

# Ocean Springs Package

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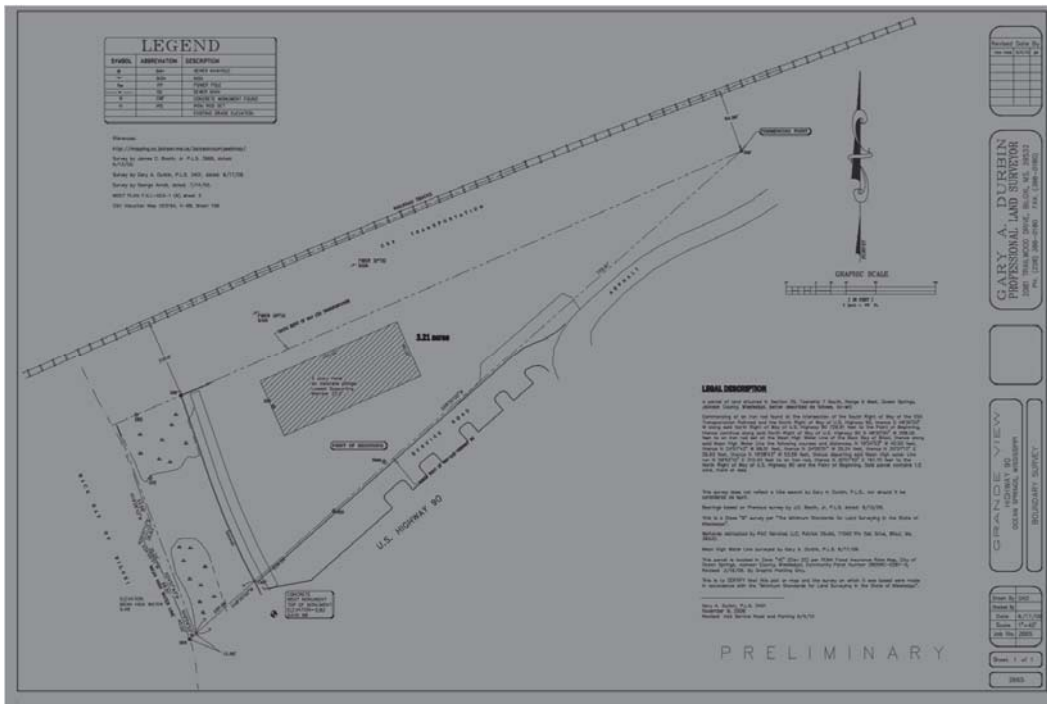
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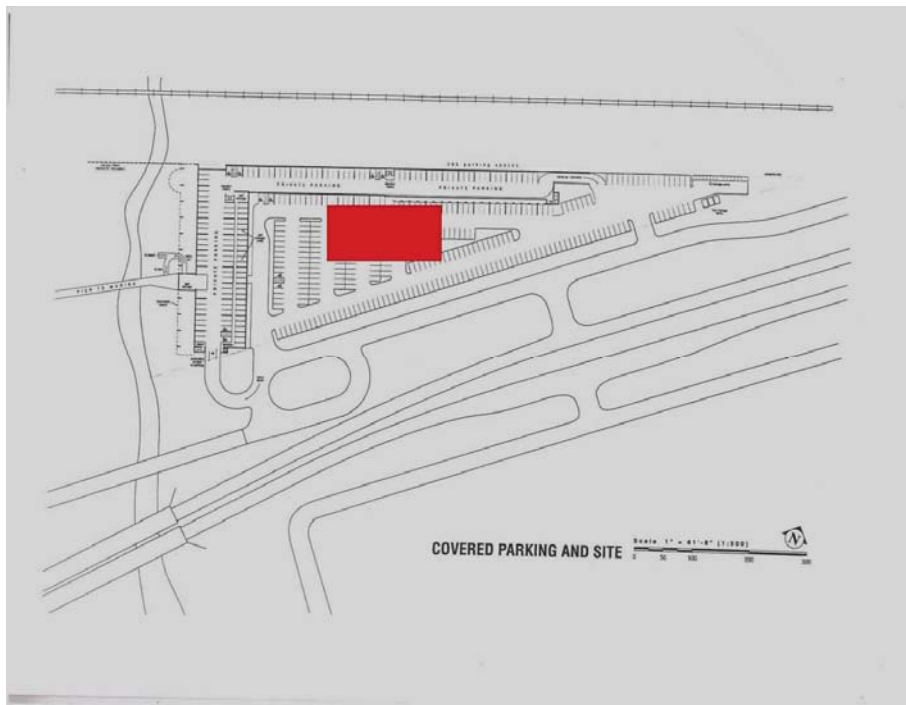
## Salient Facts

