

Date: 6-11-19

Director
Department of Water & Sewerage
P.O. Box 31109
Shreveport, LA 71130

RE: Application for Water and/or Sewer Services for

Nouveau Carie (Phase 1)
300 E. FLOURNOY LUCAS RD.
SHREVEPORT, LA. 71106
318-218-7518

Dear Director:

I am herewith requesting that I be granted the authority to make a connection to the City of Shreveport's water and/or sewer mains to serve my property which I own as described above.

I hereby agree to secure all permits and inspections required by the City of Shreveport Comprehensive Building Code, all in accordance with the provisions of Section 94-6, "Compliance with building code" and 94-7, "Water or sewer service outside city - Request for annexation" of the Code of Ordinances of the City of Shreveport as stipulated below.

Sec. 94-6 Compliance with building code

All new buildings or structures located within or outside the corporate city limits, and any additions, modifications, alterations or repairs of existing buildings that utilize the water or sewer facilities of the city, or both, shall comply with the requirements of the city comprehensive building code as amended, including the securing of all permits and inspections required by such code. (Ord. No. 15, 2013, 8-27-13)

Sec. 94-7 Water or sewer service outside city - Request for annexation

- (a) As a condition precedent to the initial connection into the city water or sewer line, or both, the application for the water or sewer connection must be accompanied by a written request for annexation to the city, and approved by the city council.

- (b) If, at the time the initial request for connection is made and the written request for annexation is submitted, the area upon which the facility is located is not contiguous with the city limits, or otherwise not legally available for annexation, the owner of the property shall enter into a contract with the city, to be approved by the city council, which contract shall provide that the property owner shall not withdraw the written request for annexation, that the written request for annexation shall be kept in full force and effect until such time as the area becomes legally available for annexation, and that if the annexation request is withdrawn the facility shall be disconnected from city water or sewerage service. The contract shall be recorded in the conveyance records of Caddo Parish or Bossier Parish, as the case may be, and may not be assigned without approval of the city council.
- (c) If the area is acquired by a new owner, the new owner shall, within 90 days of acquiring the property, submit a written request for the annexation of the area to the city and execute a contract as specified in this section to be approved by the city council. If no such request or contract is received within the time specified, the area shall be disconnected from city water or sewerage service. (Ord. No. 15, 2013, 8-27-13)

I further agree to fully comply with all regulations and requirements set forth by the Department of Water & Sewerage, all in accordance with Section 94-8, "Same - Property to be subject to other city regulations" of the City of Shreveport Code of Ordinances follows:

Sec. 94-8 Same - Property to be subject to other city regulations

No water or sewerage service shall be furnished to persons or property outside or beyond the limits of the city except upon the full and complete compliance by such persons or property with all regulations and requirements of all departments of the city, including but not limited to street, drainage and subdivision regulations. (Ord. No. 15, 2013, 8-27-13)

Pursuant to Section 94-7 of the Code of Ordinances of the City of Shreveport, attached herewith is my petition for annexation.

I fully understand that this request cannot be approved until the Chief Building Official certifies that the requirements specified in the aforementioned Code of Ordinances have been satisfied.

Yours very truly,



Attachment: Petition for Annexation

APPROVED:



Director, Department of Water & Sewerage

xc: Dept. of Water & Sewerage/Field Operations
Dept. of Water & Sewerage/Customer Service

**TO THE SHEVEPORT CITY COUNCIL
CITY OF SHREVEPORT, STATE OF LOUISIANA**

In accordance with the provisions of Act 338 of 1972 as amended by the Legislature of the State of Louisiana, we, the undersigned owners of property and/or registered voters situated within the area hereinafter described, respectfully petition the City of Shreveport to adopt an ordinance as provided by law enlarging the boundaries of the City of Shreveport to include within the boundary of said City of Shreveport, the following described property, to-wit:

Four separate tracts of land in Section 8, Township 16 North, Range 13 West, Caddo Parish, Louisiana, identified by Caddo Parish Tax Assessor's Geographic Numbers 161308-000-0093-00, 161308-001-0028-00, 161308-001-0047-00, & 161308-033-1003-00.

