



Planning Department

Request for a DEVELOPMENT MEETING

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

A Development Meeting is required prior to any new commercial construction, and is strongly encouraged for all types of development. A Development Meeting is an opportunity for an applicant to discuss their project with representatives from several City departments and receive guidance on the City's process and requirements.

Property

Street Address: Tract 2 and 3 of the property shown on attached survey
boundaried by Annie St., Albert St., Vaults Rd., and LA-HWY
433 (Old Spanish Trail) in Sec. 44, T-9-s. R-14-E Greensburg
Land District, St. Tammany Parish, LA
Current Use: Vacant

Project Contact

☒ Property Owner ☐ Other: _____
Name: Dave Thind & Nav Thind-River Oaks Investment Group
Mailing Address: 102 Colony Way
City, State, Zip: Brandon, MS 39047
Phone #: 601-720-6275
Email: davethind@msn.com

Project Team

Please list any professionals that are involved in this project,
including design professionals, contractors, realtors, etc.
They are encouraged to attend the Development Meeting.

Name: Live oak Engineering
Type of Professional: Civil Engineer
Email: les@liveoakengineering.com
Name: RLS Design Group
Type of Professional: Architect
Email: dwb@rlsdesigngroup.com

Development Meetings are held on Wednesday...

...at 9am and 10am and require at least one week notice.
Other days may be requested. Would you prefer to meet
in-person (subject to COVID restrictions) or virtually?

☐ In-person ☒ Virtual ☐ No preference

Proposed Project

Project Name: Slidell Convenience Store
☒ New Construction ☐ Addition ☐ Demolition
☐ Site Work ☐ Change of Use

Council District: District 13

Brief project description:

5000 sq. ft. convenience Store with Gas and
Truck Diesel.

Please attach any preliminary project drawings
to help describe the project.

Anticipated Needs

Please check all that might apply to this project.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Permit | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Fence Permit | <input type="checkbox"/> Paving Permit |
| <input checked="" type="checkbox"/> Sign Permit | <input type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> New Water or Sewer Connection | |
| <input checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variances |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Certificate of Appropriateness (Olde Towne) | |



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:

Tract 2 and 3 of the property shown on attached survey bounded by Annie St., Albert St., Vaults Rd., and LA HWY 433 (Old Spanish Trail). In Sec. 44, T-9-s, R-14-E Greensburg Land District, St. Tammany Parish, LA

Acres Proposed to be Annexed: 1.92

Current Use: Vacant

Current Parish Zoning District: HC-2 Hwy Commercial

Proposed City Zoning District*: C-4

**Must submit separate Petition for Zoning Map Amendment*

Proposed City Council District: Council District 13

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:	Fee \$	Case # A
Related Case(s):		

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.

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

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.

SWORN TO AND SUBSCRIBED before me this 20
day of August, 2024.

John Andrew McDowell IV
Notary Public



Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Dave Thind River Oaks Investment Group 102 Colony Way Brandon, MS 39047 davethind@msn.com	<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>[Signature]</u> 8.20.24
	<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	



Planning Department

Petition for
**ZONING MAP
AMENDMENT**

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

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: HC-2

Current Use: Vacant

Street Address: _____

Lot, Square/Block, Subdivision (or attach boundary survey):

Bounded by (streets): Old Spanish Trail Hwy 433
Vaultz Rd.

Council District: District 13

Property Owner(s)

Name(s): Dave Thind & Nav Thind

Name(s): River Oaks Investment Group

Authorized Agent, if applicable:

Mailing Address: 102 Colony Way

City, State, Zip: Brandon MS 39047

Phone # 601-487-8574

Email: davethind@msn.com

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Acres Proposed to be (Re)zoned: 1.92

Required Attachments

- ☐ True copy of title or deed (proof of ownership)
- ☐ If an authorized agent, legal authorization for the individual to petition for this amendment
- ☒ Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- ☐ Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

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 of Property Owner or Agent _____ Date _____

Naamee Thind 8.20.24

Signature of Property Owner or Agent _____ Date _____

SWORN TO AND SUBSCRIBED before me this 20
day of August, 2024.

John Andrew McDowell IV
Notary Public



APPROVED: *[Signature]*
CHAIRMAN OF PLANNING & ZONING COMMISSION DATE
SECRETARY OF PLANNING & ZONING COMMISSION DATE
DIRECTOR OF ENGINEERING DATE
CLERK OF COURT DATE
12-09-2024 6359C
DATE FILED
TOTAL AREA: 174,182 SQ. FT. OR 3.999 ACRES

Monique T Bringol, Deputy Clerk N90°00'00"E
REFERENCE SURVEY: A SURVEY BY JOHN BONNEAU DATED 11/18/15, SURVEY NO. 2015 584.
P.O.B. IS REPORTED TO BE S41°08'E 235'; THENCE S47°14'W 168.13'; THENCE S47°14'W 138.28' FROM THE NORTHEAST CORNER OF SQUARE NO. 7 IN LAKE GARDENS SUBDIVISION (SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

REVISED: 05/29/2022 TRACT NUMBER AND MISC.
REVISED: 10/04/2024 ADDED TRACT 1 AND MISC.
REVISED: 10/14/2024 PER PARISH

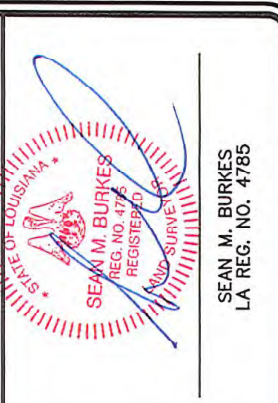
SCALE:	1" = 60'
DATE:	11/17/2021
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO:	20210376
SHEET	1 OF 1

I certify that this plat does represent 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. 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.
I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.
FIRM: 225205 0353 D
DATE: 04/02/1991
ZONE: A10
B.F.E. = 9'
* Verify prior to construction with local governing body.

**A MINOR SUBDIVISION PLAT OF TRACT 1
A 1.00 AC. & A 0.992 AC. PARCEL INTO
TRACT 1A & TRACT 3A SITUATED IN
SECTION 44, T-9-S, R-14-E,
GLD, ST. TAMMANY PARISH, LOUISIANA**
Redaction is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent purchasers. This plat is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.

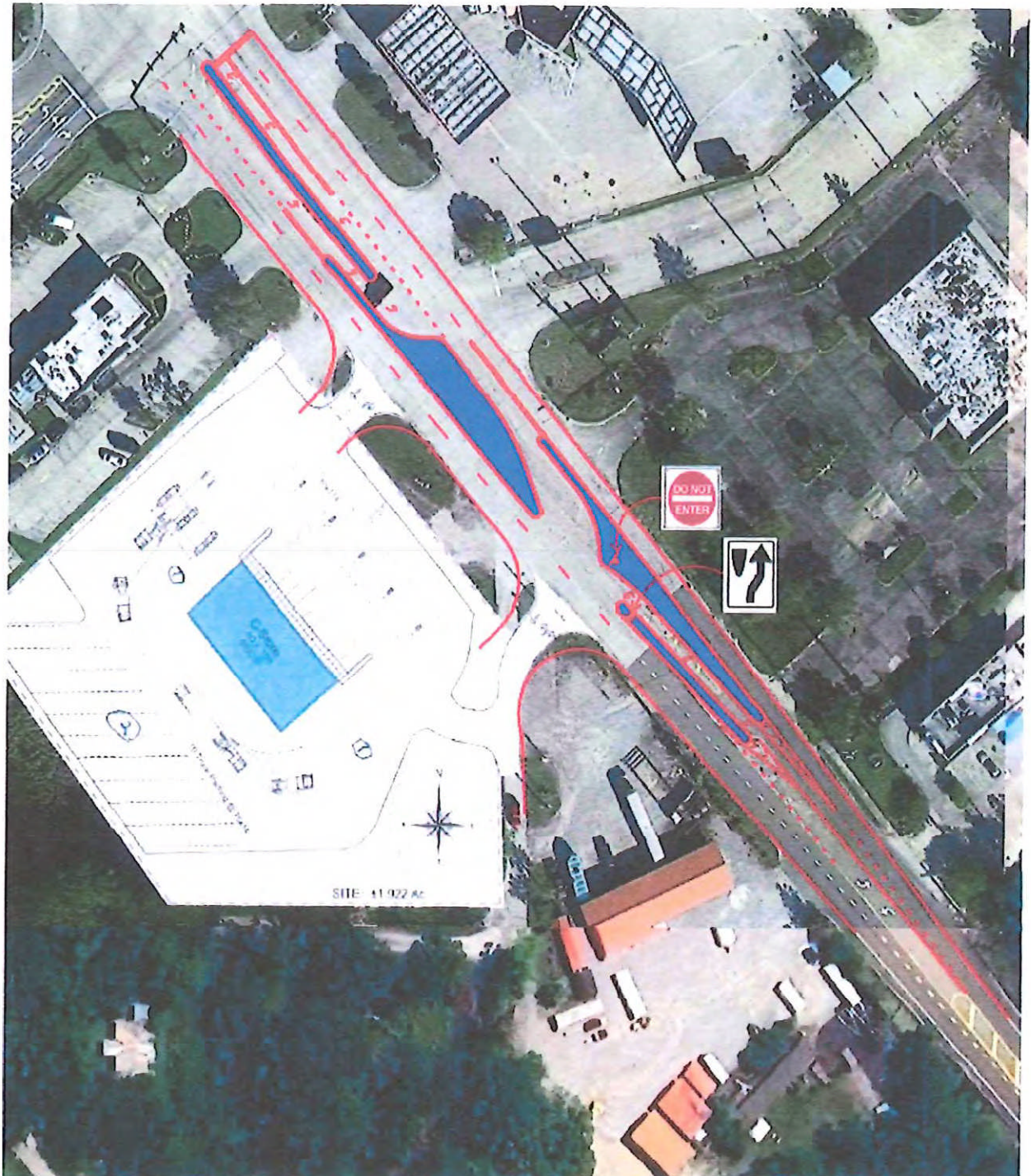
RIVEROAK INVESTMENT GROUP, LLC

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
SEAN M. BURKES
REG. NO. 4775
REGISTERED PROFESSIONAL SURVEYOR
LA REG. NO. 4785



Mr. Johnny W. Bordelon
February 23, 2024
Page 4

Attachment 1: One Right-in/Right Out Access - One "Continuous-T" access.



1.00 Acres (Tract 2)

4/19/2021

ACT OF CASH SALE

BY: WILBERT E. VAULTZ, LIONEL E. VAULTZ
NOEL JOYCE LAURANT, ET. AL

TO: RIVEROAK INVESTMENT GROUP, LLC

* Regan Law Firm, LLC
* Law and Notarial Offices
* 3324 N. Causeway Blvd.
* Metairie, Louisiana 70002
* File # 21-283

Inst # 2324997

Title Ins. Provider: Regan Law Firm, LLC
3324 N. Causeway Blvd, Metairie, LA 70002
Firm License # 303938
Title Underwriter: WFG National Title Ins.
Title Opinion by: Richard E. Regan
LA Bar Roll # 24197

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

BE IT KNOWN, that on the respective date shown below, in the year of our Lord 2022;

BEFORE ME, the undersigned NOTARY PUBLIC duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

WILBERT EMANUEL VAULTZ (6262) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but once and then unto Iris Vaultz with whom he is divorced and has not since remarried. The herein described property is his separate inherited property. The said Wilbert Emanuel Vaultz is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1243 W 110th St., Los Angeles, CA 90044

CHARLIA STONE VAULTZ wife of and LIONEL ERNEST VAULTZ (6068) both persons of the full age of majority and residents of and domiciled in the State of California, who declared under oath to me, Notary, that they have been married but once and then to each other and that they presently love and reside together. The said Charlia Stone Vaultz & Lionel Ernest are appearing herein through Donald Paul Laurant, their Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 720 East 118th Place, Los Angeles, CA 90059

NOEL JOYCE LAURANT, (6459) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that she has been married by once and then unto Paul Laurant from whom she is widowed and has not since remarried. The herein described property is her separate inherited property. The said Noel Joyce Laurant is appearing herein through Karen A. Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 719 S. Bundiks Lake Court, Slidell, LA.

