

ACT OF DEDICATION AND DONATION

BE IT KNOWN, that on the dates hereinafter set forth,
BEFORE ME, the undersigned Notaries Public, personally came and appeared:

I. Appearance and Parties

VERSAILLES BUSINESS PARK, LLC, a Louisiana limited liability company, duly represented by Michael Saucier, its Member and Manager, by authority granted in the Written Consent of Members, which is attached hereto (hereinafter referred to as “Donor”);

Mailing Address: 109 New Camellia Blvd., Suite 100, Covington, Louisiana 70433

AND

THE PARISH OF ST. TAMMANY (TIN #72-600-1304), a political subdivision of the State of Louisiana, represented herein by Honorable Michael B. Cooper, Parish President, who is duly authorized to sign and execute this agreement on behalf of the Parish of St. Tammany, State of Louisiana, by virtue of Ordinance Counsel Series No. 24-5525 of the St. Tammany Parish Council, a certified copy being annexed hereto (hereinafter referred to as “Parish,” “Parish of St. Tammany” or “Donee”)

Mailing Address: Post Office Box 628, Covington, Louisiana 70434

WHO AFTER BEING DULY SWORN, declared as follows:

II. Donation

Donor does hereby and by these presents now and forever, grant, bargain, set over, assign, abandon, dedicate, donate and deliver in fee simple title unto Donee, with full warranty and guarantee of title, substitution, and subrogation, but with no warranty whatsoever as to condition and/or fitness for intended use, hereby acknowledged by Donee, the property described in **Section III** herein, for the public use, to and in favor of the public and St. Tammany Parish for use by the public as a public street, including the parcel of ground, any road, road base, surface, drainage features, drainage ditches, culverts, and appurtenances thereon and thereunder or in any way appertaining thereto. Donor transfers, assigns, dedicates, donates, and delivers to the Donee any and all warranties from Donor relating to the Dedicated Property (herein described). Donee does appear herein and does accept the dedication and donation and agrees to incorporate the Dedicated Property into the St. Tammany Parish Selective Road and Drainage Maintenance System Inventory, subject, however, to prior compliance by Donor with all Parish regulations and requirements for the transfer of the Dedicated Property, specifically including, but not limited to, approval of the roadway standards set by St. Tammany Parish Government, as recorded in the official records of St. Tammany Parish Clerk of Court, relating to the Dedicated Property.

III. Property Description

All that certain parcel of ground situated in Sections 15, Township 7 South, Range 11 East, depicted and described as “Holiday Square Blvd.” as per the Final Plan of Versailles Business Park, Phase 1, by Randall W. Brown, PLS, Randall W. Brown & Associates, Inc. dated July 26, 2016, the original of which is recorded as Map No. 5556 in the records of the Clerk of Court for the Parish of St. Tammany (hereinafter referred to as the “Dedicated Property”).

IV. Miscellaneous Provisions

4.1 Pursuant to Section 149 of the Louisiana Mineral Code, Donor reserves unto itself, its successors and assigns, and excepts from this transfer, all of the oil, gas, and other minerals in and under the Dedicated Property, it being understood, however, that Donor, its successors and

St. Tammany Parish 0190
Instrument #: 2425482
Recorded #: 2940085 mls
9/27/2024 1:19:00 PM
MB CC X MI UCC

STATE OF LOUISIANA PARISH OF ST. TAMMANY
I HEREBY CERTIFY that the above is a true and
correct copy of the original as recorded at
instrument # 2425482 of the original
records. Given under my hand and seal of office
this the 27th day of Sept 2024
Jill W. Cox
Dy. Clerk and Ex-Officio Recorder

Jill W. Cox, Deputy Clerk

assigns shall have the right to produce oil and gas or other minerals in and under the Dedicated Property by the use of directional drilling methods only, and thus hereby waives surface rights therein.

4.2 In the event that the Donee desires to sell the Dedicated Property to a third person, Donor expressly waives the option to purchase the Dedicated Property pursuant to La. R.S. § 41:1338A(1) or under any other successor or similar provision of applicable law.

4.3 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.

4.4 This donation shall be governed by and construed in accordance with the laws of the State of Louisiana.

4.5 Donor declares that there are no mortgages, liens, or encumbrances affecting the Dedicated Property as transferred herein.

4.6 This transfer is made for and in consideration of the use by Donee of the hereinabove Dedicated Property for the citizens of St. Tammany Parish through the maintenance of roads and supporting infrastructure.

