



St. Bernard Parish Government

8201 West Judge Perez Drive Chalmette, Louisiana 70043
Phone (504) 278-4200 Fax (504) 278-4330

David E. Peralta
Parish President

2444 Bench #45607

REQUEST FOR VIEWING AND/OR RECEIVING PUBLIC RECORDS

Date: September 24, 2014

Name: Ewell C. Potts, III Phone #: _____

Address: _____
Street City/State Zip

Records requested: Building permit for dock built upon Lot 47, Block "C", Ft. Beauregard

Marina Estates. Please be advised that dock was built upon wrong lot and is currently
located in front of Lot 49, Block "C". It is believed the permit was issued for
Lot 47, Block "C" however.

Date, time and location scheduled for viewing records: As soon as possible

I will pick up documents: XX I would prefer to pay for the mailing of these documents: _____

I agree to pay up to this amount \$ 100.00 (Additional charge applies)
for the information requested.

FOR OFFICE USE ONLY:

Received by: Margen Campo

Date/Time received: Sept 24, 2014 @ 3:00 PM

Cost: _____

Note: Any one requesting records are required to pay \$.25 per page after the first four (4) pages and an additional \$1.00 per page to fax for every page requested and must be paid prior to receiving documents by fax or mail.

CHECK OR MONEY ORDER ONLY WILL BE ACCEPTED

2444 BENCH BLVD

45657

Site Address: 2444 Beach Blvd Permit # 45657
City: St. Bernard Date issued: January 28, 2013
Owner: Chris Ridgeway Owner's phone # (985) 646-2028
Owner's address: 579 Woodvine Metairie, LA 70005
Contractor's name & D.B.A.: James Fosselle Lamelle Construction Ph. # (985) 646-2028
Contractor's address: 4978 Pontchartrain Drive Slidell LA 70458
Subdivision Port Beauregard Sq. _____ Lot 48
Ht. _____ Stories _____ Construction type Wood frame Zoning A-1
Flood Zone _____ Sq. Ft. _____ Est. Cost \$ 6100.00 ☒ New ☐ Addition ☐ Existing

☒ NEW CONSTRUCTION ☐ RENOVATION
Residential ☐ Single family ☐ 2 family ☐ Multi-family ☐ Modular ☐ Mobile Home
☐ Commercial ☐ Industrial ☐ Demolition ☒ Other Boat Dock

☒ Building framing _____
☐ Form Elevation Certificate _____
☐ Foundation/Footing _____
☐ Plbg. application – Date filed: _____ Rough inspection: _____
Reinspection: _____
☐ Gas application – Date filed: _____ Rough inspection: _____
Reinspection: _____

☒ Electric application – Date filed: 3-6-13 ulc Rough inspection: _____
Reinspection: _____
Construction Loop: _____
☐ Mech. application – Date filed: _____ Rough inspection: _____
Reinspection: _____

☐ Gas ☐ Electric
Refrig./Hood Sys. Date: _____

FINALS

☒ Piling Affidavit Filed date: 3-22-13
☐ Elevation Certificate Filed date: _____
☐ Mold Certificate Filed date: _____
☐ Mechanical A/C final date: _____

☐ Gas final date: _____
☒ Electric final date 3-11-13 ok final - inspected by Randy Farrell
☐ Plumbing final date: _____
☒ Building final date: 3-13-13 ok final
☐ Tie Down date: _____
☐ Refrig./Hood Sys final date: _____
☐ Sewer and Water Board letter: _____

☐ Local Fire Dept. temporary approval letter: _____ final letter: _____
☐ State Health Dept temp approval letter: _____ final letter: _____
☐ Commercial-over 5,000 ft – Drainage ltr _____

Construction loop released: _____ Construction meter released: _____
Final electric meter released: 3-22-13 30 Day temp released: _____
Final gas meter released: _____ Temp gas meter released: _____



St. Bernard Parish Government
Department of Community Development
Chalmette, Louisiana 70043
278-4310(Phone) 278-4298(Fax)

CERTIFICATE OF COMPLETION BOAT DOCK

The following address has completed all required inspections
and is hereby granted occupancy of the building.

OWNER: CHRIS RIDGEWAY

ADDRESS: 2444 BENCH BLVD

CITY, STATE, ZIP: ST. BERNARD, LA. 70085

Lauren Brown
Permit Official

MARCH 25, 2013
Date

PIILING AFFIDAVIT

PERMIT NO. 45657

DATE: 3/12/13

LOCATION: 2444 Bench Blvd.

St Bernard, LA 70085

CONTRACTOR: Lamule Construction, LLC

NUMBER OF PILES DRIVEN 20

CLASS OR TYPE OF PILE Class B

LENGTH OF PILE 50'

TYPE OF PRETREATMENT: [] CREOSOTE [] PENNA ☒ CCA
[] OTHER _____

PRETREATMENT RETENTION 2.5 cca PCF

DID PILES REACH REFUSAL? [] YES ☒ NO

IF YES, WHAT WAS THE APPROXIMATE LENGTH DRIVEN? _____ FT.

