Caddo Parish Commission

Property Standards

Case # 1

8310 Hwy 1 Shreveport, LA 71107

Commissioner District 1

Property Standards Board

Inspection Information: 8310 Hwy 1, Shreveport, LA

GEO # 191509--000-0018-00

Description of Property:

Two dilapidated trailer structures that are falling apart. Both structures are open to the elements. There is also an inoperable vehicle and high vegetation, creating a possible health and safety hazard for the neighbors. This property was brought before the Board on January 21, 2025, and the case was postponed for six months to allow time for the succession of the property owner to be addressed or for the existing violations to be corrected before the set deadline. At this time, the violations have not been abated or corrected. Therefore, the parish is requesting that the property is condemned, so that the necessary steps can be taken to clean up the property."

The structures are not habitable, so no one lives in them.

Notifications:

The owners are C & J Rental Properties, LLC and L & A Real Estate Company, LLC. The owners and deed company were sent the "Proper Notifications" informing them that the property needed to be cleaned up and was invited to the meeting today.

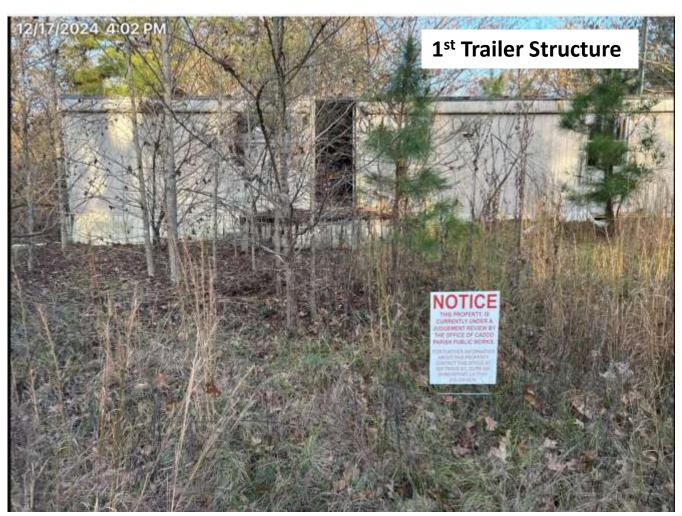
1st letters were sent out on 19 Jan 2024.

2nd letter was sent out on 30 Oct 2024.

3rd letter were sent out 9 Dec 2024 for the Property Standard Board meeting on 21 January 2025 at 2:00pm.

4th letter was sent out on 2 Sept for the Property Standard Board meeting on 20 Oct 2025 at 2:00 pm.

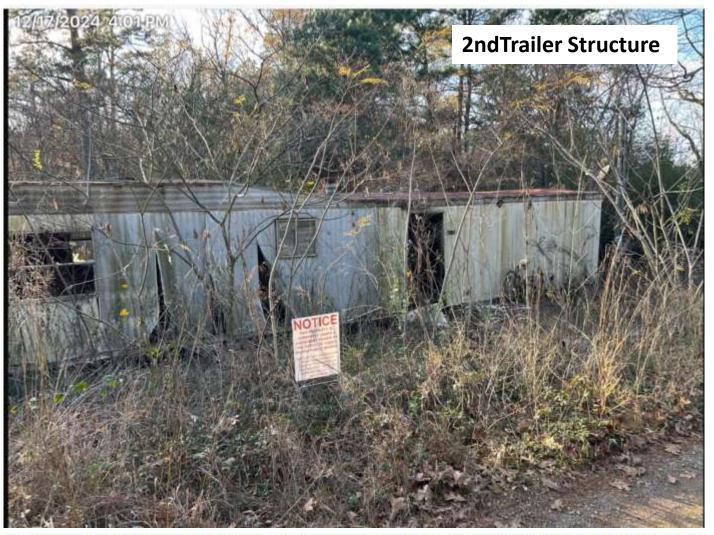
pm.
- All notifications were also posted in the Official Journal

