

Exhibit F.

HAS Ltd. Business Site Zoning Map, Documents & Tax Assessment



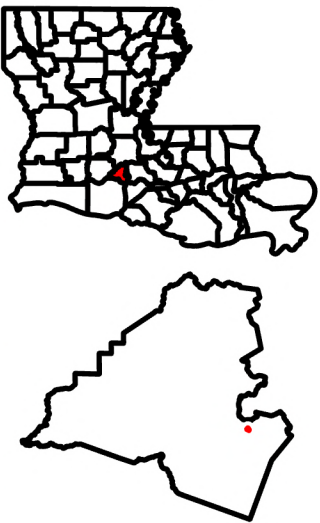
HAS Ltd. Business Site Zoning Map, Documents & Tax Assessment

Site Exhibit for
HAS Ltd. Business Site
Lafayette Parish, LA

Key Site Points:

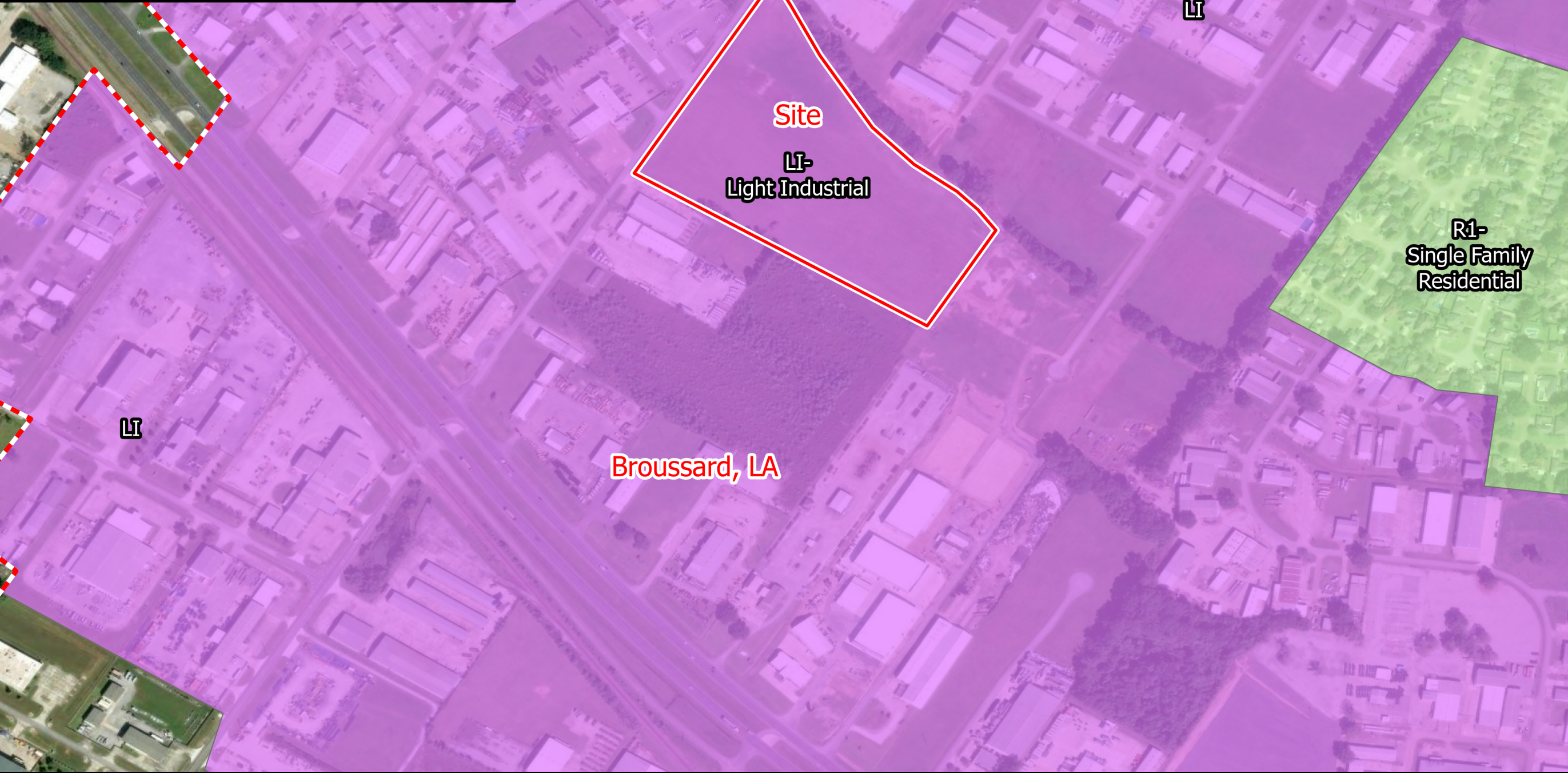
- According to the City of Broussard official zoning map the site is currently zoned LI - Light Industrial. Additionally, the surrounding properties are also zoned for Light Industrial use.