VERNON O. VAULTZ, JR. (5098) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that he is single having never been married and current living and residing. "Seller" Mailing address: 56372 Albert Street, Slidell, LA 70461

SAMMIE VAULTZ, (7159) a person of the full age of majority and resident and domiciled in the State of Arkansas, who declared under oath to me, Notary, that he has been married but once and then unto Beverly Blossom from whom he is divorced and has not since remarried. The herein described property is his separate inherited property. "Seller" Mailing address: 4559 Highway 24, Chidester, AR 71726

SHEILA VAULTZ JEFFERSON, (1686) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that she has been married but twice; first unto Jesse Bolden with whom she is divorced and second unto Floyd Jefferson with whom she is presently living and residing. The herein described property is her separate inherited property. "Seller" Mailing address: 328 Almond Creek Rd., Slidell, LA 70461

CLINTON VAULTZ, JR. (5005) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that he is single having never been married. The said Clinton Vaultz, Jr. is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 11614 Park Creek Drive, Houston TX 77070

CYNTHIA MARIE WESSON (9051) a person of the full age of majority and resident of and domiciled in the State of Illinois, who declared under oath to me, Notary, that she has been married twice; first unto Alvin Jernigan with whom she is divorced and second unto Lewis Wesson, with whom she is presently living and residing. The herein described property is her separate inherited property. The said Cynthia Marie Wesson is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1433 Arley Hill Drive, O'Fallon, IL 62269

KIMBERLY P. MILES (5398) a person of the full age of majority and resident and domiciled in the State of Oklahoma, who declared under oath to me, Notary, that she has been married but once and then unto Dwight Miles, from whom she was divorced, and that she is single having not since remarried. The herein described property is her separate inherited property. The said Kimberly P. Miles is appearing herein through Scott A. Decker, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 8122 S. 107 East Ave, Apt. G, Tulsa, OK 74133

DEBRA A. JOHNSON (0864) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that she has been married but once and then unto Collin M. Johnson with whom she is presently living and residing. The herein described property is her separate inherited property. The said Debra A. Johnson is

appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1401 Beagle Drive, Arlington, TX 76018

PATRICIA L. HOBBS, (6761) a person of the full age of majority and resident of and domiciled in the State of Oklahoma who declared under oath to me, Notary, that she has been married but once and then unto Kelvin Hobbs, with whom she is presently living and residing. The herein described property is her separate inherited property. The said Patricia L. Hobbs is appearing herein through Scott A. Decker, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1412 NE 47th St., Oklahoma City, Oklahoma 73111

EDWIN VAULTZ (8706) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but once and then unto JoAnn Vaultz with whom he is divorced and has not since remarried. The herein described property is his separate inherited property. The said Edwin Vaultz is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 6275 Mosley Ave., Los Angeles, CA 90056

CHERYL VAULTZ (5361) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that she is single having never been married. The said Cheryl Vaultz is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

HORACE VAN VAULTZ, JR. (4037) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but twice; first unto Diane Trevino with whom he is divorced and second unto Cheryl Fox-Marchall with whom he is widowed has since not remarried, appearing herein individually and as Trustee of the Horace V. Vaultz Revocable Trust, established in the JOP of Horace Van Vaultz, recorded as Instrument No. 1495937, St. Tammany Parish, LA. The herein described property is his separate inherited property. The said Horace Van Vaultz, Jr. is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

ANIKA PAIGE (0612) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that she is single having never been married. The said Anika Paige is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, Seller 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 actions of warranty which Seller has or may have against all former owners and Seller, upto:

RIVEROAK INVESTMENT GROUP, LLC (5177) a Louisiana Limited Liability Company active and doing business in the Parish of Jefferson, being herein represented by SUKHDEV THIND, its authorized Member, pursuant to a Certificate of Authority, the original of which is attached hereto and made a part hereof. "PURCHASER" Mailing address: 102 Colony Way, Brandon, MS 39047

here present, accepting and purchasing for Purchaser and Purchaser's heirs and assigns and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

A PORTION OF GROUND situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana. From the Northeast corner of Square No. 7 in Lake Gardens Subdivision, go along the South right of way line of Rigolets Road, being South 41 degrees 6 minutes East 235 feet to an iron pipe set on the East right of way line of 40 foot Public Road; thence go South 47 degrees 14 minutes 00 seconds West a distance of 168.13 feet; thence go South 47 degrees 14 minutes 00 seconds West a distance of 138.26, thence South 41 degrees, 00 minutes 41 seconds East a distance of 176.76 feet, to the Point of Beginning.

From the Point of Beginning go South 37 degrees 25 minutes 56 seconds East a distance of 219.55 feet; thence go North 90 degrees 00 minutes 00 seconds East a distance of 224.50 feet, thence go South 01 degrees 30 minutes 00 seconds East a distance of 204.21 feet, thence go North 48 degrees 53 minutes 18 seconds East a distance of 13.75 feet, thence go South 41 degrees 00 minutes 41 seconds East a distance of 32.33 feet, thence go South 47 degrees 12 minutes 49 seconds East a distance of 217.25 feet, thence go North 41 degrees 00 minutes 44 seconds West a distance of 185.00 feet, thence go North 47 degrees, 14 minutes, 00 seconds East a distance of 54.75 feet to the Point of Beginning. Said Tract 2 consist of 1.00 acre, and is more fully shown on Survey DWG No. 20210376, dated 11/17/21, prepared by J. V. Burks & Associates, Inc. A copy of which is attached hereto.

Plus any right, title and/or interest they have or may have in Tract 3, containing 0.92 acres situated in Section 44, T-9-S, R-14-E, St. Tammany Parish, LA.

See the survey by John Bonneau dated 11/18/15, Survey No. 2015584. Being the same property acquired by Sellers by various JOP's & Acts, including but not limited to JOP's & Acts recorded as CIN's 2006580, 838786, 471523, 9289, 473311 and 9288 St. Tammany Parish, LA

The herein described property is subject to the following:

*Purchaser hereby acknowledges that Purchaser shall be responsible for applying for and procuring the minor resubdivision from St. Tammany Parish, LA, in order to have Tract 2 and Tract 3 recognized as tracts of record.

1. Declaration of Restrictions, Easment and Covenants recorded as Instrument No. 946588.
2. The Road Home Declaration of Covenants Running with the Land, recorded as Instrument # 1721598, partially released, but not as to Flood Insurance, recorded as Instrument # 2098334.
3. Central Louisiana Electric Co. Right of Way, recorded as COB 330, Page 695.
4. Southern Bell Telephone & Telegraph Co, Inc. Right of Way, recorded as COB 204, Page 137.
5. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.

TOTAL AREA: 174,112 SQ. FT. OR 3,999 ACRES

REFERENCE SURVEY: A SURVEY BY JOHN
DONNEAU DATED 11/18/13, SURVEY NO. 2015-
584.

P.O.B. IS REPORTED TO BE S4106'E 22S;
THENCE S4714'W 10E.13; THENCE S4714'W
13E.28' FROM THE NORTHEAST CORNER OF
SQUARE NO. 7 IN LAKE GARBERS SUBDIVISION
IN SECTION 44, T-9-S, R-14-E, GREENSBURG
LAND DISTRICT, ST. TAMMANT PARISH,
LOUISIANA.

BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

SCALE: 1" = 60'

DATE:

DRAWN BY:	CHECKED BY:
-----------	-------------

DWG. NO.

202103/6

SHEET

1

I have cancelled the Flood Insurance Rate Maps and found this property _____ in a _____ Special District.

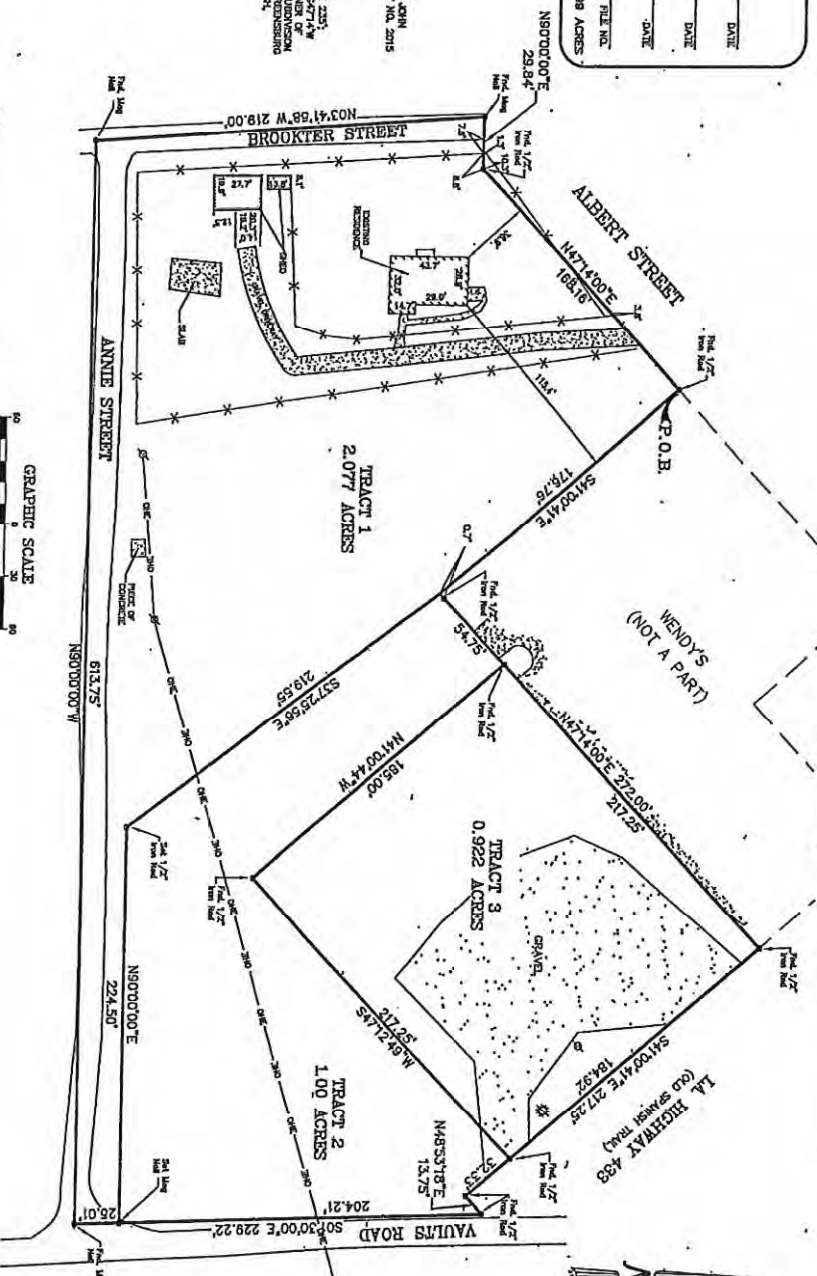
File #: 222025 CS33 D
DATE: 06/02/1981
D.R.#: _____
L.R.#: _____

Verify entry to construction with local operating body.

[illegible]

J.V. BURKE & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL
1005 Startright Highway
Sidell, Louisiana 70458
E-mail: JVBurke@jvburke.com
Phone: 985-649-0075 Fax: 985-649-0154

The seal of the State of Tennessee is visible in the bottom right corner. It features a circular design with the words "THE GREAT SEAL OF THE STATE OF TENNESSEE" around the perimeter. In the center is a shield with a plow, a sheaf of wheat, and a cotton plant. The date "1796" is at the bottom of the shield. The seal is partially obscured by a large, stylized signature or mark.



6. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany, and restrictions recorded on plan of subdivision.

"AS IS" CLAUSE, WITH WAIVER OF REDHIBITION: Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date herein without any warranty other than as to the validity of title. All improvements, specifically including but not limited to, all appliances, electrical, plumbing, heating and air-conditioning systems, roof, structure, foundation are sold and accepted in "AS IS" condition. Purchaser agrees that Seller shall have no responsibility or liability whatever for any repairs.

Seller has not made, and does not make, any representation or warranties whatsoever as to improvements, nor as to the fitness or suitability of the use of occupancy of the property for any particular purpose, nor as to the square footage of the property or any improvements.

Purchaser expressly waives any and all warranties, expressed or implied, against hidden or latent defects, as provided by the Louisiana Civil Code, including, but not limited to any rights of redhibition provided by Louisiana Civil Code Articles 2520 Et seq., specifically including any right purchaser may have to seek redhibition or rescission of this sale and/or to seek quanti minoris or a reduction of the purchase price or the return of any part thereof. These waivers and stipulations shall survive after the delivery of the title at the closing. PURCHASER ACKNOWLEDGES THAT THIS WAIVER OF WARRANTY AND "AS-IS" CLAUSE HAS BEEN EXPLAINED TO PURCHASER AND IS UNDERSTOOD BY PURCHASER.

