

EXHIBIT #1

HLV, LLC
Lien Nguyen
Tony Luong
333 Oak Street
Biloxi, MS 39530
228-326-3389

To whom this concerns,

Our family has a rental house on 3608 Hwy 90 in Gautier, MS. For as long as we have owned the home, we have rented this house out as a residential home. We recently evicted the tenants out of this home recently in the past month. We went to try to get an inspection on the home to turn on power to make repairs. Little that we know, we found out that our residential status of the home was taken away. As stated by Gautier city officials, the home was used a commercial building. And explained to us that if the home is used as a commercial building it will be classified as commercial use and will no longer be classified as residential. This came as a surprise to us because we have no knowledge of this stipulation. We were never informed of this lost of residential status. If we had known this, we would never let the property get to this stage. Also, the tenant were the ones that came to the city and asked for use as a commercial. We never came here as owners and asked for this house to be used as commercial. If anyone has seen or been in this house, it cannot be used as commercial because it looks more of a home and function as a home than it does as commercial. So, therefore, we want to ask the city to grant us a waiver of your stipulation on making this home as commercial. Please let us have a chance to present it to the city council. Thank you for your time.

Sincerely,

Tony Luong
HLV, LLC

EXHIBIT #1

BOOK 1232 PAGE 232

STATE OF MISSISSIPPI
COUNTY OF JACKSON

01-05404

7.00 STATE OF MISSISSIPPI, COUNTY OF JACKSON
I, Certify that this instrument was filed for record in my office
at 7:25 o'clock A. m., on the 7th day of March, 2001, and duly
recorded on the 7th day of March, 2001, DE Book 1232, Page 232-33
Witness my hand and seal this 7th day of March, 2001.
Terry Miller, Chancery Clerk
By: Salvatore Juba, D.C.

CORRECTED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt of which is hereby
acknowledged, I, MARYANN TREVILLION HILL, TRUSTEE OF THE MARY H.
TREVILLION REVOCABLE TRUST DATED July 7, 1998, do hereby sell, convey, and
warrant unto LIEN T. NGUYEN and HANH VAN LUONG, the following described
property, together with all improvements thereon, situated in Jackson County,
Mississippi, and more fully described as follows, to-wit:

The property situated in U.S. Government Lot 1, in Section 34,
Township 7 south, Range 7 West, Jackson County, Mississippi, to-wit:
Commencing at the Southeast corner of said Lot 1 and run thence
South 0 degrees 54' West along the Section line of said Section 34, a
distance of 612.1 ft. and to the North margin of Old Hwy. 90; thence run
North 76 degrees 39' West 1320 ft. along the North margin of Old Hwy.
90; thence run North 0 degrees 54' East 1349.2 feet, and to the North
margin of New U. S. Hwy. 90 and the point of beginning, thence run
South 79 degrees 44' East along the North margin of U. S. Hwy. 90
199.4 feet; thence run North 0 degrees 54' East 333.3 feet; thence run
North 89 degrees 38' West 196.0 feet; thence run South 0 degrees 54'
West 299 feet and back to the point of beginning.

The Grantee assumes all taxes for the tax years 2001 forward.

This conveyance is made subject to any and all restrictive covenants,
rights-of-way and easements applicable to subject property which are on file and
of record in the office of the Chancery Clerk of Jackson County, Mississippi

WITNESS MY signatures this the 19 day of February, 2001.

Maryann Trevillion Hill
MARYANN TREVILLION HILL, Trustee
of the Mary H. Trevillion Revocable Trust

PREPARED BY:

JOHN G. McDONNELL
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

INDEXING INFORMATION: Lot 1, Section 34, Township 7 South, Range 7 West, Jackson Co. Ms

EXHIBIT #1

STATE OF MISSISSIPPI BOOK 1232 PAGE 233
COUNTY OF HARRISON

Personally came and appeared before me, on the 19th day of February, 2001, MARYANN TREVILLION HILL Trustee of the Mary H. Trevillion Revocable Trust, who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein mentioned.

WITNESS my signature and seal of office on this the 19th day of February, 2001.