OWNER(S):

DATE:



Montrose Investments, LLC

6-11-19



Joseph Roy Fertitta

6-11-19

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
MONTROSE INVESTMENTS, L.L.C.	Limited Liability Company	SHREVEPORT	Active

Previous Names

Business: MONTROSE INVESTMENTS, L.L.C.

Charter Number: 34871666K

Registration Date: 12/28/1999

Domicile Address

6121 FERN AVENUE #1
SHREVEPORT, LA 711054151

Mailing Address

C/O JOSEPH R. FERTITA
6121 FERN AVE., #1
SHREVEPORT, LA 711054151

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 12/28/1999
Last Report Filed: 11/30/2018
Type: Limited Liability Company

Registered Agent(s)

Agent:	JOSEPH R. FERTITTA
Address 1:	6121 FERN AVE., #1
City, State, Zip:	SHREVEPORT, LA 711054151
Appointment Date:	12/28/1999

Officer(s)

Additional Officers: No


Officer:	MELISSA FERTITTA LAMPERTI
Title:	Member
Address 1:	6121 FERN AVENUE UNIT #1
City, State, Zip:	SHREVEPORT, LA 711054151

Officer:	LINDSEY FERTITTA HIGGINS
Title:	Member
Address 1:	6206 DILLINGHAM DR

C 3380

M 2962

UNITED STATES OF AMERICA



State of Louisiana

Fox McKeithen

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

MONTROSE INVESTMENTS, L.L.C.

Domiciled at SHREVEPORT, LOUISIANA,

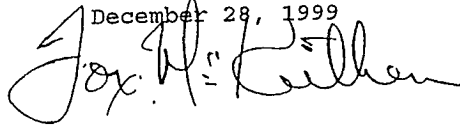
Was filed and recorded in this Office on December 28, 1999,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

1696475

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

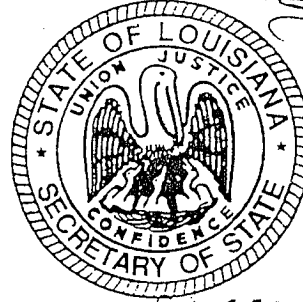
December 28, 1999



DBE 34871666K

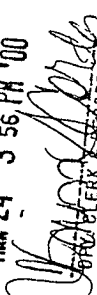
Secretary of State

740



FILED & RECORDED
CADDOPARISH, LA

MAR 24 3 56 PM '00



140

FOX MCKEITHEN
Secretary of State
Received & Filed
DATE DEC 28 2000

**ARTICLES OF ORGANIZATION
OF
MONTROSE INVESTMENTS, L.L.C.**

STATE OF LOUISIANA :

PARISH OF CADDO :

Before me, the undersigned Notary Public in and for the Parish of Caddo, State of Louisiana, and in the presence of the undersigned competent witnesses personally came and appeared:

JOSEPH R. FERTITTA, husband of Ann Fertitta, a resident of the full age of majority of Shreveport, Caddo Parish, Louisiana, whose mailing address is 6301 Line Avenue, Shreveport, Louisiana 71106,

who declared that, availing himself of the Louisiana Limited Liability Company Law (La. R.S. 12:1301, et seq.), he hereby does organize and form a limited liability company in pursuance of that law, in accordance with the following Articles of Organization:

**ARTICLE I
NAME**

The name of this Limited Liability Company is MONTROSE INVESTMENTS, L.L.C.
(the "Company").

CC 741

141

**ARTICLE II
PURPOSE**

The purpose for which the Company is formed is to engage in any lawful activity for which a limited liability company may be formed under the Louisiana Limited Liability Company Law.

**ARTICLE III
DURATION**

The Company shall continue for perpetuity; however, the Company may be terminated sooner by the unanimous consent of the members of the Company.

**ARTICLE IV
LIMITATIONS ON MEMBERS' AUTHORITY**

There are limitations on the authority of members of the Company, other than JOSEPH R. FERTITTA, to bind the Company, which limitations are set forth in an Operating Agreement.