PURCHASER

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said Purchaser, and purchaser's heirs and assigns forever.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of TWO HUNDRED EIGHTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE AND 00/100 (\$288,645.00) DOLLARS paid by Purchaser, the receipt of which is hereby acknowledged by Vendor who grants full acquittance and discharge therefore.

By reference to the conveyance and mortgage search for the Parish of St. Tammany it does not appear that the said property has been heretofore alienated by Seller and is not subject to any mortgages or encumbrances whatsoever. The parties hereto are aware that the production of all mortgage, conveyance and tax certificates have been waived and the parties hereto rely and release me, Notary, from any and all responsibility and/or liability in connection with the non-production thereof.

Taxes: All taxes assessed against the herein conveyed property have been NOT been prorated for the year 2021, as the property does not appear in the St. Tammany Parish Tax rolls. All property taxes, any state, local or other assessments, from the date of this Act and thereafter, shall be the responsibility of Purchaser, and will be promptly paid by Purchaser when due, prior to the time the same become delinquent. All subsequent tax bills should be mailed to 102 Colony Way, Brandon, MS 39047.

The parties hereto take cognizance that NO NEW SURVEY has been made on the herein described property in connection with this Act and the parties do hereby relieve and release me, Notary, from all and any liability in connection with any encroachments which might appear on such survey.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

THUS DONE AND EXECUTED, in my office in Metairie, Louisiana, Parish of Jefferson, on the 19 day of April, 2021, in the presence of the undersigned competent witnesses, who hereby sign their names with the said parties and me, Notary, after the reading of the whole.

Witnesses:

Erin Groeden
Vintny Tran

RIVEROAK INVESTMENT GROUP, LLO

By: SUKHDEY THIND, Authorized Member

WILBERT EMANUEL VAULTZ, CHARLIA STONE VAULTZ & LIONEL ERNEST VAULTZ, CLINTON VAULTZ, JR., CYNTHIA MARIE WESSON, DEBRA A. JOHNSON, EDWIN VAULTZ, CHERYL VAULTZ, HORACE VAN VAULTZ, JR., Individually & as Trustees of the Horace V. Valtz Revocable Trust, AND ANIKA PAGE

BY: DONALD PAUL LAURANT Agent & Attorney in Fact

NOEL JOYCE LAURANT, by KAREN A. LAURANT,
Agent & Attorney in Fact

VERNON O. VAULTZ, JR.

SAYMIE VAULTZ

SHEILA VAULTZ JEFFERSON

KNIMBERLY P. MILES and PATRICIA L. HOBBS, by
SCOTT A. DECKER, Agent & Attorney in Fact

RICHARD E. REGAN, NOTARY PUBLIC, BAR NO: 24197

0.92 Acres (Tract 3)

10/18/2021

Inst # 2296331

ACT OF CASH SALE

**BY: CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP IN COMMENDAM**

* Regan Law Firm, LLC
* Law and Notarial Offices
* 3324 N. Causeway Blvd.
* Metairie, Louisiana 70002
* File # 21-284

TO: RIVEROAK INVESTMENT GROUP, LLC

Title Ins. Provider: Regan Law Firm, LLC
3324 N. Causeway Blvd, Metairie, LA 70002
Firm License # 303938
Title Underwriter: First American Title Ins.
Title Opinion by: Richard E. Regan
LA Bar Roll # 24197

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

BE IT KNOWN, that on the respective date shown below, in the year of our Lord 2021;

BEFORE THE UNDERSIGNED NOTARY PUBLIC duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM () a Louisiana Partnership, active and doing business in the Parish of St. Tammany Parish, being herein represented by **BURCHARD RESTAURANTS, INC.**, its General Partner, by **ROBERT BRENT BURCHARD**, its authorized President/Director, pursuant to a Partnership Resolution, the original of which is attached hereto and made a part hereof. **"SELLER"**

Mailing address: 102 Tapewood Court, Slidell, LA 70461

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, Seller 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 actions of warranty which Seller has or may have against all former owners and Seller, unto:

RIVEROAK INVESTMENT GROUP, LLC () a Louisiana Limited Liability Company active and doing business in the Parish of Jefferson, being herein represented by **SUKHDEV THIND**, its authorized Member, pursuant to a Certificate of Authority, the original of which is attached hereto and made a part hereof. **"PURCHASER"**

Mailing address: 102 Colony Way, Brandon, MS 39047

here present, accepting and purchasing for Purchaser and Purchasers' heirs and assigns and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

A PORTION OF GROUND situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana. From the Northeast corner of Square No. 7 in Lake Gardens Subdivision, go along the South right of way line of Rigolets Road, being South 41 degrees 6 minutes East 235 feet to an iron pipe set on the East right of way line of 40 foot Public Road; thence go South 47 degrees 14 minutes 00 seconds West a distance of 168.13 feet; thence go South 47 degrees 14 minutes 00 seconds West a distance of 138.26; thence go South 41 degrees 00 minutes 41 seconds East a distance of 176.76 feet; thence go North 47 degrees 14 minutes 00 seconds East a distance of 54.75 feet, to the Point of Beginning.

From the Point of Beginning go North 47 degrees 14 minutes 00 seconds East a distance of 217.25 feet; thence South 41 degrees 00 minutes 41 seconds East a distance of 185.00 feet; thence South 47 degrees 14 minutes 00 seconds West a distance of 217.25 feet; thence North 41 degrees 00 minutes 41 seconds West a distance of 185.00 feet to the Point of Beginning. Being further described at Tract 3 containing 0.92 acres on Survey No. 2015 584, dated November 18, 2015 prepared by John E. Bonneau & Associates. A copy of which is attached hereto.

THIS ACT IS SUBJECT TO THE FOLLOWING:

1. Seller acknowledges that the said property is being purchased for the express purpose of building a first-class convenience store whereby to conduct the business of selling items at retail to include fuel and oil products and in store hot food deli items which may be sold under a third party franchise name including "Krispy Krunchy", "Perfectly Southern", "Champs", "Hunts Brothers" and/or any other franchise name consistent with convenience store hot food deli programs. Apart from the before mentioned convenience store deli programs, Purchaser hereby agrees to allow Seller to have the said property Deed Restricted to not allow any improvements with a drive-thru window and any national or regional restaurant QSR chain to operate on the said property, either as a third party or owner operator, that would be considered a direct competition to the Seller's Wendy's business. This obligation shall survive Closing.
2. Declaration of Restrictions, Easement and Covenants recorded as Instrument No. 946588.
3. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.
4. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany, and restrictions recorded on plan of subdivision.

Being the same property acquired by Seller by Act recorded as Instrument # 2006584, St. Tammany Parish, LA

"AS IS" CLAUSE, WITH WAIVER OF REDHIBITION...

Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date herein without any warranty other than as to the validity of title. All improvements, specifically including but not limited to, all appliances, electrical, plumbing, heating and air-conditioning systems, roof, structure, foundation are sold and accepted in "AS IS" condition. Purchaser agrees that Seller shall have no responsibility or liability whatever for any repairs.



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

POINT OF BEGINNING:
A PORTION OF GROUND SITUATED IN SECTION 44,
TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY
PARISH, LOUISIANA,
FROM THE NORTHEAST CORNER OF SQUARE NO. 7 IN LAKE
GARDENS SUBDIVISION, GO ALONG THE SOUTH RIGHT OF
WAY LINE OF THE ROULETS ROAD, BEING SOUTH 41
DEGREES 8 MINUTES EAST 335 FEET TO AN IRON PIPE
SET ON THE EAST RIGHT OF WAY LINE OF 40 FOOT
PUBLIC ROAD; THENCE GO THENCE GO SOUTH 47
DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF
188.13 FEET; THENCE GO THENCE GO SOUTH 47 DEGREES
14 MINUTES 00 SECONDS WEST A DISTANCE OF 139.28
FEET TO THE POINT OF BEGINNING.

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JOHN E. BONNEAU & ASSOCIATES, INC.

BUILDING SETBACKS:

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

FLOODZONE NOTE: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps and found the
property described is located in Flood Zone(s) "A" with a
Base Flood Elevation of N/A In accordance with Community
Panel No. 225205 0205 C ; Revised: OCTOBER 17, 1980

L1=S41°00'41"E; 32.25'
L2=N48°53'18"E; 13.75'

REFERENCE SURVEY:
Survey map by Dading, Marques & Assoc., Inc., dated
August 9, 1984, having Job No. 842809, and recorded
with St. Tammany Clerk of Court as Instrument No. 944018.

BASE FOR BEARINGS:

The Reference Survey.

NOTE: Setback lines shall be verified by owner or contractor prior
to any construction, as an abstract has not been performed by
the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive.
Servitudes 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.

NOTE: This is to certify that I have done an actual ground survey
and found that no encroachments exist either way across any
property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS
DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS
ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A
CLASS D SURVEY.

A RESUBDIVISION MAP OF
TRACT 1, CONTAINING 4.00 ACRES,
into
TRACT 1A CONTAINING 3.08 ACRES, & TRACT 3 CONTAINING 0.92 ACRES,
situated in
Section 44, T-9-S, R-14-E
St. Tammany Parish, Louisiana
for
CHALMETTE RESTAURANTS LTD & D.REX ENGLISH, APT. LLC

Survey No. 2015 584

Drawn by: JCB

Scale: 1" = 100'

Date: NOVEMBER 18, 2015

Revised:

This Survey is Certified
True and Correct

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471

(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778

www.JEBCOLandSurveying.com • e-mail: INFO@JEBCOSURVEY.COM

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
Land Surveyor
Registration No. 1442811

RESOLUTION

OF

CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM

A Meeting of the Board of Directors of CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM was held on the 9th day of October, 2021, after due notice, with all members present and voting.

The following resolution was adopted unanimously:

BE IT HEREBY RESOLVED THAT ROBERT BRENT BURCHARD, as President/Director of BURCHARD RESTAURANTS, INC., the General Partner of CHALMETTE RESTAURANTS, LTD. PARTNERSHIP INCOMMENDAM be authorized and empowered, for and on behalf of this partnership, to sign any and all documents, including but not limited to an Act of Cash Sale, and any associated documents in order to divest/sell the partnership's interest in the real property located in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, designated as Tract 3, containing 0.92 acres, unto RIVEROAK INVESTMENT GROUP, LLC, on such terms and conditions that she may deem fit and proper.

BE IT FURTHER RESOLVED THAT the said ROBERT BRENT BURCHARD, be hereby authorized to sign and execute on behalf of this partnership any and all documentation or other instruments, notarial acts, or other documents in order to carry out the purpose of this resolution, and authorized to do any and all other things as in the sole discretion of said partner/director may be fitting or proper to carry out this resolution, and be authorized to appear before any Notary Public to effect this purpose.

I, the undersigned Secretary of this partnership does hereby certify that the above and foregoing is

a true and correct copy of an excerpt of the minutes of a meeting of the Board of Directors, held on October 9th 2021, with all partners present and voting.

BURCHARD RESTAURANTS, INC.
General Partner of CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP INCOMMENDAM

Margot Burchard
By: MARGOT BURCHARD, Secretary

Ronald E. Burchard
RONALD EUGENE BURCHARD, Partner

Laura S. Burchard
LAURA SUE BURCHARD, Partner

CERTIFICATE OF AUTHORITY

OF

RIVEROAK INVESTMENT GROUP LLC

The undersigned, NAVNEET S. THIND and SUKHDEV S. THIND, constituting of all the Members of RIVEROAK INVESTMENT GROUP LLC acting in such capacity, hereby adopts the following resolution by and for the company:

BE IT HEREBY RESOLVED that, SUKHDEV S. THIND, MEMBER, of this company, and that he is hereby authorized, empowered appointed and directed on behalf of the company to PURCHASE and MORTGAGE and EXECUTE any all documentation with regards to the property designated as SQUARE 7, 0.92 acres, SLIDELL, ST. TAMMANY PARISH, LOUISIANA;

BE IT FURTHER RESOLVED that the above MEMBER, is hereby authorized to sign and execute on behalf of this company any and all notarial acts, instruments or other documents in order to carry out the purpose of this resolution, and authorized to do any and all other things, in the sole discretion of said managing member as may be fitting or proper to carry out this Resolution.