One Acadiana

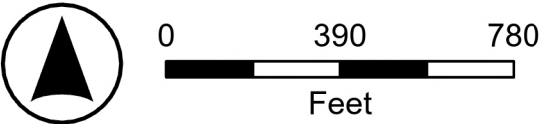


Legend

- Site Boundary (±16.54 Ac.)
- City Limits
- City of Broussard Zoning Districts**
- LI - Light Industrial
- R1 - Single Family Residential



General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



Date: 7/7/2026
Project Number: 222270
Drawn By: CFO
Checked By: EEB

a Westwood company

P:\214002\One Acadiana Certified Sites Program\Certified Sites\HAS Ltd. Business

applicable provisions of this Ordinance.

2. Uses not permitted or not listed. Land uses not permitted are those indicated by a dash "-" on the table. Land uses not listed on the tables are not allowed, except as provided as Variances or Exemptions from Zoning Ordinance Requirements.

HAS Ltd. Business Site Zoning Map, Documents & Tax Assessment

SECTION 11 INDUSTRIAL ZONING DISTRICTS

11.01 Description of Industrial Zoning Districts

Light Industrial (including Hazardous Materials Sale/Distribution Sites)	LI
General Industrial (including Hazardous Materials Use or Temporary Hazardous Waste Storage Sites)	GI

11.0 General

The Light Industrial and General Industrial Districts (LI and GI) are established to provide industrial based districts inside areas of the city to minimize impacts to other districts and to implement the applicable comprehensive plans for appropriate zoning districts in which the principal use of the land is for industrial purposes that may involve materials or wastes commonly associated with industrial activities. These districts are intended to provide separate and distinct allowed uses based on the availability of urban services, the surrounding land uses, and the applicable comprehensive plan designation for the area.

11.0.1 Definitions

(a) "Hazardous materials" shall be as defined by 42 USC Section 9601(14) and as further defined as hazardous materials, hazardous wastes, hazardous substances, pollutants, contaminants or toxic substances by the Louisiana Department of Environmental Quality and U.S. Environmental Protection Agency regulations. For the purposes of this Ordinance, Hazardous Materials shall include solid wastes as defined by LSA-R.S. 30: 2153 et seq. (other than construction and

demolition debris) or oil field wastes as defined by LSA-R.S. 30:73 et seq.

(b) "Environmental laws" means any and all federal, state and local laws, statutes, Ordinances, rules, regulations, permits, licenses, approvals, guidance, interpretations, orders of courts and governmental agencies or authorities and all other legal requirements relating to, regulating, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or materials or the protection of human health or the environment, as now or at any time hereafter in effect, including, but not limited to, requirements pertaining to the manufacture, processing, distribution, use, treatment, storage, disposal, transportation, handling, reporting, licensing, permitting investigation or remediation of hazardous material. Environmental laws include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act [42 U.S.C. §9601, et seq., "CERCLA"], the Hazardous Materials Transportation Act [49 U.S.C. §1801 et seq.], the Resource Conservation and Recovery Act [42 U.S.C. §6901 et seq.], the Clean Water Act [33 U.S.C. § 1251 et seq.], the Clean Air Act [42 U.S.C. §7401 et seq.], the Toxic Substances Control Act [15 U.S.C. §2601 et seq.], the Safe Drinking Water Act [42 U.S.C. §300 et seq.], the Environmental Protection Agency's regulations appearing under title 40, Code of Federal Regulations, the Occupational Safety and Health Act [29 U.S.C. §651 et seq.], and any "Superfund", "Superlien" or environmental liability act, as such laws have been amended or supplemented and any analogous future federal, or coextensive, correlative or analogous present or future applicable state or local statutes or Ordinances and the rules and regulations promulgated thereunder.

(c) *"Appendix A, Zoning Definitions" is attached hereto and made a part hereof;*

11.1 LIGHT INDUSTRIAL- LI INDUSTRIAL DISTRICTS

11.1.1 Purposes

The "Light Industrial District" is intended to provide locations for certain industries, manufacturing firms or other industrial related businesses and enterprises in areas near residential or commercial development that will not significantly detract from the residential or commercial

desirability of the area. Permissible uses within the Light Industrial Districts include facilities which store, sell or distribute unopened containerized hazardous substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws and regulations.

11.1.2 Permitted Uses

Table 10 establishes all uses permitted within Light Industrial Districts.

11.1.4 Uses Prohibited

All uses except those listed in Table 10 are specifically prohibited in Light Industrial Districts.

11.2 GENERAL INDUSTRIAL - GI GENERAL INDUSTRIAL DISTRICTS

11.2.1 Purposes

A. The "General Industrial District," is intended to provide areas for manufacturing, industrial and general wholesale and warehousing uses.