**ARTICLE V
MANAGEMENT OF AFFAIRS OF COMPANY**

The Company shall be managed by JOSEPH R. FERTITTA, unless a new manager is elected by the members in accordance with the Operating Agreement. Any manager expressly is authorized to act on behalf of the Company with respect to all matters of the Company, whether or not in the ordinary course of the business of the Company, and any such manager expressly is authorized to alienate, lease, encumber or otherwise deal with the immovable properties of the Company. Until these Articles of Organization are amended, anyone may rely upon the authority herein granted to the manager, and expressly may rely upon the representation of JOSEPH R. FERTITTA that he is and remains the manager of the Company.

**ARTICLE VI
RESTRICTION ON TRANSFER OF INTERESTS**

The assignment or transfer of a member's interest is subject to restrictions set forth in the Operating Agreement.

IN WITNESS WHEREOF, JOSEPH R. FERTITTA has signed these Articles of Organization before me, Notary Public, in the presence of the undersigned competent witnesses, on this the 22-day of December, 1999.

WITNESSES:

Joe H. [unclear]
Paul M. Mitchell

Joseph R. Fertitta
JOSEPH R. FERTITTA

William [unclear]
Notary Public in and for
Caddo Parish, Louisiana

**INITIAL REPORT
OF
MONTROSE INVESTMENTS, L.L.C.**

STATE OF LOUISIANA :

PARISH OF CADDO :

Before me, the undersigned Notary Public in and for the Parish of Caddo, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

JOSEPH R. FERTITTA, husband of Ann Fertitta, a resident of the full age of majority of Shreveport, Caddo Parish, Louisiana, whose mailing address is 6301 Line Avenue, Shreveport, Louisiana 71106,

who declared that he has organized MONTROSE INVESTMENTS, L.L.C. as a limited liability company under the Louisiana Limited Liability Company Law, and in accordance with the provisions of La. R.S. 12:1305E, he makes the following initial report:

**ARTICLE I
REGISTERED OFFICE**

The location and municipal address of the Company's registered office are:

6301 Line Avenue
Shreveport, LA 71106

**ARTICLE II
REGISTERED AGENT**

The full name and municipal address of the Company's registered agent are:

JOSEPH R. FERTITTA
6301 Line Avenue
Shreveport, LA 71106

000744

144

Attached hereto and made a part hereof is a notarized Affidavit of Acknowledgment and Acceptance of Appointment by Designated Registered Agent signed by the Company's registered agent.

ARTICLE III

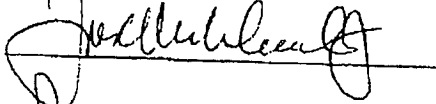
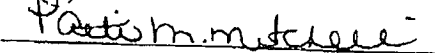
MANAGER OF COMPANY

The names and municipal address of the Company's Manager are:


JOSEPH R. FERTITTA
6301 Line Avenue
Shreveport, LA 71106

IN WITNESS WHEREOF, JOSEPH R. FERTITTA has signed this Initial Report before me, Notary Public, in the presence of the undersigned competent witnesses, on the 22 day of December, 1999.

WITNESSES:


JOSEPH R. FERTITTA


Notary Public In and for
Caddo Parish, Louisiana

**AFFIDAVIT OF ACKNOWLEDGMENT AND ACCEPTANCE OF
APPOINTMENT BY DESIGNATED
REGISTERED AGENT**

Before me, the undersigned Notary Public in and for the Parish of Caddo, State of Louisiana, in the presence of the undersigned competent witnesses, personally came and appeared JOSEPH R. FERTITTA, who upon being duly sworn, acknowledged that he hereby does accept appointment as the Registered Agent of MONTROSE INVESTMENTS, L.L.C., which is a limited liability company organized under and pursuant to the provisions of the Louisiana Limited Liability Company Law.

SWORN TO AND SUBSCRIBED before me, Notary, in the presence of the undersigned competent witnesses, on the 22 day of December, 1999.