BE IT FURTHER RESOLVED to the extent the authority granted and/or certified herein exceeds or conflicts with any limits of authority placed upon the member/manager of the company by any operating agreement of the company, the operating agreement of the company is hereby amended to authorized the above identified member/manager to act on behalf of the company and bind the company in accordance herewith.

This certificate of authority is executed this 29 day of August, 2021.


NAVNEET S. THIND, MEMBER


SUKHDEV S. THIND, MEMBER

Seller has not made, and does not make, any representation or warranties whatsoever as to improvements, nor as to the fitness or suitability of the use of occupancy of the property for any particular purpose, nor as to the square footage of the property or any improvements.

Purchaser expressly waives any and all warranties, expressed or implied, against hidden or latent defects, as provided by the Louisiana Civil Code, including, but not limited to any rights of redhibition provided by Louisiana Civil Code Articles 2520 Et. seq., specifically including any right purchaser may have to seek redhibition or rescission of this sale and/or to seek quantil minoris or a reduction of the purchase price or the return of any part thereof. These waivers and stipulations shall survive after the delivery of the title at the closing.

PURCHASER ACKNOWLEDGES THAT THIS WAIVER OF WARRANTY AND "AS-IS" CLAUSE HAS BEEN EXPLAINED TO PURCHASER AND IS UNDERSTOOD BY PURCHASER.


PURCHASER

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said Purchaser, and purchaser's heirs and assigns forever.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) DOLLARS**, paid by Purchaser, the receipt of which is hereby acknowledged by Vendor who grants full acquittance and discharge therefore.

By reference to the conveyance and mortgage search for the Parish of St. Tammany, it does not appear that the said property has been heretofore alienated by Seller and is not subject to any mortgages or encumbrances whatsoever. The parties hereto are aware that the production of all mortgage, conveyance and tax certificates have been waived and the parties hereto relive and release me, Notary, from any and all responsibility and/or liability in connection with the non-production thereof.


Taxes: All taxes assessed against the herein conveyed property have been prorated for the year 2020. All property taxes, any state, local or other assessments, from the date of this Act and thereafter, shall be the responsibility of Purchaser, and will be promptly paid by Purchaser when due, prior to the time the same become delinquent. Subsequent tax bills should be mailed to: 102 Colony Way, Brandon, MS 39047.

The parties hereto take cognizance that NO NEW SURVEY has been made on the herein described property in connection with this Act and the parties do hereby relieve and release me, Notary, from all and any liability in connection with any encroachments which might appear on such survey.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

THUS DONE AND EXECUTED, in my office in the City of Metairie, State of Louisiana, on the 18th day of October, 2021, in the presence of the undersigned competent witnesses, who herewith sign their names with the said parties, and me, Notary, after the reading of the whole.

Witnesses:


Erin Growdon

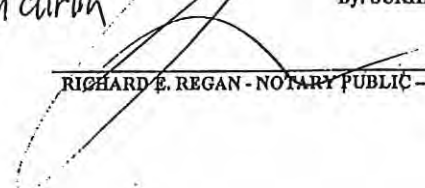
CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP IN COMMENDAM


By: BURCHARD RESTAURANTS, INC., General Partner
By: ROBERT BRENT BURCHARD, President/Director

RIVEROAK INVESTMENT GROUP, LLC


By: SUKHDEV THIND, Authorized Member


Lyn Clifton


RICHARD E. REGAN - NOTARY PUBLIC - BAR # 24197

Tax Roll For

Year: 2024

Assessment Type: RE

Abstract Status: Active

View

Assessment Information

Assessment Number
138472
Old Assessment Number

Owner Information

Owner Name
RIVEROAK INVESTMENT GROUP LLC
In Care Of
Mailing Address
102 COLONY WAY, BRANDON, MS, 39047
Physical Address
56319 VAULTZ ROAD SLIDELL, LA 70461
Property Description
3.08 AC SEC 44 9 14 TR1A
Tax District
37
Ward
09RL

Property Information

Parish Mills
130.79
City Mills
0.00

Tax Information

Millage/Fee Name
Alimony 1 (Parish Maint.)
Animal Shelter

Parish Taxes	\$2,164.58
City Taxes	\$0
Total Taxes	\$2,164.58

Assessment District
Coroner's Millage
Council On Aging/STARC
Drainage Maintenance
Fire Dist 01
Florida Par. Inv. Center

Tax Roll For

Year: 2024

Assessment Type: RE

Abstract Status: Active

View

Assessment Information

Assessment Number
127767

Old Assessment Number
1378191749

Owner Information

Owner Name
RIVEROAK INVESTMENT GROUP LLC

In Care Of

Mailing Address
102 COLONY WAY, BRANDON, MS, 39047

Physical Address
0 OLD SPANISH TR SLIDELL, LA 70461

Property Description
.92 AC SEC 44 9 14 TR3

Tax District
37

Ward
09RL

Property Information

Parish Mills
130.79

City Mills
0.00

Tax Information

Millage/Fee Name
Alimony 1 (Parish Maint.)

0.00	Animal Shelter
Parish Taxes	Assessment District
\$4,193.13	Coroner's Millage
City Taxes	Council On Aging/STARC
\$0	Drainage Maintenance
Total Taxes	Fire Dist 01
\$4,193.13	



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 **Laurant, Joyce** as owner for the tax year **2023** and whose address is **717 S. Bundicks Lake Ct, Slidell, LA 70461** 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: 123273

3.333 ACS M/L SEC 44 9 14 CB 1007 162 167 UNDIV 1/7 INT TO JOYCE VAULTZ,
CLINTON VAULTZ, LIONEL E VAULTZ, WILBERT E VAULTZ, HORACE C VAULTZ
FAMILY TRUST UNDIV 1/21 INT TO SHEILA VAULTZ JEFFERS, SAMUEL VAULTZ
AND VERNONE OBRIEN VAULTZ CB 1548 166 CB 1530 166 INST NO 1495937
INST NO 1737069

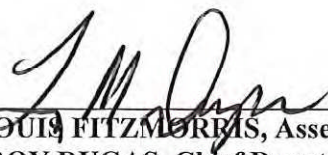
The total assessed value of all property within the above described area is
\$ 6,999.

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 \$ 6,999.

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

2023 ASSESSED VALUATION : \$ 6,999

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 13th day of September, 2024.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

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 Riveroak Investment Group LLC as owner for the tax year 2023 and whose address is 102 Colony Way, Brandon, MS 39047 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: 127767
.92 AC SEC 44 9 14 TR3

The total assessed value of all property within the above described area is
\$ 32,060.

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 \$ 32,060.

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

2023 ASSESSED VALUATION : \$ 32,060

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
Covington, Louisiana this the 18th day of September, 2024.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

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

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2023 Tax Roll - Assessment Number 123273

OWNERS: Laurant, Joyce

717 S. Bundicks Lake Ct.
Slidell LA 70461

PROPERTY DESCRIPTION: 2023 TAX ROLL


3.333 ACS M/L SEC 44 9 14 CB 1007 162 167 UNDIV 1/7 INT TO
JOYCE VAULTZ, CLINTON VAULTZ, LIONEL E VAULTZ, WILBERT E
VAULTZ, HORACE C VAULTZ FAMILY TRUST UNDIV 1/21 INT TO
SHEILA VAULTZ JEFFERS, SAMUEL VAULTZ AND VERNONE OBRIEN
VAULTZ CB 1548 166 CB 1530 166 INST NO 1495937 INST NO 1737069

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

2023 VALUATION:	Land	-	6,999
	Improvements	-	0
TOTAL ASSESSED VALUATION			6,999

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 Assessor's Office

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

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2023 Tax Roll - Assessment Number 127767

OWNERS: Riveroak Investment Group LLC

102 Colony Way
Brandon, MS 39047

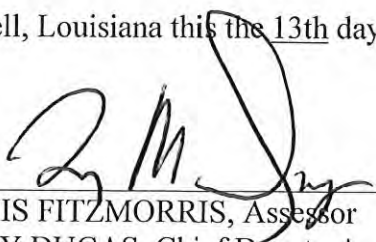
PROPERTY DESCRIPTION: **2023 TAX ROLL**
.92 AC SEC 44 9 14 TR3

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

2023 VALUATION:	Land	-	32,060
	Improvements	-	0
TOTAL ASSESSED VALUATION			32,060

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 described in the attached survey by J.V. Burkes & Associates, Inc. Survey No. 202103476 dated November 17, 2021 and further identified as a one certain portion of ground being Tract 1, 2, and 3 situated in Section 44, Township 9 South, Range 14 East, in the Parish of 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 28th day of August 2024.

Sincerely,

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

ACT OF CASH SALE

BY: WILBERT E. VAULTZ, LIONEL E. VAULTZ
NOEL JOYCE LAURANT, ET. AL

TO: RIVEROAK INVESTMENT GROUP, LLC

* Regan Law Firm, LLC
* Law and Notarial Offices
* 3324 N. Causeway Blvd.
* Metairie, Louisiana 70002
* File # 21-283

Title Ins. Provider: Regan Law Firm, LLC
3324 N. Causeway Blvd, Metairie, LA 70002
Firm License # 303938
Title Underwriter: WRG National Title Ins.
Title Opinion by: Richard E. Regan
LA Bar Roll # 24197

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

BE IT KNOWN, that on the respective date shown below, in the year of our Lord 2022;

BEFORE ME, the undersigned NOTARY PUBLIC duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

WILBERT EMANUEL VAULTZ (6262) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but once and then unto Iris Vaultz with whom he is divorced and has not since remarried. The herein described property is his separate inherited property. The said Wilbert Emanuel Vaultz is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1243 W 110th St., Los Angeles, CA 90044

CHARLIA STONE VAULTZ wife of and LIONEL ERNEST VAULTZ (6068) both persons of the full age of majority and residents of and domiciled in the State of California, who declared under oath to me, Notary, that they have been married but once and then to each other and that they presently love and reside together. The said Charlia Stone Vaultz & Lionel Ernest are appearing herein through Donald Paul Laurant, their Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 720 East 118th Place, Los Angeles, CA 90059

NOEL JOYCE LAURANT, (6459) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that she has been married by once and then unto Paul Laurant from whom she is widowed and has not since remarried. The herein described property is her separate inherited property. The said Noel Joyce Laurant is appearing herein through Karen A. Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 719 S. Bundiks Lake Court, Slidell, LA.

VERNON O. VAULTZ, JR. (5098) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that he is single having never been married and current living and residing. "Seller" Mailing address: 56372 Albert Street, Slidell, LA 70461

SAMMIE VAULTZ, (7159) a person of the full age of majority and resident and domiciled in the State of Arkansas, who declared under oath to me, Notary, that he has been married but once and then unto Beverly Blossom from whom he is divorced and has not since remarried. The herein described property is his separate inherited property. "Seller" Mailing address: 4559 Highway 24, Chidester, AR 71726

SHEILA VAULTZ JEFFERSON, (1686) a person of the full age of majority and resident and domiciled in the State of Louisiana, who declared unto me, Notary, under oath, that she has been married but twice; first unto Jesse Bolden with whom she is divorced and second unto Floyd Jefferson with whom she is presently living and residing. The herein described property is her separate inherited property. "Seller" Mailing address: 328 Almond Creek Rd., Slidell, LA 70461

CLINTON VAULTZ, JR. (5005) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that he is single having never been married. The said Clinton Vaultz, Jr. is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 11614 Park Creek Drive, Houston TX 77070

CYNTHIA MARIE WESSON (9051) a person of the full age of majority and resident of and domiciled in the State of Illinois, who declared under oath to me, Notary, that she has been married twice; first unto Alivia Jernigan with whom she is divorced and second unto Lewis Wesson, with whom she is presently living and residing. The herein described property is her separate inherited property. The said Cynthia Marie Wesson is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1433 Arley Hill Drive, Ofallon, IL 62269

KIMBERLY P. MILES (5398) a person of the full age of majority and resident and domiciled in the State of Oklahoma, who declared under oath to me, Notary, that she has been married but once and then unto Dwight Miles, from whom she was divorced, and that she is single having not since remarried. The herein described property is her separate inherited property. The said Kimberly P. Miles is appearing herein through Scott A. Decker, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 8122 S. 107 East Ave, Apt. G, Tulsa, OK 74133

DEBRA A. JOHNSON (0864) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that she has been married but once and then unto Collin M. Johnson with whom she is presently living and residing. The herein described property is her separate inherited property. The said Debra A. Johnson is

appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1401 Beagle Drive, Arlington, TX 76018