B. Permissible uses within the General Industrial District include facilities which store, sell or distribute unopened containerized hazardous materials or substances entirely within completely enclosed buildings or containment areas meeting applicable state or federal laws or regulations, and any site which uses or stores any hazardous materials or substances or which temporarily (less than 90 days) stores hazardous waste generated in conjunction with onsite industrial processes.

11.2.2 Permitted Uses

A. Table 10 establishes all uses permitted within General Industrial Districts.

11.2.3 Uses Prohibited

All uses except those listed in Table 10 are specifically prohibited in General Industrial Districts

Table 10

Commercial and Industrial Districts – Permitted Land Use

Page 1

P = permitted use - = not permitted

GENERAL RETAIL

USE	CN	CC	CA	CO	LI	GI	NOTES
New merchandise sales < 80,000 ft ²	P	P	P	P	P	P	
New merchandise sales > 80,000 ft ²	-	P	P	-	P	P	
Flea Market	P	P	-	-	P	P	
Building/hardware/landscape material	-	P	P	-	P	P	
Furniture/fixtures/appliance sales	P	P	P	-	P	-	
Market – convenience/ specialty food/beverage	P	P	P	P	P	-	
Market - grocery/supermarket	P	P	P	-	P	-	
Produce Market	P	P	P	P	P	-	
Pawn Shop	P	P	-	-	-	-	
Plant nursery/landscape	-	P	P	-	P	-	
Fertilizer/Composting Plant	-	-	-	-	-	P	
Unbagged Fertilizer/Compost Facility	-	-	-	-	P	P	includes mulch
Used merchandise sales	-	P	-	-	P	P	
Antique/collectible shop	P	P	P	P	-	-	
Museum/Library/Gallery	P	P	P	P	-	-	
Personal Instruction Studio (fitness, dance, etc.)	P	P	P	P	-	-	
Sporting Goods	P	P	P	P	P	-	
School, private- elementary/secondary	P	P	-	-	-	-	
School - college (private)	P	P	-	-	-	-	
School - business/tech/vocational	P	P	-	P	P	-	

CN – Neighborhood Commercial

CC – Community Commercial

CA – Ambassador Cafferey Commercial

CO – Office Commercial

LI – Light industrial

GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use							Page 2
P = permitted use – = not permitted							
ENTERTAINMENT AND RECREATION							
USE	CN	CC	CA	CO	LI	GI	NOTES
Adult club/business/sales	-	-	-	-	-	-	variance required
Athletic club/Fitness Center/Spa	P	P	P	P	P	-	
Campground/Park	-	P	-	-	P	-	
Stadium/Field/Arena	-	P	-	-	P	-	
Sports Facility (indoor)	-	P	P	-	P	-	
Commercial recreation <3 acres	P	P	P	-	P	-	
Commercial recreation >3 acres	-	P	P	-	P	-	
Theater (indoor)	P	P	P	-	P	-	
Theater (outdoor)	-	P	P	-	P	-	
Casino	-	P	P	-	P	P	if state licensed
Amusement Park	-	P	P	-	P	P	inc. water park
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use

Page 3

P = permitted use - = not permitted

FOOD SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
Liquor sales	P	P	P	P	P	-	
Restaurant, counter service	P	P	P	P	P	-	
Restaurant, table service	P	P	P	P	P	-	
Drive-through food/liquor sales	P	P	P	P	P	-	
Entertainment (with food)	P	P	P	P	P	-	sports bar, etc.
Catering service	P	P	P	P	P	-	
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use							Page 4
P = permitted use - = not permitted							
HUMAN HEALTH AND VETERINARY SERVICES							
USE	CN	CC	CA	CO	LI	GI	NOTES
Ambulance service	P	P	P	P	P	P	
Emergency/Quick medical care	P	P	P	P	P	-	
Hospital	-	P	P	-	P	-	
Medical Offices	P	P	P	P	P	-	
Nursing/Retirement Home	-	P	P	-	-	-	
Family/Child day care	P	P	P	P	-	-	
Homeless Shelter	P	P	-	-	-	-	
Halfway house	-	P	-	-	-	-	CC = Hwy 90 only
Animal clinic or grooming	-	P	P	-	P	-	
Animal hospital	-	P	P	-	P	-	
Animal kennel	-	-	-	-	P	-	1000' from nearest residence plus sound controls
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use
Page 5

