

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3415

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 1 ACRE OF LAND MORE OR LESS, FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF PEARL RIVER B2-COMMERCIAL DISTRICT, WHICH PROPERTY IS LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 14 EAST, WITH MUNICIPAL ADDRESS OF 64681 HWY 41, PEARL RIVER, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 9.

WHEREAS, the Town of Pearl River is contemplating annexation of 1 acre of land more or less owned by Pearl River Veterinary Hospital, and located in section 11, Township 8 South, Range 14 East, with municipal address of 64681 Hwy 41, Pearl River, St Tammany Parish, Louisiana, Ward 8, District 9 (see attachments for complete description); and

WHEREAS, the proposed annexation **is** consistent with the Annexation Agreement entered into by the Town of Pearl River and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Town of Pearl River B2- Commercial District which **is not** an intensification of zoning; and

WHEREAS, the property **is** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the Town.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the Town of Pearl River annexation and rezoning of 1 acre of land more or less, located in section 11, Township 8 South, Range 14 East, with municipal address of 64681 Hwy 41, Pearl River, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to Town of Pearl River B2- Commercial District in accordance with the April 1, 2003 Annexation Agreement between the Parish and the Town of Pearl River.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Pearl River review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Pearl River require a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF JUNE , 2012, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

---

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

---

THERESA L. FORD, COUNCIL CLERK



**ST. TAMMANY PARISH**

**SPECIAL REVENUE MANGER**

**P. O. Box 628**

**COVINGTON, LA 70434**

**PHONE: (985) 898-2865**

**FAX: (985) 898-5238**

**EMAIL: RTHOMPSON@STPGOV.ORG**

*Pat Brister*

*Parish President*

**Memo**

TO: Mr. Bill Oiler  
CAO  
FROM: Robert Thompson  
Special Revenue Manager  
DATE: May 15, 2012  
RE: PLACEMENT OF ITEM(S) ON COUNCIL AGENDA

Please find transmitted item(s) that I am requesting be placed on the June 7, 2012 Council Agenda. The below listed item(s) are saved on (Administration: \June 2012\ D3).

**RESOLUTION(S)**

**PR2011-04**

RESOLUTION TO CONCUR/NOTCONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 2.08 ACRES OF LAND MORE OR LESS FROM PARISH PF-2 PUBLIC FACILITIES/A-2 SUBURBAN DISTRICT TO TOWN OF PEARL RIVER R-1 DISTRICT WHICH PROPERTY INCLUDES 2.08 ACRES SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 15 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 6.

**PR2012-02**

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 1 ACRE OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF PEARL RIVER B2- COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 14 EAST, WITH MUNICIPAL ADDRESS OF 64681 HWY 41, PEARL RIVER, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 9.

If you have any questions, regarding this matter, please give me a call at ext 42865.

Robert Thompson  
Special Revenue Manager

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**Annexation package checklist:**

**Annexation PR2012-02 CAO due 5/21/2012 Council 6/7/2012**

<u>CAO Packet</u>		<u>Ordinance system</u>
Ework time stamp document	✓	
Annexation Request	✓	—
(Should include; owner request, property description, survey, etc.)		
Resolution	✓	✓
Zoning map	✓	—
Enhancement map	✓	—
Aerial map	✓	—
District/ ward map	✓	—
Ework form	✓	—
Ework notes	✓	—
Agenda memo	✓	—
Files Placed on admin	✓	—
Ework – CAO notification	—	—
Forward Resolution to MS	✓	—
Ordinance/ Resolution System:		
Resolution	✓	
All files attached	—	

4/20 entered into Ework - GIS.  
5/9 notify departments - planning.



## Annexation

City:  City Case No:  Staff Reference

Notification Date:   Dead Line   Priority

Owner:  Ward  Council District:   Map

Location:

Parish Zoning:

City Zoning:

Subdivision:

Developed  Intensification  Concur w/ City

Population:  Concur:

Annex Status:  Sales Tax:

Existing Use:

Size:

STR:

### City Actions

Ordinance:  City Date:  

### Council Actions

Resolution:  Council Date:  

**PR2012-02**

<b>Date</b>	<b>Department</b>	<b>Provided by</b>	<b>Comments</b>
5/16/2012	Public Works	J Lobrano	No Public Works issues
5/16/2012	Planning	S Fontenot	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation.</p> <p>The proposal is consistent with the Pearl River Annexation and Growth Management Agreements.</p> <p>The proposed zoning is consistent with the existing Parish Zoning Classification</p>
5/16/2012	Engineering	D Zechenelly	The proposed annexation involves an established business and should have minimal impact to the area traffic and drainage. However if the site is expanded beyond its current configuration, the latest St. Tammany Parish approved Traffic and Drainage ordinances must be followed.
5/14/2012	Environmental services	T Brown	No DES issues



## St. Tammany Parish

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

e-mail: [rthompson@stpgov.org](mailto:rthompson@stpgov.org)

*Kevin Davis*  
*Parish President*

May 15, 2012

Please be advised that we have received the Annexation Request listed below.

Town of Pearl River submitted this annexation request on 4/20/2012. The parish reference number is PR2012-02.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE TOWN OF PEARL RIVER ANNEXATION AND REZONING OF 1 ACRE OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO TOWN OF PEARL RIVER B2- COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED 1 ACRE IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 14 EAST, WITH MUNICIPAL ADDRESS OF 64681 HWY 41, PEARL RIVER, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 9.