PATRICIA L. HOBBS, (6761) a person of the full age of majority and resident of and domiciled in the State of Oklahoma who declared under oath to me, Notary, that she has been married but once and then unto Kelvin Hobbs, with whom she is presently living and residing. The herein described property is her separate inherited property. The said Patricia L. Hobbs is appearing herein through Scott A. Decker, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 1412 NE 47th St., Oklahoma City, Oklahoma 73111

EDWIN VAULTZ (8706) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but once and then unto JoAnn Vaultz with whom he is divorced and has not since remarried. The herein described property is his separate inherited property. The said Edwin Vaultz is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 6275 Mosley Ave., Los Angeles, CA 90056

CHERYL VAULTZ (5361) a person of the full age of majority and resident of and domiciled in the State of Texas, who declared under oath to me, Notary, that she is single having never been married. The said Cheryl Vaultz is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

HORACE VAN VAULTZ, JR. (4037) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that he has been married but twice; first unto Diane Trevino with whom he is divorced and second unto Cheryl Fox-Marchall with whom he is widowed has since not remarried, appearing herein individually and as Trustee of the Horace V. Vaultz Revocable Trust, established in the JOP of Horace Van Vaultz, recorded as Instrument No. 1495937, St. Tammany Parish, LA. The herein described property is his separate inherited property. The said Horace Van Vaultz, Jr. is appearing herein through Donald Paul Laurant, his Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

ANIKA PAIGE (0612) a person of the full age of majority and resident of and domiciled in the State of California, who declared under oath to me, Notary, that she is single having never been married. The said Anika Paige is appearing herein through Donald Paul Laurant, her Agent & Attorney in Fact, pursuant to a Power of Attorney, the original of which is attached hereto and made a part hereof. "Seller" Mailing address: 7863 Crenshaw Blvd, Los Angeles, CA 90043

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, Seller 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 actions of warranty which Seller has or may have against all former owners and Seller, unto:

RIVEROAK INVESTMENT GROUP, LLC (5177) a Louisiana Limited Liability Company active and doing business in the Parish of Jefferson, being herein represented by SUKHDEV THIND, its authorized Member, pursuant to a Certificate of Authority, the original of which is attached hereto and made a part hereof. "PURCHASER" Mailing address: 102 Colony Way, Brandon, MS 39047

here present, accepting and purchasing for Purchaser and Purchaser's heirs and assigns and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

A PORTION OF GROUND situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana. From the Northeast corner of Square No. 7 in Lake Gardens Subdivision, go along the South right of way line of Rigolets Road, being South 41 degrees 6 minutes East 235 feet to an iron pipe set on the East right of way line of 40 foot Public Road; thence go South 47 degrees 14 minutes 00 seconds West a distance of 168.13 feet; thence go South 47 degrees 14 minutes 00 seconds West a distance of 138.26, thence South 41 degrees, 00 minutes 41 seconds East a distance of 176.76 feet, to the Point of Beginning.

From the Point of Beginning go South 37 degrees 25 minutes 56 seconds East a distance of 219.55 feet; thence go North 90 degrees 00 minutes 00 seconds East a distance of 224.50 feet, thence go South 01 degrees 30 minutes 00 seconds East a distance of 204.21 feet, thence go North 48 degrees 53 minutes 18 seconds East a distance of 13.75 feet, thence go South 41 degrees 00 minutes 41 seconds East a distance of 32.33 feet, thence go South 47 degrees 12 minutes 49 seconds East a distance of 217.25 feet, thence go North 41 degrees 00 minutes 44 seconds West a distance of 185.00 feet, thence go North 47 degrees, 14 minutes, 00 seconds East a distance of 54.75 feet to the Point of Beginning. Said Tract 2 consist of 1.00 acre, and is more fully shown on Survey DWG No. 20210376, dated 11/17/21, prepared by J. V. Burks & Associates, Inc. A copy of which is attached hereto.

Plus any right, title and/or interest they have or may have in Tract 3, containing 0.92 acres situated in Section 44, T-9-S, R-14-E, St. Tammany Parish, LA.

See the survey by John Bonneau dated 11/18/15, Survey No. 2015584. Being the same property acquired by Sellers by various JOP's & Acts, including but not limited to JOP's & Acts recorded as CIN's 2006580, 838786, 471523, 9289, 473311 and 9288 St. Tammany Parish, LA

The herein described property is subject to the following:

*Purchaser hereby acknowledges that Purchaser shall be responsible for applying for and procuring the minor resubdivision from St. Tammany Parish, LA, in order to have Tract 2 and Tract 3 recognized as tracts of record.

1. Declaration of Restrictions, Easment and Covenants recorded as Instrument No. 946588.
2. The Road Home Declaration of Covenants Running with the Land, recorded as Instrument # 1721598, partially released, but not as to Flood Insurance, recorded as Instrument # 2098334.
3. Central Louisiana Electric Co. Right of Way, recorded as COB 330, Page 695.
4. Southern Bell Telephone & Telegraph Co, Inc. Right of Way, recorded as COB 204, Page 137.
5. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.

APPROVED: _____

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED _____ FILE NO. _____

TOTAL AREA 174,182 SQ. FT. OR 3.988 ACRES

P.O.B.: ROVERED TO BE 54707E 225;
THENCE 5474'W 101.15'; THENCE 5474'W
120.25' FROM THE NORTHEAST CORNER OF
EQUARE NO. 7 IN LAKE CAROL'S SUBDIVISION
IN SECTION 44, T-2-S, R-14-E, GREENSBURG
LAND DISTRICT, ST. TAMMANY PARISH,
LOUISIANA.

[illegible]

DATE:	11/17/2021	
DRAWN BY:	VLL	CHECKED BY: JDL
DWG. NO:	20210376	
SHEET	1	OF 1


1. I have examined the Flood Insurance Rate Maps and found the property _____ to be a special Flood Hazard Area.

FILED: _____
 DATE: 06/02/1991
 TIME: 4:10
 BY: _____

Wetly print & signifying with local government.

[illegible]

J.V. Burkes & Associates, Inc.
STARTING ENGINEERING • ENVIRONMENTAL



1035 Sacred Highway
Slidell, Louisiana 70458
E-mail: JVBurkes@Aol.com

Phone: 985-649-0075 Fax: 985-649-0154

6. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany, and restrictions recorded on plan of subdivision.

"AS IS" CLAUSE, WITH WAIVER OF REDHIBITION: Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date herein without any warranty other than as to the validity of title. All improvements, specifically including but not limited to, all appliances, electrical, plumbing, heating and air-conditioning systems, roof, structure, foundation are sold and accepted in "AS IS" condition. Purchaser agrees that Seller shall have no responsibility or liability whatever for any repairs.

Seller has not made, and does not make, any representation or warranties whatsoever as to improvements, not as to the fitness or suitability of the use of occupancy of the property for any particular purpose, nor as to the square footage of the property or any improvements.

Purchaser expressly waives any and all warranties, expressed or implied, against hidden or latent defects, as provided by the Louisiana Civil Code, including, but not limited to any rights of redhibition provided by Louisiana Civil Code Articles 2520 Et seq., specifically including any right purchaser may have to seek redhibition or rescission of this sale and/or to seek quant minoris or a reduction of the purchase price or the return of any part thereof. These waivers and stipulations shall survive after the delivery of the title at the closing. PURCHASER ACKNOWLEDGES THAT THIS WAIVER OF WARRANTY AND "AS-IS" CLAUSE HAS BEEN EXPLAINED TO PURCHASER AND IS UNDERSTOOD BY PURCHASER.

PURCHASER

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said Purchaser, and purchaser's heirs and assigns forever.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of TWO HUNDRED EIGHTY EIGHT THOUSAND SIX HUNDRED FORTY FIVE AND 00/100 (\$288,645.00) DOLLARS paid by Purchaser, the receipt of which is hereby acknowledged by Vendor who grants full acquittance and discharge therefore.

By reference to the conveyance and mortgage search for the Parish of St. Tammany it does not appear that the said property has been heretofore alienated by Seller and is not subject to any mortgages or encumbrances whatsoever. The parties hereto are aware that the production of all mortgage, conveyance and tax certificates have been waived and the parties hereto rely and release me, Notary, from any and all responsibility and/or liability in connection with the non-production thereof.

Taxes: All taxes assessed against the herein conveyed property have been NOT been prorated for the year 2021, as the property does not appear in the St. Tammany Parish Tax rolls. All property taxes, any state, local or other assessments, from the date of this Act and thereafter, shall be the responsibility of Purchaser, and will be promptly paid by Purchaser when due, prior to the time the same become delinquent. All subsequent tax bills should be mailed to 102 Colony Way, Brandon, MS 39047.

The parties hereto take cognizance that NO NEW SURVEY has been made on the herein described property in connection with this Act and the parties do hereby relieve and release me, Notary, from all and any liability in connection with any encroachments which might appear on such survey.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

THUS DONE AND EXECUTED, in my office in Metairie, Louisiana, Parish of Jefferson, on the 19 day of April, 2021, in the presence of the undersigned competent witnesses, who herewith sign their names with the said parties, and me, Notary, after the reading of the whole.

Witnesses:

Erin Gradden
Erin Gradden
Party Trust

RIVEROAK INVESTMENT GROUP, LLO

By: SUKHDEV THIND, Authorized Member

WILBERT EMANUEL VAULTZ, CHARLIA STONE VAULTZ & LIONEL ERNEST VAULTZ, CLINTON VAULTZ, JR., CYNTHIA MARIE WESSON, DEBRA A. JOHNSON, EDWIN VAULTZ, CHERYL VAULTZ, HORACE VAN VAULTZ, JR., Individually & as Trustee of the Horace V. Vaultz Revocable Trust AND ANIKA PAIGE

Donald Paul Laurant
BY: DONALD PAUL LAURANT, Agent & Attorney in Fact

Karen A. Laurant
NOEL JOYCE LAURANT, by KAREN A. LAURANT, Agent & Attorney in Fact

Vernon O. Vaultz
VERNON O. VAULTZ, JR.

Sammie Vaultz
SAMMIE VAULTZ

Sheila Vaultz Jefferson
SHEILA VAULTZ JEFFERSON

Kimberly P. Miles and Patricia L. Hobbs
KIMBERLY P. MILES and PATRICIA L. HOBBS, by SCOTT A. DECKER, Agent & Attorney in Fact

RICHARD E. REGAN, NOTARY PUBLIC, BAR NO: 24197

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 174,182 SQ. FT. OR 3.999 ACRES	

REFERENCE SURVEY: A SURVEY BY JOHN
BONICAN DATED 11/10/15, SURVEY NO. 2015
594.

P.O.B. IS REPORTED TO BE S41°00'E 235°;
THENCE S47°14'W 168.13'; THENCE S47°14'W
138.20' FROM THE NORTHEAST CORNER OF
SQUARE NO. 7 IN LAKE GARDENS SUBDIVISION
IN PARISH OF ST. TAMMANY, LUISIANA, BEING
LAND DISTRICT ST. TAMMANY PARISH,
LOUISIANA.

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

REVISED: ADJUSTED RESUBDIVISION PLAT 05/16/2024

SCALE:	1" = 60'
DATE:	11/17/2021
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO:	20210376
SHEET	1 OF 1

I certify that this plat does represent an actual
survey and that to the best of my
knowledge and belief, the same is a true and
correct copy of the original survey, except as
shown. Encumbrances shown hereon are not
necessarily shown. Encumbrances of record as
shown hereon are not shown. The surveyor
added hereto upon request, as surveyor has not
performed any title search or abstract.
I have consulted the Flood Insurance Rate Maps
and found this property is in a Special
Flood Hazard Area.
FIRM#: 225505 0353 D
DATE: 04/02/1991
ZONE: A10
E.F.E. = 0'
* Verify prior to construction with local governing body.