P = permitted use - = not permitted

GENERAL SERVICES

USE	CN	CC	CA	CO	LI	GI	NOTES
Auction (indoor)	-	P	P	-	P	P	
Auction (outdoor)	-	P	-	-	P	P	
Bed and Breakfast	P	P	P	P	P	-	
Hotel/Motel	-	P	P	P	P	-	
Business Support Services	P	P	P	P	P	P	
Equipment Rental (indoor)	P	P	P	-	P	P	
Equipment Rental (outdoor)	-	P	P	-	P	P	CC = Hwy 90 only
Oilfield Services Rental	-	P	-	-	P	P	CC = Hwy 90 only
Maintenance/Repair/Small Engine	-	P	P	-	P	P	
Antenna or communication facility	-	P	-	-	P	P	See Section 14
Mini-warehouse/Storage	-	P	-	-	P	P	
Contractor/Construction Equip. Sales	-	P	P	-	P	P	CC = Hwy 90 only
Handicraft Shop	P	P	P	-	P	P	
Light Industrial Services	-	-	-	-	P	P	
Laboratory	-	P	-	-	P	P	
Electrical Substations	-	-	-	-	P	P	Variance required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use

P = permitted use - = not permitted

OFFICES, MEETING HALLS AND PUBLIC BUILDINGS

USE	CN	CC	CA	CO	LI	GI	NOTES
Banks/Financial/Investment services	P	P	P	P	-	-	
Bail bond services	-	P	-	P	-	-	
Cash Checking services	P	P	-	P	P	-	
Offices-administrative/professional	P	P	P	P	P	P	
Offices - government	P	P	P	P	P	-	
Offices - Medical/dental	P	P	P	P	-	-	
Auditorium/exhibition hall (enclosed)	-	P	P	P	-	-	
Church	P	P	P	P	-	-	
Club/lodge/meeting hall	P	P	P	P	-	-	
Conference Center	P	P	P	P	-	-	
COB Community Center							no zoning required
COB Police or Fire Station							no zoning required
Post Office/Federal Buildings							no zoning required
COB POTW Lift Station/ Sewage Treatment Facility							no zoning required
COB Public Water Supply Facility							no zoning required
COB Public Buildings							no zoning required
COB Rights-of-Way							no zoning required
School - elementary/secondary (public)							School Board lands
Pipelines, conduits, transmission lines, utilities or any other lateral facility							Variance required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial
 COB = City of Broussard

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use
Page 7
P = permitted use - = not permitted
VEHICLE SALES/SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
Auto and truck rental	P	P	P	-	P	P	
Auto and truck repair	-	P	-	-	P	P	
Large truck/machinery sales	-	P	P	-	P	P	CC = Hwy 90 only
Recreation vehicle sales	-	P	P	-	P	P	CC = Hwy 90 only
Boat sales	-	P	P	-	P	P	CC = Hwy 90 only
Manufactured homes sales	-	P	-	-	P	P	CC = Hwy 90 only
Trailer/flatbed sales	-	P	P	-	P	P	
Service station	-	P	P	-	P	P	
Oil Change/Fluid Maintenance	-	P	P	-	P	P	
Truck Stop	-	P	-	-	P	P	CC = Hwy 90 only
Vehicle accessory sales	-	P	P	-	P	P	
Vehicle sales and service <3 acres	-	P	-	-	P	P	
Vehicle sales and service > 3 acres	-	P	P	-	P	P	
Vehicle storage or impound yard	-	P	-	-	P	P	CC = Hwy 90 only
Parking facility, commercial	-	P	P	P	P	P	
Private transportation service	P	P	P	-	P	P	
Wrecker/Towing Service	-	P	-	-	P	P	CC = Hwy 90 only
Salvage/Junk Yard	-	-	-	-	-	P	Screening required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use
Page 8
P = permitted use - = not permitted
AGRICULTURAL/LIVESTOCK/STABLES

USE	CN	CC	CA	CO	LI	GI	NOTES
Farm (3 acres or less)	P	P	P	-	P	P	
Farm (> 3 acres)	P	P	P	-	P	P	
Shooting Range (indoor)	-	P	P	-	-	-	
Zoo	-	P	P	-	P	P	
Stable	P	P	P	-	P	P	
Rodeo Rink	-	P	P	-	P	P	
Rodeo Rink (non-commercial)	-	P	P	-	P	P	
Race Track	-	-	-	-	-	-	Variance required
Dairy Farm	-	-	-	-	-	-	Variance required
Livestock Facilities	-	P	-	-	P	P	
Chicken Coops (commercial)	-	-	-	-	-	-	
Slaughter House/Processing Plant	-	-	-	-	-	-	
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Table 10 Commercial and Industrial Districts – Permitted Land Use**Page 9****P = permitted use - = not permitted****MANUFACTURING/RECYCLING**

USE	CN	CC	CA	CO	LI	GI	NOTES
Manufacturing Plant/Facility (heavy)	-	-	-	-	-	P	
Manufacturing/assembly (light)	-	P	-	-	P	P	
Cement Plant	-	P	-	-	P	P	CC = Hwy 90 only
Pipeyard/Pipe Cleaning	-	-	-	-	P	P	
Oilfield Equipment Sales/Storage	-	P	-	-	P	P	CC = Hwy 90 only
Metal Working/Welding	-	P	-	-	P	P	
General Metal Fabrication	-	P	-	-	P	P	CC = Hwy 90 only
Recycling collection facility (small)	-	-	-	-	P	P	
Recycling collection/processing facility	-	-	-	-	P	P	
Waste Treatment, Storage, Disposal	-	-	-	-	-	-	Variance required – available in GI only
Sandblasting	-	-	-	-	P	P	Screening required
	CN	CC	CA	CO	LI	GI	

