

RECEIVED

MAR 9 1992

CASH SALE OF PROPERTY

LAW OFFICES  
HAMMONDS & SILLS

FROM: GLADYS EDDINS SALASSI, GLADYS ADELE SALASSI, WIFE OF/AND G. AVERY LEE, Sellers UNITED STATES OF AMERICA STATE OF LOUISIANA

TO: ST. TAMMANY PARISH SCHOOL BOARD, Buyer PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 2nd day of March, 1992,

BEFORE ME, the undersigned Notary Public, duly commissioned, and in the presence of the two undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

GLADYS EDDINS SALASSI, a person of the full age of majority and who first being duly sworn, declared unto me, Notary, that she has been married but once and then to Edmond Ables Salassi who is deceased, and that she has not remarried and she is presently living and residing at 803 Martha Court, Slidell, Louisiana 70458 and her social security number is 433-72-9575; and

GLADYS ADELE SALASSI, wife of/and G. AVERY LEE, persons of the full age of majority, who declared unto me, Notary, that the said Gladys Adele Salassi has been married but once and then to G. Avery Lee, with whom she is presently living and residing and that G. Avery Lee has been married but twice, first to Ann Rader, who died on September 1, 1973 and second to Gladys Adele Salassi, with whom he is presently living and residing and their permanent address is 5403 Bancroft Drive, New Orleans, Louisiana 70122. Gladys Adele Salassi Lee's social security number is 433-72-7729 and G. Avery Lee's social security number is 044-12-2086,

hereinafter referred to as **SELLERS**.

**SELLERS** do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon, and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which **SELLERS** have or may have against all preceding owners and vendors, unto:

ST. TAMMANY PARISH SCHOOL BOARD, a political subdivision of the State of Louisiana, domiciled in the Parish of St. Tammany, State of Louisiana, represented herein by A. R. "Smitty" Smith, its President, and Terry Bankston, its Secretary, duly authorized by virtue of a resolution of the St. Tammany Parish School Board passed on February 27, 1992, a copy of which is attached hereto and made a part hereof for all purposes, and whose mailing address is 212 West 17th Avenue, Covington, Louisiana 70433;

INSTR. # 808922  
DT. REG # 372139  
FILED ST. TAMMANY PAR  
02 MAR 23 1992 TBT  
COB 1992 FOLIO 123  
MOB \_\_\_\_\_ FOLIO \_\_\_\_\_

hereinafter referred to as BUYER, here present accepting, and purchasing for the BUYER and BUYER's successors, heirs and assigns, and acknowledging due delivery thereof, all and singular the following described property to wit:

**PARCEL A**

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows.

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range; thence N49°25'33"E a distance of 2,131.67' to a point on the easterly right of way line of Military Road; thence along said right of way in six courses; S07°19'32"E a distance of 224.86'; thence S07°40'45"E a distance of 1,232.51'; thence along a curve to the right having a radius of 993.63' and a central angle of 30°28'51", an arc length of 528.60'; thence S22°48'06"W a distance of 545.50'; thence along a curve to the left, having a radius of 1,001.70' and a central angle of 24°50'59", an arc length of 434.45'; thence S02°02'53"E a distance of 687.79' along said right of way; thence N48°51'56"E a distance of 11.24' to the point of beginning. Thence from the point of beginning, N48°51'56"E a distance of 900'; thence S02°02'53"E a distance of 1,190.12'; thence S88°00'08"W a distance of 713.90' to a point on the easterly right of way line of Military Road; thence N01°59'52"W along said easterly right of way line a distance of 268.95'; thence N37°02'44"E along said right of way line a distance of 20.76'; thence N00°54'08"W along said right of way line a distance of 100.02'; thence N02°02'53"W along said right of way line a distance of 236.99' to the point of beginning.

All as more fully shown on a survey by J. J. Krebs & Sons, Inc. dated November 6, 1991.

Being part of the property acquired by Sellers herein by Judgment of Possession in the Succession of Edmond A. Salassi as recorded in COB 1349, folio 601 of the official records of St. Tammany Parish, Louisiana. Further, being part of the property acquired by Vendors by Act of Partition of Realty recorded in COB 1464, folio 607 of the official records of St. Tammany Parish, Louisiana.

**PARCEL B**

All that certain parcel of land situated in Section 39, Township 9 South, Range 15 East, St. Tammany Parish, La. more fully described as follows:

From the section corner common to sections 7, 37 and 38 in said township and range, go North 49° 25' 33" East 2,131.67 feet; thence along the easterly right-of-way of Military Road in six courses:

South 07° 19' 32" East 224.86'; thence South 07° 40' 45" East 1,232.51 feet; thence along a curve whose radius is 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.6 feet; thence South 22° 48' 06" West 545.5 feet; thence along a curve whose radius is 1001.7 feet and a central angle of 24° 50' 59" an arc length of 434.45 feet; thence South 02° 02' 53" East 687.79 feet; thence go North 48° 51' 56" East 19.33 feet; thence North 48° 51' 56" East 900 feet to the Point of Beginning;

Thence South 02° 02' 53" East 522.76 feet;  
thence North 48° 51' 56" East 536.60 feet;  
thence North 02° 02' 53" West 522.76 feet;  
thence South 48° 51' 56" West 536.60 feet to the Point of  
Beginning. Containing in all 5.0 acres of land, more or  
less.

All as more fully shown on a survey by Ivan M. Borgen, L.S.,  
dated August 2, 1991 and revised February 28, 1992.

Being part of the property acquired by Gladys Eddins Salassi  
herein by Judgment of Possession in the Succession of Edmond  
A. Salassi as recorded in COB 1349, folio 601 of the official  
records of St. Tammany Parish, Louisiana. Further, being part  
of the property acquired by Vendor by Act of Partition of  
Realty recorded in COB 1464, folio 607 of the official records  
of St. Tammany Parish, Louisiana.

**TO HAVE AND TO HOLD** the above described property unto the said  
**BUYER** and **BUYER's** successors, heirs, and assigns forever.