4.7 Donor has been informed of the acquisition process and hereby certifies that they waive the following right(s) in connection with the acquisition process of the Dedicated Property: 1) To have Donee appraise the Dedicated Property, and 2) To receive payment of the established just compensation amount for the acquisition of the Dedicated Property.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE UNDERSIGNED NOTARIES PUBLIC ARE RELEASED AND RELIEVED OF ANY LIABILITY HEREIN INsofar AS NO TITLE EXAMINATION HAS BEEN REQUESTED NOR CERTIFICATES ISSUED AND RUN BY ANY CLERK OF COURT.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

THUS DONE AND PASSED, in Mandeville Louisiana, on the 28th day of August, 2024, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES: VERSAILLES BUSINESS PARK, LLC

[Signature]
Printed Name: Travis L. Conley

By: [Signature]
Michael Saucier
Manager/Member

[Signature]
Printed Name: Rick D. Dahan

[Signature]
NOTARY PUBLIC

NAME: _____
LA Bar No. _____
My Commission Expires _____



CHRISTINA T. HUGUET
Notary Public
Notary ID No. BAR ROLL NO. 30515
ST. TAMMANY Parish, Louisiana

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

THUS DONE AND PASSED in triplicate originals, in Mandeville, Louisiana, on the 5th day of September, 2024, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

PARISH OF ST. TAMMANY

Sarah Meyer
Printed Name: Sarah Meyer

Amy M. Laborde
Printed Name: Amy M. Laborde

By: Michael B. Cooper
Michael B. Cooper, Parish President

Joseph L. Alphonse
NOTARY PUBLIC

NAME: JOSEPH L. ALPHONSE
LA Bar No. NOTARY PUBLIC
My Commission Expires: STATE OF LOUISIANA, PARISH OF ST. TAMMANY
MY COMMISSION IS ISSUED FOR LIFE
NOTARIAL # 55900

**WRITTEN CONSENT OF MEMBERS
OF VERSAILLES BUSINESS PARK, LLC**

The undersigned Members of **VERSAILLES BUSINESS PARK, LLC**, a Louisiana limited liability company, duly organized, validly existing, and in good standing under the laws of the State of Louisiana (the **"Company"**), who collectively hold the entirety of the voting power of the Company, hereby make the following authorizations, approvals, consents, representations, and warranties set forth below.

WHEREAS, the Company is governed by that certain Amended and Restated Operating Agreement dated as of June 11, 2015 (the **"Operating Agreement"**):

WHEREAS, Section 11.1 of the Operating Agreement states that, upon the death of a member, the Company may, at its option, redeem the deceased member's interest and, if the deceased member's interest is not redeemed, the deceased member's estate and successors shall have only the deceased member's economic rights and shall not succeed to any voting rights previously held by the deceased member.

WHEREAS, Stephen F. Stumpf (**"Stumpf"**) was a member of the Company, who passed away on April 2, 2018,

WHEREAS, following Stumpf's death, the Company did not redeem his membership interest under Section 11.1 of the Operating Agreement, and consequently, Stumpf's estate and successors do not succeed to any voting rights previously held by him, resulting in the undersigned members of the Company collectively holding the entirety of the voting power of the Company;

WHEREAS, the Company present owns that certain parcel of ground situated in Section 15, Township 7 South, Range 11 East, depicted and described as "Holiday Square Blvd." as per the Final Plan of Versailles Business Park, Phase 1, by Randall W. Brown, PLS, Randall W. Brown & Associates, Inc. dated July 26, 2016, the original of which is recorded as Map No. 5556 in the records of the Clerk of Court for the Parish of St. Tammany (the **"Road"**);

WHEREAS, the Company desires to donate and dedicate the Road to the Parish of St. Tammany (the **"Parish"**) in full ownership;

NOW THEREFORE, the undersigned Members of the Company hereby consent and certify as follows:

Under Section 5.1 of the Operating Agreement, the undersigned Members hereby consent to and authorize Michael J. Saucier, as a Member and Manager of the Company (**"Authorized Manager"**), has the full power and authority to act in the name of the Company, in the following respect, to sign any and all acts of dedication, donation, or transfer to the Parish St. Tammany Parish and to transfer ownership of the Road to the Parish in accordance with Ordinance Counsel Series No. 24-5525, on such terms as are customary for such dedications as determined in the sole discretion of Authorized Manager.