Lien T. Nguyen
NOTARY PUBLIC

GRANTORS:
Maryann. Trevillion, Trustee
300 Quail creek Drive
Oxford, Ms 38655
Telephone No. (662) 234-5861

GRANTEES:
Lien T. Nguyen & Hanh Van Luong
333 Oak Street
Biloxi, Ms 39530
Telephone No. (228)432-7092

END OF
DOCUMENT

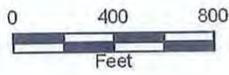
EXHIBIT #1



EXHIBIT "A"

Location Map 3608 Hwy 90

City of Gautier
Economic Development/Planning



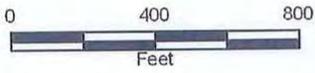
Prepared by the
City of Gautier
GIS Division



EXHIBIT "B"

Existing Zoning Map

City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division

Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MURC-1
- MURC-2
- MURC-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

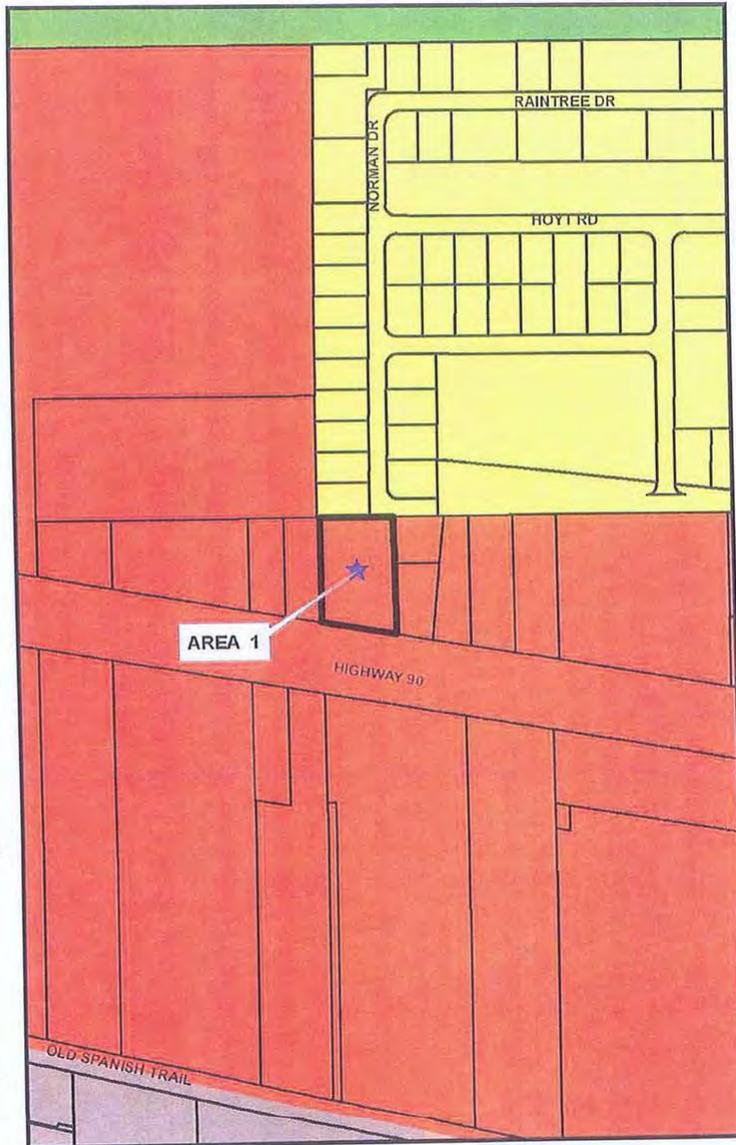


EXHIBIT "C"

