainage plans and traffic impact analysis in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure.

Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped property and proposes actions within two years of the annexation to enact a zoning classification for the property that permit more intense commercial, industrial or other land use that the zoning classification adopted for the property by the Parish: (1) If the Parish Council concurs with proposed zoning change, STD#3 proceeds shall be divided 50/50 between the Parish and the City; or (2) If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following the annexation, and then STD#3 proceeds shall be divided 50/50 thereafter. The current Parish zoning classification is NC-2. The proposed City zoning is C-2.

**Public Works Comments: (J. Lobrano)** - No Public Works issues.

**Engineering Comment: (treynolds)** The property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for already developed properties being annexed into the City of Slidell. As such, any land clearings, site work or development performed on the property shall be permitted and reviewed by the City of Slidell, and shall

not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

**DES Comments: (tbrown)** No DES Issues.

**Planning & Development Comments: (rliner)** The current Parish zoning classification is NC-2. The proposed Slidell zoning is C-2. No intensification of zoning.

**Finance:** (efunches) No sales tax revenue has been generated by this property since 2005 which was 100% Parish. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.