CN – Neighborhood Commercial
 CC – Community Commercial
 CA – Ambassador Cafferey Commercial

CO – Office Commercial
 LI – Light industrial
 GI – General Industrial

Summary

Parcel ID 6127070
PropertyAddress 900 BLK GARBER RD
BROUSSARD,
Neighborhood Industrial - Airport to Parish Line
Legal Description TR B-2-B & TR C-2-B SEC 57 T10S R5E (11.548 AC) (2024-29109
PLAT)
Sect/Twp/Range 57/ 10/ 5
SubdivisionName
TaxDistrict 02 - BROUSSARD
Zoning



HAS Ltd. Business Site Zoning Map, Documents & Tax Assessment

Owner Information

Owner Name	Percent Interest	Role Type	Address	State	City	Zip
HAS LTD NO 11 LLC	100.00 %	OC	207 MILL VALLEY RUN	LA	LAFAYETTE	70508-7051

Valuation

Assessed Year	2025
Improvement Market Value	\$0
Land Market Value	\$404,180
Total Market Value	\$404,180
Total Assessed Value	\$40,418
Homestead Exemption Value	
Total Taxable Value	\$40,418

Taxes

Year	City	Parish
2025		\$3,455.00
2024		\$32.00
2023		\$31.00
2022		\$31.00
2021		\$32.00
2020		\$32.00
2019		\$30.00
2018		\$31.00
2017		\$31.00
2016		\$31.00
2015		\$26.00
2014		\$3,210.00
2013		\$21.00
2012		\$22.00
2011		\$22.00
2010		\$22.00
2009		\$22.00
2008		\$72.00
2007		\$27.00
2006		\$27.00

Land

Land Description	LTC Code	Deed Units	Assessed Land Value
Indust Acreage >=3 Ac	3040	11.54	\$40,418

Sales

Recording Date	Sale Date	Sale Price	Document Type	Document Number
9/13/2024	9/12/2024	\$425,000	Cash Sale	202400029109
9/19/2013	9/19/2013	\$430,000	Cash Sale	201300040545
	7/28/2008	\$0	Transfer of Property	200800032001
	1/1/2008	\$0		200800032002
	1/1/2008	\$0		200800032004
	1/1/1997	\$0		199700005055
	1/1/1997	\$0		199700007112
	1/1/1993	\$0		199300024531
	4/13/1989	\$0	Transfer of Property	198900013007
	1/1/1974	\$0		197400627231
	12/30/1899	\$0	Plat of Survey	200800005441

No data available for the following modules: Additional Property Addresses, Exemption Information, Map, Buildings, Extra Features, Comp Search (Mixed), Related Parcels.

The information supplied by the Lafayette Parish Assessor's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Louisiana Statute. The Lafayette Parish Assessor makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/6/2026, 2:44:03 AM](#)

[Contact Us](#)



Lafayette Parish - Tax Notice Inquiry
5/6/2026 10:18:02 AM

Tax Notice# 6127070

Tax Year 2025

Taxpayer

HAS LTD NO 11 LLC
*** MILL VALLEY RUN
LAFAYETTE LA *****

Taxes	Interest	Cost	Other	Paid	Balance
3,455.11	0.00	0.00	0.00	3,455.11	0.00

Legal

TR B-2-B & TR C-2-B SEC 57 T10S R5E (11.548 AC)
(2024-29109 PLAT)