This sale is made and accepted for and in consideration of the  
price and sum of FOUR HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED  
AND NO/100 (\$438,900.00) DOLLARS cash, which the said **BUYER** has  
well and truly paid, in ready and current money to the said **SELLERS**  
and **SELLERS** hereby acknowledge the receipt thereof and grant full  
acquittance and discharge therefore.

**SELLERS** reserve unto themselves, their successors and assigns,  
and excepts from this transfer, all of the oil, gas, and other  
minerals in, under and which may be produced from the property  
herein conveyed, it being understood, however, that **SELLERS**, their  
successors and assigns, shall have the right to produce oil, gas or  
other minerals in, under and from the property herein conveyed by  
the use of directional drilling methods only, and such methods  
which will not interfere or damage in any manner any of the  
improvements placed in or on the property by the **BUYER**, its heirs  
or assigns, and thus **SELLERS** hereby waive any and all surface  
rights.

Said **SELLERS** stipulate that the aforesaid property has not  
heretofore been alienated by them and is free of all encumbrances.

**SELLERS**, as owners of the property, declare that all taxes  
assessed against said property up to and including taxes for the  
year 1991 have been paid and no taxes or liens are due or payable  
and no tax research certificates have been prepared and are waived  
by all parties who acknowledge that no tax certificates have been  
made and agree to relieve, release me, Notary, from all  
responsibility in connection therewith.

This act of sale is passed before me, Notary, without a  
request for examination of title and none was made. The  
description herein was furnished to me, Notary, by the parties.

The parties hereto waive any conveyance, mortgage and any  
other certificates and relieve and release me, Notary, from any and  
all responsibility in connection therewith.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, its heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE, READ AND PASSED in duplicate original at 980 Ninth Street, Slidell, Louisiana 70438 in the presence of me, Notary, and of Richard E. Tanner and of Kenneth George, the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on the date first above written.

WITNESSES:

Kenneth R. George

Gladys Eddins Salassi  
GLADYS EDDINS SALASSI, Seller

Richard E. Tanner

G. Avery Lee  
G. AVERY LEE, Seller

Gladys Adele Salassi Lee  
GLADYS ADELE SALASSI LEE, Seller

ST. TAMMANY PARISH SCHOOL BOARD

BY: A. R. "Smitty" Smith  
A. R. "Smitty" Smith, President

BY: Terry Bankston  
Terry Bankston, Secretary

Kenneth F. Sills  
KENNETH F. SILLS, NOTARY PUBLIC

Kenneth F. Sills  
Notary Public Parish of East Baton Rouge  
State of Louisiana  
My Commission Expires 12/31/98

I certify the above to be a true and correct copy of an original act which I served as Notary and which forms a part of the records of my office.

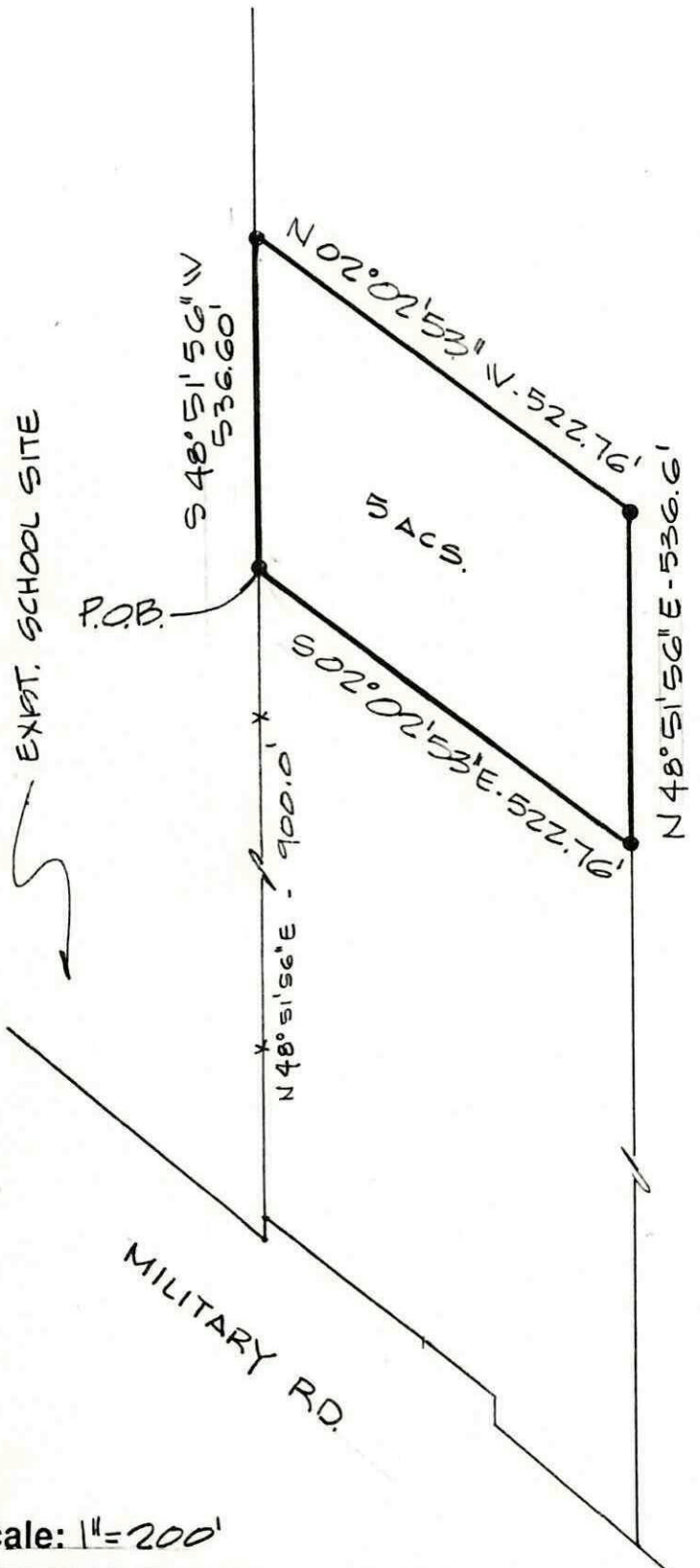
Baton Rouge, La. March 12 1992

Kenneth F. Sills  
Notary Public

Kenneth F. Sills  
Notary Public Parish of East Baton Rouge  
State of Louisiana  
My Commission is issued for life

This is to certify that I have consulted the National Flood Insurance Program's Flood Insurance Rate Map and found this property to be located in Flood Zone A-10.

