



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5125 • www.stcharlesparish.gov

MEMORANDUM

DATE: October 3, 2025

TO: MR. COREY OUBRE
LEGAL SERVICES DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: ACT OF SALE
H.A.A CONSTRUCTION LLC TO ST. CHARLES PARISH
KINLER AND PAUL FREDERICK ROADWAY AND DRAINAGE
IMPROVEMENTS (PROJECT NO. P210704)

Transmitted herewith for your files two (2) fully executed/recorded originals.

MI/mr

Enclosures

cc: Parish Council
Ms. Samantha de Castro w/enclosure

¹ Council Dept. retained 1 original for file; 1 original filed in COC (2)

ACT OF SALE

UNITED STATES OF AMERICA

BY: H.A.A. CONSTRUCTION LLC

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, on the dates herein written below;

BEFORE the undersigned, Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY, CAME AND APPEARED:

H.A.A. CONSTRUCTION LLC, a Louisiana Limited Liability Company, authorized to do business in the State of Louisiana, herein represented by its duly Registered Agent, Alex Sandro Da Silva, authorized by the attached Corporate Resolution/Certificate of Authority, whose mailing address is 1025 Papworth Avenue, Metairie, LA 70005;

hereinafter collectively referred to as **SELLER** who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with warranty of title only and subject to the “As Is” clause set out below, and with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, and including an assignment or subrogation of sellers’ personal rights to sue for property damages, unto:

ST. CHARLES PARISH (-***1208)**, a political subdivision of the State of Louisiana, herein represented by Matthew Jewell, its Parish President, whose mailing address is P.O. Box 302, Hahnville, LA 70057; authorized pursuant to **Ordinance No. 25-7-3** adopted by St. Charles Parish Council on the **7th day of July, 2025**, a copy of which is attached hereto and made a part hereof;

hereinafter referred to as **PURCHASER**, here present accepting, and purchasing for itself, its successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

General Description:

The property is 0.077 acre tract of land located on Lot 17A, Block D of Oak Ridge Park Subdivision in St. Charles Parish, Louisiana in Section 12, Township 13 South, Range 21 East, Southeastern West of the Mississippi Land District. The maps were prepared by Crescent Engineering and Mapping, LLC, and Matthew Ledet, P.L.S. dated July 17, 2024 and revised April 22, 2025, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

Particular Description:

From a control point called CP 3 on the plat, which is a 2" aluminum cap on 1/2" iron rod, said point having coordinates of X=3586435.80 and Y=521584.59, said point being the point of commencement, proceed S29°45'16"W a distance of 1126.05 feet to a point having coordinates of X=3585876.96 and Y=520607.00, said point being the point of beginning; thence proceed S57°15'46"E a distance of 74.97 feet to a point; thence proceed S32°56'22"W a distance of 45.00 feet to a point, thence proceed N57°15'46"W a distance of 74.90 feet to a point; thence proceed N32°50'48"E a distance of 45.00 feet to the point of beginning.

All of which comprises Lot 17A, as shown on sheet 7 and contains an area of 3372.01 square feet or 0.077 acres and bears municipal address 706 Paul Frederick Street, Luling, LA 70070.

TO HAVE AND TO HOLD the above-described property unto the said PURCHASER, its heirs and assigns forever. PURCHASER herein assumes all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions, and/or Covenants of record before this transfer and do waive and release me, Notary, from any and all liability and responsibility in connection therewith.

This sale is made and accepted for and in consideration of the appraised price and sum of **\$19,557.66 (NINETEEN THOUSAND FIVE HUNDRED FIFTY-FIVE AND 66/100 DOLLARS)**, which said PURCHASER has well and truly paid, in ready and current money to the said SELLER who hereby acknowledges the receipt and sufficiency thereof and grants full acquittance and discharge therefor.

PURCHASER accepts the above-described property subject to the restrictions referred to herein and agrees for itself, its successors and assigns to be bound thereby. PURCHASER has made an independent inspection of the property and is satisfied with the property's condition and suitability for purchaser's intended use.

SELLER confirms that all property taxes for 2024 have been paid. Any and all property taxes for 2025, to the extent applicable, shall be prorated between both parties as of the date of the execution of this sale.

All parties hereby agree to waive the production of tax and mortgage certificates and hereby relieve and release me, Notary, for any liability regarding their non-production. Should any zoning, planning or other Parish ordinances affect this transfer, the parties hereto relieve me, Notary, from any liability or for any responsibility to

determine or see to compliance of these regulations. The parties hereto further relieve me, Notary, from any liability or for any responsibility to determine the wetland delineation or flood zone determination pertaining to the above-described property.