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MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

ABSENT:

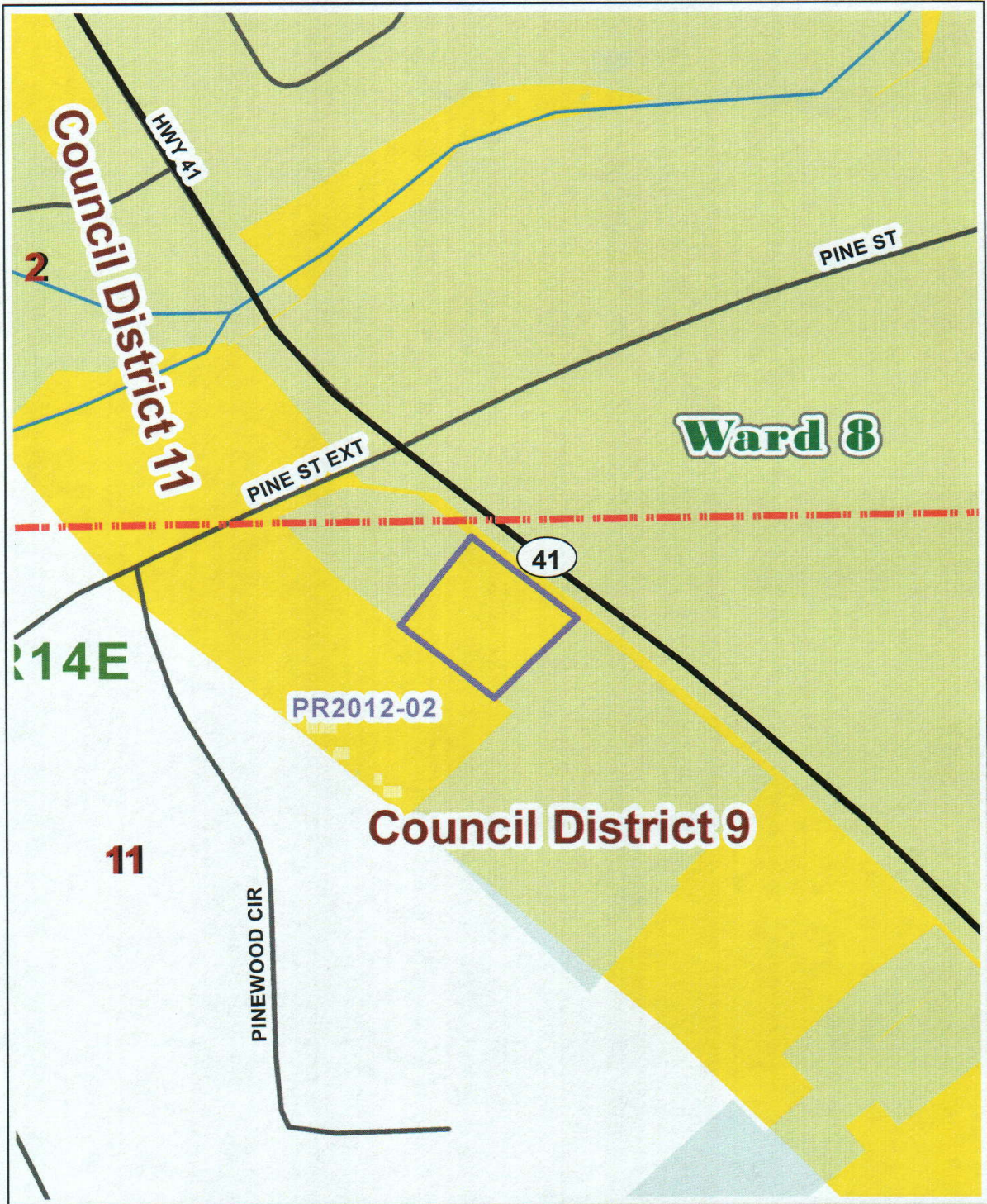
THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2012, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN W. GOULD JR, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (PR2012-02)