EXHIBIT B



Scale: 1" = 200'

**SURVEY MAP OF**

A 5 ACRE PARCEL IN SEC. 37, T9S, R15E



This Survey Certified True and Correct by

*Ivan M. Borgen*  
**IVAN M. BORGEN**  
 No 686

IN  
**ST. TAMMANY PARISH**  
 FOR

**ST. TAMMANY PARISH**  
**SCHOOL BOARD**

Survey No. 51082  
 Date 2 AUG. 1991  
 Rev. 28 FEB. 1992

**IMB**

**IVAN M. BORGEN, C.E. / L. S.**  
 Engineer • Surveyor  
 (504) 643-5419 - 891 Brownsitch Road  
 P. O. Box 1234 - Slidell, Louisiana 70459

EXHIBIT B

CDP

713.90  
S 88°00'08" W

SCALE: 1"=100'

14.63 ACRES

S 02°02'53" E  
1190.12

This point is reported to be N49°25'33"E, 2,131.67' to a point on the easterly right-of-way of Military Road; thence along said right-of-way in six (6) courses; thence S07°19'32"E, 224.86'; thence S07°40'45"E 1,232.51'; thence along a curve to the right having a radius of 993.63', a length of 528.60'; thence S22°48'06"W, 545.50'; thence along a curve to the left having a radius of 1,001.70', a length of 434.45'; thence S02°02'53"E, 687.79'; thence N48°51'56"E, 11.24' from the Section corner common to Sections 7, 37 & 38, T. 9 S., R. 15 E.

NOTE: THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.



HONEY ISLAND ELEMENTARY SCHOOL  
PORTION OF SECTION 37, T. 9 S., R. 15 E.  
ST. TAMMANY PARISH, LA.

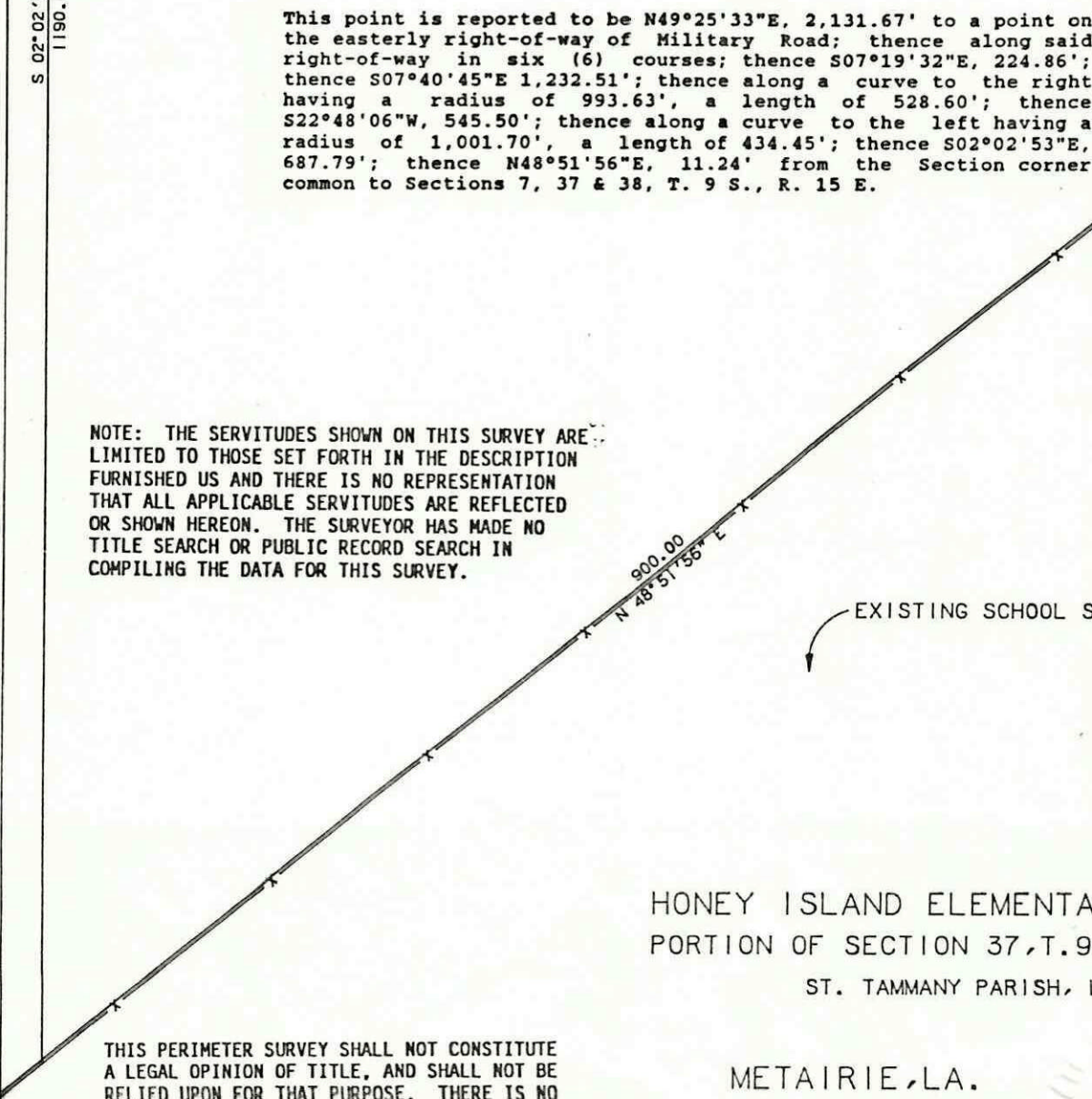
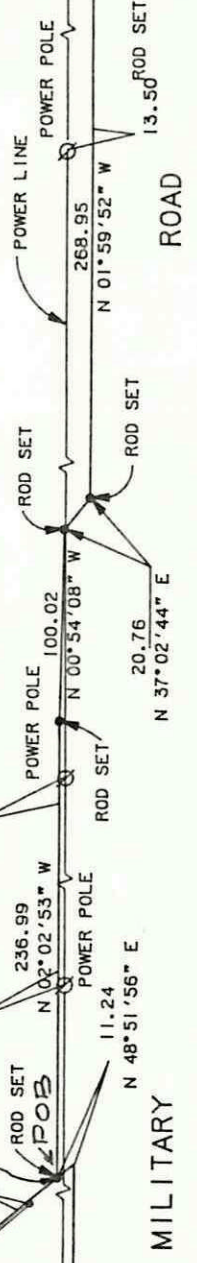
METAIRIE, LA.