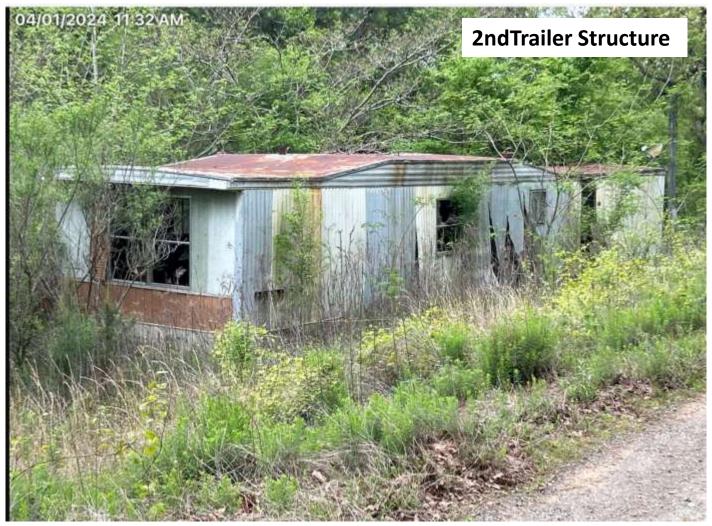










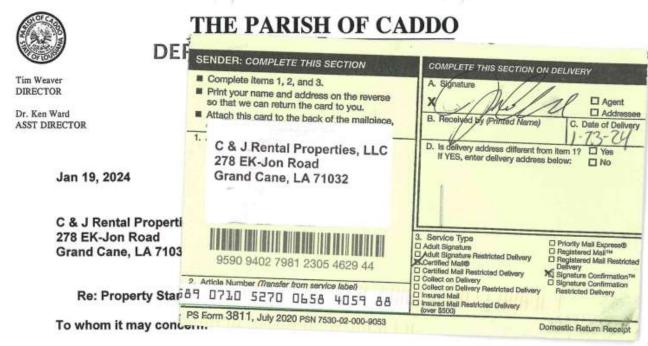












We have received complaints concerning property assessed to you:

10.1 ACS. – Lot 4 Ballard Lands, As partition Recorded in Conv. Book No. 51, page 305 Odf Sec 9 TWP. 19 Range15, Less 1.22 ACRES sold W. K. Henderson. In form of a 40FT. Strip for Road, Less Roads. GEO #: (191509-000-0018-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have two abandoned and dilapidated trailer structures located on Chaffee Heights Road. It also has high grass and vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

This letter is your "FIRST NOTICE" informing you of a violation of Parish Ordinance; you will have **thirty** (30) days to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersi Sincerely,	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only
Chuck Wilson Public Works Code Enforcement Inspector Caddo Parish Commission	For delivery information, visit our website at www.usps.com Cortilied Mell Fae S Extra Services & Fet Return Facelpt tile Cartified Mell Resure Autul Signature Rec Autul Signature Fac Postage C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032
Commissioner District # 1	Total Postage and I Sent To Sent To Sirest and Apt. No., or PO Box No. City, State, 2/P-4* PS Form 3800, January 2023 PSN 750-0000-017 See Reverse for Instructions



DIRECTOR

Dr. Ken Ward ASST DIRECTOR

Jan 19, 2024

L & A Real Estate Compar 707 Benton Road, Suite 20 Bossier City, LA 71111

so that we can return the card to you. ☐ Addressee B. Received by (Printed Name) Attach this card to the back of the mailpiece, C. Date of Delivery Laward Gau D. Is delivery address different from item 1? L & A Real Estate Company, LLC If YES, enter delivery address below: 707 Benton Road, Suite 201 Bossier City, LA 71111 Service Type ☐ Priority Mail Express® 3. Service type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail Restricted Delivery

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Re: Property Standard 2. Article Number (Transfer from service label)

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THE PARISH OF CADDO

SENDER: COMPLETE THIS SECTION

Print your name and address on the reverse

Complete items 1, 2, and 3.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

To whom it may concern: PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

We have received complaints concerning property assessed to you:

10.1 ACS. – Lot 4 Ballard Lands, As partition Recorded in Conv. Book No. 51, page 305 Odf Sec 9 TWP. 19 Range15, Less 1.22 ACRES sold W. K. Henderson. In form of a 40FT. Strip for Road, Less Roads. GEO #: (191509-000-0018-00)

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Sincerely.