The undersigned Members agree and acknowledge that Authorized Manager shall be and is further authorized to generally make any decisions, execute and deliver any documents, and undertake any actions on behalf of the Company with respect to the foregoing, all upon such terms and conditions as he, in his sole discretion deems in the interest of the Company, without the necessity of securing separate authority or resolutions for each transaction or other matter.

The undersigned Members further confirm and agree that all persons dealing with the Company may rely on a certificate by the Authorized Member to establish the membership of any Member and said Member's percent interest in the Company, the authenticity of any records of the Company or the authority of any person to act on behalf of the Company.

This Written Consent may be executed in counterparts and, taken together, shall constitute a whole.

SIGNED this 28th day of August, 2024.

MEMBER:



MICHAEL J. SAUCIER

SIGNED this 28 day of August, 2024.

MEMBER:



ROBERT BLACKWELL

SIGNED this 28 day of August, 2024.

MEMBER:

BEAR CREEK REFUGE, LLC,
a Louisiana limited liability company

By: 

Rick Durham, its sole Member

**CERTIFICATE OF AUTHORITY FOR
BEAR CREEK REFUGE, LLC**

The undersigned, being the sole Member of **BEAR CREEK REFUGE, LLC**, a Louisiana limited liability company, duly organized, validly existing, and in good standing under the laws of the State of Louisiana (the "**Company**"), and acting in such capacity, hereby certifies that:

1. The Company is a Member of Versailles Business Park, LLC, a Louisiana limited liability company duly organized, validly existing, and in good standing under the laws of the State of Louisiana.

2. Michael J. Saucier, as a Member and Manager of Versailles Business Park, LLC (the "**Authorized Manager**"), having the consent of the sole Member of the Company, has the full power and authority to act in the name of Versailles Business Park, LLC, in the following respect, to sign any and all acts of dedication, donation, or transfer to the Parish St. Tammany Parish and to transfer ownership of that certain parcel of ground situated in Section 15, Township 7 South, Range 11 East, depicted and described as "Holiday Square Blvd." as per the Final Plan of Versailles Business Park, Phase 1, by Randall W. Brown, PLS, Randall W. Brown & Associates, Inc. dated July 26, 2016, the original of which is recorded as Map No. 5556 in the records of the Clerk of Court for the Parish of St. Tammany, to the Parish of St. Tammany in accordance with Ordinance Counsel Series No. 24-5525, on such terms as are customary for such dedications as determined in the sole discretion of Authorized Manager.

3. The undersigned Member agrees and acknowledges that Authorized Manager shall be and is further authorized to generally make any decisions, execute and deliver any documents, and undertake any actions on behalf of Versailles Business Park, LLC with respect to the foregoing, all upon such terms and conditions as he, in his sole discretion deems in the interest of the Versailles Business Park, LLC, without the necessity of securing separate authority or resolutions for each transaction or other matter.

4. The undersigned Member further confirms and agrees that all persons dealing with Versailles Business Park, LLC may rely on a certificate by the Authorized Member to establish the membership of any Member and said Member's percent interest in Versailles Business Park, LLC, the authenticity of any records of Versailles Business Park, LLC, or the authority of any person to act on behalf of the Versailles Business Park, LLC.

SIGNED this 28 day of August, 2024.

SOLE MEMBER:


RICK DURHAM

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 7636

ORDINANCE COUNCIL SERIES NO.: 24-5525

COUNCIL SPONSOR: PHILLIPS/COOPER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: MR. CORBIN

SECONDED BY: MR. BURKE

ON THE 11TH DAY OF JULY, 2024

ORDINANCE AUTHORIZING THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACCEPT AN ACT OF DEDICATION AND DONATION FOR A PORTION OF HOLIDAY SQUARE BOULEVARD FOR USE AS A PUBLIC STREET (WARD 3, DISTRICT 5)

WHEREAS, Versailles Business Park, LLC (the "Owner") is owner of the portion of Holiday Square Boulevard as depicted on the Plat of Versailles Business Park – Phase by Randy Brown, Randall W. Brown & Assoc., Inc. dated July 26, 2016 and recorded August 3, 2016 as Map File No. 5556 (the "Property"); and

WHEREAS, Owner has requested that St. Tammany Parish Government accept the dedication and donation of the Property in consideration of the use of the Property as a public road; and

WHEREAS, there is a need and a public purpose for the acquisition of the Property for further enhancement and future expansion of Parish roadways and infrastructure; and