NOV. 6, 1991

J. J. KREBS & SONS, INC.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

REFERENCE :  
SURVEY BY IVAN M. BORGAN, C.E./L.S.  
DATED APRIL 22, 1991



RESOLUTION OF  
ST. TAMMANY PARISH SCHOOL BOARD

BE IT RESOLVED that A. R. "Smitty" Smith, President and/or Terry Bankston, Secretary, respectively, of the St. Tammany Parish School Board, be and they, or either of them are hereby authorized and empowered for and on behalf of the St. Tammany Parish School Board to purchase the following described property from Gladys Eddins Salassi, Gladys Adella Salassi Lee, G. Avery Lee, Susan Eddins Salassi George and Kenneth R. George, to wit:

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows.

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range; thence N49°25'33"E a distance of 2,131.67' to a point on the easterly right of way line of Military Road; thence along said right of way in six courses; S07°19'32"E a distance of 224.86'; thence S07°40'45"E a distance of 1,232.51'; thence along a curve to the right having a radius of 993.63' and a central angle of 30°28'51", an arc length of 528.60'; thence S22°48'06"W a distance of 545.50'; thence along a curve to the left, having a radius of 1,001.70' and a central angle of 24°50'59", an arc length of 434.45'; thence S02°02'53"E a distance of 687.79' along said right of way; thence N48°51'56"E a distance of 11.24' to the point of beginning. Thence from the point of beginning, N48°51'56"E a distance of 900'; thence S02°02'53"E a distance of 1,190.12'; thence S88°00'08"W a distance of 713.90' to a point on the easterly right of way line of Military Road; thence N01°59'52"W along said easterly right of way line a distance of 268.95'; thence N37°02'44"E along said right of way line a distance of 20.76'; thence N00°54'08"W along said right of way line a distance of 100.02'; thence N02°02'53"W along said right of way line a distance of 236.99' to the point of beginning.

All as more fully shown on a survey by J. J. Krebs & Sons, Inc. dated November 6, 1991.

and further,

All that certain parcel of land situated in Section 39, Township 9 South, Range 15 East, St. Tammany Parish, La. more fully described as follows:

From the section corner common to sections 7, 37 and 38 in said township and range, go North 49° 25' 33" East 2,131.67 feet; thence along the easterly right-of-way of

Military Road in six courses:

South 07° 19' 32" East 224.86'; thence South 07° 40' 45" East 1,232.51 feet; thence along a curve whose radius is 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.6 feet; thence South 22° 48' 06" West 545.5 feet; thence along a curve whose radius is 1001.7 feet and a central angle of 24° 50' 59" an arc length of 434.45 feet; thence South 02° 02' 53" East 687.79 feet; thence go North 48° 51' 56" East 19.33 feet; thence North 48° 51' 56" East 900 feet to the Point of Beginning;

Thence South 02° 02' 53" East 522.76 feet;  
thence North 48° 51' 56" East 536.60 feet;  
thence North 02° 02' 53" West 522.76 feet;  
thence South 48° 51' 56" West 536.60 feet to the Point of Beginning. Containing in all 5.0 acres of land, more or less.

All as more fully shown on a survey by Ivan M. Borgen, L.S., dated August 2, 1991.

The consideration for the sale is \$438,900.00, and

**BE IT FURTHER RESOLVED** that the said A. R. "Smitty" Smith, President and/or Terry Bankston, Secretary be and each of them is hereby authorized and empowered to appear before a Notary Public and execute any and all documents necessary to carry out the said Act of Sale and to sign all related documents.

This resolution, having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Mr. Campeaux, Mr. Fielding, Mr. Saurage, Mr. Williams, Mr. Lehman, Ms. Young, Mr. Graves, Mrs. Verzwylvelt, Mr. Womack, Mrs. Campbell, Mr. Ward, Mr. Tedesco, Mr. Alfred, Dr. Beisenherz and Mr. Smith.

**Nays:** None

**Absent:** None.

and the resolution was declared adopted on the 27th day of February, 1992.

ST. TAMMANY PARISH SCHOOL BOARD

BY: A. R. "Smitty" Smith  
A. R. "Smitty" Smith, President

BY: Terry Bankston  
Terry Bankston, Secretary/Treasurer

\* \* \* \* \*

**CERTIFICATE**

I, Terry Bankston, Secretary of the St. Tammany Parish School Board, do certify that the above is a true and correct copy of a resolution adopted at the Special Session of the St. Tammany Parish School Board on February 27, 1992, held at its regular meeting place, the Parish School Board Office.