WITNESSES:

[Signature]
[Signature]

[Signature]
JOSEPH R. FERTITTA


[Signature]
Notary Public in and for
Caddo Parish, Louisiana

Nouveau Carre' Phase 1

Showing a 6.523 Acres Tract
 Located in the NW/4 of Section 8, T16N, R13W
 Being a ReSubdivision of Lots 28, 29 and Bottom Land Lot
 Forbing Heights Subdivision as Recorded in Book 450, Page 587 and a
 Portion of Lot 1001, The Bluffs as Recorded in Book 5050, Pages 102-103
 Records of Caddo Parish, Louisiana
 June 4, 2019 Scale: 1" = 80'

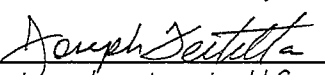


Job No: 2018-130

Approval:

 Metropolitan Planning Commission
 By: Executive Director Date: 6-4-19

Director of Public Works Date:

We the undersigned OWNER(S) hereby
 Approve this Subdivision Plat.

 6-4-19
 Montrose Investments, LLC Date:
 By: Joseph Fertitta, Manager

NOTES:

This property is located in Zones "X" and "AE"
 as per National Flood Insurance Rate Map
 Community Number 220361, Map Panel
 Number 22017CO488H, Dated 5/14/2014.

This property boundary survey is in accordance
 with the applicable "Standards of Practice for
 Boundary Survey", as stipulated in LAC Title 46:LXI
 Chapter 24, as adopted on January 1, 2012.
 Based on the current Classification "B" survey.

Basis of Bearings and Coordinates is the
 Louisiana State Plane Coordinate System.
 NAD 83, Louisiana North Zone.

Surveyor does not guarantee that all Servitudes of
 Record affecting this property are shown hereon.

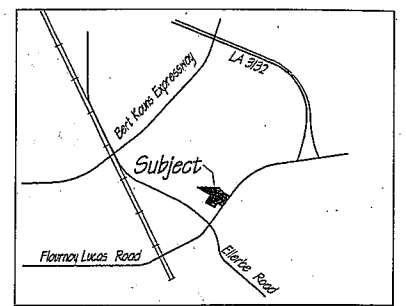
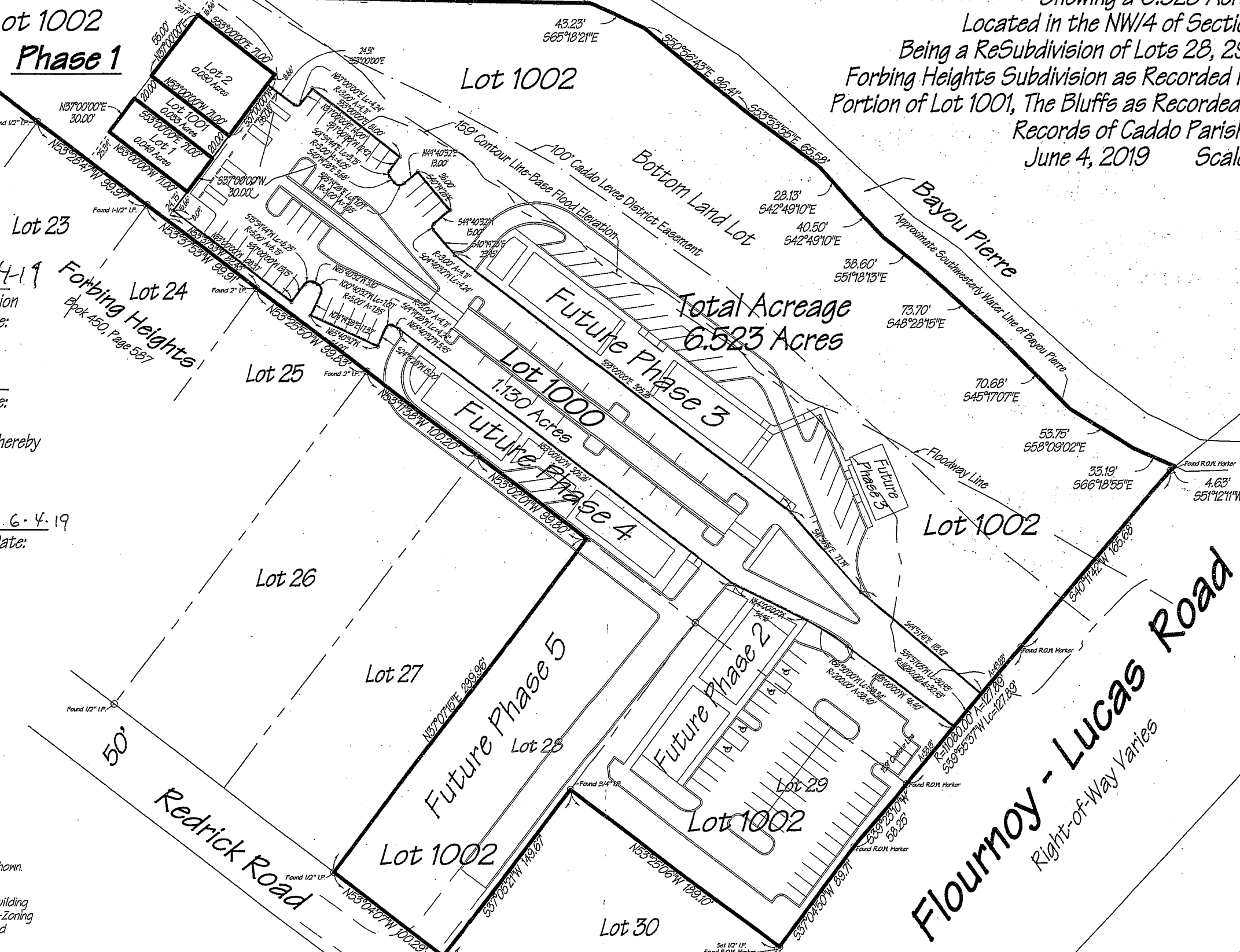
1/2" Iron Pipes set at all corners unless otherwise shown.