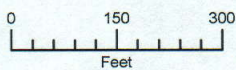
**Pearl River Annexation  
PR2012-02**

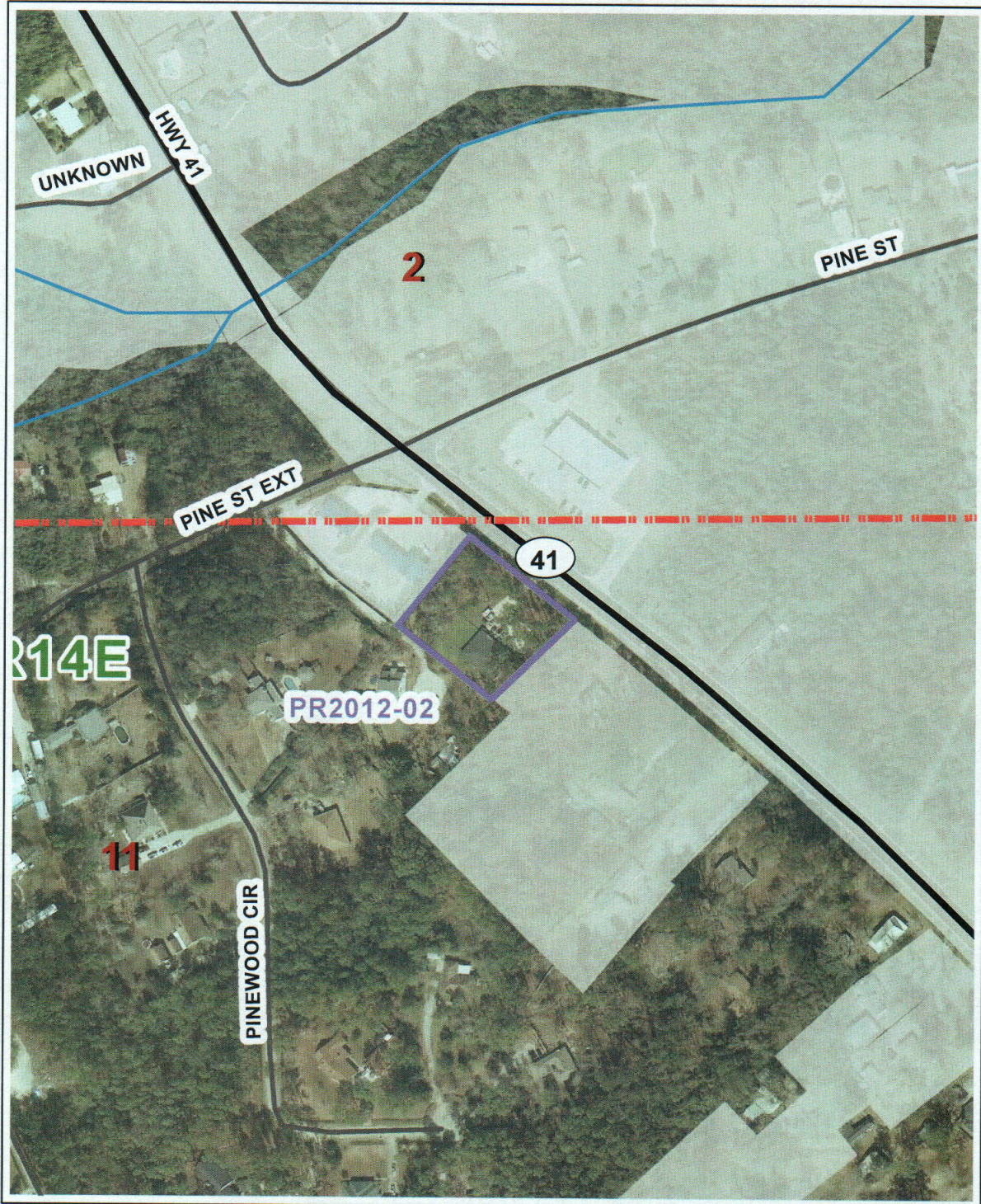


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |                  |                             |
|------------------|-----------------------------|
| — Streets        | <b>Pearl River UG Areas</b> |
| — Streams        | <b>Tax Type</b>             |
| ▭ Township/Range | ▭ Priority 1                |
| ▭ Sections       | ▭ Priority 2                |
| ▭ Pearl River    | ▭ Growth Management         |
| ▭ PR2012-02      | ▭ Parish Land Area          |

This map was produced by St. Tammany Parish Information Services.  
Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.  
Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.  
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### Pearl River Annexation PR2012-02



Source (Citations) for 2010 six inch pixel imagery GeoHiffs

This imagery was provided by the Louisiana Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) as the sole source owner, and is shared with Louisiana state government agencies in the interest of good government practices.

Reproduction and distribution of the data is prohibited. Please refer any requests for data to the Deputy Director for Management, Finance and Interoperability of GOHSEP. This imagery was distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes (RPC) with permission from GOHSEP.

GOHSEP and the RPC are not responsible for any errors arising from any use of alterations made to the data. Under no circumstances is resale or distribution of the data permitted.

Imagery Information: The red, green, blue (true color) and near infrared four-band aerial imagery was captured between February 10th and April 1st of 2010 (re-flights for any corrections flown until April 29th, 2010) by Sanborn Map Company, Inc.