  
\_\_\_\_\_  
TERRY BANKSTON, Secretary

LAW OFFICES

## HAMMONDS & SILLS

QUAD ONE, SUITE C  
1111 SOUTH FOSTER DRIVE  
POST OFFICE BOX 65236  
BATON ROUGE, LOUISIANA 70896

TELEPHONE (504) 923-3462  
LA WATS 800-960-LAWS  
FACSIMILE (504) 923-0315

ROBERT L. HAMMONDS  
KENNETH F. SILLS  
HAROLD J. ADKINS

March 12, 1992

Sidney J. Abdalla, Esq.  
**DELTA TITLE COMPANY**  
1503 Gause Boulevard  
Slidell, Louisiana 70458

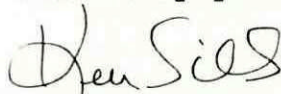
RE: Salassi Property Sale to St. Tammany  
Parish School Board  
Your File No.: ST3835  
Our File No.: STT-1166-92

Dear Jake:

Enclosed please find a certified copy of the Act of Sale dated March 2, 1992 which was recorded as Instrument No. 808922 in the Records for the Parish of St. Tammany at COB 1496, folio 683. From our conversations, I presume this will complete the requirements of the commitment for title insurance. Accordingly, I request that an Owner's Title Policy be issued to the St. Tammany Parish School Board. Please forward the policy to me for review and I will then forward it to the School Board for their records and files.

Your cooperation and assistance in all these matters is greatly appreciated.

Sincerely yours,



KENNETH F. SILLS

KFS/pb

Enclosure.

cc: Mr. Richard E. Tanner

LAW OFFICES

## HAMMONDS & SILLS

QUAD ONE, SUITE C  
1111 SOUTH FOSTER DRIVE  
POST OFFICE BOX 65236  
BATON ROUGE, LOUISIANA 70896

TELEPHONE (504) 923-3462  
LA WATS 800-960-LAWS  
FACSIMILE (504) 923-0315

ROBERT L. HAMMONDS  
KENNETH F. SILLS  
HAROLD J. ADKINS

March 12, 1992

Mr. Ken George  
**KEN GEORGE REAL ESTATE**  
Post Office Box 2734  
Slidell, Louisiana 70459

RE: Salassi Property Sale to St. Tammany  
Parish School Board  
Our File No.: STT-1166-92

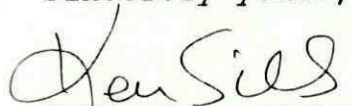
Dear Ken:

Enclosed please find four certified copies of the Act of Sale from Gladys Eddins Salassi, Gladys Adele Salassi, wife of and G. Avery Lee to the St. Tammany Parish School Board. This Act of Sale was executed on March 2, 1992 and recorded as Instrument No. 808922 in the Records of St. Tammany Parish at COB1496, folio 683. It is understood that you will distribute a copy to your relatives who were the sellers.

We appreciate everyone's cooperation in these matters. I will be sending to you by separate cover the letter agreement concerning the relocation of the culvert and gate from the current logging road.

If there are any other questions, please call.

Sincerely yours,

  
KENNETH F. SILLS

KFS/pb

Enclosures.

cc: Mr. Richard E. Tanner

CASH SALE

UNITED STATES OF AMERICA

BY: GLADYS EDDINS SALASSI et al

STATE OF LOUISIANA

TO: ST. TAMMANY PARISH SCHOOL BOARD

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 19th day of December, 1988,

BEFORE ME, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the above named Parish and State, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

GLADYS EDDINS SALASSI, of lawful age, who declared unto me, Notary, that she has been married but once and then to Edmond A. Salassi who is deceased,

SUSAN EDDINS SALASSI GEORGE, of lawful age, who declared unto me, Notary, that she has been married but once and then to Kenneth R. George with whom she is living in lawful wedlock,

GLADYS ADELE SALASSI LEE, of lawful age, who declared unto me, Notary, that she has been married but once and then to G. Avery Lee with whom she is living in lawful wedlock,

EDMOND C. SALASSI, SR. TRUST, represented herein by Gladys Eddins Salassi, as Trustee,

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

ST. TAMMANY PARISH SCHOOL BOARD, represented herein by Terry Bankston, Secretary, by virtue of a resolution which is attached hereto and by reference made a part hereof; its permanent mailing address being:

P. O. Box 940  
Covington, Louisiana 70434-0940

here present and accepting, purchasing for itself, its successors and assigns, and acknowledging due delivery thereof, the following described property, to-wit:

4967.5 SQUARE FOOT PARCEL, adjacent to the K-2 School Site on the south side, on Military Road, St. Tammany Parish.

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range, thence go North 49° 25' 33" East a distance of 2131.67 feet to a point on the easterly right of way line of Military Road; thence along said right of way in six courses:

South 07° 19' 32" East a distance of 224.86 feet;  
Thence go South 07° 40' 45" East a distance of 1232.51 feet;  
Thence along the curve to the right having a radius of 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.60 feet;  
Thence go South 22° 48' 06" West a distance of 545.50 feet

INSTR. # 709192  
DT. REG # 213494  
FILED ST. TAMMANY PAR  
06 JAN 09 14:30 TJF  
COE 320 FOLIO 197  
MOB \_\_\_\_\_ FOLIO \_\_\_\_\_

Thence along a curve to the left having a radius of 1001.70 feet and a central angle of 24° 50' 59" an arc length of 434.45 feet;  
Thence go South 02° 02' 53" East a distance of 687.79 feet along said right of way to the point of beginning.

Thence from the point of beginning measure North 48° 51' 56" East a distance of 19.33 feet; thence South 02° 02' 53" East a distance of 236.99 feet; thence South 00° 54' 08" East a distance of 100.02 feet; thence South 37° 02' 45" West a distance of 20.62 feet to a point on the easterly right of way line of Military Road; thence North 02° 02' 53" West along said right of way line of Military Road a distance of 340.81 feet to the point of beginning and containing 4967.5 square feet more or less.

Being part of the property acquired by vendors herein by Judgment of Possession in the Succ. of Edmond A. Salassi, Succ. No. 49,067, Div. "G", 19th J.D.C., East Baton Rouge Parish, Louisiana as recorded in COB 1349, folio 601, records of St. Tammany Parish, Louisiana.

TO HAVE AND TO HOLD the above described property unto the said purchaser, its successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of NINE THOUSAND, NINE HUNDRED THIRTY FIVE AND 00/100----- (\$9,935.00) DOLLARS cash, which the said purchaser has well and truly paid, in ready and current money to the said vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All State and Parish Taxes up to and including the taxes due and exigible in 1987 are paid; the taxes due for 1988 to be paid by the vendors herein. All parties waive Mortgage and Conveyance Certificates and Tax Research Certificates and hold me, Notary, harmless for the non-production of same.