WERE ANY OTHER PILES PRE CUT? [] YES ☒ NO

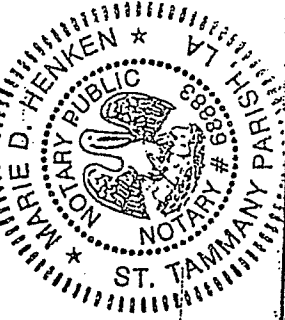
IF REFUSAL WAS REACHED, WERE PILES PROPERLY EMBEDDED IN THE REFUSAL SAND STRATA?
[] YES ☒ NO

IF NO, EXPLAIN: friction piling driven for boathouse, tip
embedment at specified depth.

I (WE) CERTIFY THAT THE PILES ON THIS PROJECT WERE FURNISHED AND DRIVEN IN ACCORDANCE
WITH THE _____ BUILDING CODE.

Sworn to and subscribed before me
this 12th day of March, 2013

Marie D. Henken
MARIE D. HENKEN Notary Public
#68883



Lamule Construction, LLC
COMPANY

Holly Pittman
AUTHORIZED SIGNATURE, TITLE
Holly Pittman

3/12/13
DATE

PERMIT

St. Bernard Parish
Department of Community Development
8201 West Judge Perez Drive
Chalmette, Louisiana 70043
Telephone (504) 278-4310

45657

PERMIT NUMBER

Issue Date 01/25/2013		Applicant LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE	
Location 2444 BENCH BLVD ST BERNARD LA 70085		Subdivision FORT BEAUREGARD	
Business Name		Section 48	Lot 48
Owner CHRIS RIDGEWAY		Cell Phone (504) 259-9377 Work Phone	
Owner Mailing Address 579 WOODVINE METAIRIE LA 70005			
Contractor LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE		Cell Phone (504) 909-9748 Work Phone (985) 646-2028 License No.	
Contractor Mailing Address 4978 PONTCHARTRAIN DR SLIDELL LA 70458			
Height	Stories	Zoning A-1 Rural District	
Flood Zone		Base Flood Elevation	Square Feet 0
Sewerage		Foundation Piling Pier	Estimated Cost \$61,000.00
Project Description BOAT DOCK			
Existing Parking		Proposed	Non-Conforming
Permit Types Boat Dock		Required	
		Permit Total	\$160.00
Conditions, Restrictions, & Requirements			
- Contractor/Architect must submit all change orders to the department of community development immediately. - It is the sole responsibility for the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. - It is the sole responsibility of the contractor/owner to schedule all required inspections. - Your case manager is William McCartney. (504) 278-4303 – wmccartney@sbsp.net - All framing must comply with the building code and will be inspected on site for code compliance. - Any future permittable electrical work must be filed and done by a St. Bernard Parish licensed electrician. - Bathrooms may not be placed below the base flood elevation. - No plumbing fixtures may be enclosed by walls below the base flood elevation. - Piling affidavit must be submitted prior to scheduling framing inspection. - This does not include any electrical or plumbing inspections. - This permit does not include ground floor enclosure. Ground floor enclosure must have breakaway walls.			

3/13/13 final Boat Dock -all day

JAMES ROUSSELLE 909-9748

* 1210 Code

3/13/13 Jm OK

Permit Official

PERMIT MUST BE PO.

Date

DATE OF CONSTRUCTION

St. Bernard Parish, The Department of Community Development and specifications submitted to this office for review. This permit is valid for a period of six (6) months. This permit becomes null and void when secured by reasons of false information or latent violation not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without departmental approval. Separate permits must be obtained from the parish and state agencies as required by law. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision or title restrictions.

Employees will not be responsible for overlooking any mistakes on drawings or the responsibility of the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. This permit becomes null and void when secured by reasons of false information or latent violation not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without departmental approval. Separate permits must be obtained from the parish and state agencies as required by law. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision or title restrictions.

Contractor's Signature

PILING AFFIDAVIT

PERMIT NO. 451057

DATE: _____

LOCATION: 2444 Bench Blvd.

St Bernard, CA 90085

CONTRACTOR: Lamulle Construction, LLC

NUMBER OF PILES DRIVEN 20

CLASS OR TYPE OF PILE Class B

LENGTH OF PILE 50'

TYPE OF PRETREATMENT: ☐ CREOSOTE ☐ PERA ☒ COCA
☐ OTHER _____

PRETREATMENT RETENTION 2.5 ccf PCF

DID PILES REACH REFUSAL? ☐ YES ☒ NO

IF YES, WHAT WAS THE APPROXIMATE LENGTH DRIVEN? _____ FT.

WERE ANY OTHER PILES PRE CUT? ☐ YES ☒ NO

IF REFUSAL WAS REACHED, WERE PILES PROPERLY EMBEDDED IN THE REFUSAL SAND STRATA?
☐ YES ☒ NO

IF NO, EXPLAIN: friction piling driven for boothouse, 14'
embedment at specified depth.

I (WE) CERTIFY THAT THE PILES ON THIS PROJECT WERE FURNISHED AND DRIVEN IN ACCORDANCE
WITH THE _____ BUILDING CODE.

Lamulle Construction, LLC
COMPANY

AUTHORIZED SIGNATURE, TITLE

DATE

LAMULLE CONSTRUCTION LLC
4978 Pontchartrain Drive
Slidell, La 70458
Office (985) 646 – 2028

FAX TRANSMITTAL

TO: Lauren
Company:
FAX Number: 504-278-4298

From: Holly Pittman
FAX: (985) 645 – 9602

Date: March 12, 2013

This transmittal has 2 pages (including this cover page).