Parcels

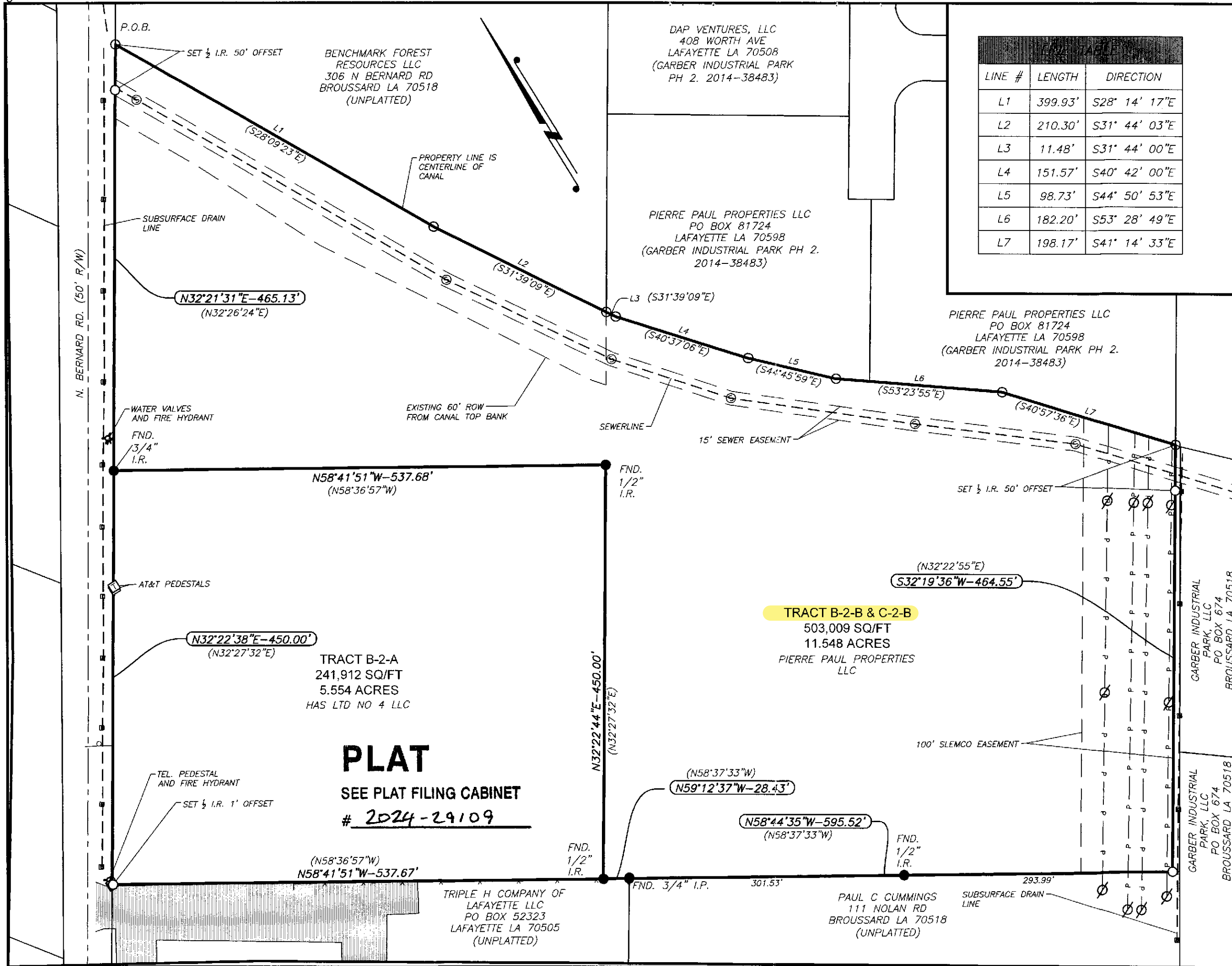
Parcel#	Address	% Tax
6127070	900 BLK GARBER RD	100.0000

History

Date	Description	Amount
10/27/2025	ORIGINAL TAXES	3,455.11
12/8/2025	PAYMENT	-3,455.11

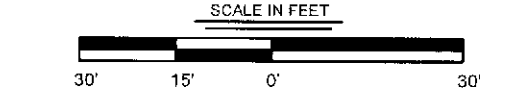
Items

Class	Value	Units	Homestead
INDUSTRIAL ACREAGE	40,418	11.55	0



GENERAL NOTES:
1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
2. FIELD WORK PERFORMED ON 7/25/2023 & 8/2/2023.
3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, UTILITIES OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
4. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "C" SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
5. THIS PLAT DOES NOT DISPLAY FLOODPLAIN INFORMATION.
6. PROPERTY IS LOCATED APPROXIMATELY 707 FEET FROM THE INTERSECTION OF NORTH BERNARD RD. AND GARBER RD.
7. THIS PLAT HAS NOT BEEN PLATTED WITH PLANNING AND ZONING.
8. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESES
9. REFERENCE PLAT BY CRAIG SPIKES RECORDED IN ACT # 2013-40545
10. REFERENCE PLAT BY CRAIG SPIKES RECORDED IN ACT # 2008-5441
11. CIRCLES ON BOUNDARY ALONG CENTERLINE OF CANAL ARE NOT MONUMENTED.

PROJECTION: LOUISIANA SOUTH
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88 GEOID18
SPCS GRID UNITS: US SURVEY FEET



BOUNDARY SURVEY
OF LAND TO BE ACQUIRED BY
ALLEN STUART
TRACTS B-2-B & C-2-B
SECTION 57 T10S-R5E
CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

STATE OF LOUISIANA
2024
ADAM D. MECHE
REG. No. 5079
LICENSED PROFESSIONAL
LAND SURVEYOR
ADAM D. MECHE, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 5079