THUS DONE AND PASSED in my office at Slidell, St. Tammany Parish, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunder sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Cindy Vanolobus

Joyce Braseman

Gladys Eddins Salassi  
Gladys Eddins Salassi

Susan Eddins Salassi George  
Susan Eddins Salassi George

Gladys Adele Salassi Lee  
Gladys Adele Salassi Lee

EDMOND C. SALASSI, SR. TRUST

BY Gladys Eddins Salassi  
Gladys Eddins Salassi, Trustee

ST. TAMMANY PARISH SCHOOL BOARD

BY Terry Bankston  
Terry Bankston, Secretary

Maitha [Signature]  
Notary Public

593917

CASH SALE

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on August 30, 1985, before me, a Notary Public, for St. Tammany Parish, Louisiana, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

MIRAMON-HUGER, a Louisiana Limited Partnership, represented herein by Louis J. "Pat" Miramon, Jr., duly authorized;

MOB. CLERK OF COURT  
FOLIO 58  
30 AM '85

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

ST. TAMMANY PARISH SCHOOL BOARD, represented herein by Cyprian J. Schoen, Superintendent, duly authorized by virtue of a resolution dated August 8, 1985;

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

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 7, 37 & 38 in said Township and Range; thence North 49 degrees, 25 minutes, 33 seconds East 2131.67 feet to a point on the Easterly Right-of-Way of Military Road; thence along said Right-of-Way in six (6) courses; South 07 degrees, 19 minutes, 32 seconds East 224.86 feet; thence South 07 degrees, 40 minutes, 45 seconds East 1232.51 feet; thence along a curve to the right, having a radius of 993.63 feet and a central angle of 30 degrees, 28 minutes, 51 seconds an arc length of 528.60 feet; thence South 22 degrees, 48 minutes, 06 seconds West 545.50 feet; thence along a curve to the left, having a radius of 1001.70 feet and a central angle of 24 degrees, 50 minutes, 59 seconds, an arc length of 434.45 feet; thence South 02 degrees, 02 minutes, 53 seconds East 87.79 feet along said Right-of-Way to Point of Beginning; thence North 48 degrees, 51 minutes, 56 seconds East 746.18 feet to a point; thence South 41 degrees, 08 minutes, 04 seconds East 465.72 feet to a point; thence South 48 degrees, 51 minutes, 56 seconds West 1.124.48 feet to a point on the above said Right-of-Way; thence North 02 degrees, 02 minutes, 53 seconds West 600.0 feet along said Right-of-Way to the Point of Beginning.

Containing in all 10.00 acres of land, more or less.

Being the same property acquired by vendor by act of exchange with W G B Properties by act dated April 29, 1985 before Denise D. Lindsey, St. Tammany Parish Notary Public as recorded at COB 1201, folio 497.

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

This sale is made and accepted for and in consideration of the price and sum of FOUR HUNDRED FIVE THOUSAND AND NO/100ths DOLLARS (\$405,000.00), cash, which the said purchaser has well and truly paid, in ready and current money, to the seller who hereby acknowledges the receipt thereof, and grants full acquittance and discharge therefor, and the following conditions:

1. Miramon - Huger and/or its successor in title will provide a commitment to service the school site and improvements with sewerage, collection and treatment facilities, as permitted by the Department of Health & Human Resources and/or the Department of Environmental Quality through existing sewerage plants;

2. Miramon - Huger and/or its successor in title will provide a 10 inch water line and water service to the School Board site;

3. Miramon - Huger and/or its successor in title will provide a fire hydrant within the 20 foot servitude on the School Board property bordering along Military Road.

4. Miramon - Huger and/or its successor in title will provide a sewer lift station located within the 20 foot servitude on said property running along Military Road;

5. Louis G. "Pat" Miramon, Jr., as agent for the seller will provide a letter from the Department of Health & Human Resources authorizing the hookup of the School at its estimated maximum load or gallonage on a daily basis;

6. Borgen Engineering, Inc., satisfactorily accepts the property and the contiguous surrounding property as appropriately designed for drainage;

7. The title to the subject property is approved by counsel for the School Board and a commitment to insure the title of the same is issued by First American Title Insurance Company;

8. Twenty-five Thousand and No/100ths Dollars (\$25,000.00) of the purchase price will be retained in escrow for payment on January 31, 1986, the projected date for water being provided to the school site.

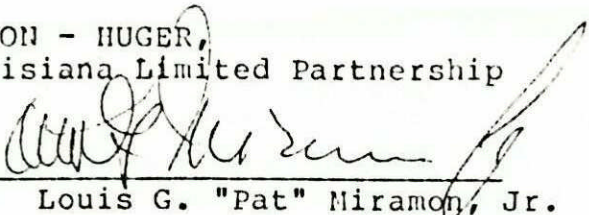
All City, State and Parish taxes up to and including the taxes due and exigible for 1984 are paid.

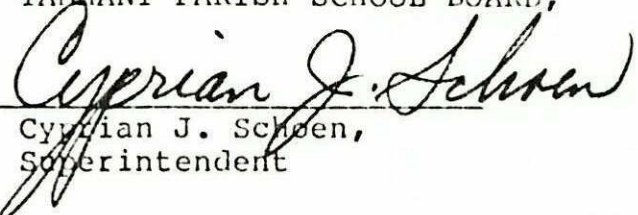
The certificates of mortgage and conveyance required by Article 3364 of the Louisiana Revised Civil Code are hereby waived by the parties hereto, who exonerate me, Notary, from all responsibility and liability in the premises for such nonproduction.

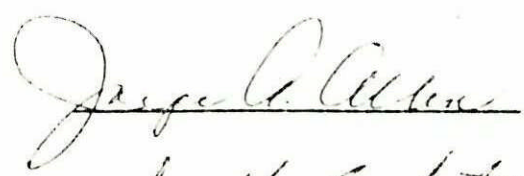

That whenever the word, or words, he, him, himself, his, purchaser, seller, vendor or any other such descriptive words referring to the parties hereto are used, they shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

THUS DONE AND PASSED, in my office in Slidell, Louisiana, on the day, month and year first above written, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

MIRAMON - HUGER,  
A Louisiana Limited Partnership  
By   
Louis G. "Pat" Miramon, Jr.