Comments: *Notarized copy to be faxed over tomorrow. Give me a call if you have any questions.*
Thanks,
Holly



St. Bernard Parish Government

Safety and Permits
8201 West Judge Perez Drive
Chalmette, LA 70043
(504) 278-4310

ELECTRIC PERMIT APPLICATION

DATE 3-6-13 PERMIT # 40657
Building Location 2444 BENCH BLVD (FT BEAUREGARD) LOT 47
Building Owned By CHAS REGENCY
Owner's Telephone Number(s) (504) 259-9277
Owner's Address _____
Tenant (if not occupied by owner) _____

☐	New construction
☐	Renovation
☐	Modular home
☐	Mobile/Manuf. Home

CONTRACTOR:	
Signature & Printed Name <u>Gabeon / P for Taylor</u>	☐ Residential
D. B. A. <u>SAME</u>	☐ Commercial
Address <u>4490 BONAVENTURE BLVD</u>	☐ Construction Meter
Phone Number(s) <u>(504) 416-5809</u>	☐ Travel Trailer*

Date request was made	Type of Inspection requested	Date of Inspection
3-11-13 - final	will call electrical on boat dock	All Day / AM / PM
inspected by Randy Forrell		All Day / AM / PM
See attached		All Day / AM / PM

*Temporary and travel trailer meters will be released only if the main breaker is 60 Amps or less.
Rev. 12/1/09



St. Bernard Parish Government

Department of Community Development

8201 West Judge Perez Drive

Chalmette, La. 70043

278-4310

278-4298(Fax)

UTILITY FILING FEES

✓ ELECTRICAL..... \$65.00

HVAC (A/C)..... \$58.00

PLUMBING..... \$50.00

GAS..... \$50.00

REINSPECTION..... \$30.00

PAID \$65.00

ADDRESS 2440 Beach

PERMIT # 45657

RECEIVED BY Lisa V

DATE 3-6-13

St. Bernard Parish

#45657

Department of Safety and Permits

Inspection Results

Inspection Date 3/11/13

Type of Inspection

Building (Electrical) Mechanical, Plumbing

Job Address

2444 Bench Blvd. (Post-dock)

Contractors Name

Greg Fortmeyer1st Inspection2nd Inspection

Final Inspection

Permitted (Final) - Passed (3/11/13)

Inspector's signature

Kurt Conner

PERMIT

St. Bernard Parish
Department of Community Development
8201 West Judge Perez Drive
Chalmette, Louisiana 70043
Telephone (504) 278-4310

45657

PERMIT NUMBER

Issue Date 01/25/2013		Applicant LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE	
Location 2444 BENCH BLVD ST BERNARD LA 70085		Subdivision FORT BEAUREGARD	Section Lot 48
Business Name			
Owner CHRIS RIDGEWAY		Cell Phone (504) 259-9377 Work Phone	
Owner Mailing Address 579 WOODVINE METAIRIE LA 70005			
Contractor LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE		Cell Phone (504) 909-9748 Work Phone (985) 646-2028 License No.	
Contractor Mailing Address 4978 PONTCHARTRAIN DR SLIDELL LA 70458			
Height	Stories	Zoning A-1 Rural District	
Flood Zone	Base Flood Elevation		Square Feet 0
Sewerage			Estimated Cost \$61,000.00
Project Description BOAT DOCK			
Existing Parking	Proposed	Non-Conforming	Required
Permit Types Boat Dock		Permit Total \$160.00	
Conditions, Restrictions, & Requirements			
- Contractor/Architect must submit all change orders to the department of community development immediately. - It is the sole responsibility for the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. - It is the sole responsibility of the contractor/owner to schedule all required inspections. - Your case manager is William McCartney. (504) 278-4303 -- wmccartney@sbgg.net - All framing must comply with the building code and will be inspected on site for code compliance. - Any future permittable electrical work must be filed and done by a St. Bernard Parish licensed electrician. - Bathrooms may not be placed below the base flood elevation. - No plumbing fixtures may be enclosed by walls below the base flood elevation. - Piling affidavit must be submitted prior to scheduling framing inspection. - This does not include any electrical or plumbing inspections. - This permit does not include ground floor enclosure. Ground floor enclosure must have breakaway walls.			

3/13/13 Final Boat Dock

Permit Official

Date

PERMIT MUST BE POSTED FOR DURATION OF CONSTRUCTION

St. Bernard Parish, The Department of Community Development, or any of its employees will not be responsible for overlooking any mistakes on drawings and specifications submitted to this office for review. It is the sole responsibility of the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. Permit valid for a period of six (6) months. This permit becomes null and void when secured by reasons of false information or latent violation not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without departmental approval. Separate permits must be obtained from the parish and state agencies as required by law. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision or title restrictions.

Contractor's Signature



St. Bernard Parish Government

Safety and Permits
8201 West Judge Perez Drive
Chalmette, LA 70043
(504) 278-4310

ELECTRIC PERMIT APPLICATION

DATE 3-6-13 PERMIT # 456 57
Building Location 2444 BENCH BLVD (FT BEAUREGARD) LOT 47
Building Owned By CHAS RAGGWAY
Owner's Telephone Number(s) (504) 259-9377
Owner's Address _____
Tenant (if not occupied by owner) _____

☐ New construction
☐ Renovation
☐ Modular home
☐ Mobile/Manuf. Home

CONTRACTOR:

Signature & Printed Name GREGORY A Fontenay
D. B. A. SAFARI
Address 4490 BONATTIER BLVD
Phone Number(s) (504) 416-5809

☐ Residential
☐ Commercial
☐ Construction Meter
☐ Travel Trailer*

Date request was made	Type of Inspection requested	Date of Inspection
	<u>will call</u>	All Day / AM / PM
		All Day / AM / PM
		All Day / AM / PM

*Temporary and travel trailer meters will be released only if the main breaker is 60 Amps or less.