PIONEER SURVEYING
337-371-5179
822 HARDING ST. SUITE 204
LAFAYETTE, LA 70503

LEGEND:
POWER POLE
SET 1/2" IRON ROD
FOUND PROPERTY CORNER
FND. FOUND
I.P. IRON PIPE
I.R. IRON ROD

DRAWING NAME: 23-205 BNDY.DWG
DRAWN BY: ADM JOB NO: 23-205
APPROVED BY: ADM DATE: 08-21-24

TO U.S. HWY 90
N. BERNARD ROAD (50' R/W) ASPHALT

N 32° 26' 24" E 465.13'
415.06'

SET IRON
PIPE (1")
(REFERENCE)

TRACT B-2-A-1

TRACT B-2-B

SET IRON
ROD (1/2")

N 58° 36' 37" W 537.67'

FOUND IRON
ROD (1/2")

PROFESSIONAL MEDICAL RESEARCH, LLC
OR ASSIGNS

LINE	BEARING	DISTANCE
L 1	S 40° 37' 06" E	151.57'
L 2	S 44° 45' 59" E	98.73'
L 3	S 53° 23' 55" E	182.20'
L 4	S 40° 57' 36" E	198.17'

FOUND IRON
ROD (1/2")

TRIPLE H COMPANY OF LAFAYETTE, LLC
OR ASSIGNS

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT
SUPERVISION AND CONTROL.

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE
'STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' FOR A CLASS C SURVEY
AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS (LAC TITLE 46:LXI CHAPTER 29)

CANAL

GARBER INDUSTRIAL PARK - PHASE II

PROPERTY LINE IS
CENTERLINE CANAL

11.552 ACRES
(TOTAL)

TRACT C-2-B

FOUND IRON
ROD (1/2")

N 58° 36' 57" W 537.67'

N 32° 27' 32" E 450.00'

N 58° 37' 33" W 623.95'

OTIS BERNARD ET AL OR ASSIGNS

SET IRON
PIPE (1")
(REFERENCE)

100' SLEMCO EASEMENT

S 32° 22' 55" V 464.55'

FOUND GRATE
BAR (2" x 6")

PLAT OF SURVEY
SHOWING PROPERTY TO BE ACQUIRED BY
LESTER LEBDOEUF
PIERRE PAUL PROPERTIES
BEING 11.552 ACRES
ALSO BEING KNOWN AS TRACTS
B-2-B & C-2-B OF
STELLA ROY SOULIER ESTATE
SECTION 57, T 10 S - R 5 E
LAFAYETTE PARISH, LOUISIANA
CITY OF BROUSSARD
SCALE: 1" = 100' DATE: AUGUST 29, 2013

REFERENCE PLAT BY
RICHARD C. SPIKES, RLS.
FOR STELLA ROY SOULIER ESTATE;
DATED 5-06-87 (89-13007)

BASIS OF BEARINGS:
LINE A-B AS PER
REFERENCE PLAT

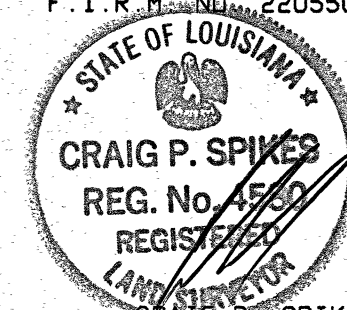
PLAT

SEE PLAT FILING CABINET

2013 - 40545

RANDOLPH GARBER OR ASSIGNS

I CERTIFY THAT THIS PROPERTY
IS IN ZONE X ACCORDING TO
F.I.R.M. NO. 22055C-0070-G.