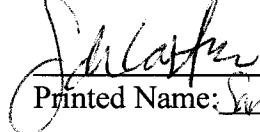
All agreements and stipulations herein contained, and all of the obligations herein assumed shall insure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.

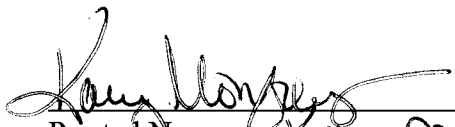
As the context herein may require, the singular shall be deemed to include the plural and the masculine form shall be deemed to include the feminine and neuter.

PURCHASER declared that pursuant to La. Rev. Stat Ann § 9:2721, the address where property tax and assessment notices are to be mailed is: P.O. Box 302, Hahnville, LA 70057.

THUS, DONE AND PASSED at Hahnville, Louisiana, on this 22nd day of September, 2025, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

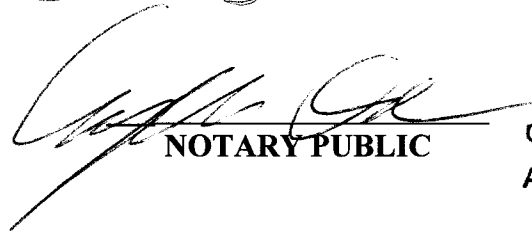
WITNESSES:


Printed Name: Samantha de la Haza


Printed Name: Racy Montrey

ST. CHARLES PARISH


BY: MATTHEW JEWELL,
its PARISH PRESIDENT


NOTARY PUBLIC

COREY M. OUBRE
NOTARY PUBLIC
LSBA NO. 28709
LA NOTARY NO. 77473
St. Charles Parish, Louisiana
My Commission is issued for Life

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE

ON 10-2-2025
AS INSTRUMENT NO. 491728

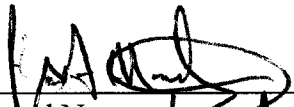
IN MORTGAGE/CONVEYANCE/OATH BOOK

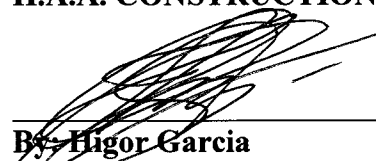


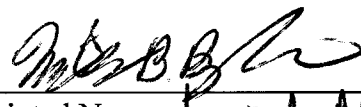
THUS, DONE AND PASSED at Hahnville, Louisiana, on this 5th
day of Sept, 2025 in the presence of the undersigned competent witnesses, who
hereunto sign his name with the said appearers, and me, Notary, after reading of the
whole.

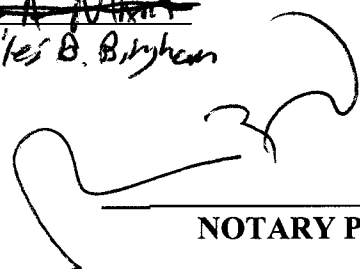
WITNESSES:

H.A.A. CONSTRUCTION LLC


Printed Name: Luis A. MacCormick


By: Higor Garcia


Printed Name: Miles B. Blythe

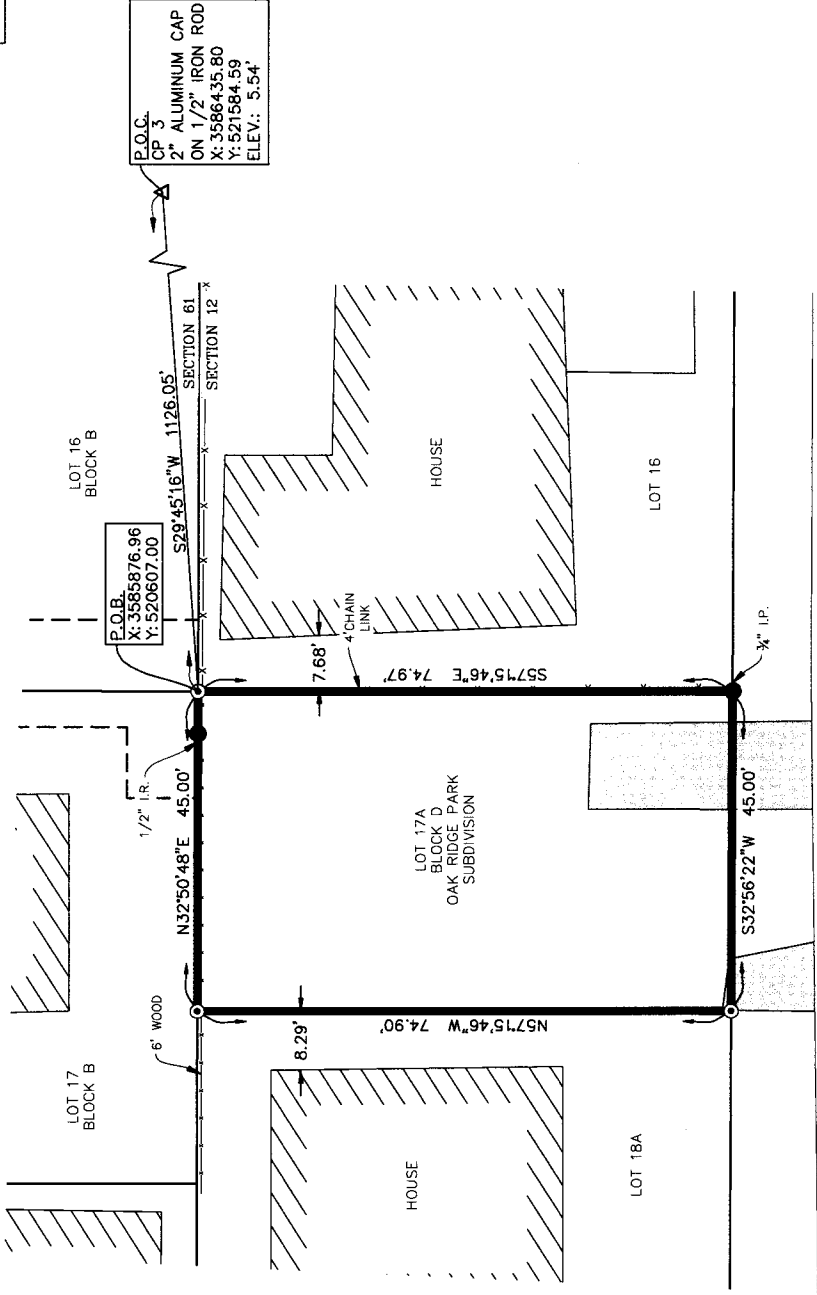


NOTARY PUBLIC

LEGEND:

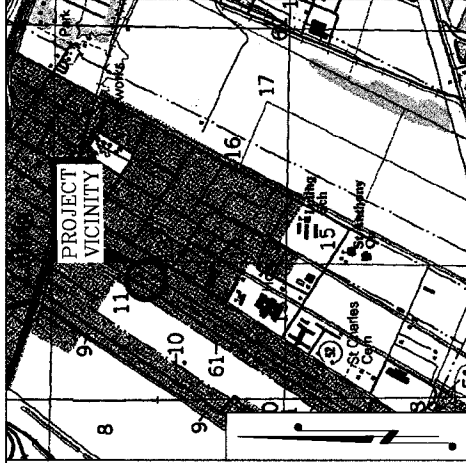
- CONTROL POINT
FND. MONUMENT
SET 3/4" I.P.
POWER POLE
MAILBOX
WATER METER
SEWER CLEANOUT
SEWER MANHOLE
WATER LINE
SEWER LINE
POWER LINE
CULVERT
FENCE
PROPERTY LINE
LOT LINE
ROAD CENTERLINE
TOP BANK OF DITCH
RECD SERVITUDE
TREE
CONCRETE SURFACE
BUILDING

- NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND-BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM GPS STATIC OBSERVATIONS TAKEN AT THE TIME OF SURVEY. BEARINGS AND DISTANCES ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE. SURVEY FEET.
2. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
3. THE UNDERGROUND UTILITIES WERE NOT PART OF THIS SCOPE OF WORK AND NO ATTEMPT WAS MADE TO LOCATE THEM. UTILITY LOCATES SHOULD BE MADE THROUGH LOUISIANA ONE CALL, 800.272.3020
4. SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
5. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY. SEE THE REFERENCE PLAT FOR CALLED VALUES.
6. PORTIONS OF BUILDINGS ARE DIGITIZED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.
7. FIELD WORK COMPLETED ON 12/06/2023.
- REFERENCES:
1. SURVEY OF LOT 13 BLOCK "D" OAK RIDGE PARK, SECTION NO. 1 CITY OF LULUNG ST. CHARLES PARISH, LA.
Y DADING, MARQUES & ASSOCIATES, INC. DATED APRIL 5, 1988.