Public Works Code Enforcement Inspector

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Caddo Parish Commission

Commissioner District # 1

For deliv	ery information,	visit our website	at www.usps.com .
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Street and Ap	L No., or PO Box No	>.	***************************************



Tim Weaver DIRECTOR

Joshua Bedgood ASST DIRECTOR



Oct 30, 2024

Certified Mail Return Receipt Request

C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032

Re: Property Standards Violation - 8310 Hwy 1, Shreveport, LA

To whom it may concern:

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This letter is your <u>"SECOND NOTICE"</u> informing you of a violation of Parish Ordinance; you will have **thirty (30) days** to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersigned at (318) 226-6034. Call (349) 34 U.S. Postal Service" CERTIFIED MAIL® RECEIPT Sincerely, curry Chuck Wilson ertified Mail Fe Public Works Code Enforcement Inspector Caddo Parish Commission Cardilland Musil Restric C & J Rental Properties, LLC Adult SignMune Fiest 278 EK-Jon Road Commissioner District # 1 Grand Cane, LA 71032 0770 Total Postage and I . trest and Apt. No., or PO Box No City, State, 219+48



THE PARISH OF CADDO

DIRECTOR Joshua Bedgood

ASST DIRECTOR

Dec 9, 2024

L & A Real Estate Con 707 Benton Road, Suit Bossier City, LA 71111

SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY Complete items 1, 2, and 3. Print your name and acidress on the reverse ☐ Agent so that we can return the card to you. ☐ Addressee Attach this card to the back of the mailpiece, Datero/ Delivery L & A Real Estate Company, LLC at from item 17 □ No 707 Benton Road, Suite 201 Bossier City, LA 71111 Service Type ☐ Priority Mail Expres Adult Signature ☐ Registered Mail* Adult Signature Restricted Delivery
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A meeting is scheduled and this matter will be presented to the Parish of Caddo, Property Standards Board. The meeting is scheduled on 21 January 2025 at 2:00 pm. The dilapidated structure(s) and other issues on this property are a health and safety hazard. If you wish to address the Property

Standards Board, as to why the structure(s) should incurred will be filed against the property and if no property. Please provide this office with informatio nu accomplish corrections.

If you have any questions, please contact the unders

Sincerely.

Chuck Wilson

Public Works Code Enforcement Inspector

Caddo Parish Commission

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Commissioner District # 1

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only Return Receipt (a) 270 Certified Mail Rentric Confilled Mall Restricts

Adult Signature Rep. L & A Real Estate Company, LLC 707 Benton Road, Suite 201 Bossier City, LA 71111 Total Postage and I Street and Apr. No., or PO Nov No. 0

DIRECTOR

Joshua Bedgood ASST DIRECTOR

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ver	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
dgood RECTOR	Complete items 1, 2, and 3. Print your name and advess on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece,	A. Signature Agent Addressee B. Received by (Printed Name) C. District Delivery
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Public Works Code Enforcement Inspector

Caddo Parish Commission

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Commissioner District # 1

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Tim Weaver DIRECTOR

Joshua Bedgood ASST DIRECTOR Telephone: 318-226-6931 Fax: 318-226-6979 Government Plaza 505 Travis Street, Suite 820 P.O. Box 1127 Shreveport, LA 71163-1127