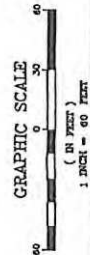
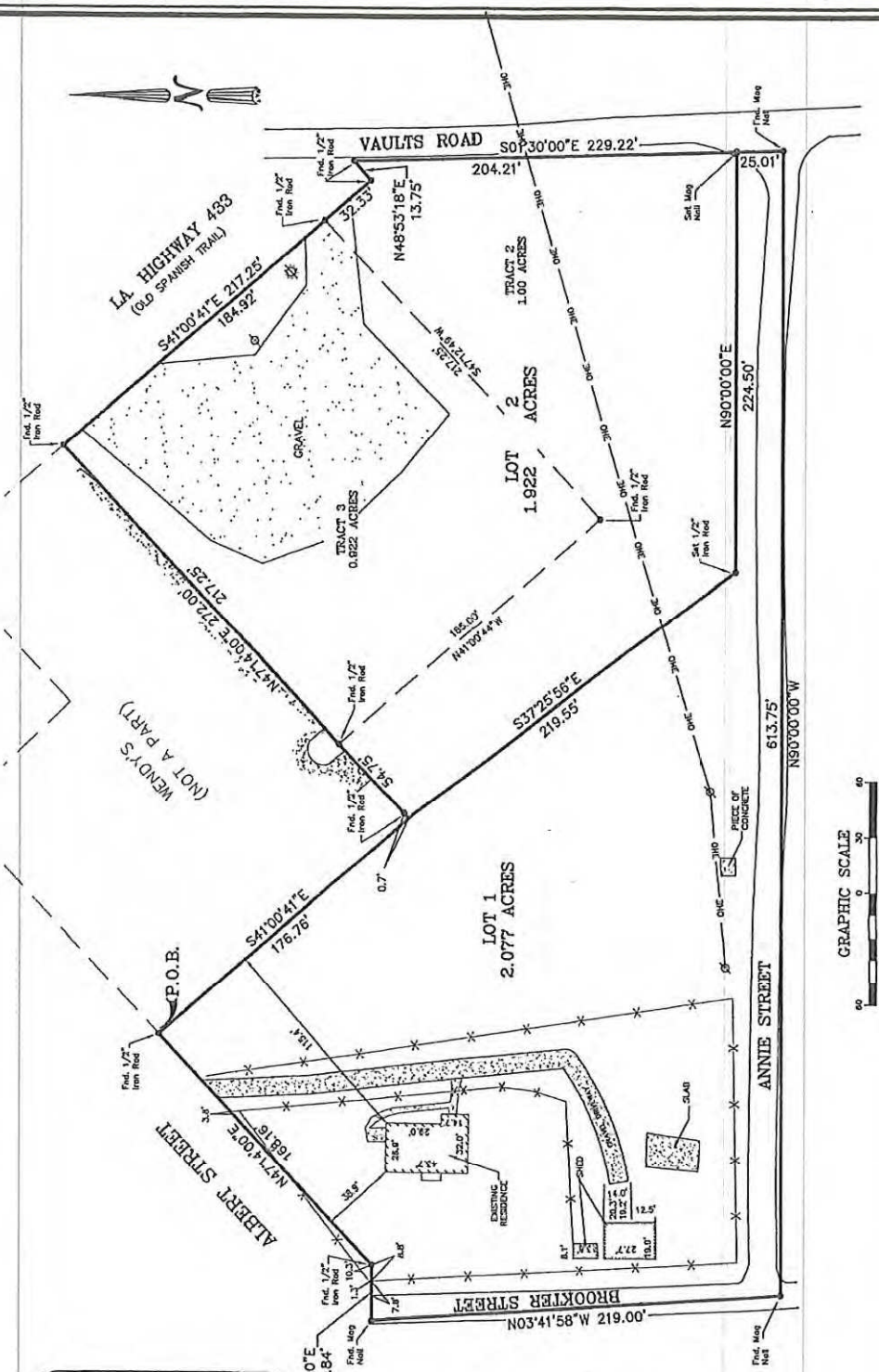
A MINOR SUBDIVISION PLAT OF
A 3.999 ACRE PARCEL INTO
LOT 1 (2.077 AC.), LOT 2 (1.922 AC.)
IN SECTION 44, T-9-S, R-14-E,
GLD. ST. TAMMANY PARISH, LOUISIANA

Question: In order to original purposes of the survey, it is not necessary to adjust boundaries or
subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in
accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class C survey.
Batteries on based on record bearings unless noted otherwise.

CML COMMERCIAL REAL ESTATE SERVICES, LLC

J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-Mail: jvb@jvbassoc.com
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES
REG. NO. 146
E-MAIL: sburkes@jvbassoc.com
LA REG. NO. 4785



ACT OF CASH SALE

BY: CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP IN COMMENDAM

TO: RIVEROAK INVESTMENT GROUP, LLC

* Regan Law Firm, LLC
* Law and Notarial Offices
* 3324 N. Causeway Blvd.
* Metairie, Louisiana 70002
* File # 21-284

Title Ins. Provider: Regan Law Firm, LLC
3324 N. Causeway Blvd, Metairie, LA 70002
Firm License # 303938
Title Underwriter: First American Title Ins.
Title Opinion by: Richard E. Regan
LA Bar Roll # 24197

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

BE IT KNOWN, that on the respective date shown below, in the year of our Lord 2021;

BEFORE THE UNDERSIGNED NOTARY PUBLIC duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM () a Louisiana Partnership, active and doing business in the Parish of St. Tammany Parish, being herein represented by BURCHARD RESTAURANTS, INC., its General Partner, by ROBERT BRENT BURCHARD, its authorized President/Director, pursuant to a Partnership Resolution, the original of which is attached hereto and made a part hereof. "SELLER"

Mailing address: 102 Tapewood Court, Slidell, LA 70461

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, Seller 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 actions of warranty which Seller has or may have against all former owners and Seller, unto:

RIVEROAK INVESTMENT GROUP, LLC () a Louisiana Limited Liability Company active and doing business in the Parish of Jefferson, being herein represented by SUKHDEV THIND, its authorized Member, pursuant to a Certificate of Authority, the original of which is attached hereto and made a part hereof. "PURCHASER"

Mailing address: 102 Colony Way, Brandon, MS 39047

here present, accepting and purchasing for Purchaser and Purchasers' heirs and assigns and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

A PORTION OF GROUND situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana. From the Northeast corner of Square No. 7 in Lake Gardens Subdivision, go along the South right of way line of Rigolets Road, being South 41 degrees 6 minutes East 235 feet to an iron pipe set on the East right of way line of 40 foot Public Road; thence go South 47 degrees 14 minutes 00 seconds West a distance of 168.13 feet; thence go South 47 degrees 14 minutes 00 seconds West a distance of 138.26; thence go South 41 degrees 00 minutes 41 seconds East a distance of 176.76 feet; thence go North 47 degrees 14 minutes 00 seconds East a distance of 54.75 feet, to the Point of Beginning.

From the Point of Beginning go North 47 degrees 14 minutes 00 seconds East a distance of 217.25 feet; thence South 41 degrees 00 minutes 41 seconds East a distance of 185.00 feet; thence South 47 degrees 14 minutes 00 seconds West a distance of 217.25 feet; thence North 41 degrees 00 minutes 41 seconds West a distance of 185.00 feet to the Point of Beginning. Being further described at Tract 3 containing 0.92 acres on Survey No. 2015 584, dated November 18, 2015 prepared by John E. Bonneau & Associates. A copy of which is attached hereto.

THIS ACT IS SUBJECT TO THE FOLLOWING:

1. Seller acknowledges that the said property is being purchased for the express purpose of building a first-class convenience store whereby to conduct the business of selling items at retail to include fuel and oil products and in store hot food deli items which may be sold under a third party franchise name including "Krispy Krunchy", "Perfectly Southern", "Champs", "Hunt Brothers" and/or any other franchise name consistent with convenience store hot food deli programs. Apart from the before mentioned convenience store deli programs, Purchaser hereby agrees to allow Seller to have the said property Deed Restricted to not allow any improvements with a drive-thru window and any national or regional restaurant QSR chain to operate on the said property, either as a third party or owner operator, that would be considered a direct competition to the Seller's Wendy's business. This obligation shall survive Closing.
2. Declaration of Restrictions, Easement and Covenants recorded as Instrument No. 946588.
3. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.
4. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany, and restrictions recorded on plan of subdivision.

Being the same property acquired by Seller by Act recorded as Instrument # 2006584, St. Tammany Parish, LA

"AS IS" CLAUSE, WITH WAIVER OF REDHIBITION...

Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date herein without any warranty other than as to the validity of title. All improvements, specifically including but not limited to, all appliances, electrical, plumbing, heating and air-conditioning systems, roof, structure, foundation are sold and accepted in "AS IS" condition. Purchaser agrees that Seller shall have no responsibility or liability whatever for any repairs.



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

POINT OF BEGINNING:
A PORTION OF GROUND SITUATED IN SECTION 44,
TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY
PARISH, LOUISIANA,
FROM THE NORTHEAST CORNER OF SQUARE NO. 7 IN LAKE
CAROL'S SUBDIVISION, GO ALONG THE SOUTH RIGHT OF
WAY LINE OF THE RIGOLETS ROAD, BEING SOUTH 41
DEGREES 8 MINUTES EAST 235 FEET TO AN IRON PIPE
SET ON THE EAST RIGHT OF WAY LINE OF 40 FOOT
PUBLIC ROAD; THENCE DO THENCE DO SOUTH 47
DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF
188.13 FEET; THENCE DO THENCE DO SOUTH 47 DEGREES
14 MINUTES 00 SECONDS WEST A DISTANCE OF 138.28
FEET TO THE POINT OF BEGINNING.

COPYRIGHT © 2015
ALL RIGHTS RESERVED
JOHN E. BONNEAU & ASSOCIATES, INC.

BUILDING SETBACKS:

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

FLOODZONE NOTE: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps and found the
property described is located in Flood Zone(s) "C" with a
Base Flood Elevation of N/A
In accordance with Community
Panel No. 225205 0205 C ; Revised: OCTOBER 17, 1999

L1=S41°00'41"E; 32.25'
L2=N48°53'18"E; 13.75'

REFERENCE SURVEY:
Survey map by David G. Marquis & Assoc., Inc., dated
August 9, 1984, being Job No. 842829, and recorded
with St. Tammany Clerk of Court as Instrument No. 841019.

NOTES:

The Reference Survey.

NOTE: Setback lines shall be verified by owner or contractor prior
to any construction, as an abstract has not been performed by
the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive.
Servitudes of record as shown on LHA opinion or LHA policy will
be added hereto upon request, as surveyor has not performed any
LHA search or abstract.

NOTE: This is to certify that I have done an actual ground survey
and found that no encroachments exist either way across any
property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS
DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS
ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A
CLASS D SURVEY.

A RESUBDIVISION MAP OF
TRACT 1, CONTAINING 4.00 ACRES,
into
TRACT 1A CONTAINING 3.08 ACRES, & TRACT 3 CONTAINING 0.92 ACRES,
situated in
Section 44, T-9-S, R-14-E
St. Tammany Parish, Louisiana
for
CHALMETTE RESTAURANTS LTD & D.REX ENGLISH APPLY, LLC

Survey No. 2015 584

Drawn by: JCB

Scale: 1" = 100'

Date: NOVEMBER 18, 2015

Revised:

This Survey is a Final
True and Correct Copy

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors

Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471

(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: INFO@JEBCOSURVEY.COM

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 114281

RESOLUTION

OF

CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM

A Meeting of the Board of Directors of CHALMETTE RESTAURANTS, LTD. PARTNERSHIP IN COMMENDAM was held on the 9th day of October, 2021, after due notice, with all members present and voting.

The following resolution was adopted unanimously:

BE IT HEREBY RESOLVED THAT ROBERT BRENT BURCHARD, as President/Director of BURCHARD RESTAURANTS, INC., the General Partner of CHALMETTE RESTAURANTS, LTD. PARTNERSHIP INCOMMENDAM be authorized and empowered, for and on behalf of this partnership, to sign any and all documents, including but not limited to an Act of Cash Sale, and any associated documents in order to divest/sell the partnership's interest in the real property located in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, designated as Tract 3, containing 0.92 acres, unto RIVEROAK INVESTMENT GROUP, LLC, on such terms and conditions that she may deem fit and proper.

BE IT FURTHER RESOLVED THAT the said ROBERT BRENT BURCHARD, be hereby authorized to sign and execute on behalf of this partnership any and all documentation or other instruments, notarial acts, or other documents in order to carry out the purpose of this resolution, and authorized to do any and all other things as in the sole discretion of said partner/director may be fitting or proper to carry out this resolution, and be authorized to appear before any Notary Public to effect this purpose.