NOTE:
 "All building setbacks shall conform to the building
 setback standards as published in Article 4-Zoning
 District Regulations of the Shreveport Unified
 Development Code."

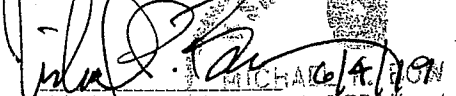
Graphic Scale: 1" = 80'



Book _____, Page _____

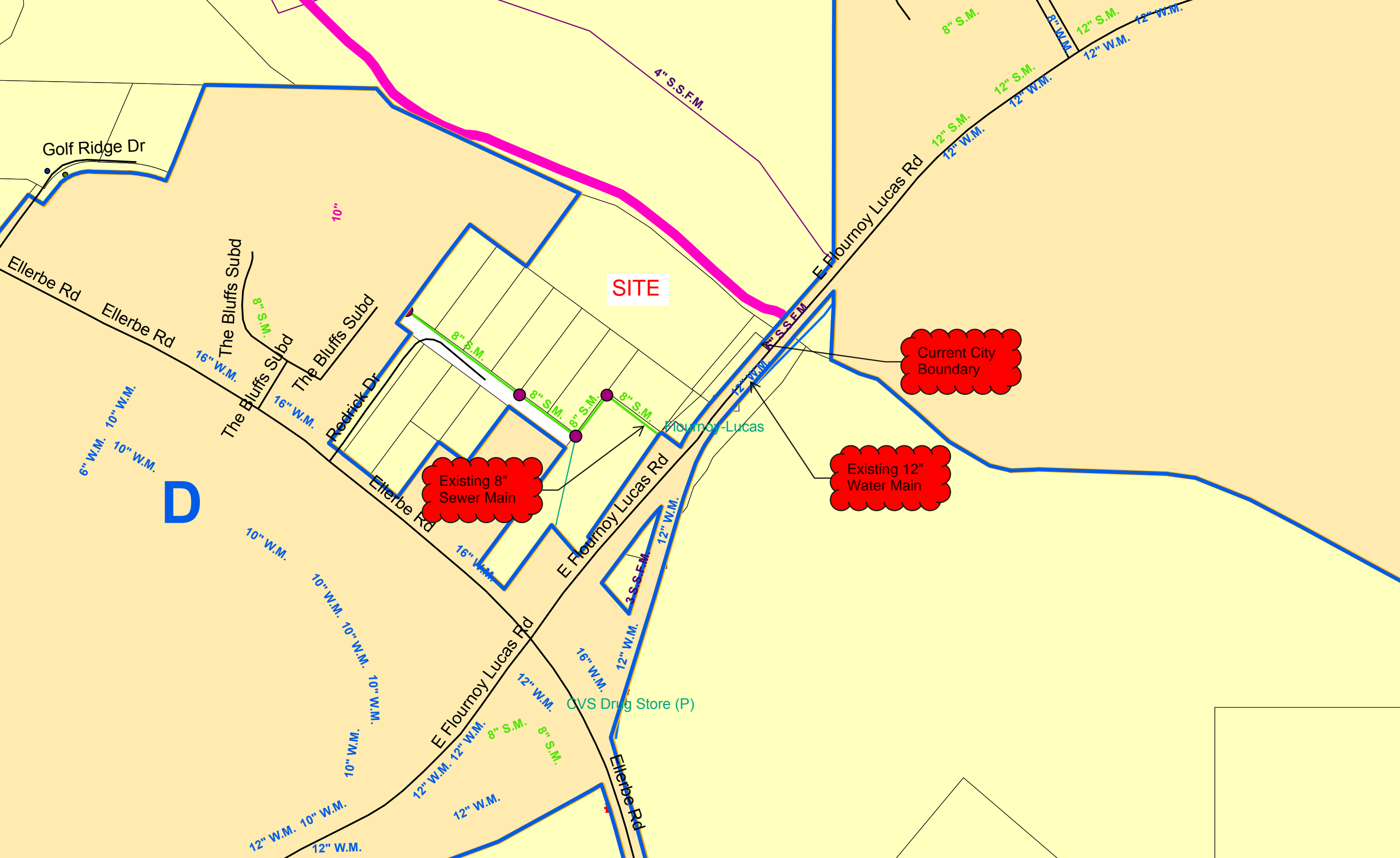


I hereby certify that this subdivision plat conforms to
 all Regulations and Requirements of the Subdivision
 Ordinances and Amendments thereto as adopted by
 the Caddo Parish Commission except as related to
 roads and drainage, and that this plat represents an
 actual ground survey by me or under my supervision.


 Michael P. Bowman, P.L.S. REGISTERED No. 4
 Louisiana Reg. No. 4693
 REGISTERED PROFESSIONAL SURVEYOR

John R. Bowman & Assoc., INC.
 3833 Southern Avenue
 Shreveport, Louisiana 71106
 Phone 318-865-9540

Approval of this plat by the Parish of Caddo does not constitute an acceptance by the Parish of Caddo or the Public of any streets, drainage or other rights-of-way as shown on this plat. All streets and all drainage shall be in compliance with Chapter 22 of the Code of Ordinances of the