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST ACCURATE AND REASONABLE PRACTICES AND STANDARDS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THE ADOPTED REGULATIONS AND RULES AND STANDARDS THEREUNDER ARE IN ACCORDANCE WITH STANDARDS INDICATED IN THE ABOVE STANDARDS.

VICINITY MAP
1"=2000'



7 OF 10		ST. CHARLES		PROJECT NO. 23.037		PROJECT NAME	
DATE		7/17/2024		DATE		7/17/2024	
DRAWN		K. JONES		CHECKED		D. HYMEL	
PROJECT		M. LEDT		PROJECT		M. LEDT	
PROJECT		NA		PROJECT		NA	

NO.		DATE		REVISION OR CHANGE (ENTER DESCRIPTION)	
1		10/17/2024		SHIFT C-2 SERVITUDE LINE	
2		04/22/2025		REVIEW CHANGING TO SURVEY OF LOT 17A	

SURVEY OF
LOT 17A, BLOCK D OF
OAK RIDGE PARK SUBDIVISION
FOR ST. CHARLES PARISH
IN SECTION 12, T13S - R21E
LULUNG, ST. CHARLES PARISH, LA
H.A.A. CONSTRUCTION LLC

OWNER	ACQUISITION	LOT 17A AREA
H.A.A. CONSTRUCTION LLC	INSTR. NO. 471286 OCTOBER 05, 2022	0.077 AC. 3,372.01 S.F.

**CERTIFICATE OF AUTHORITY FOR
H.A.A. Construction LLC**

MIGOR GARCIA, is hereby authorized to sign and execute on behalf of H.A.A. Construction LLC any and all documents as he deems appropriate and necessary, in connection with the Act of Sale for property identified as Lot 17A, Block D, Section 1, Oak Ridge Park Subdivision, 706 Paul Frederick Street, Luling, LA to St. Charles Parish.

CERTIFICATE

The undersigned duly designated certifying official does hereby certify that MIGOR GARCIA is the MEMBER of H.A.A. Construction LLC and that the foregoing Certificate of Authority has been duly adopted and approved by the Company this 1st day of July, 2025.

H.A.A. Construction LLC


BY: MIGOR GARCIA

2025-0171

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)**

ORDINANCE NO. 25-7-3

An ordinance to approve a purchase and/or expropriate from property owned by H.A.A. Construction, LLC to St. Charles Parish located at 706 Paul Frederick Street, Luling, Louisiana.

WHEREAS, the streets of Kinler and Paul Frederick between Hackberry Street and Brooklyn Street have routinely experienced significant flooding resulting in the two (2) streets becoming impassable for long periods of time; and,

WHEREAS, the flooding of both Kinler Street and Paul Frederick Street have caused degradation of the roadway surface and base material of the roadways; and,

WHEREAS, St. Charles Parish has established a project to improve the drainage on Kinler Street and Paul Frederick Street and to repair the roadway surface; and,

WHEREAS, Ordinance No. 22-1-2 adopted on January 10, 2022, by the St. Charles Parish Council, approved and authorized the execution of a Professional Services Agreement with EJES Inc., to perform engineering services for Kinler and Paul Frederick Roadway and Drainage Improvements Project No. P210704, not exceed \$385,955.00; and,

WHEREAS, Ordinance No. 25-2-1 adopted on February 10, 2025, by the St. Charles Parish Council, approved and authorized the execution of Amendment No. 1 to Ordinance No. 22-1-2, which approved a Professional Services Agreement with EJES Inc., to perform engineering services for Kinler and Paul Frederick Roadway and Drainage Improvements (Project No. P210704), in the amount not to exceed \$358,896.00, increasing the overall contract amount to \$744,851.00; and,

WHEREAS, the property at 706 Paul Frederick Street, owned by H.A.A. Construction, LLC is one of the properties needed to complete the drainage improvements; and,

WHEREAS, the fair market value, as established by a licensed MAI appraiser, is \$19,557.66.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the purchase and/or expropriation of 706 Paul Frederick Street, Luling, Louisiana valued at \$19,557.66 is hereby approved and accepted.

SECTION II. That the Parish President is further hereby authorized to execute any and all documents deemed necessary on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER

NAYS: NONE

ABSENT: SKIBA

And the ordinance was declared adopted the 7th day of July, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Yvelly Fonseca

SECRETARY: Michelle Dupont

DLVD/PARISH PRESIDENT: July 8, 2025

APPROVED: [Signature] **DISAPPROVED:**

PARISH PRESIDENT: Matthew Jewell

RET/SECRETARY: July 8, 2025

AT: 4:19 pm **RECD BY:** [Signature]