

**EXHIBIT S**

**PROPERTY OWNERSHIP**

# EXHIBIT S - PROPERTY OWNERSHIP

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February 23, 2011

Mr. Frederick J. Sigur, Jr.  
P.O. Box 59  
Arabi, Louisiana 70032-0059

Re: Title to Rigolets Estates Subdivision

Dear Mr. Sigur:

In accordance with your request, I wish to advise that I have researched our records and see that an Excerpt of Judgment was recorded in the Parish of St. Tammany, State of Louisiana, in COB 1410, folio 849 on January 25, 1990. I attach herewith a photocopy of the pertinent portions of the Judgment of Possession rendered in Proceedings No. 58-789 of the Thirty-Fourth Judicial District Court for the Parish of St. Bernard entitled "Succession of Marguerite Bradbury Sigur" which portion contains properties located in the Parish of St. Tammany and which would have been included in the Excerpt of Judgment. The undeveloped portion of Rigolets Estates (Phase 3) is contained in Item No. 19 on Pages 23-26. I hope that this serves as sufficient title as requested inasmuch as that is the latest indicia of title ownership in favor of Frederick J. Sigur. As you know the Succession of Frederick J. Sigur is under administration and therefore no Judgment of Possession has been rendered thereon.

Should you require anything further, please do not hesitate to contact me.

Very truly yours,

POTTS & POTTS, APLC



Ewell C. Potts, III

ECP:III/lal  
Enclosure

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THIRTY FOURTH JUDICIAL DISTRICT COURT

PARISH OF ST. BERNARD

STATE OF LOUISIANA

Number: 58-789

Division: "B"

SUCCESSION

OF

MARGUERITE BRADBURY SIGUR

Filed: Jan. 24, 1990

(s) [Signature]  
Deputy Clerk

## JUDGMENT OF POSSESSION

Considering the foregoing Petition, the Affidavit of Death and Heirship, the Renunciation and the Election and Ratification, and the other pleadings filed herein, the law and evidence being in favor of petitioners, for the reasons this day orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED that petitioner, Frederick J. Sigur, be and he is hereby recognized as the surviving spouse in community with the decedent, Marguerite Bradbury Sigur, and that as such he is hereby recognized as the owner of and sent and placed into possession of an undivided one-half interest of all of the community property existing between your decedent, Marguerite Bradbury Sigur, and petitioner, Frederick J. Sigur, all of which property is described hereinafter.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that your petitioner, Frederick J. Sigur, be and he is hereby recognized as a legatee under the terms of the decedent's last will and testament and that as such, he is hereby sent and placed into possession of all of the decedent's interest in and to the following described property:

### I. COMMUNITY IMMOVABLE PROPERTY:

1. SIX CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in the Parish of St. Bernard, State of Louisiana, in that part known as "PARIS COURT", being a part of VERSAILLES, in SQUARE 73 thereof, bounded by PARIS ROAD and GRANDS HOMMES, BUFFON and CRAPS STREETS, which said lots are designated by the Nos. 1, 2, 3, 4, 5 and 11-A, in accordance with that survey of resubdivision by Eugene I. Estopinal, dated September 30, 1965, and recorded in the Parish of St. Bernard, State of Louisiana, in COB 92, folio 633, according to which survey, said Lots Nos. 1, 2, 3, 4, 5 and 11-A measure as follows:

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LOT NO. 40 commences at a distance of 559.03 feet from the intersection of Jean Lafitte Parkway and West Judge Perez Drive and fronts on West Judge Perez Drive a distance of 50 feet, same width in the rear, by a depth of 200 feet between equal and parallel lines.

LOT NO. 41 commences at a distance of 609.03 feet from the intersection of Jean Lafitte Parkway and West Judge Perez Drive and fronts on West Judge Perez Drive a distance of 50 feet, same width in the rear, by a depth of 200 feet between equal and parallel lines.

Improvements bear municipal no. 8350 West Judge Perez Drive, Chalmette, Louisiana.

Being the same property acquired by Frederick J. Sigur and Robert F. Morrow from Southern Savings Association by act passed before Edmund T. Wegener, Notary Public, dated August 23, 1977 and registered in COB 143, folio 439, Parish of St. Bernard on August 26, 1977.

18. A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Bernard, State of Louisiana, in the subdivision known as BUCCANEER VILLA NORTH (Section No. 1), which lot is designated as LOT EE-1, on a survey of resubdivision by J.J. Krebs & Sons, Inc., Surveyors, dated February 18, 1970, revised June 4, 1970, and attached to a Resolution by the St. Bernard Parish Police Jury dated March 5, 1970, recorded in COB 106, folio 46, Entry No. 98614, Parish of St. Bernard on March 11, 1970, and is described as follows:

SAID LOT EE-1 commences one thousand six hundred fifty-five feet (1655') South, 65 degrees 06 minutes East from the Northeast corner of Jean Lafitte Parkway and Judge Perez Drive, and measures thence, one hundred fifty feet (150') front on Judge Perez Drive to the line dividing said Lot EE-1 from Parcel H, thence, in a Northeasterly direction along said line of Parcel H, a distance of one hundred forty-eight and eighty-seven hundredths feet (148.87') thence North 64 degrees 40 minutes West, a distance of one hundred fifty and sixty hundredths feet (150.60'), thence South 25 degrees 20 minutes West a distance of one hundred fifty feet (150') to Judge Perez Drive and the point of beginning.