Parish of Caddo. In accordance with Chapter 22 of the Code of Ordinances of the Parish of Caddo and La. R.S. 33:5051C. (1), the approval of this plat shall not constitute acceptance by the public of the dedication of any street or other public way, park or space. Such approval can be affected only by action of the Parish Commission.



SITE

Current City Boundary

Existing 12" Water Main

Existing 8" Sewer Main

D

CVS Drug Store (P)

4" S.S.F.M.

12" S.M.
12" W.M.

12" S.M.
12" W.M.

12" S.M.
12" W.M.

12" S.M.
12" W.M.

10"

8" S.M.

16" W.M.

16" W.M.

16" W.M.

8" S.M.

8" S.M.

8" S.M.

8" S.M.

12" W.M.

12" W.M.

6" W.M. 10" W.M.
10" W.M.

10" W.M.

10" W.M. 10" W.M. 10" W.M.

10" W.M.

12" W.M. 12" W.M.

12" W.M.

8" S.M. 8" S.M.

12" W.M.

16" W.M.

12" W.M.

3" S.S.F.M.

12" W.M.

The Bluffs Subd

The Bluffs Subd

The Bluffs Subd

The Bluffs Subd

Redrick Dr

Ellerbe Rd

Ellerbe Rd

E Flourney Lucas Rd

E Flourney Lucas Rd

E Flourney Lucas Rd

E Flourney Lucas Rd

Ellerbe Rd

Golf Ridge Dr

Ellerbe Rd

Ellerbe Rd

E Flourney Lucas Rd

E Flourney Lucas Rd

Flourney-Lucas

Flourney-Lucas

Ellerbe Rd