ST. TAMMANY PARISH SCHOOL BOARD,  
By   
Cyprian J. Schoen,  
Superintendent

  
NOTARY PUBLIC

**ATRUE COPY**  
  
NOTARY PUBLIC

CASH SALE

UNITED STATES OF AMERICA

BY: GLADYS EDDINS SALASSI et al

STATE OF LOUISIANA

TO: ST. TAMMANY PARISH SCHOOL BOARD

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 19th day of December, 1988,

BEFORE ME, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the above named Parish and State, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

GLADYS EDDINS SALASSI, of lawful age, who declared unto me, Notary, that she has been married but once and then to Edmond A. Salassi who is deceased,

SUSAN EDDINS SALASSI GEORGE, of lawful age, who declared unto me, Notary, that she has been married but once and then to Kenneth R. George with whom she is living in lawful wedlock,

GLADYS ADELE SALASSI LEE, of lawful age, who declared unto me, Notary, that she has been married but once and then to G. Avery Lee with whom she is living in lawful wedlock,

EDMOND C. SALASSI, SR. TRUST, represented herein by Gladys Eddins Salassi, as Trustee,

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

ST. TAMMANY PARISH SCHOOL BOARD, represented herein by Terry Bankston, Secretary, by virtue of a resolution which is attached hereto and by reference made a part hereof; its permanent mailing address being:

P. O. Box 940  
Covington, Louisiana 70434-0940

here present and accepting, purchasing for itself, its successors and assigns, and acknowledging due delivery thereof, the following described property, to-wit:

4967.5 SQUARE FOOT PARCEL, adjacent to the K-2 School Site on the south side, on Military Road, St. Tammany Parish.

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range, thence go North 49° 25' 33" East a distance of 2131.67 feet to a point on the easterly right of way line of Military Road; thence along said right of way in six courses:

South 07° 19' 32" East a distance of 224.86 feet;  
Thence go South 07° 40' 45" East a distance of 1232.51 feet;  
Thence along the curve to the right having a radius of 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.60 feet;  
Thence go South 22° 48' 06" West a distance of 545.50 feet

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DT. REG # 213494  
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COE 320 FOLIO 297  
MOB ----- FOLIO -----

Thence along a curve to the left having a radius of 1001.70 feet and a central angle of 24° 50' 59" an arc length of 434.45 feet; Thence go South 02° 02' 53" East a distance of 687.79 feet along said right of way to the point of beginning.

Thence from the point of beginning measure North 48° 51' 56" East a distance of 19.33 feet; thence South 02° 02' 53" East a distance of 236.99 feet; thence South 00° 54' 08" East a distance of 100.02 feet; thence South 37° 02' 45" West a distance of 20.62 feet to a point on the easterly right of way line of Military Road; thence North 02° 02' 53" West along said right of way line of Military Road a distance of 340.81 feet to the point of beginning and containing 4967.5 square feet more or less.

Being part of the property acquired by vendors herein by Judgment of Possession in the Succ. of Edmond A. Salassi, Succ. No. 49,067, Div. "G", 19th J.D.C., East Baton Rouge Parish, Louisiana as recorded in COB 1349, folio 601, records of St. Tammany Parish, Louisiana.

TO HAVE AND TO HOLD the above described property unto the said purchaser, its successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of NINE THOUSAND, NINE HUNDRED THIRTY FIVE AND 00/100----- (\$9,935.00) DOLLARS cash, which the said purchaser has well and truly paid, in ready and current money to the said vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All State and Parish Taxes up to and including the taxes due and exigible in 1987 are paid; the taxes due for 1988 to be paid by the vendors herein. All parties waive Mortgage and Conveyance Certificates and Tax Research Certificates and hold me, Notary, harmless for the non-production of same.

THUS DONE AND PASSED in my office at Slidell, St. Tammany Parish, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunder sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Cindy Thibodeaux

Jose Braxton

Gladys Eddins Salassi  
Gladys Eddins Salassi

Susan Eddins Salassi George  
Susan Eddins Salassi George

Gladys Adele Salassi Lee  
Gladys Adele Salassi Lee

EDMOND C. SALASSI, SR. TRUST

BY Gladys Eddins Salassi  
Gladys Eddins Salassi, Trustee

ST. TAMMANY PARISH SCHOOL BOARD

BY Terry Bankston  
Terry Bankston, Secretary

Maith  
Notary Public

CASH SALE

UNITED STATES OF AMERICA

BY: MIRAMON-HUGER, a Louisiana Limited Partnership

STATE OF LOUISIANA

TO: ST. TAMMANY PARISH SCHOOL BOARD

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 19th day of December, 1988,

BEFORE ME, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the above named Parish and State, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

MIRAMON-HUGER, a Louisiana Limited Partnership, represented herein by Louis G. Miramon, Jr., its duly authorized undersigned partner, its permanent mailing address being:

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

ST. TAMMANY PARISH SCHOOL BOARD, represented herein by Terry Bankston, Secretary, by virtue of a resolution which is attached hereto and by reference made a part hereof; its permanent mailing address being:

P. O. Box 940  
Covington, Louisiana 70434-0949

here present and accepting, purchasing for itself, its successors and assigns, and acknowledging due delivery thereof, the following described property, to-wit:

1971.2 SQUARE FOOT PARCEL, adjacent to the K-2 School Site on the north side, on Military Road, St. Tammany Parish.

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range, thence go North 49° 25' 33" East a distance of 2131.67 feet to a point on the easterly right of way line of Military Road; thence along said right of way in five courses:

South 07° 19' 32" East a distance of 224.86 feet;  
Thence go South 07° 40' 45" East a distance of 1232.51 feet;  
Thence along the curve to the right having a radius of 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.60 feet;  
Thence go South 22° 48' 06" West a distance of 545.50 feet;  
Thence along a curve to the left having a radius of 1001.70 feet and a central angle of 14° 07' 51" an arc length of 247.05 feet to the point of beginning.