Rev. 1/21/09

PERMIT

St. Bernard Parish
Department of Community Development
8201 West Judge Perez Drive
Chalmette, Louisiana 70043
Telephone (504) 278-4310

45657

PERMIT NUMBER

Issue Date 01/25/2013	Applicant LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE	
Location 2440 BENCH BLVD ST BERNARD LA 70085	Subdivision FORT BEAUREGARD	Section Lot 48
Business Name		
Owner CHRIS RIDGEWAY		
Owner Mailing Address 579 WOODVINE METAIRIE LA 70005		
Contractor LAMULLE CONSTRUCTION LLC JAMES ROUSSELLE		
Contractor Mailing Address 4978 PONTCHARTRAIN DR SLIDELL LA 70458		
Height	Stories	Zoning A-1 Rural District
Flood Zone	Base Flood Elevation	Square Feet 0
Sewerage	Foundation Piling Pier	Estimated Cost \$61,000.00
Project Description BOAT DOCK		
Existing Parking	Proposed	Non-Conforming Required
Permit Types Boat Dock	Permit Total \$160.00	
Conditions, Restrictions, & Requirements		
- Contractor/Architect must submit all change orders to the department of community development immediately. - It is the sole responsibility for the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. - It is the sole responsibility of the contractor/owner to schedule all required inspections. - Your case manager is William McCartney. (504) 278-4303 - wmccartney@sbgp.net - All framing must comply with the building code and will be inspected on site for code compliance. - Any future permittable electrical work must be filed and done by a St. Bernard Parish licensed electrician. - Bathrooms may not be placed below the base flood elevation. - No plumbing fixtures may be enclosed by walls below the base flood elevation. - Piling affidavit must be submitted prior to scheduling framing inspection. - This does not include any electrical or plumbing inspections. - This permit does not include ground floor enclosure. Ground floor enclosure must have breakaway walls.		

William D. McCartney
Permit Official

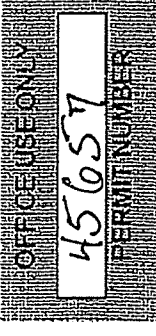
Al January 25, 2013
Date

PERMIT MUST BE POSTED FOR DURATION OF CONSTRUCTION

St. Bernard Parish, The Department of Community Development, or any of its employees will not be responsible for overlooking any mistakes on drawings and specifications submitted to this office for review. It is the sole responsibility of the owner/builder to meet or exceed all requirements of the St. Bernard Parish Building Code. Permit valid for a period of six (6) months. This permit becomes null and void when secured by reasons of false information or intent violation not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without departmental approval. Separate permits must be obtained from the parish and state agencies as required by law. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision or title restrictions.

James D. Lavelle
Contractor's Signature

PERMIT APPLICATION



☒ BUILDING PERMIT	☐ MOBILE HOME WITH PERMANENT FOUNDATION	☐ CERTIFICATE OF OCCUPANCY
Name of applicant: CHRIS RIDGEWAY Date: JAN 28, 2013		
Location of construction: FORT BEAUREGARD MARINA ESTATES		
Subdivision, Section, Lot: LOT 48 Block "C"		
Owner: CHRIS RIDGEWAY Phone: (504) 259-9377		
Owner's Address: 579 WOODVINE AVE METAIRIE LA 70005		
Contractor: LAMOLLE CONSTRUCTION, LLC Phone: (985) 646-2028		
Contractor's Address: 4978 PONTCHARTRAIN DR SLIDELL, LA 70458		
This application is for a ☒ NEW STRUCTURE ☐ ADDITION ☐ EXISTING STRUCTURE		
The use of this structure and/or lot will be: ☐ Single family residential ☐ Neighborhood Commercial ☐ Two family residential ☐ General Commercial ☐ Multi-family residential ☐ Light Industrial ☐ Party-wall double residential ☐ Heavy Industrial ☐ Other ☐ Legal non-conforming use		
Construction type: WOODEN Height: 18' Stories:		
The foundation will be: ☐ SUBSURFACE PILING ☐ FOOTING ☐ CONCRETE SLAB ☐ CEMENT BLOCK PIER ☐ PILING (WOOD) PIER		
Estimated Cost: \$6,000 Square feet: 1,600 ☐ PARISH SEWER or ☐ SEPTIC/MECHANICAL		

OFFICE USE ONLY	
FLOOD ZONE	BASE FLOOD ELEVATION
HEALTH DEPT. APPROVAL REQ'D? Y N	FIRE DEPT. APPROVAL REQ'D? Y N
HARDSHIP CASE? Y N	PARKING: ☐ EXISTING or ☐ REQUIRED
CONDITIONS OF PERMIT:	

PLEASE READ AND SIGN BELOW ACKNOWLEDGING THE FOLLOWING:

I WAS INFORMED THAT I MUST CHECK WITH THE PRESIDENT'S OFFICE TO SEE IF MY PROPERTY IS ON THE DEMOLITION LIST.