Existing Land Use Map

City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division

Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

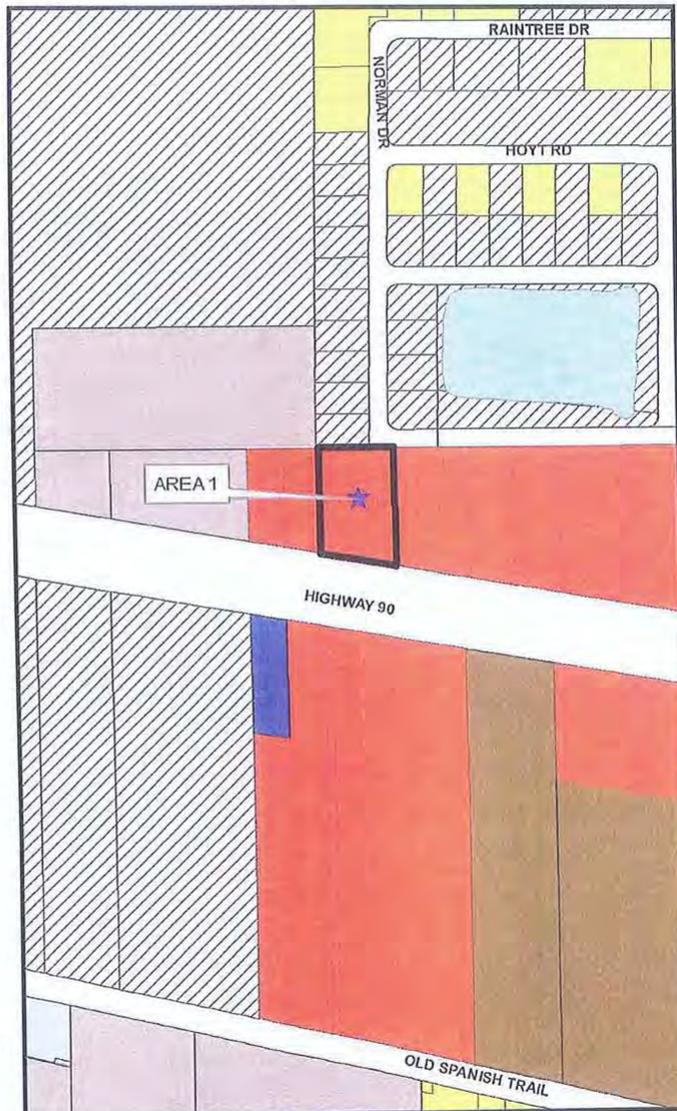
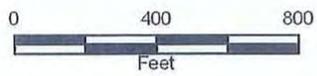


EXHIBIT "D"

Future Land Use Map

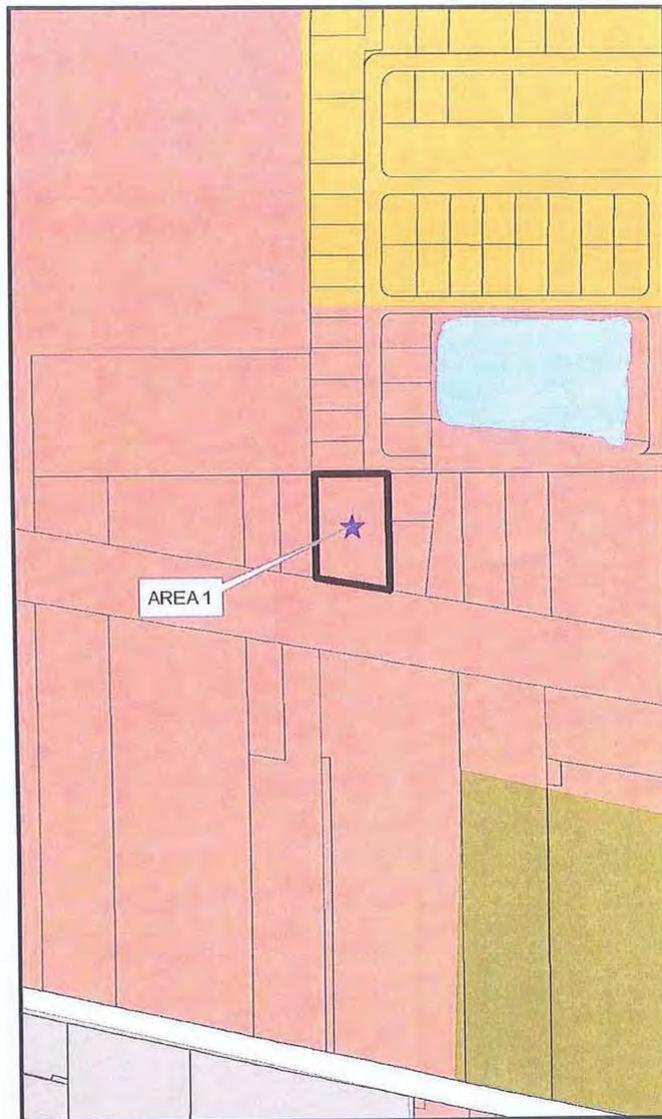
City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division

Legend

-  Civic
-  High Impact Commercial
-  Conservation
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mobile Home Residential
-  Low Impact Commercial
-  Recreational
-  Recreational Commercial
-  Regional Scale Commercial
-  Mixed Use Residential
-  Town Center
-  Very Low Density Residential



There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 020-2013

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, pursuant to the Mississippi Codes Annotated, 1972 & Title 21, Chapter 19, Section 11 and based on all evidence and testimony presented at the public hearing, including the Planning and Economic Development Department's discussion paper, that the property owned by – Evelina Carter, 7728 Narcissus Drive, Lot #187 Hickory Hill Estate Subdivision and made the subject of this public hearing, to be in substandard conditions.