Being the same property acquired by Robert F. Morrow and Frederick J. Sigur from Greater New Orleans Homestead Association, by act passed before Mayer L. Dresner, Notary Public, dated April 30, 1975 and registered in COB 125, folio 495, Parish of St. Bernard.

19. ALL THOSE CERTAIN LOTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that portion thereof designated as Rigolets Estates Subdivision and according to a survey of J. J. Krebs & Sons, Inc., dated October 19, 1983 and revised June 17, 1986, a copy of which is recorded in the Parish of St. Tammany, State of Louisiana in file number E M 223 on July 30, 1986, in accordance with the Preliminary Approval being Resolution C. S. No. 83-1742 adopted on December 15, 1983, recorded in the Parish of St. Tammany, State of Louisiana in COB 1270, folio 796, Entry No. 628570 on the 18th day of August, 1986 and the Final Approval of Rigolets Estates, Phase I being P. J. S. No. 86-2373 adopted on July 17, 1986 and recorded in the Parish of St. Tammany, State of Louisiana in COB 1270, folio 73, Entry No. 627804 on the 11th day of August, 1986, the said lots and parcels of ground are described as follows:

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## PHASE I

### Square A:

Lot 1  
Lot 2  
Lot 3  
Lot 4  
Lot 5  
Lot 6  
Lot 7  
Lot 8  
Lot 10  
Parcel C

### Square B:

Lot 5  
Lot 7  
Lot 8  
Lot 10  
Lot 13  
Lot 19  
Lot 20  
Lot 21  
Lot 23  
Lot 38  
Lot 39  
Lot 40  
Lot 42  
Lot 43  
Lot 45  
Lot 46  
Lot 50  
Lot 51  
Lot 52

### Square C:

Lot 1  
Lot 2  
Lot 3  
Lot 4  
Lot 5  
Lot 6  
Lot 8  
Lot 9  
Lot 10  
Lot 11  
Lot 14

### Square D:

Lot 1  
Lot 2  
Lot 3  
Lot 4  
Lot 5  
Lot 6  
Lot 7  
Lot 8  
Lot 9  
Lot 11  
Lot 12  
Lot 13  
Lot 14

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## Square E:

Lot 1  
Lot 2  
Lot 3  
Lot 4  
Lot 5  
Lot 6  
Lot 7  
Lot 8  
Lot 9

## Square F:

Lot 1  
Lot 2  
Lot 3  
Lot 4  
Lot 5  
Lot 6  
Lot 7  
Lot 8  
Lot 9  
Lot 10  
Lot 11  
Lot 12  
Lot 13

## FUTURE PHASES

Square G, Lots 1 thru 9, both inclusive.  
Square H, Lots 1 thru 7, both inclusive and Parcels F and A.  
Square I, Lots 1 thru 8, both inclusive.  
Square J, Lots 1 thru 26, both inclusive and Parcels B and D.  
Square K, Lots 1 thru 6, both inclusive.  
Square L, Lots 1 thru 42, both inclusive.  
Square M, Lots 1 thru 22, both inclusive.  
Square N, Lots 1 thru 6, both inclusive.  
Parcels E, I and J.

## STREETS

All street areas consisting of the following:

### Future Phases

- 1) Bluegill Drive
- 2) Sailfish Drive
- 3) Dolphin Drive
- 4) Sturgeon Drive
- 5) Redfish Drive
- 6) Tarpon Drive
- 7) Swordfish Drive

## BORROW PIT

Commencing at the Southernmost point of Lot 1, Square A, head S 12° 01' 10" E a distance of 15.12 feet to the point of beginning, thence head S 57° 38' 26" E a distance of 89.74 feet, thence turn N 30° 53' 24" E a distance of 116.93 feet to the shoreline of the borrow pit, thence head S 57° 48' 03" E along the shoreline of the borrow pit and Parcel C, Square A a distance of 400 feet, thence head S 33° 48' 02" W a distance of 118.06 feet, thence turn S 57° 38' 26" E a distance of 72.68 feet, thence head S 10° 25' 47" E a distance of 1969.93 feet, thence head S 22° 32' 21" W a distance of 50.82 feet, thence head S 48° 12' 01" W a distance of 362.04 feet, thence head N 12° 01' 10" W a distance of 2580.03 feet to the point of beginning.