OWNER'S SIGNATURE: _____

DATE: _____

PERMIT FEE: \$

Permit Official Signature

Date

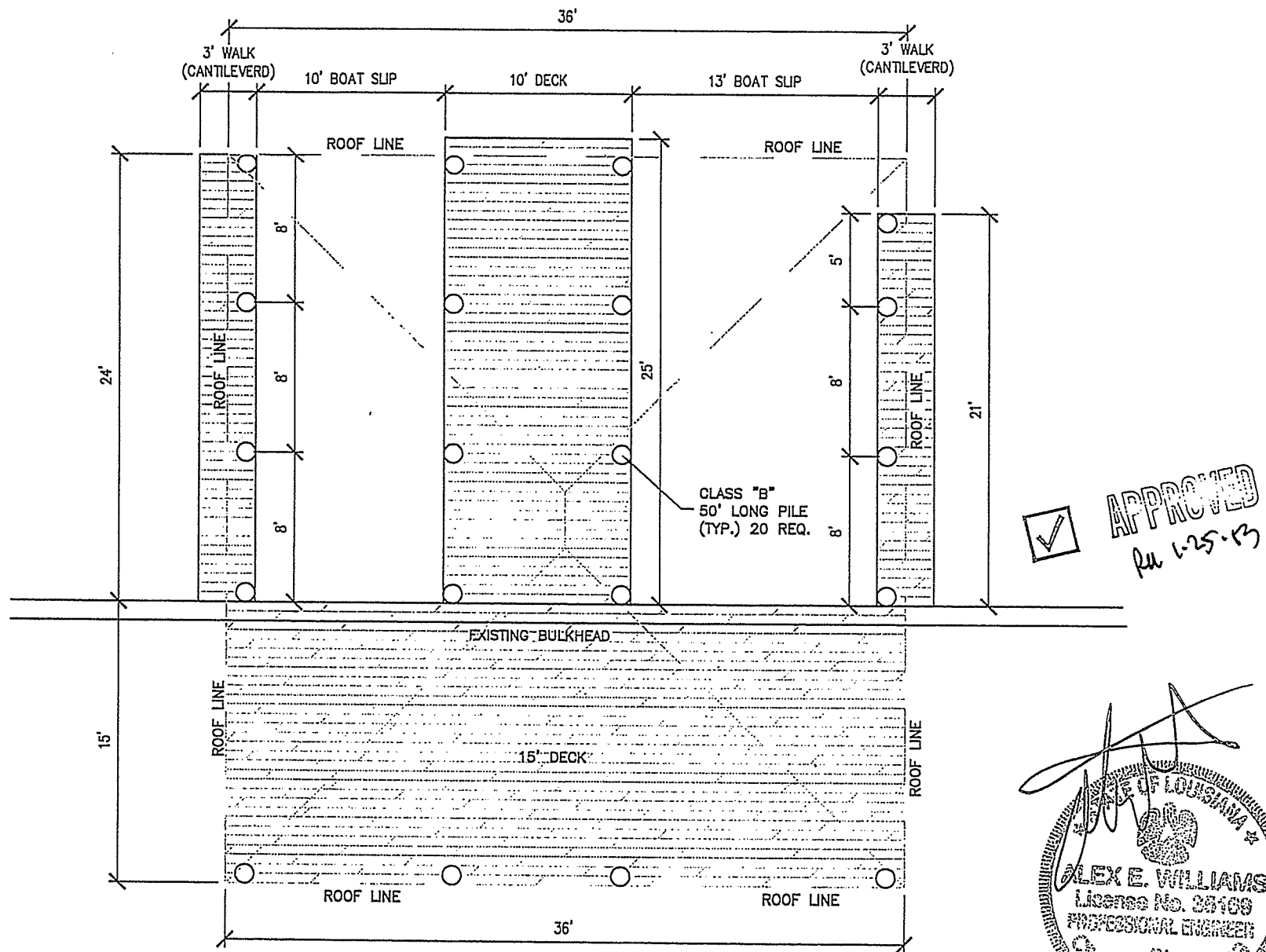
JAMES RUSSELL

LAMBLE CONSTRUCTION, LLC

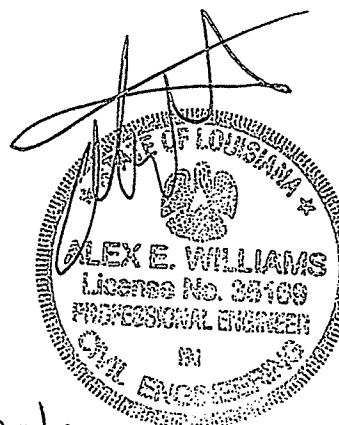
W 985 646-2028

cell 504 909-9748

JAMESRUSSELL@HOTMAIL.COM



APPROVED
1-25-13



Plot Date: January 16, 2013
Dwg. File: Z:\2006\206766\BOATHOUSES\RIDGEWAY\BOATHOUSE.dwg

SHEET NO.