Dec 9, 2024



Certified Mail Return Receipt Request

C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032

Re: Property Standards Violation - 8310 Hwy 1, Shreveport, LA

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Sincerely,

Chuck Wilson

Public Works Code Enforcement Inspector

Caddo Parish Commission

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Commissioner District # 1

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January 24, 2025 I. Ari L & A Real Estate 707 Benton Road Bossier City, LA Re: Property \$ 10.1 ACS. Odf Sec 9 Strip for F To Whom It May C Pursuant to Chapt PS Form 3811, July 2015 PSN 7530-02-000-8053 Pursuant to Chapt Standards Board met on 21 January 2025 in legal session and the Caddo Parish Commission on 23 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission or 24 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission or 23 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission or 25 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission on the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission of the succession process of the referenced property.	m Weaver RECTOR	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON	DELIVERY
January 24, 2025 L & A Real Estate 707 Benton Road Bossier City, LA: Re: Property \$ 10.1 ACS. Odf Sec 9 Strip for F To Whom It May C 2. Article Number (Transfer from service label) Pursuant to Chapt PS Form 3811, July 2015 PSN 7530-02-000-8053 Standards Board met on 21 January 2025 in legal session and the Caddo Parish Commission on 23 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Comhas issued the following order:		Print your name and address on the reverse so that we can return the card to you.	x//////	☐ Agent☐ Addressee☐ C. Date of Delivery
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To Whom It May C 589 0710 5270 2265 330 127 1 Insured Mail Restricted Delivery Stories To Whom It May C 589 0710 5270 2265 330 1 Port Stories Mail Restricted Delivery Petrology Pursuant to Chapt PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Standards Board met on 21 January 2025 in legal session and the Caddo Parish Commission on 23 January 2025 to provide 6 months in consideration of the succession process of the referenced property. Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission of the succession process of the referenced property.	Odf Sec 9	9590 9402 4003 8079 1226 02	☐ Adult Signafure ☐ Adult Signature Restricted Delivery ☐ Certified field ☐ Certified Mell Restricted Delivery ☐ Collect on Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt forMerchandise
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2-/0 A A	referenced property Considering the fac	5 to provide 6 months in consideration of. ts and evidence, the Property Standards	of the succession process	s of the above
The property has been provided 6 months to work on the succession of the property owner. The case will be brought back before the board if viola are not abated or corected.	prop	erty owner. The case will be brought	rk on the succession of back before the board i	the f violations

Pursuant to Chapter 30, Section 30-25 of the Code of Ordinances, Parish of Caddo, a copy of this Order shall be recorded in Mortgage Records of the Clerk of Court for Caddo Parish.

Pursuant to Chapter 30, Section 30-27 of the Code of Ordinances, Parish of Caddo, you may appeal this decision by filing a written request to the First Judicial District court within five (5) days of service

of the order of the board.	
Pursuant to Chapter 30, Section 30-29 of the Code of (such services will be the responsibility of the owner(s),	Domestic Mail Only
Any person or persons acquiring any interest in and t requirements of this Order.	For delivery information, visit our website at www.usps.com*. Certified Mail Fee
If you have any questions, please contact the undersign Office (318) 226-6934, Cell (318) 344-7157 Sincerely,	and the state of t
Chuck Wilson Code Enforcement Inspector Caddo Parish Public Works Commissioner District # 1	Total Postage and Fees Sent To Street and Apt. No., or PO Sox No. City, State, 219-45 PS Form 3800, January 2023 PD1 7800 0500 2507 Sett Reverso for instructions
	PS Form 3800, January 2003



COPY

Tim Weaver DIRECTOR

Joshua Bedgood ASST DIRECTOR Telephone: 318-226-6931
Fax: 318-226-6979
Government Plaza
505 Travis Street, Suite 820
P.O. Box 1127
Shreveport, LA 71163-1127

January 24, 2025

C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032 Certified Mail Return Receipt Request

Re: Property Standards Violation - 8310 Hwy 1, Shreveport, LA

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To Whom It May Concern:

Pursuant to Chapter 30, Section 30-23 of the Codes of Ordinances, Parish of Caddo Property Standards Board met on 21 January 2025 in legal session and the Caddo Parish Commission voted on 23 January 2025 to provide 6 months in consideration of the succession process of the above referenced property.

Considering the facts and evidence, the Property Standards Board and Caddo Parish Commission has issued the following order:

The property has been provided 6 months to work on the succession of the property owner. The case will be brought back before the board if violations are not abated or corected.

Pursuant to Chapter 30, Section 30-25 of the Code of Ordinances, Parish of Caddo, a copy of this Order shall be recorded in Mortgage Records of the Clerk of Court for Caddo Parish.

Pursuant to Chapter 30, Section 30-27 of the Code of Ordinances, Parish of Caddo, you may appeal this decision by filing a written request to the First Judicial District court within five (5) days of service of the order of the board.

U.S. Postal Service

Pursuant to Chapter 30, Section 30-29 of the Code of such services will be the responsibility of the owner(s)

Any person or persons acquiring any interest in and requirements of this Order.