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## WATER BOTTOMS

The beds and bottoms of all those waterways of which Lots 1 and 2, Square A of Phase I; the borrow pit; Lots 19, 20, 21 and 23, Square B, Phase I; Parcel E; Lots 22 thru 10, both inclusive, Square M, Future Phases; Lots 13 thru 33, both inclusive, Square L, Future Phases; and Lots 7 thru 11, both inclusive, Square J, Future Phases; described above, border to the center line of said waterways.

All of the foregoing property being a portion of the same property acquired by Marguerite Bradbury, wife of/and Frederick J. Sigur and Shirley Thompson, wife of/and Robert F. Morrow from Ridgfield Development Corporation by act before Ewell C. Potts, Jr., Notary Public, dated March 18, 1983, registered in COB 1093, folio 464, Parish of St. Tammany.

Those portions of property included in the Future Phases, Streets, Borrow Pit and Water Bottoms, as above described, are composed of 192.81 acres of undeveloped property.

### **\*\*LESS AND EXCEPT\*\***

PHASE I, Lots 10, 19, 20, 21, 23, 45 and 50, Square B, Rigolets Estates Subdivision, St. Tammany Parish, Louisiana.

20. THAT CERTAIN PARCEL OR TRACT OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Bernard, State of Louisiana, in CAROLYN PARK SUBDIVISION, in Block No. 1, bounded by the St. Bernard Highway, Rowley Boulevard, Perrin Drive and the westerly line of Carolyn Park Subdivision, and designated as PARCEL "N" according to a survey of J.J. Krebs & Sons, C.E. & S., dated February 28, 1958, the said Parcel "N" forms the corner of Rowley Boulevard and the St. Bernard Highway and measures 78.46 feet front on the St. Bernard Highway, 44.74 feet in width in the rear and by a depth and front along the line of Rowley Boulevard of 253.02 feet, and by a depth of 250 feet on the opposite side adjoining Parcel "M".

Being the same property acquired by Edgar G. Doerr, Frederick J. Sigur and Robert F. Morrow from Arabi Development, Inc., by act before Harold R. Ainsworth, Notary Public, dated June 3, 1953, recorded in COB 57, folio 178 and reacquired from Third District Homestead Association by act before Edmond T. Wegener, Notary Public, dated June 27, 1958, registered in COB 70, folio 171.

THAT CERTAIN PARCEL OR TRACT OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining situated in the Parish of St. Bernard, State of Louisiana, in CAROLYN PARK SUBDIVISION, in Block No. 1, bounded by the St. Bernard Highway, Rowley Boulevard, Perrin Drive and the Westerly line of Carolyn Park Subdivision, and designated as PARCEL "M" according to a survey of J.J. Krebs & Sons, C.E. & S., dated February 28, 1958, the said Parcel "M" commences at a distance of 78.46 feet from the intersection of the St. Bernard Highway and Rowley Boulevard and measures thence 206.26 feet front on the St. Bernard Highway, 250 feet in depth on the side nearest Rowley Boulevard, with a first depth of 125 feet on the side nearest the Westerly line of Caroyln Park Subdivision and thence it widens in the direction of the Westerly line

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required to deliver them to the heirs and/or legatees of the decedent above named in accordance with this Judgment.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Frederick J. Sigur, Testamentary Executor, shall be allowed to file excerpts of this Judgment of Possession in parishes other than the Parish of St. Bernard, State of Louisiana, in which parishes the decedent owned property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Frederick J. Sigur, Testamentary Executor is hereby discharged of all obligations he may have as Testamentary Executor of this estate.

JUDGMENT READ, RENDERED AND SIGNED at Chalmette, Louisiana, this 24 day of Jan., 1990.

1st David J. Garbato  
JUDGE

REGISTERED IN C. O. B. 477 FOLIO 436  
RECORDED IN M. O. B. \_\_\_\_\_ FOLIO \_\_\_\_\_  
PARISH OF St. Bernard  
Jan. 24 1990

A TRUE COPY  
Law R. Jones  
CLERK OF COURT  
PARISH OF ST. BERNARD  
STATE OF LOUISIANA  
By [Signature]  
DEPUTY CLERK

Instrument No. 15980  
REGISTERED IN C. O. B. \_\_\_\_\_ FOLIO \_\_\_\_\_  
RECORDED IN M. O. B. \_\_\_\_\_ FOLIO \_\_\_\_\_ (Excerpt Recorded)  
PARISH OF Orleans  
Jan 25 1990

REGISTERED IN C. O. B. 228 FOLIO 535  
RECORDED IN M. O. B. \_\_\_\_\_ FOLIO \_\_\_\_\_ (Excerpt Recorded)  
PARISH OF Jefferson  
Jan 25 1990

REGISTERED IN C. O. B. 1410 FOLIO 849  
RECORDED IN M. O. B. \_\_\_\_\_ FOLIO \_\_\_\_\_ (Excerpt Recorded)  
PARISH OF St. Tammany  
Jan 25 1990