Thence from the point of beginning measure South 02° 22' 11" West a distance of 99.84 feet; thence South 02° 11' 18" East a distance of 86.77 feet; thence South 2° 02' 53" East a distance of 79.67 feet; thence South 48° 51' 56" West a distance of 12.88 feet to a point on

the easterly right of way line of Military Road; thence North 02° 02' 53" West along said right of way line of Military Road a distance of 87.79 feet; thence in a northerly direction along an arc of a curve to the right having a radius of 1001.70 feet and a central angle of 10° 43' 08" an arc length of 187.40 feet to the point of beginning and containing 1971.2 square feet more or less.

Being part of the property acquired by Miramon-Huger from W G B Properties by act dated April 29, 1985 as recorded in COB 1201, folio 497, records of St. Tammany Parish, Louisiana.

TO HAVE AND TO HOLD the above described property unto the said purchaser, its successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of SIX THOUSAND AND 00/100----- (\$6,000.00) DOLLARS cash, which the said purchaser has well and truly paid, in ready and current money to the said vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

AND, as additional consideration of the above sales price, seller is hereby obligated to move all existing utilities (sewer and water lines) from the property described herein, at seller's expense, and such removal is to be completed within twenty one (21) days from date.

All State and Parish Taxes up to and including the taxes due and exigible in 1987 are paid; the taxes due for 1988 to be paid by the vendors herein. All parties waive Mortgage and Conveyance Certificates and Tax Research Certificates and hold me, Notary, harmless for the non-production of same.

THUS DONE AND PASSED in my office at Slidell, St. Tammany Parish, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunder sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Cindy Tanselous

Joyce Braxman

MIRAMON-HUGER, a Louisiana  
Limited Partnership

BY

Louis G. Miramon, Jr.

ST. TAMMANY PARISH SCHOOL BOARD

BY

Terry Bankston, Secretary

Notary Public

Notary Public

PARTIAL RELEASE

UNITED STATES OF AMERICA

BY: FRANCES ALFORD ONSTAD  
(a/k/a FRANCES ALFORD GAUPP)

STATE OF LOUISIANA

TO: MIRAMON-HUGER, a Louisiana Limited Partnership PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 30th day of January, 1989,

BEFORE ME, the undersigned authority, a Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State,

PERSONALLY CAME AND APPEARED:

FRANCES ALFORD ONSTAD, of lawful age,

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DT. REG # 216820  
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COB \_\_\_\_\_ FOLIO \_\_\_\_\_  
MOB 1312-FOLIO 817

who produced unto me, Notary, as the last holder and owner thereof, one certain note for the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100----- (\$475,000.00) DOLLARS drawn by W G B PROPERTIES, a Louisiana Partnership to the order of FRANCES ALFORD ONSTAD, dated April 29, 1985, bearing ten (10.0) per cent per annum interest from date until paid, and officially paraphed by Denise D. Lindsey, Notary Public, for identification with an act passed before her on April 29, 1985, and secured by a mortgage and/or vendor's lien on the property in said act described, and of which the following described property forms a part;

1,971.2 SQUARE FOOT PARCEL, adjacent to the K-2 School Site on the northside, on Military Road, St. Tammany Parish.

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

Commencing at the corner common to Sections 7, 37 and 38 in said Township and Range, thence go North 49° 25' 33" East a distance of 2131.67 feet to a point on the easterly right of way line of Military Road; thence along said right of way in five courses:

South 07° 19' 32" East a distance of 224.86 feet;  
Thence go South 07° 40' 45" East a distance of 1232.51 feet;  
Thence along the curve to the right having a radius of 993.63 feet and a central angle of 30° 28' 51" an arc length of 528.60 feet;  
Thence go South 22° 48' 06" West a distance of 545.50 feet;  
Thence along a curve to the left having a radius of 1001.70 feet and a central angle of 14° 07' 51" an arc length of 247.05 feet to the point of beginning.

Thence from the point of beginning measure South 02° 22' 11" West a distance of 99.84 feet; thence South 02° 11' 18" East a distance of 86.77 feet; thence South 02° 02' 53" East a distance of 79.67 feet; thence South 48° 51' 56" West a distance of 12.88 feet to a point on the easterly right of way line of Military Road; thence North 02° 02' 53" West along said right of way line of Military Road a distance of 87.79 feet; thence in a northerly direction along an arc of a curve to the right having a radius of 1001.70 feet and a central angle of 10° 43' 08" an arc length of 187.40 feet to the point of beginning and containing 1971.2 square feet more or less.

Being part of the property acquired by Miramon-Huger from W G B Properties by act dated April 29, 1985 as recorded in COB 1201, folio 497, records of St. Tammany Parish, Louisiana.

And the said appearer declared that it is the last holder and owner of the note hereinabove described and in consideration of cash in hand paid, he grants a release of the mortgage and/or vendor's lien securing its payment, but insofar only as the same bears on and operates against the proeprty hereinabove described and NO FURTHER, and authorizes and requires the Recorder of Mortgages for St. Tammany Parish to cancel and erase from the records of her office the inscription of said mortgage and/or vendor's lien as made in:

MOB 1061, folio 384,

The above described mortgage was assumed by MIRAMON-HUGER, a Louisiana Limited Partnership by act dated April 29, 1985 as recorded in MOB 1061, folio 389, records of St. Tammany Parish, Louisiana.

The said mortgage to remain in full force and effect as to the remaining properties described in said act.

And I, Notary, after paraphing the said note for identification herewith, returned the same to the said appearer, who hereby acknowledged the receipt thereof.

THUS DONE AND PASSED in my office, aforesaid, in the presence of the witnesses hereto attesting, both competent, who sign these presents with the said appearer and me, Notary, the day and date aforesaid.

WITNESSES:

Cindy Tanselous

Frances Alford Onstad  
Frances Alford Onstad

Joyce Brannon

Denise  
Notary Public

DENISE D. LINDSEY