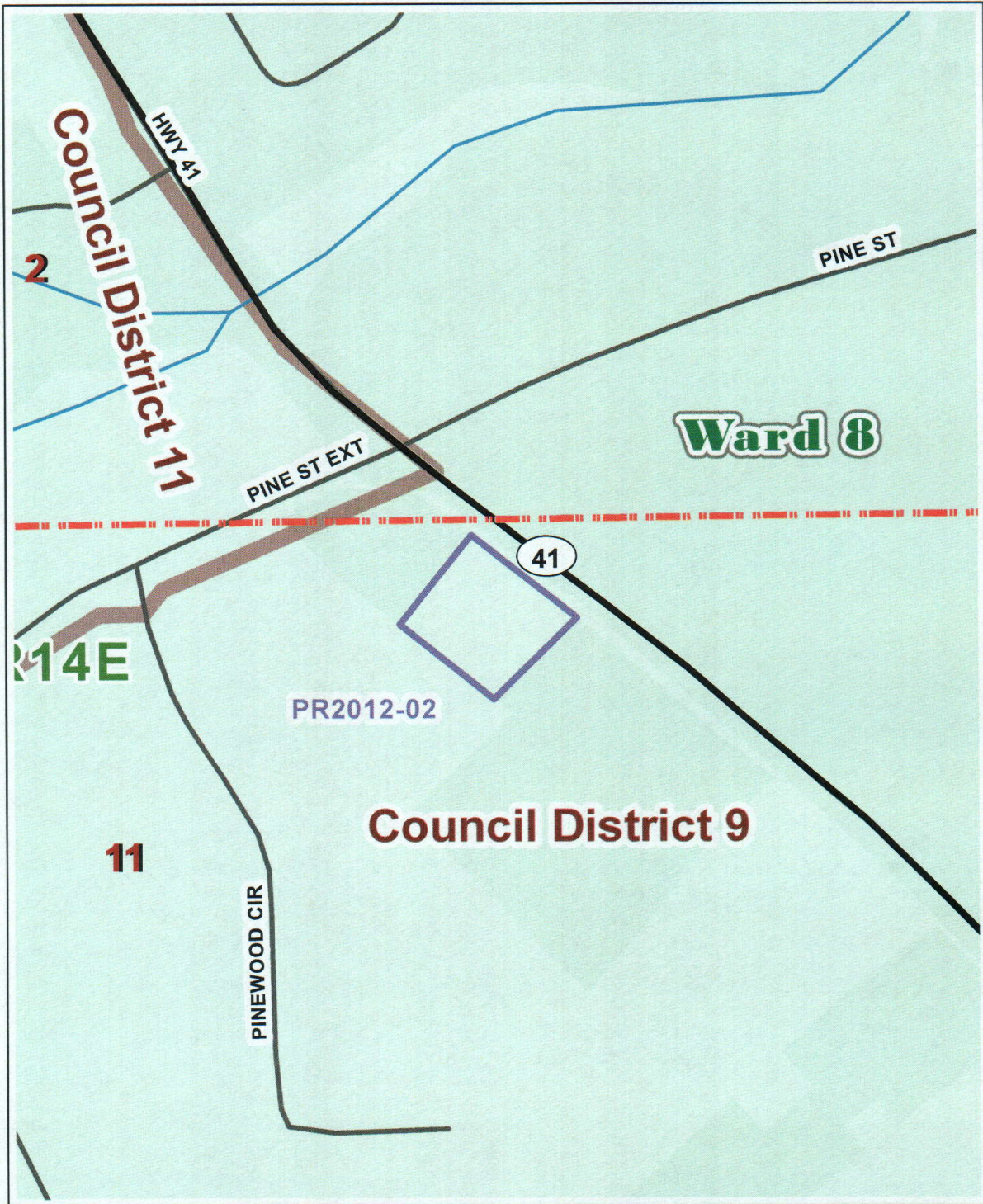
The imagery is projected to UTM 18 NAD 83; unit of measure is meters. The spatial resolution is approximately a six inch pixel. Any use of the data must be accompanied with this citation and accompanying scale and logos embedded within.

- Streets
- Streams
- Major Roads
- Sections
- Township/Range
- Pearl River
- PR2012-02



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

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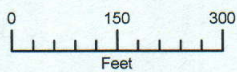