Based on these findings, the Mayor and Members of the Council hereby approve and authorize abatement proceedings as recommended by the Planning and Economic Development Department – Evelina Carter, 7728 Narcissus Drive, Lot #187 Hickory Hill Estate Subdivision.

IT IS FURTHER ORDERED that the City Manager and City Clerk are authorized to execute any and all documents necessary.

Motion was made by Councilman Macfarland, seconded by Councilman Colledge and the following vote was recorded:

AYES: Tommy Fortenberry
Johnny Jones
Hurley Ray Guillotte
Gordon Gollott
Mary Martin
Scott Macfarland
Adam Colledge

NAYS: None

MAYOR

ATTEST:

CITY CLERK

PASSED AND ADOPTED by the Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of February 5, 2013.

MEMORANDUM

DATE: January 14, 2013

TO: Samantha D. Abell, City Manager

THRU: Patty Huffman, Grants and Projects Manager
Eric Meyer, Planning and Economic Development Director

FROM: Joseph E. Belles, Code Enforcement Officer

SUBJECT: Public Hearing for Substandard Property Conditions, 7728 Narcissus Drive
Gautier, Mississippi 39553

ISSUE:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set the date of February 5, 2013, in order to conduct a public hearing and receive public comment(s) regarding the abatement of the subject property.

BACKGROUND:

Code enforcement identified and substantiated visible code violations and contacted the property owner by telephone from a number located on a For Sale sign in the window of this vacant mobile home. Code enforcement notified the owner of existing code violation and the City's current manufactured home requirements in accordance with the Unified Development Ordinance. A letter was also mailed to the property address after the owner informed code enforcement she still picked up mail at this address. A follow up inspection of the property March 7, 2011 reflected the grass was cut but the other code violations were not corrected. Code enforcement mailed a second letter of violation March 7, 2011. Code enforcement received a hand written note written on the first letter mailed to Ms. Carter and post marked March 14, 2011 informing code enforcement she paid to have the grass cut and was moving back into the home on Friday. Another inspection of the property April 28, 2011 found the property again overgrown and still vacant, code enforcement mailed Ms. Carter a final letter of violation. On May 12, 2011, the property remained in violation and a summons to appear in municipal court was mailed with a court date of June 13, 2011. Code enforcement received an undated letter from Ms Carter, post marked May 17, 2011. The brief letter simply stated a church was having her electrical power turned on and she was moving back into the home on Wednesday. During court, the municipal judge allowed her one week to correct the code violations or return to court June 20, 2011. On June 20, 2011, the property was not in compliance and the owner was fined \$179.50 per day until the violations were corrected or a maximum fine of \$1,000.00 was reached. The code violations were never corrected and the fined reached the maximum limit.

The property owner failed to pay the fine and a warrant was issued for Contempt of Court. In June 2012, another summons to appear July 2, 2012 was mailed and the owner did not appear in municipal court. Court enforcement added this property to the departments list of potential

abatement properties. Neighbors have cleaned the vacant property during the past year but have since relocated, the property has continued to become overgrown, and rodent infested.

Property owners in the vicinity are concerned with the visible appearance of this noncompliant structure and overgrown property. Citizens are concerned for their health, safety and the blight this property reflects on their neighborhood. Code enforcement informed the owner by letter on December 10, 2012, the property would be recommended for an abatement hearing if not in compliance by January 15, 2013.

The property was posted with a copy of the hearing notification letter on January 10, 2013. Additionally, the parcel of land and City of Gautier, bulletin board were posted with a copy of the public hearing notice.

LEGAL DESCRIPTION:

This property listed on the land assessment roll more generally described as:

Legal Description: PIDN 85441260.000
Lot 187 HICKORY HILL ESTATE SUBDIVISION
Unit # 10 Deed Book 1479, page 367

Property Address: 7728 NARCISSUS DRIVE

Owners of Record: Evelina Carter

Last Known Address: 7728 Narcissus Drive
Gautier, Mississippi 39553

RECOMMENDATION:

The City Council should make a determination to find the property a menace to public health, safety and welfare of the community and direct staff to commence with the abatement of the dilapidated structure and surrounding property after the statutory 10-day appeal period from the date of Council action and adjournment.