I, the undersigned Secretary of this partnership does hereby certify that the above and foregoing is a true and correct copy of an excerpt of the minutes of a meeting of the Board of Directors, held on October 9th 2021, with all partners present and voting.

BURCHARD RESTAURANTS, INC.
General Partner of CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP INCOMMENDAM

Margot Burchard
By: MARGOT BURCHARD, Secretary

Ronald E. Burchard
RONALD EUGENE BURCHARD, Partner

Laura S. Burchard
LAURA SUE BURCHARD, Partner

CERTIFICATE OF AUTHORITY

OF

RIVEROAK INVESTMENT GROUP LLC

The undersigned, NAVNEET S. THIND and SUKHDEV S. THIND, constituting of all the Members of RIVEROAK INVESTMENT GROUP LLC acting in such capacity, hereby adopts the following resolution by and for the company:

BE IT HEREBY RESOLVED that, SUKHDEV S. THIND, MEMBER, of this company, and that he is hereby authorized, empowered appointed and directed on behalf of the company to PURCHASE and MORTGAGE and EXECUTE any all documentation with regards to the property designated as SQUARE 7, 0.92 acres, SLIDELL, ST. TAMMANY PARISH, LOUISIANA;

BE IT FURTHER RESOLVED that the above MEMBER, is hereby authorized to sign and execute on behalf of this company any and all notarial acts, instruments or other documents in order to carry out the purpose of this resolution, and authorized to do any and all other things, in the sole discretion of said managing member as may be fitting or proper to carry out this Resolution.

BE IT FURTHER RESOLVED to the extent the authority granted and/or certified herein exceeds or conflicts with any limits of authority placed upon the member/manager of the company by any operating agreement of the company, the operating agreement of the company is hereby amended to authorized the above identified member/manager to act on behalf of the company and bind the company in accordance herewith.

This certificate of authority is executed this 29 day of August, 2021.


NAVNEET S. THIND, MEMBER


SUKHDEV S. THIND, MEMBER

Seller has not made, and does not make, any representation or warranties whatsoever as to improvements, nor as to the fitness or suitability of the use of occupancy of the property for any particular purpose, nor as to the square footage of the property or any improvements.

Purchaser expressly waives any and all warranties, expressed or implied, against hidden or latent defects, as provided by the Louisiana Civil Code, including, but not limited to any rights of redhibition provided by Louisiana Civil Code Articles 2520 Et. seq., specifically including any right purchaser may have to seek redhibition or rescission of this sale and/or to seek quantil minoris or a reduction of the purchase price or the return of any part thereof. These waivers and stipulations shall survive after the delivery of the title at the closing.

PURCHASER ACKNOWLEDGES THAT THIS WAIVER OF WARRANTY AND "AS-IS" CLAUSE HAS BEEN EXPLAINED TO PURCHASER AND IS UNDERSTOOD BY PURCHASER.

PURCHASER

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said Purchaser, and purchaser's heirs and assigns forever.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) DOLLARS, paid by Purchaser, the receipt of which is hereby acknowledged by Vendor who grants full acquittance and discharge therefore.

By reference to the conveyance and mortgage search for the Parish of St. Tammany, it does not appear that the said property has been heretofore alienated by Seller and is not subject to any mortgages or encumbrances whatsoever. The parties hereto are aware that the production of all mortgage, conveyance and tax certificates have been waived and the parties hereto relieve and release me, Notary, from any and all responsibility and/or liability in connection with the non-production thereof.

Taxes: All taxes assessed against the herein conveyed property have been prorated for the year 2020. All property taxes, any state, local or other assessments, from the date of this Act and thereafter, shall be the responsibility of Purchaser, and will be promptly paid by Purchaser when due, prior to the time the same become delinquent. Subsequent tax bills should be mailed to: 102 Colony Way, Brandon, MS 39047.

The parties hereto take cognizance that NO NEW SURVEY has been made on the herein described property in connection with this Act and the parties do hereby relieve and release me, Notary, from all and any liability in connection with any encroachments which might appear on such survey.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

THUS DONE AND EXECUTED, in my office in the City of Metairie, State of Louisiana, on the 18th day of October, 2021, in the presence of the undersigned competent witnesses, who herewith sign their names with the said parties, and me, Notary, after the reading of the whole.

Witnesses:

Erin Growden
Erin Growden

Lyn Clifton
Lyn Clifton

CHALMETTE RESTAURANTS, LTD.
PARTNERSHIP IN COMMENDAM

R B B
By: BURCHARD RESTAURANTS, INC., General Partner
By: ROBERT BRENT BURCHARD, President/Director

RIVEROAK INVESTMENT GROUP, LLC

Sukhdev Thind
By: SUKHDEV THIND, Authorized Member

RICHARD E. REGAN - NOTARY PUBLIC - BAR # 24197

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR



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

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by J.V. Burkes & Associates, Inc. Survey No. 20210376 dated November 17, 2021 and further identified as a one certain portion of ground being Tract 1, 2, and 3 situated in Section 44, Township 9 South, Range 14 East, in the Parish of 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 12th day of January 2022.

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

Attachments:

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

2509 OLD SPANISH TRAIL ANNEXATION SL2025-01 (A25-01) JUNE 5, 2025 INTRO

- **Chris Tissue – Tammany Utilities**

Utilities has no comments or objections on this annexation as we do not have any service areas near this property.

- **Theodore C Reynolds – Engineering**

The property being annexed appears to be a 1.92 Acre site located at 2509 Old Spanish Trail in Slidell, LA (New Assessment #138472 & #127767) which appears to be currently functioning as an undeveloped commercial zoned parcel. See below for the engineering comment for the City of Slidell Annexation – SL2025-01 (1.92 Acre Site at 2509 Old Spanish Trail).

Engineering Comment: The property being annexed is an existing undeveloped property. There is a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, B. Undeveloped Commercial Properties, (2) Subsequently Annexed Property, Section a) In cases of undeveloped property being annexed subsequent to this agreement the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive.

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.

- **Joey Lopbrano – Public Works**

Property abuts and/or lies under (tacit) three parish maintained roads, Brookter St. (R09J070) for 219', Annie St (R09J071) for 613' and Vaultz Rd (R09J072) for 229'. The parish will need to consult with our civil division to see how to proceed.

- **Tim Brown – Environmental Services**

No DES issues

- **Joey Alphonse – Legal**

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 undeveloped, subsequently annexed properties in Article 1(B)(2). Sales tax proceeds shall be divided 50% to St. Tammany Parish Government (the "Parish") and 50% to the City of Slidell (the "City").

Subject parcel appears to be undeveloped commercial property. Prior satellite images indicate temporary usage as a Christmas tree and/or firework stand (tents seen but no permanent improvements).

Article 1(B)(2) of the Agreement states that in cases of undeveloped commercial 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.

City's annexation to include the (1) west half of Vaultz Street between Old Spanish Trail/Rigolets Ave. and Annie St.; (2) the north half of Annie St. between Vaultz and western boundary line of subject parcel and (3) Old Spanish Trail/Rigolets Ave. fronting the subject parcel, to the extent already not maintained by Slidell.

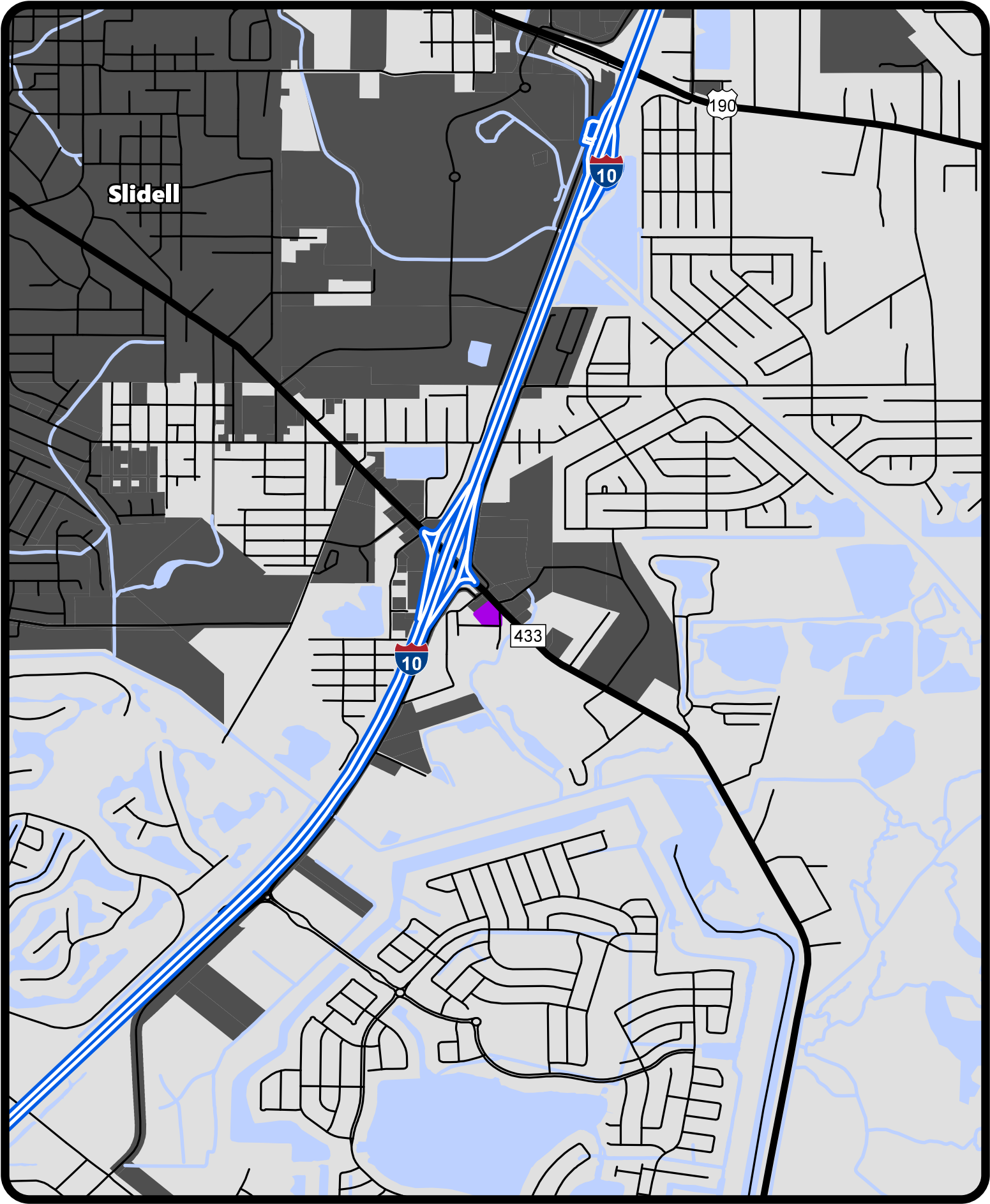
Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped commercial property and proposes actions within two years of the annexation to enact a zoning classification for the property that permit more intense commercial, industrial or other land use that the zoning 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 HC-2. The proposed City zoning is C-4.

- **Regina Dufour – Finance**

No sales tax revenue has been generated by this property. 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.