P-1

JOB NO: 206766
DATE: 01.07.2013
DRAWN BY: RMK
SCALE: AS SHOWN
COMPUTER FILE:

REVISION NO:

△
△
△
△
△
△

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CLIENT: LAMULLE CONSTRUCTION, LLC

PROJECT DESCRIPTION:
BOATHOUSE PLAN FOR CHRIS RIDGEWAY
LOT 47, BLOCK "C", FORT BEAUREGARD,
ST. BERNARD PARISH, LOUISIANA

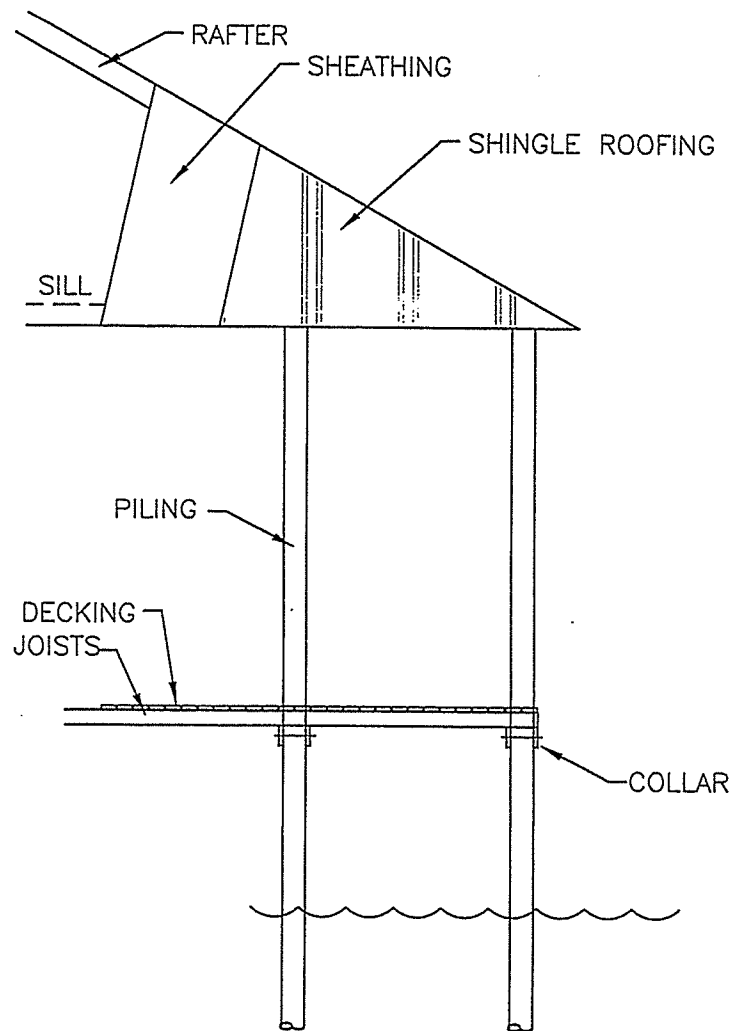
Scalfano
ENGINEERING, INC.

28661 Krentel Road, Lacombe, Louisiana 70445-3367,
Ph.: (985) 882-6363-Fax (985) 882-6322
Email: david@northlake-eng.net

use Ed SS ring shank or equivalent

GENERAL NOTES:

1. ALL PILING TO BE CLASS B, 50' LONG W/MIN. 2.5 CCA AND DRIVEN TO 2 TON BEARING RESISTANCE.
2. ALL SILLS TO BE DOUBLE 2"x14"s NOTCHED AND BOLTED TO PILING WITH $\frac{5}{8}$ " DIAMETER HOT DIPPED GALVANIZED BOLTS.
3. ALL COLLARS FOR DECKS TO BE DOUBLE 2" x 8"s TREATED 0.40 ACQ.
4. ALL JOISTS FOR DECKS TO BE 2"x6" NOMINAL 24" ON CENTER TREATED 0.40 ACQ.
5. ALL DECKING SHALL BE 2"x6" TREATED 0.40 ACQ.
6. RAFTERS TO BE 2"x6" #2 SYP AS REQUIRED BY LOCAL CODES. HURRICANE TIES AT EACH RAFTER.
7. ROOF SHEATHING TO BE $\frac{1}{2}$ " OSB MINIMUM NAILING PATTERN 6" ON CENTER AT EDGES AND INTERIOR.
8. ROOFING SHALL BE 30 YR. SHINGLES AS PER MANUFACTURER'S INSTRUCTIONS.



1 TYPICAL SECTION VIEW

Scale: N.T.S.

Plot Date: January 16, 2013
Dwg. File: Z:\2008\206766\BOATHOUSES\RIDGWAY\BOATHOUSE.dwg

SHEET NO.

JOB NO: 206766

REVISION NO:

DATE: 01.07.2013

DRAWN BY: RMK

SCALE: AS SHOWN

COMPUTER FILE:

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CLIENT: LAMULLE CONSTRUCTION, LLC

PROJECT DESCRIPTION:
BOATHOUSE PLAN FOR CHRIS RIDGWAY
LOT 47, BLOCK "C", FORT BEAUREGARD,
ST. BERNARD PARISH, LOUISIANA

Scalfano
ENGINEERING, INC.