WHEREAS, Parish desires to acquire the Property by Act of Dedication and Donation for use of the Property as a public road.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Parish of St. Tammany, through the Office of the Parish President, is authorized to acquire, by dedication and donation, all or parts of the Holiday Square Boulevard street rights-of-way situated within Phase 1 of Versailles Business Park described and depicted on the Plat by Randy Brown, Randall W. Brown., dated July 26, 2016 and recorded as Map File No. 5556 (collectively, the "Property"); and

BE IT FURTHER ORDAINED: that the Office of the Parish President is authorized to exercise its discretion in acquiring the Property, together with all agreements and all transactions necessary to carry out the intent of this Ordinance; and

BE IT FURTHER ORDAINED: that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

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 fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: MR. PHILLIPS

SECONDED BY: MS. TANNER

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

YEAS: SMITH, ROLLING, CAZAUBON, PHILLIPS, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, BINDER, CORBIN, STRICKLAND (12)

NAYS: (0)

ABSTAIN: (0)

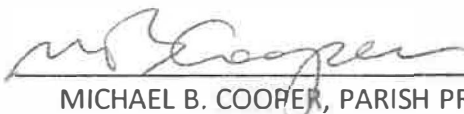
ABSENT: SEIDEN, LAUGHLIN (2)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1ST DAY OF AUGUST, 2024; AND BECOMES ORDINANCE COUNCIL SERIES NO. 24-5525.


ARTHUR A. LAUGHLIN, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK


MICHAEL B. COOPER, PARISH PRESIDENT
08/14/2024 @ 7:30am

Published Introduction: JUNE 26, 2024

Published Adoption: August 21, 2024

Delivered to Parish President: August 08, 2024 at 7:45am

Returned to Council Clerk: August 14, 2024 at 10:36am

Administrative Comment

ORDINANCE AUTHORIZING THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACCEPT AN ACT OF DEDICATION AND DONATION FOR A PORTION OF HOLIDAY SQUARE BOULEVARD FOR USE AS A PUBLIC STREET (WARD 3, DISTRICT 5)

Council Meeting Date
Introduced: July 11, 2024
Adopted: August 1, 2024

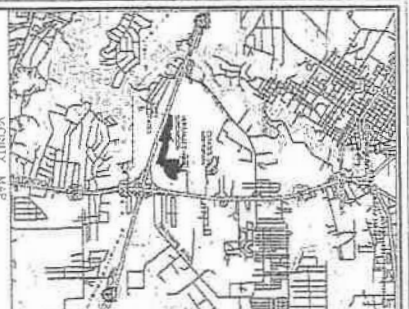
Department
Civil Division ADA

Parish seeks to acquire by Act of Dedication and Donation certain Holiday Square Blvd. street right-of-way parcel not originally dedicated on the Phase 1 plat for Versailles Business Park.