**Pearl River Annexation  
PR2012-02**

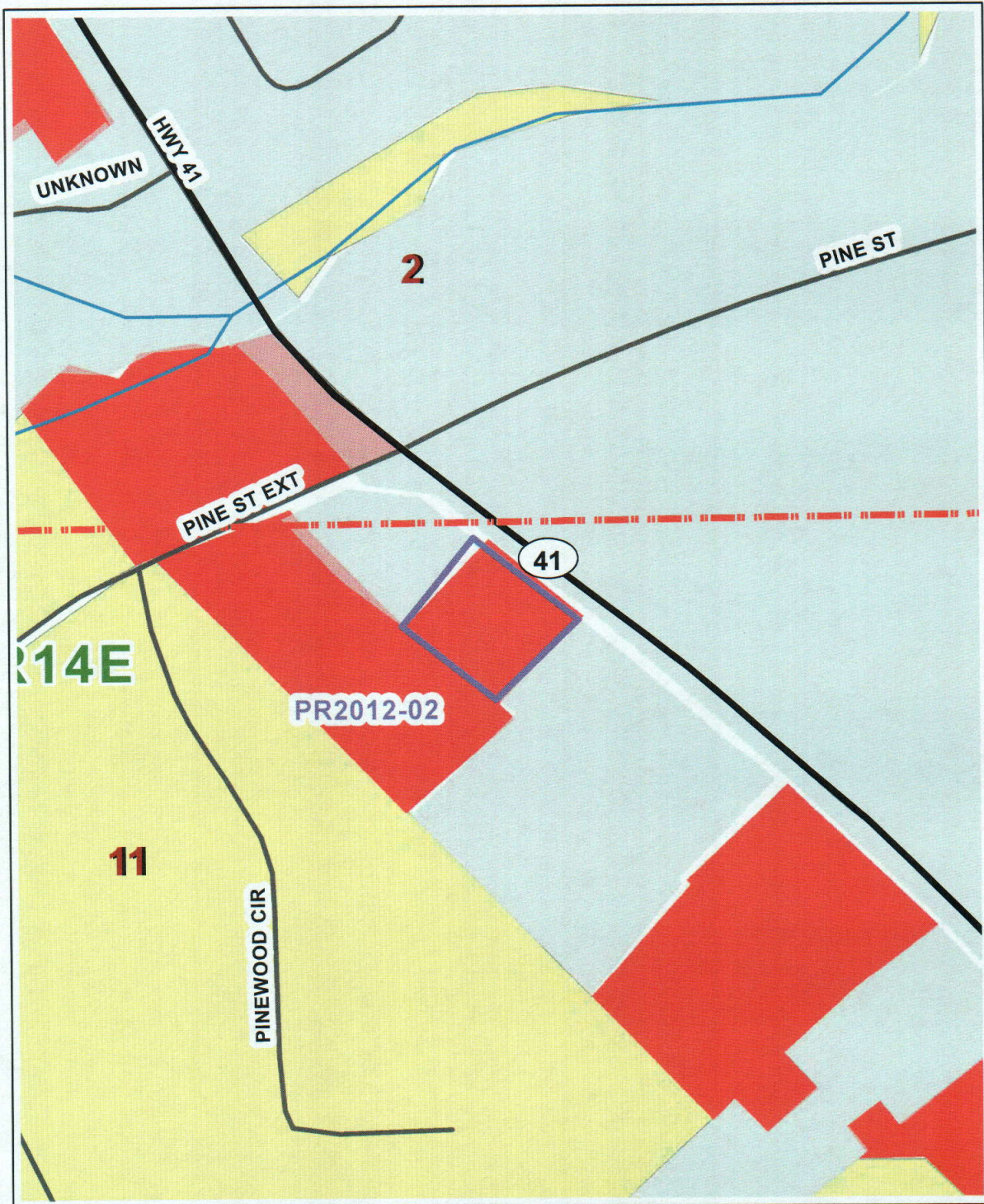


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |                  |                     |
|------------------|---------------------|
| — Streets        | ■ Pearl River       |
| — Streams        | ■ Wards             |
| □ Township/Range | ■ Council Districts |
| □ Sections       | ■ PR2012-02         |



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St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

Streams  
Streets  
Major Roads

Sections  
Township/Range  
Pearl River  
PR2012-02

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All rights Reserved.

## Pearl River Annexation PR2012-02



0 100 200  
Feet

E-1 Estate	NC-4 Neighborhood Institutional	MD-2 Medical Clinical
E-2 Estate	NC-5 Retail and Service	MD-3 Medical Facility
E-3 Estate	NC-6 Public, Cultural and Recreational	MD-4 Medical Facility
E-4 Estate	PBC-1 Planned Business Campus	PF-1 Public Facilities
A-1 Suburban	PBC-2 Planned Business Campus	PF-2 Public Facilities
A-1A Suburban	HC-1 Highway Commercial	CB-1 Community Based Facilities
A-2 Suburban	HC-2 Highway Commercial	ED-1 Primary Education
A-3 Suburban	HC-3 Highway Commercial	ED-2 Secondary Education
A-4 Single Family Residential	HC-4 Highway Commercial	AT-1 Animal Training Housing
A-4A Single Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District
A-5 Two Family Residential	I-1 Industrial	PUD Planned Unit Development
A-6 Multiple Family Residential	I-2 Industrial	AAO Abita Airport Overlay
A-7 Multiple Family Residential	I-3 Heavy Industrial	MHO Manufactured Housing Overlay
A-8 Multiple Family Residential	I-4 Heavy Industrial	RO Rural Overlay
NC-1 Professional Office	SWM-1 Solid Waste Management	TND-1 Traditional Neighborhood Development
NC-2 Indoor Retail Service	SWM-2 Solid Waste Management	TND-2 Traditional Neighborhood Development
NC-3 Lodging	MD-1 Medical Residential	

PR 2012-02



## TOWN OF PEARL RIVER

39460 Willis Alley ~ Town Hall  
P.O. Box 1270  
Pearl River, Louisiana 70452  
Phone (985) 863-5800  
FAX (985) 863-2586  
townhall@townofpearlriver.net

*Rec'd by  
RKT 4/19/2012*

RUBY GAULEY  
KATHRYN WALSH  
MARIE CROWE  
ELLA BRAKEFIELD  
Aldermen

JAMES LAVIGNE  
Mayor  
DAVID MCQUEEN  
Mayor Pro Tempore  
RONALD W. "RON" GUTH  
Town Attorney

-----  
BENNIE RAYNOR  
Chief of Police  
DIANE HOLLIE  
Town Clerk &  
Tax Collector  
BRENDA WICHTERICH  
Deputy Clerk  
CINDY EVANS  
Court Clerk

Mr. Bob Thompson  
St. Tammany Parish Council  
P.O. Box 628  
Covington, LA 70433

RE: Annexation

Dear Mr. Thompson,

The Town of Pearl River was petitioned by Pearl River Veterinary Hospital, 64681 Hwy 41, Pearl River, LA 70452, to annex 1 acre with veterinary hospital into the corporate limits of the town.

This property is contiguous with the Town and is zoned B-2.

If you have, any questions please feel free to contact our office at (985) 863-5800.