28661 Krentel Road, Lacombe, Louisiana 70445--3367
Ph.: (985) 882-6363-Fax (985) 882-6322
Email: david@northlake-eng.net

P-2

1/25/2013

St. Bernard Parish Cover Sheet

Randy S. Nunez
Clerk of Court
St. Bernard Parish Courthouse
Chalmette, LA 70044
(504) 271-3434

Received From :

SMC TITLE AGENCY LLC
SUITE 525
110 VETERANS MEMORIAL BLVD
METAIRIE, LA 70006-4936

First VENDOR

BOWMAN, CRAIG J

First VENDEE

RIDGEWAY, CHRISTOPHER

Index Type : Conveyance

File Number : 565257

Type of Document : Cash Sale

Book : 1051

Page : 20

Recording Pages : 4

Description :

Recorded Information

On (Recorded Date) : 08/13/2012



Doc ID - 007227200004

Return To :
SMC TITLE AGENCY LLC
SUITE 525
110 VETERANS MEMORIAL BLVD
METAIRIE, LA 70006-4936

Do not Detach this Recording Page from Original Document

SMC TITLE AGENCY LLC
110 VETERANS MEMORIAL BLVD.
SUITE 525
METAIRIE, LA 70005
504-779-7520

SMC Title Agency, L.L.C.
110 Veterans Boulevard, Suite 525
Metairie, Louisiana 70005
(504) 779-7520
License Number 239023
Underwriter: First American Title Insurance Company
Title Exam by: John W. Holmes
Bar Number 28926

File No. 12070555

CASH SALE

August 3, 2012

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BY

CRAIG J. BOWMAN

TO

CHRISTOPHER RIDGEWAY

BE IT KNOWN, that on this 3rd day of August, 2012, before me, John W. Holmes, a Notary Public, duly commissioned in and for the Parish of Jefferson and qualified in the Parish and State aforesaid, in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED,

CRAIG J. BOWMAN, a person of the full age of majority and resident of the Parish of Jefferson, State of Louisiana, who declared unto me, Notary, that he/she has been married but once and then to Faith Renee Bowman, with whom he presently lives and resides. Craig J. Bowman further declaring that he is selling this property as his separate property kept under his own administration and control. And now comes Faith Renee Bowman, intervenor herein, who hereby acknowledges that Craig Bowman is selling this property as his separate property. Mailing Address: 651 Posey Avenue, Harahan, Louisiana 70123,

hereinafter referred to as "Vendor" who declared that he has by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED but with full substitution and subrogation in and to all the rights and actions of warranty which he has or may have against all preceding owners and vendors, unto:

STEPHANIE STONE RIDGEWAY WIFE OF/AND CHRISTOPHER RIDGEWAY, both persons of the full age of majority and residents of the Parish of Jefferson, State of Louisiana, who declared unto me, Notary, that they have been married but once, and then to each other, and they presently live and reside together. Mailing Address: 579 Woodvine Avenue, Metairie, Louisiana 70005,

hereinafter referred to as "Purchaser", here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, and all singular, the following described property, to-wit:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, known as LOT 47 of BLOCK C, of FORT BEAUREGARD MARINA ESTATES, ST BERNARD PARISH, LOUISIANA, as described in that plat entitled "Fort Beauregard Marina Estates, Proposed Layout of Fort Beauregard Marina Estates, being in Sections 37 and 38, T-14-S, R-15-E, Final Approval (Planning Commission) St. Helena Meridian, Louisiana St. Bernard Parish in two sheets, dated October 1, 1999, revised on February 24, 2000, May 2, 2000, June 5, 2000 and September 25, 2000, February 5, 2002 and July 2, 2002,

by Picciola & Associates, Inc., Civil Engineers (hereinafter the "Plat"), such plat being attached to that Extract of the Official Proceedings of the Planning Commission for the Parish of St. Bernard Parish, State of Louisiana recorded in the records of St. Bernard, Louisiana, on August 6, 2002 at COB 722, folio 231 as Entry No. 401139 by which this subdivision received final approval therefrom.

Being the same property acquired by Vendor herein by an act dated August 3, 2012.

This sale is made and accepted subject to the following:

1. Protective Covenants of Fort Beauregard Marina Estates, in act dated September 9, 2002 registered in COB 725, folio 142 records of St. Bernard Parish, Louisiana.

REDHIBITION CLAUSE

Purchaser hereby acknowledges and recognizes that this sale is in "AS-IS" condition, and accordingly, hereby relieves and releases Vendor thereof from any and all claims for any vices or defects in said property, whether obvious or latent, know or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code of Articles 2520, et. seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Purchaser acknowledges they understand that Louisiana redhibition law enables them to hold Vendor responsible for any obvious or hidden defects in the property existing on the act of sale date, and that they are waiving that right.

We acknowledge that the above has been explained to us, that we read and understand the terms and agree to be bound by this waiver of warranty.

WITNESSES:

Tracy Platter
Name Printed: TRACY HARRY

Kay Dietzel
Name Printed: KAY DIETZEL

Christopher Ridgeway
CHRISTOPHER RIDGEWAY

To have and to hold the above described property unto the said purchaser(s), their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Forty Two Thousand Five Hundred dollars and Zero cents (\$42,500.00) cash, which the said purchaser has well and truly paid in ready and current money to the vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge thereof.

All taxes up to and including the taxes due and exigible in 2011 are paid, and taxes for the current year have been prorated between the parties hereto.