- **Ross Liner**

The current Parish zoning classification is HC-2. The proposed City zoning is C-4. Not considered zoning int

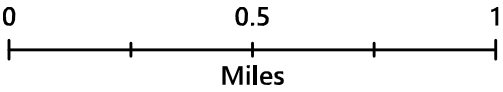
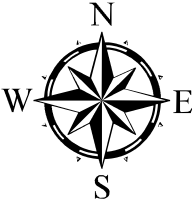


Slidell Annexation (SL2025-01)
Overview Map

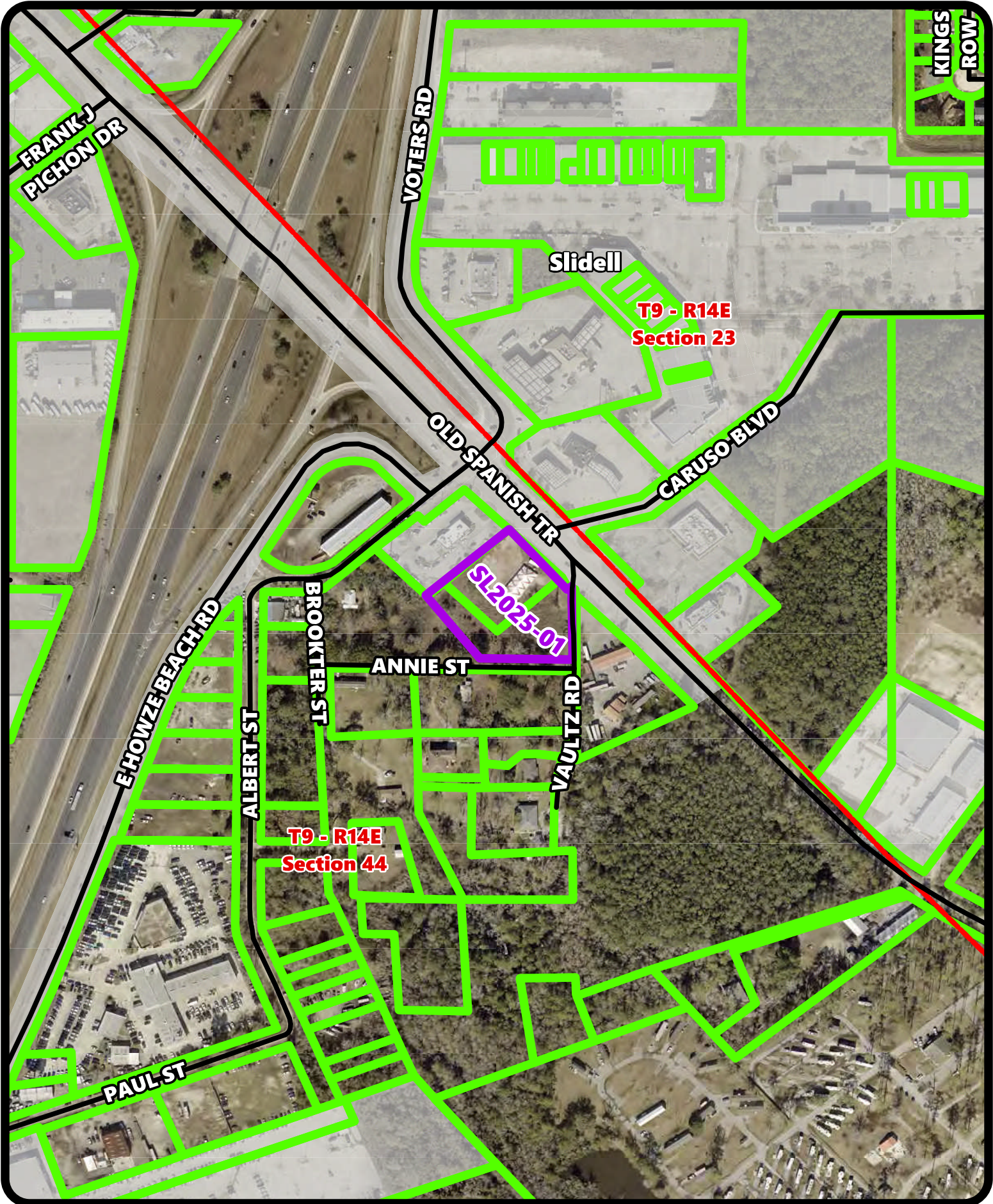
- Roads
- Annexation Request
- City Limit
- Waterway



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



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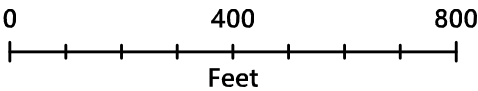
Slidell Annexation (SL2025-01)

Aerial Map

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



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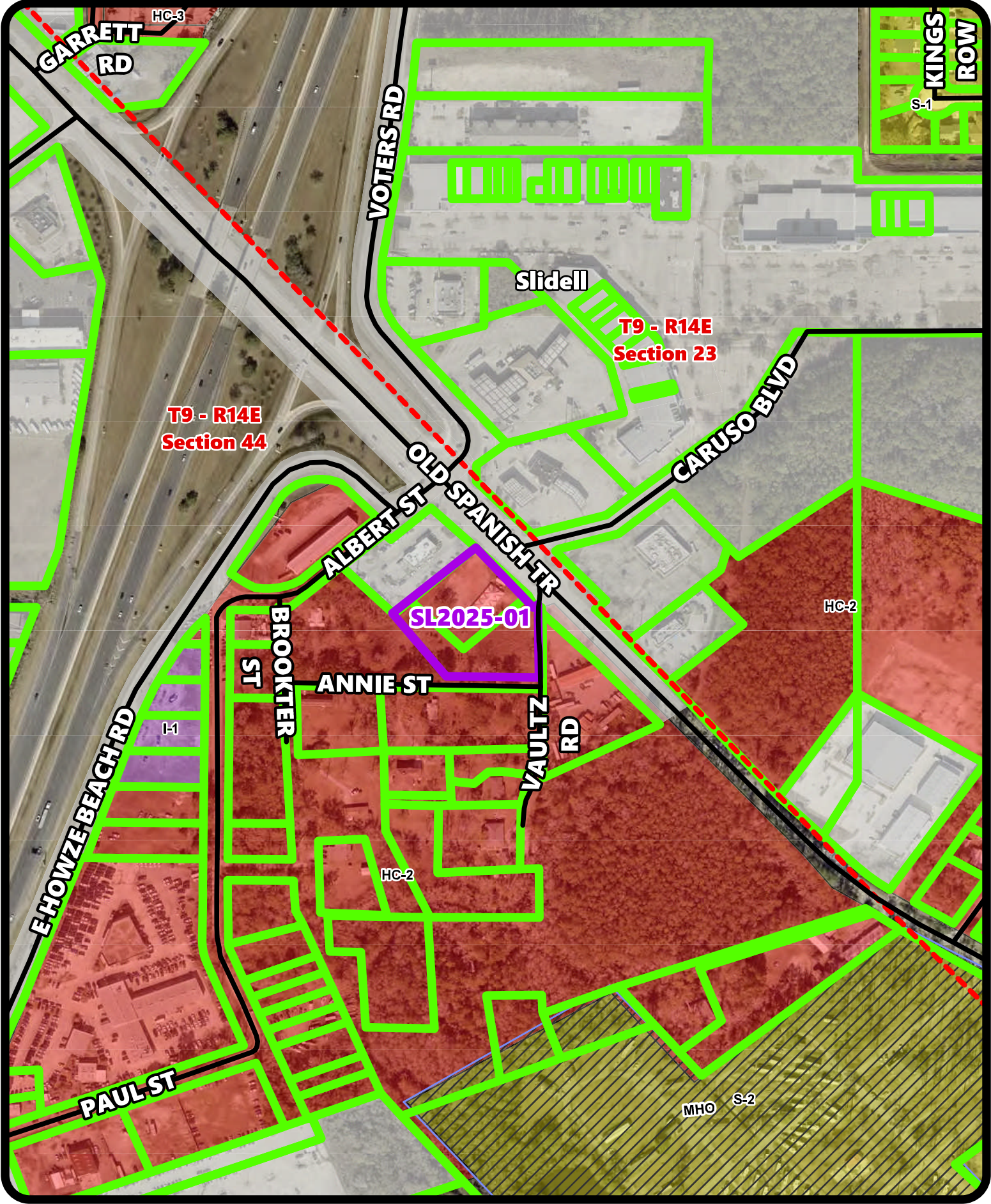


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Date: 5/9/2025

Note: Boundary was created by the St. Tammany Parish Government Department of Planning.

Map Number: 2025-tam-0122



Slidell Annexation (SL2025-01)

Zoning Map

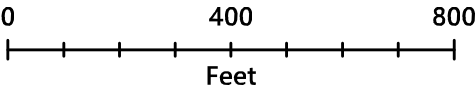
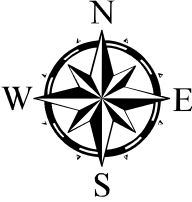
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

- MHO Manufactured Housing Overlay
- HC-2 Highway Commercial
- HC-3 Highway Commercial
- I-1 Light Industrial
- S-1 Suburban Residential
- S-2 Suburban Residential



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Covington, LA. 70434

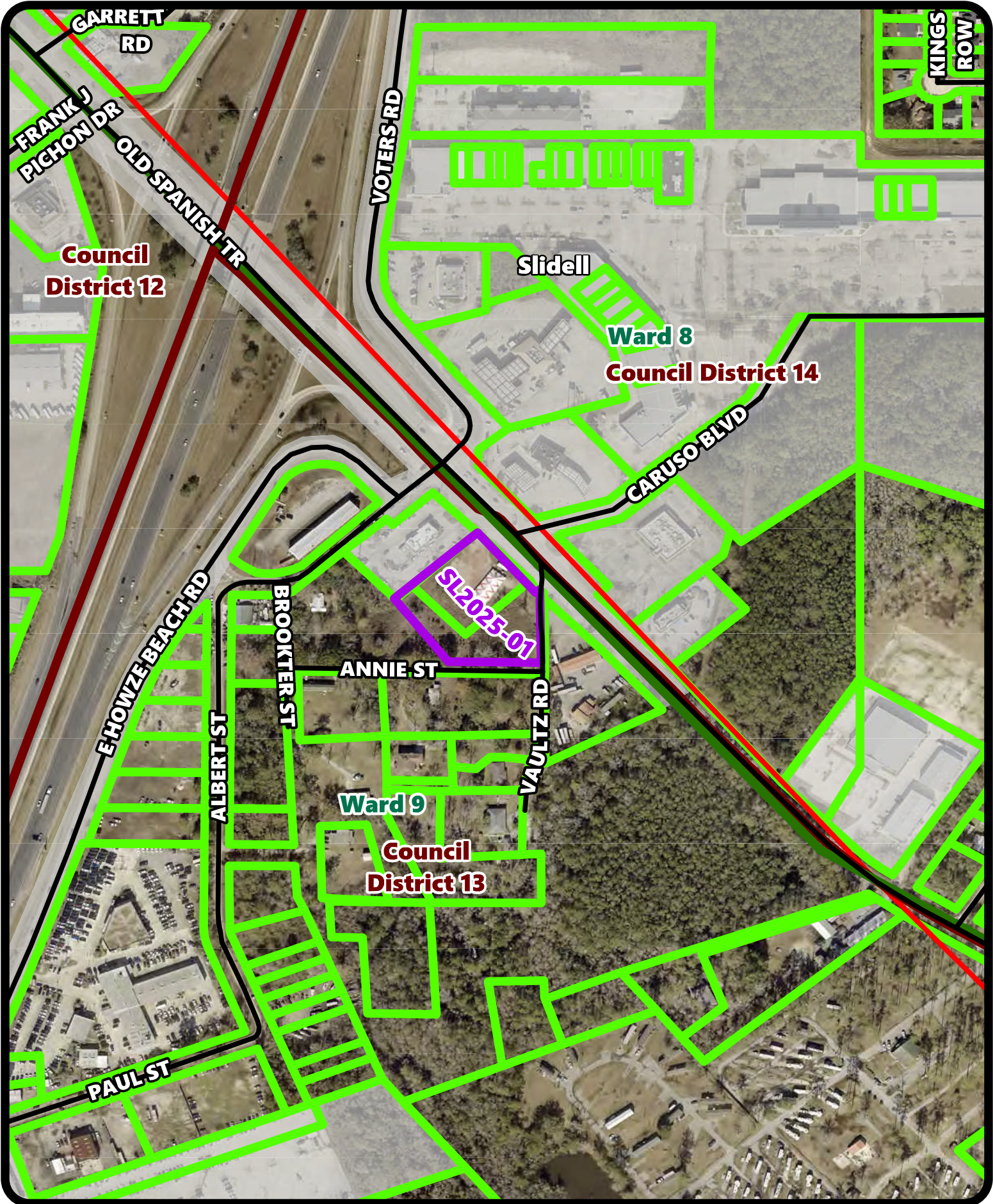


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Date: 5/9/2025

Note: Boundary was created by the St. Tammany Parish Government Department of Planning.

Map Number: 2025-tam-0123

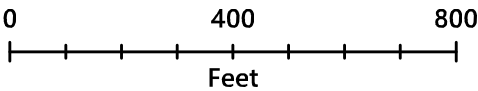
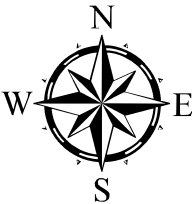


Slidell Annexation (SL2025-01)
Political Map

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



St. Tammany Parish Government
P.O. Box 628
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Date: 5/9/2025

Note: Boundary was created by the St. Tammany Parish Government Department of Planning.

Map Number: 2025-tam-0124