Sincerely,  
  
Diane Hollie  
Town of Pearl River

Jul. 14. 2011 10:26AM

No. 1091 P. 2



*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Courthouse  
701 North Columbia Street  
Covington, Louisiana 70433*

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Kern Veterinary Properties LLC as owner for the tax year 2010 and whose address is 5 Log Cabin Lane, Pearl River, Louisiana 70452 and that the following certification is applicable to the property described as follows which is proposed for annexation into the

**Town of Pearl River:**

**PROPERTY DESCRIPTION**

**2010 Tax Roll Assessment: Assessment Number: 125-055-0779**

1 acre being parcel meas 198.51 x 231.6 x 200.00 x 207.27 Sec 2 11 8 14 CB 1246 805 CB 1370 459 CB 1542 157 Inst No 1174278 Inst No 1515802

- I. The total assessed value of all property within the above described area is \$ 23,750.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 23,750.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2010 ASSESSED VALUATION : \$ 23,750

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 7th day of July, 2011.

*Patricia Schwarz Core*  
PATRICIA SCHWARZ CORE, Assessor  
ST. TAMMANY PARISH ASSESSOR

*Covington (985) 809-8180  
Fax (985) 809-8190*

*Member  
International Association  
of Assessing Officers*

*Slidell (985) 646-1990  
Fax (985) 646-1920*

Jul. 14. 2011 10:27AM

No. 1091 P. 3



*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Courthouse  
701 North Columbia Street  
Covington, Louisiana 70433*

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2010 Tax Roll - Assessment Number 125-055-0779

OWNERS: Kern Veterinary Properties LLC  
5 Log Cabin Lane  
Pearl River, Louisiana 70452

PROPERTY DESCRIPTION: **2010 TAX ROLL**

1 acre being parcel meas 198.51 x 231.6 x 200.00 x 207.27 Secs 2 11 8 14 CB 1246 805 CB 1370 459 CB 1542 157 Inst No 1174278 Inst No 1515802

I do further certify that the assessed valuation of the above described tract is as follows:

<b>2010 VALUATION:</b>	Land	-	4,030
	Improvements	-	<u>19,720</u>
<b>TOTAL ASSESSED VALUATION</b>			23,750

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 7<sup>th</sup> day of July, 2011.

*Patricia Schwarz Core*

PATRICIA SCHWARZ CORE, CLA, CRB, CRS, GRI  
Certified Louisiana Assessor

Covington (985) 809-8180  
Fax (985) 809-8190

Member  
International Association  
of Assessing Officers

Slidell (985) 646-1990  
Fax (985) 646-1920



**JAMES LAVIGNE**  
Mayor

## TOWN OF PEARL RIVER

P.O. Box 1270  
Pearl River, Louisiana 70452  
Telephone (985) 863-5800  
FAX (985) 863-2586  
[townofpearlriver@charterinternet.com](mailto:townofpearlriver@charterinternet.com)

**RUBY GAULEY**  
Mayor Pro Tempore

**VIRGIL PHILLIPS**  
**DAVID McQUEEN**  
**JAY SCROGGINS**  
**MARIE CROWE**  
Aldermen

-----  
**BENNIE RAYNOR**  
Chief of Police

**DIANE HOLLIE**  
Town Clerk

**RONALD W. "RON" GUTH**  
Town Attorney

*Handwritten signature/initials*

### ANNEXATION REQUEST

#### Town Clerk

1. Application (2 pages)
2. Zoning regulation for their address
3. Notify St. Tammany Parish Council of request. Get Resolution
4. After receiving application back, notify Planning Commission Chairman
5. Set up date and time before Planning Commission
6. Advertise Public Hearing date and time

#### APPLICANT

1. Complete Application
2. Ownership of property
3. Legal survey of property to be annexed
4. Map of property
5. Return completed package to town Clerk 24 hours (minimum) before Planning Commission Meeting
6. Pay Town Clerk fee upon acceptance
7. Applicant must be present at Planning Commission Meeting



# Town of Pearl River

## Annexation Request

Planning Commission Meets First and Third Tuesdays at 7:00 P.M.

Please include:

1. Map
2. Description

**A fee of \$25.00 per acre,  
or per text change,  
not to exceed \$200.00  
is required upon  
acceptance.**

Petition is hereby made to the Planning Commission and to the Town of Pearl River for annexation into the Town of Pearl River, by:

Name: Pearl River Veterinary Hospital

Street Address: 64681 Hwy 41 Pearl River LA 70452

Telephone Number: 985-863-5404

Zoning of Property to be Annexed: \_\_\_\_\_

Reason for Annexation: \_\_\_\_\_

Description of Property: 1 acre of land w/ veterinary hospital

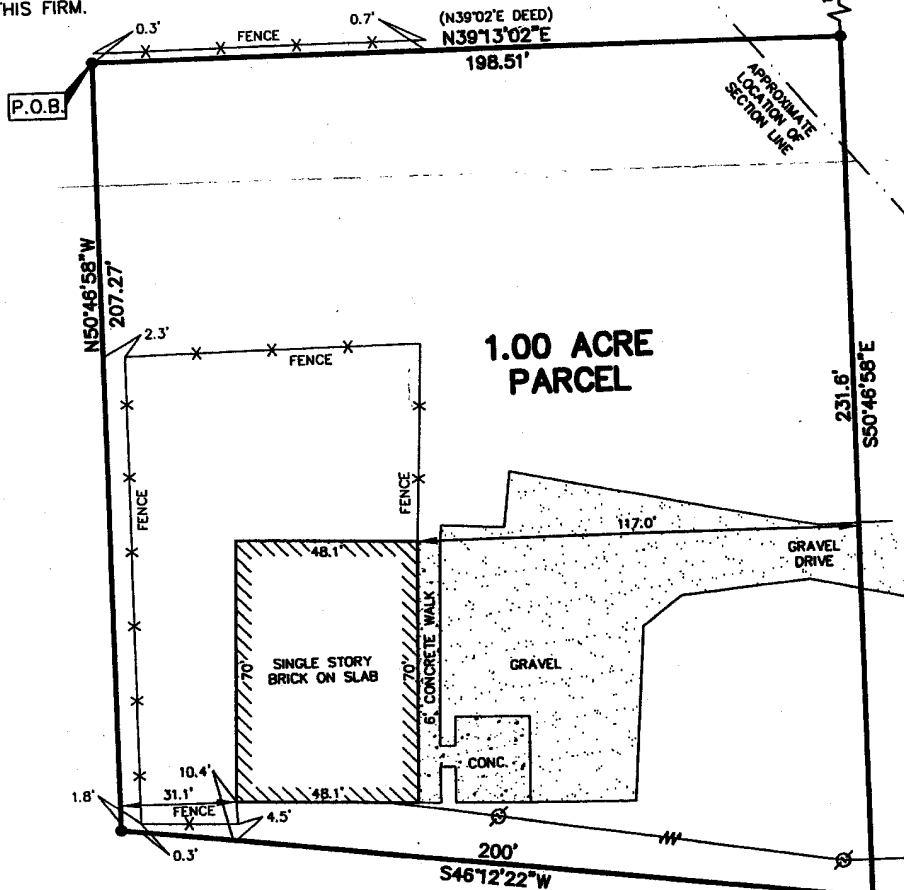
(or attach copy of deed & map)

**IF A PUBLIC HEARING MUST BE HELD, THE PERSON  
REQUESTING ANNEXATION MUST BE PRESENT.**

<b>For Office Use Only</b>	
Date of Public Hearing:	_____
Date of Presentation to Town Council:	_____
Result of Public Hearing:	_____
Zoning After Annexation:	_____

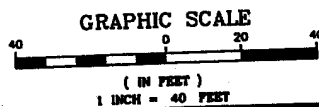
FROM THE SOUTHEAST CORNER OF THE NORTHWEST  
 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11;  
 THENCE N12°49'18"W - 812.87'; THENCE N61°42'19"E - 204.22';  
 THENCE N12°35'19"W - 308.98'; THENCE N86°48'53"E - 290.11';  
 THENCE S42°19'15"E - 143.89'; THENCE S50°46'58"W - 137.96'  
 TO THE POINT OF BEGINNING.

NOTE: P.O.B. BY  
 OTHERS AND NOT  
 FIELD VERIFIED BY  
 THIS FIRM.



REFERENCE  
 1.) SURVEY BY:  
 IVAN M. BORGEN  
 SURVEY No. 44587  
 DATED: 2/6/1986

**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....  
 Side Setback.....  
 Rear Setback.....

ADDRESS: 64681 Highway 41

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
 ACTUAL GROUND SURVEY AND THAT TO THE  
 BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
 EXIST EITHER WAY ACROSS ANY OF THE  
 PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
 LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
 BOUNDARY SURVEYS" FOR A CLASS C SURVEY.  
 BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
 NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT  
 NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD  
 AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE  
 ADDED HERETO UPON REQUEST, AS SURVEYOR HAS  
 NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 225205.0410.D  
 F.I.R.M. Date 4/21/1992  
 ZN: C B.F.E. N/A  
 \* Verify prior to construction with  
 Local Governing Body.

**DRAWING NO.**  
**20100147**

**DATE:**

**J.V. Burkes & Associates, Inc.**

**SURVEYING ENGINEERING ENVIRONMENTAL**  
 1805 HWY. 190 EAST  
 Slidell, Louisiana 70458

**DRAWN BY:**  
**DLT**

**CHECKED BY:**  
**JDL**

**SCALE:**  
**1" = 40'**



# A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv Unins	6. File Number 1016478MDS
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin	7. Loan Number
7. <input type="checkbox"/> Cash Sale.			8. Mortgage Ins Case Number
<p><b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</p>			
<b>D. Name &amp; Address of Borrower</b> BRADBURN VETERINARY PROPERTIES, LLC #5 LOG CABIN LANE PEARL RIVER, LA 70452		<b>E. Name &amp; Address of Seller</b> KERN VETERINARY PROPERTIES LLC 4313 GIRARD ST. METAIRIE, LA 70001	
		<b>F. Name &amp; Address of Lender</b> BANK OF AMERICA, N.A. P.O. BOX 961291 FORT WORTH, TX 76161	
<b>G. Property Location</b> 43,560 sq. ft. M/L, Sections 2 & 11, T8S, R14E, Parish of St Tammany 64681 HWY 41 PEARL RIVER, LA 70452		<b>H. Settlement Agent Name</b> Mahony Title & Land Services, LLC (Slidell) 59101 Amber Street Slidell, LA 70461 985-690-9809 Underwritten By: Security Title Place of Settlement Mahony Title & Land Services, LLC (SD) 59101 Amber Street Slidell, LA 70461	
		<b>I. Settlement Date</b> 3/26/2010 Fund: 3/26/2010	