FINAL PLAN OF
VERSAILLES BUSINESS PARK - PHASE 1
SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

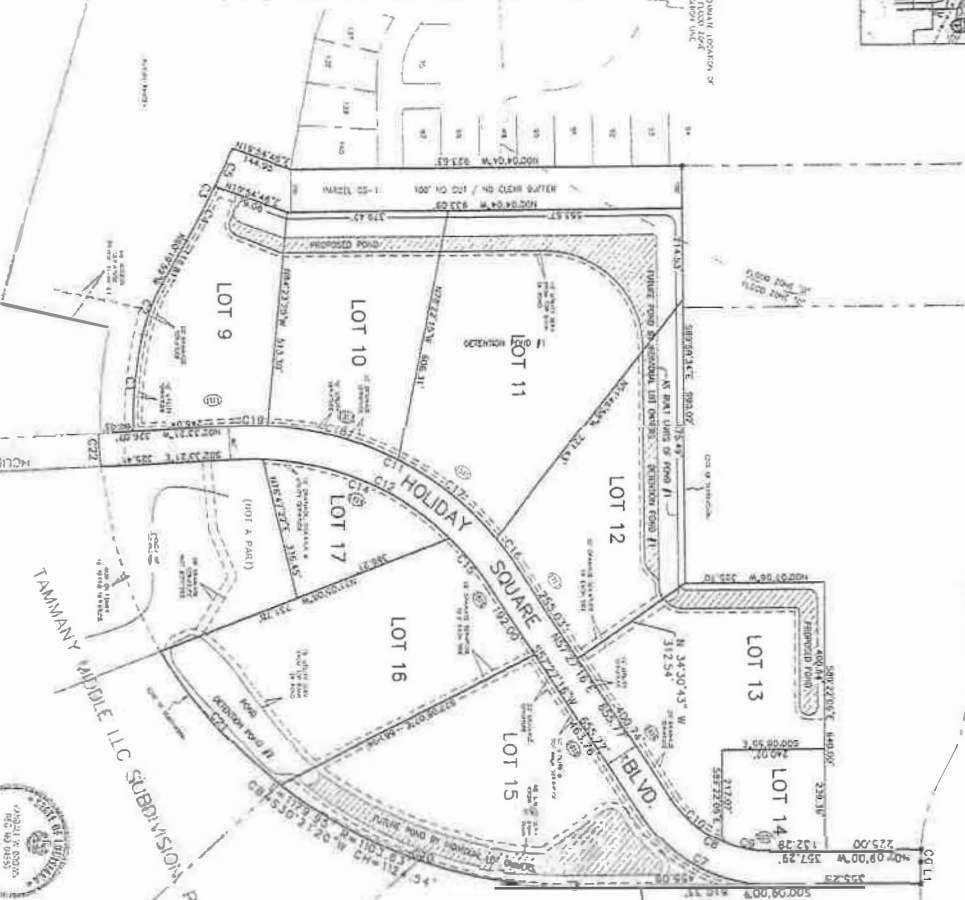
DATE	BY	REVISION
08-03-2016	55516	

HOLIDAY BOULEVARD (80' R.O.W.)



PROPERTY DESCRIPTION

VERSAILLES BUSINESS PARK - PHASE 1
SECTION 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
TOTAL AREA: 100.00 ACRES
SUBDIVISION: 100.00 ACRES
LOT 9: 10.00 ACRES
LOT 10: 10.00 ACRES
LOT 11: 10.00 ACRES
LOT 12: 10.00 ACRES
LOT 13: 10.00 ACRES
LOT 14: 10.00 ACRES
LOT 15: 10.00 ACRES
LOT 16: 10.00 ACRES
LOT 17: 10.00 ACRES

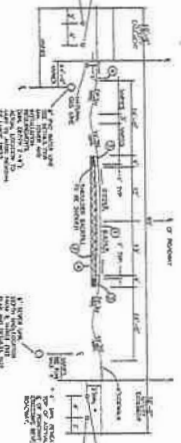


LINE TABLE

LINE	BEARING	DISTANCE
1	N 00° 00' 00" E	100.00
2	S 00° 00' 00" E	100.00
3	S 00° 00' 00" E	100.00
4	N 00° 00' 00" E	100.00

CURVE TABLE

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
2	S 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
3	S 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
4	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00



THE ENGINEERING STATE SURVEYING LICENSE NO. 12345 OF THE STATE OF LOUISIANA IS HEREBY CERTIFIED TO BE VALID AND IN FULL FORCE AND EFFECT FOR THE PURPOSES OF THIS PLAN.

TYPICAL ROADWAY SECTION

BUILDING SETBACKS

SETBACK	MINIMUM DISTANCE
FRONT	10.00
REAR	10.00
SIDE	10.00

1. THE ENGINEERING STATE SURVEYING LICENSE NO. 12345 OF THE STATE OF LOUISIANA IS HEREBY CERTIFIED TO BE VALID AND IN FULL FORCE AND EFFECT FOR THE PURPOSES OF THIS PLAN.
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10. THE ENGINEERING STATE SURVEYING LICENSE NO. 12345 OF THE STATE OF LOUISIANA IS HEREBY CERTIFIED TO BE VALID AND IN FULL FORCE AND EFFECT FOR THE PURPOSES OF THIS PLAN.
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13. THE ENGINEERING STATE SURVEYING LICENSE NO. 12345 OF THE STATE OF LOUISIANA IS HEREBY CERTIFIED TO BE VALID AND IN FULL FORCE AND EFFECT FOR THE PURPOSES OF THIS PLAN.

VERSAILLES BUSINESS PARK - PHASE 1
SECTIONS 15 & 16 - T-7-S - R-11-E
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70440
(905) 824-5368 • FAX(905) 824-5369

REVISIONS
DATE: 08-03-2016
BY: 55516
CHECKED BY: [Signature]
DATE: 08-03-2016
BY: [Signature]
SCALE: AS SHOWN
SHEET: 1 OF 1