If you have any questions, please contact the undersig Office (318) 226-6934, Cell (318) 344-7157

Sincerely,

Cluy 1 w Shig Chuck Wilson

Code Enforcement Inspector Caddo Parish Public Works Commissioner District # 1 CERTIFIED MAIL® RECEIPT

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Strine Services C & J Rental Properties, LLC

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| Grand Cane, LA 71032 |
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| Street and Apt. No., or PO Box No.

City, State, 2/P-1/F



Tim Weaver DIRECTOR

Joshua Bedgood ASST DIRECTOR

THE PARISH OF CADDO DEPARTMENT OF PUBLIC WORKS

Mike Spence CADDO PARISH CLERK OF COURT Inst # 2996470

Recorded On: 1/27/2025 2:34 PM Number of Pages: 1

January 24, 2025

Telephone: 318-226-6931 Fax: 318-226-6979 Government Plaza 505 Travis Street, Suite 82. P.O. Box 1127 Shreveport, LA 71163-1127

Certified Mail Return Receipt Request

C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032

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Pursuant to Chapter 30, Section 30-29 of the Code of Ordinances, Parish of Caddo, all costs of such services will be the responsibility of the owner(s), plus a 15 percent administrative charge.

Any person or persons acquiring any interest in and to the said property shall be subject to the requirements of this Order.

If you have any questions, please contact the undersigned at Caddo Parish Publics Works Department. Office (318) 226-6934, Cell (318) 344-7157

Sincerely, Club 1 w H &

Chuck Wilson

Code Enforcement Inspector Caddo Parish Public Works Commissioner District # 1



Tim Weaver DIRECTOR

Joshua Bedgood ASST DIRECTOR

COPY

Telephone: 318-226-6931 Fax: 318-226-6979 Government Plaza 505 Travis Street, Suite 820 P.O. Box 1127 Shreveport, LA 71163-1127

September 2, 2025

Certified Mail Return Receipt Request

L & A Real Estate Company, LLC 707 Benton Road, Suite 201 Bossier City, LA 71111

Re: Property Standards Violation - 8310 Hwy 1, Shreveport, LA

To whom it may concern:

We have received complaints concerning property assessed to you:

10.1 ACS. – Lot 4 Ballard Lands, As partition Recorded in Conv. Book No. 51, page 305 Odf Sec 9 TWP. 19 Range15, Less 1.22 ACRES sold W. K. Henderson. In form of a 40FT. Strip for Road, Less Roads. GEO #: (191509-000-0018-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have two abandoned and dilapidated trailer structures and a inoperable recreation vehicle located on Chaffe Heights Road. It also has high grass and vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

A meeting is scheduled and this matter will be presented to the Parish of Caddo. Property Standards Board. The meeting is scheduled on 20 Octob other issues on this property are a health and Standards Board, as to why the structure(s) sho incurred will be filed against the property and if the property. Please provide this office with inform

accomplish corrections.

If you have any questions, please contact the un ru

Sincerely,

Termaine G. Williams
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

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Certified Mail Return Receipt Request

September 2, 2025

C & J Rental Properties, LLC 278 EK-Jon Road Grand Cane, LA 71032

Re: Property Standards Violation - 8310 Hwy 1, Shreveport, LA

To whom it may concern:

We have received complaints concerning property assessed to you:

10.1 ACS.- Lot 4 Ballard Lands, As Partition Recorded in Conv. Book No. 51, page 05 Odf Sec 9 TWP. 19 Range 15, Less 1.22 ACRES sold W.K. Henderson. In form of a 40FT Strip for Road, Less for Roads. Geo # (191509-000-0018-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have two abandoned Dilapidated trailers structures and an inoperable recreational vehicle located on Chaffee Heights Road. It also has high grass and vegetation, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

A meeting is scheduled and this matter will be p Board. The meeting is schedule on 20 October issues on this property are a health and safety Board, as to why the structure(s) should not be filed against the property and if not paid within provide this office with information as to what wi

If you have any questions, please contact the ur

Sincerely,

Termaine G. Williams

Public Works Code Enforcement Inspector

Caddo Parish Commission

Commissioner District # 2

For deliv	ery information, visit our websile at www.us	ps.com .
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