J. Summary of Borrower's Transaction	
100. Gross amount of loan	\$350,000.00
101. Commission	
102. Personal property	
103. Settlement charges to borrower	\$5,039.76
104.	
105.	
Adjustments for items paid by seller in advance	
106. City property taxes	
107. County property taxes	
108. Assessment Taxes	
109. School property taxes	
110.	
111. Other	
112. SALE OF ASSETS AND EQUIPMENT	\$400,000.00
113.	
114.	
115.	
116.	
120. Gross Amount Due From Borrower	\$755,039.76
200. Amounts Paid On In Behalf Of Borrower	
201. Deposit or earnest money	\$500.00
202. Principal amount of new loan(s)	\$297,500.00
203. Existing loan(s) taken subject to	
204.	
205. PRACTICE LOAN AMOUNT	\$476,000.00
206. ADDITIONAL FUNDS	\$52,500.00
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City property taxes	
211. County property taxes 01/01/10 thru 03/26/10	\$903.57
212. Assessment Taxes	
213. School property taxes	
214.	

K. Summary of Seller's Transaction	
300. Gross amount of loan	\$350,000.00
301. Commission	
302. Personal property	
303.	
304.	
305.	
Adjustments for items paid by seller in advance	
306. City property taxes	
307. County property taxes	
308. Assessment Taxes	
309. School property taxes	
310.	
311. Other	
312. SALE OF ASSETS AND EQUIPMENT	\$400,000.00
313.	
314.	
315.	
316.	
320. Gross Amount Due From Seller	\$750,000.00
400. Amounts Paid On In Behalf Of Seller	
401. Existing loan(s) taken subject to	
402. Settlement charges to seller (for LFO)	\$410.00
403. Existing loan(s) taken subject to	
404. PRACTICE LOAN AMOUNT	\$103,707.00
405.	
406.	
407.	
408.	
409.	
Adjustments for items unpaid by seller	
410. City property taxes	
411. County property taxes 01/01/10 thru 03/26/10	\$90.00
412. Assessment Taxes	
413. School property taxes	
414.	

**I. Settlement Charges**

700. Total Real Estate Broker Fee Division of Consumer Affairs	to	Division of Consumer Affairs	from	Buyer's Funds at Settlement	Seller's Funds at Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00

801. Origination charges					
802. Your seller's share of points/fees					
803. Your adjusted origination charges	to	Bank of America	from	GFE #1	
804. Appraisal Fee	to	Bank of America	from	GFE #1	\$3,500.00
805. Credit report	to		from	Bank of America	
806. Tax service	to		from	STG #2	
807. Flood certification	to	Bank of America	from	GFE #1	\$18.00
808. Miscellaneous Fee	to	Bank of America	from	GFE #1	\$297.50
809. Loan Packaging Fee	to	Bank of America	from	GFE #1	\$1,933.75
810. Loan Processing Fee	to	Bank of America	from	GFE #1	\$743.75
811. Lender's Commission				\$-5,000.00	

901. Daily interest charges from 1001 through 1009					
902. Mortgage Insurance Premium for 1001 through 1009					
903. Homeowner's insurance for 1001 through 1009					

1001. Initial Deposit for your escrow account				\$0.00	
1002. Homeowner's insurance	months @	per month			
1003. Mortgage insurance	month @	per month			
1004. City property taxes	months @	per month			
1005. County property taxes	months @	per month			
1006. Assessment taxes	months @	per month			
1007. School property taxes	months @	per month			
1008.	months @	per month			
1009. Other	months @				
1010. Flood insurance	months @				
1011. Aggregate Adjustment					

1101. Title services and broker's commission				\$1,025.00	
1102. Settlement or closing fee					\$200.00
1103. Owner's title insurance	to	SECURITY TITLE INSURANCE	from	GFE #4	\$1,670.20
1104. Lender's title insurance	to	SECURITY TITLE INSURANCE	from	GFE #4	
1105. Lender's title policy					
1106. Owner's title policy					
1107. Agent's portion of the total title insurance premium	to	SECURITY TITLE INSURANCE	from	GFE #4	
1108. Underwriter's portion of the total title insurance premium	to	SECURITY TITLE INSURANCE	from	GFE #4	
1109. CBL	to	SECURITY TITLE INSURANCE	from	GFE #4	\$0.
1110. Tax Certificates	to	SECURITY TITLE INSURANCE	from	GFE #4	\$35.
1111. Courier Fee					\$25.

1201. Government recording charges				\$350.00	
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Change in Escrow Balance:	
Our origination charge	\$0.00
Your credit or charge (points) for the specific interest rate chosen	\$0.00
Your adjusted origination charges	\$0.00
Transfer taxes	\$203

	\$0.00
	\$0.00
	\$0.00

Government recording charges	\$350.00
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\$0.00	\$350.00
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Total increase between G.I. and H.O.D.-I.C. charges

or %

Initial deposit for your escrow account	\$0.00
Daily interest charges	\$0.00/day
Homeowner's insurance	\$0.00

\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

### Loan Terms

Your initial loan amount is	\$297,500.00
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to The maximum it can ever rise to is
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of due in years on
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of that results in a total initial monthly amount owed of . This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

BRADBURN VETERINARY PROPERTIES, LLC

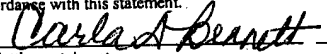
  
By MICHAEL BRADBURN DMV

KERN VETERINARY PROPERTIES LLC

  
By ANATOLE J. KERN

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

 \_\_\_\_\_  
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.