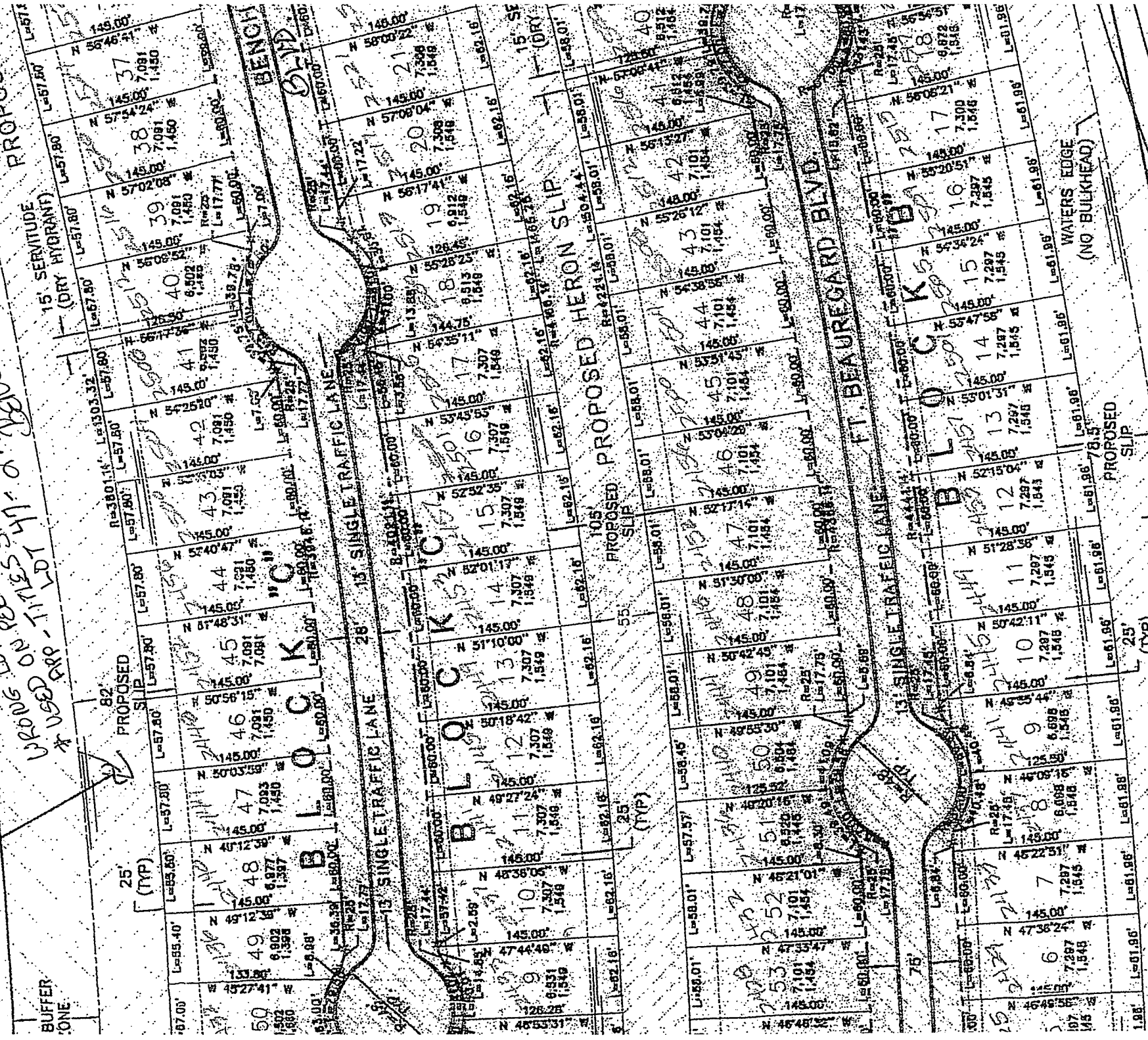
The parties hereto waive the production of any and all certificates required by law or customarily obtained and relieve and release me, Notary, from any and all responsibility or liability in connection therewith. The parties also agree to indemnify me, Notary, against any penalty or liability incurred as a result of the waiver of certificates.

Consisting of a (strip) of land measuring thirty-five (35) in width by thirty-five (35) in depth for the installation of telecommunications equipment ("Equipment Site"). Also a ten (10) foot wide Access Easement from the Equipment Site to a hard surfaced roadway with the eastern boundary of the Access Easement being a perpetual servitude which shall be used for the installation of buried cables ("Cable Servitude").

$\Delta = 18^{\circ}52'25"$
 $R = 3676.14'$
 $L = 1210.94'$
 $C = 1205.47'$
 $CB = N. 35^{\circ}08'33" E$

PARCEL "B" PROPERTY OWNER
THE FORT BEAUREGARD MARINA
PROPERTY OWNERS ASSOCIATION, INC.
RES (PROPOSED SLIP RIGHT-OF-WAY)

WRONG LOT PERMITS SHOWN
* USED FOR T-1125 47-2 BENCH
* USED FOR T-1125 47-2 BENCH



$\Delta = 22^{\circ}52'26"$
 $R = 4668.64'$
 $L = 1863.83'$
 $C = 1851.48'$
 $CB = S. 33^{\circ}08'33" W$

PROPERTY OWNER
THE FORT BEAUREGARD MARINA
PROPERTY OWNERS ASSOCIATION, INC.

YSCLOSKEY CAN

STAMP