CRAIG P. SPIKES
RLS. NO. 4580
RICHARD C. SPIKES, INC.
154 BANKS AVE.
LAFAYETTE, LA. 70506
(337) 237-0907

T 10 S-R 5 E

LAFAYETTE PARISH SCHOOL BOARD

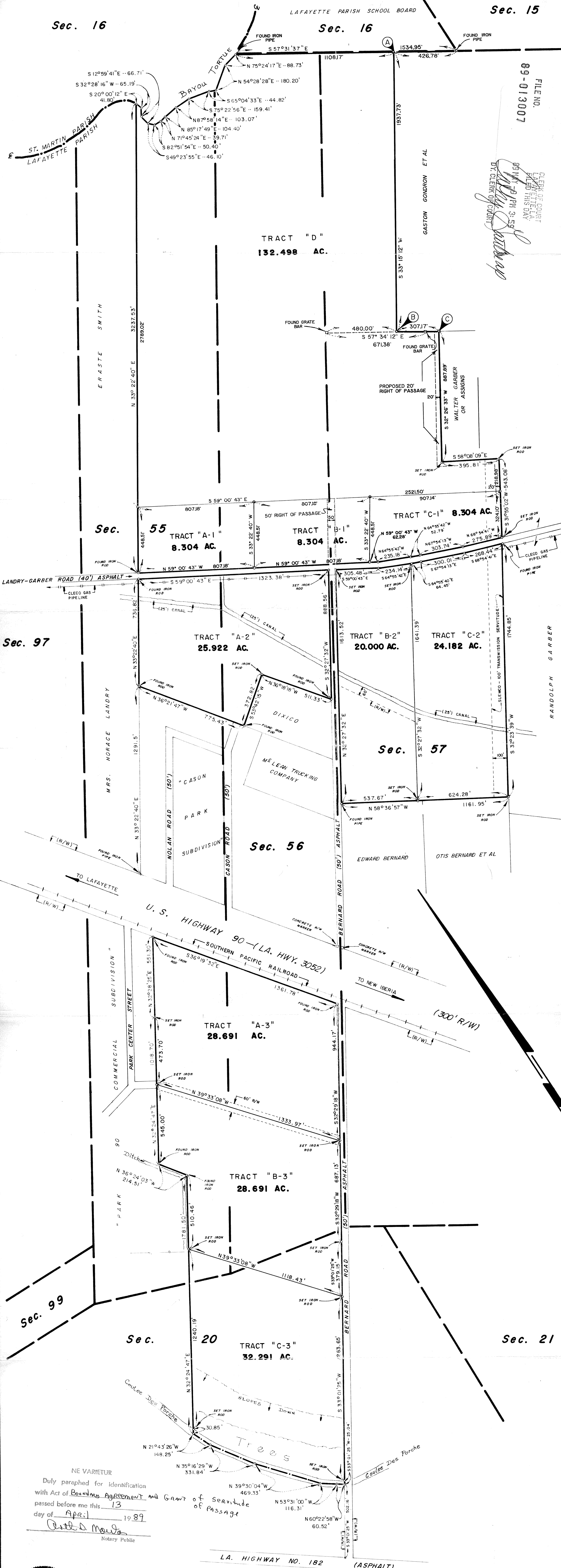
Sec. 15

Sec. 16

Sec. 16

FILE NO.
89-013007

CLERK OF COURT
LAFAYETTE, LA.
FILED THIS DAY
89 MAY 3 3:59 PM
BY CLERK OF COURT



NE VARIETUR
Duly paraphrased for identification
with Act of Boundary Agreement and Grant of servitude
passed before me this 13 day of April 1989
Notary Public



PLAT OF SURVEY
SHOWING A PARTITION OF PROPERTY OF
ESTATE OF STELLA ROY SOULIER
LOCATED IN SECTIONS 20, 55, 56 AND 57, T10S-R5E
LAFAYETTE PARISH, LOUISIANA
SCALE: 1" = 300'
MAY 6, 1987

Summary

Parcel ID

PropertyAddress

Neighborhood

Legal Description

Sect/Twp/Range

SubdivisionName

TaxDistrict

Zoning

6139840

100 BLK N BERNARD RD
BROUSSARD,

Industrial - Airport to Parish Line

TR B-2-A SEC 57 T10S R5E (5.553 AC)(450X537.67)(2008-5441
PLAT)

57/ 10/ 5

02 - BROUSSARD



Owner Information

Owner Name	Percent Interest	Role Type	Address	State	City	Zip
HAS LTD NO 4 LLC	100.00 %	OC	120 WELLHEAD DR	LA	BROUSSARD	70518-5923

Valuation

Assessed Year	2025
Improvement Market Value	\$0
Land Market Value	\$277,650
Total Market Value	\$277,650
Total Assessed Value	\$27,765
Homestead Exemption Value	
Total Taxable Value	\$27,765

Taxes

Year	City	Parish
2025		\$2,374.00
2024		\$2,406.00
2023		\$2,090.00
2022		\$2,091.00
2021		\$2,099.00
2020		\$2,097.00
2019		\$1,994.00
2018		\$2,038.00
2017		\$2,035.00
2016		\$2,035.00
2015		\$1,201.00
2014		\$1,217.00
2013		\$1,179.00
2012		\$1,229.00
2011		\$1,232.00
2010		\$1,230.00
2009		\$1,236.00
2008		\$1,231.00

Land

Land Description	LTC Code	Deed Units	Assessed Land Value
Res Acreage >=3 Ac	3060	5.55	\$27,765

Sales

Recording Date	Sale Date	Sale Price	Document Type	Document Number
8/31/2023	8/31/2023	\$300,000	Cash Sale	202300027947
2/12/2008	2/12/2008	\$222,177	Cash Sale	200800005441
	1/1/2000	\$0		200000033335
	1/1/1997	\$0		199700005055
	1/1/1997	\$0		199700007112
	1/1/1993	\$0		199300024531
	1/1/1989	\$0		198900013007
	1/1/1974	\$0		197400627231

No data available for the following modules: Additional Property Addresses, Exemption Information, Map, Buildings, Extra Features, Comp Search (Mixed), Related Parcels.

The information supplied by the Lafayette Parish Assessor's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Louisiana Statute. The Lafayette Parish Assessor makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 5/6/2026, 2:44:03 AM

[Contact Us](#)