- 3.21 Acres – fronting on Beach Boulevard
- Bay Front with access to beach and Bay
- Fully entitled
- Utilities on site
- Over 42,000 cars per day on US 90 / Beach Boulevard Ocean Springs
- Close to major tourist destinations, restaurants, casinos and shopping

# Survey 3.21+- acres

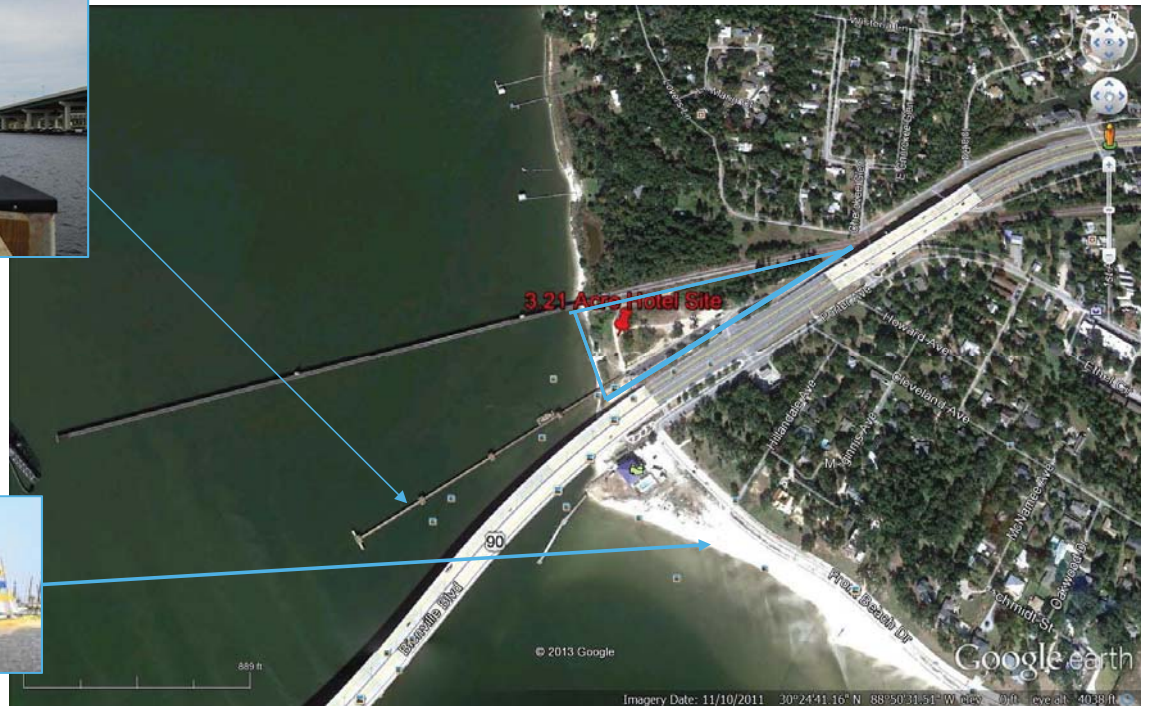


# Layout Option





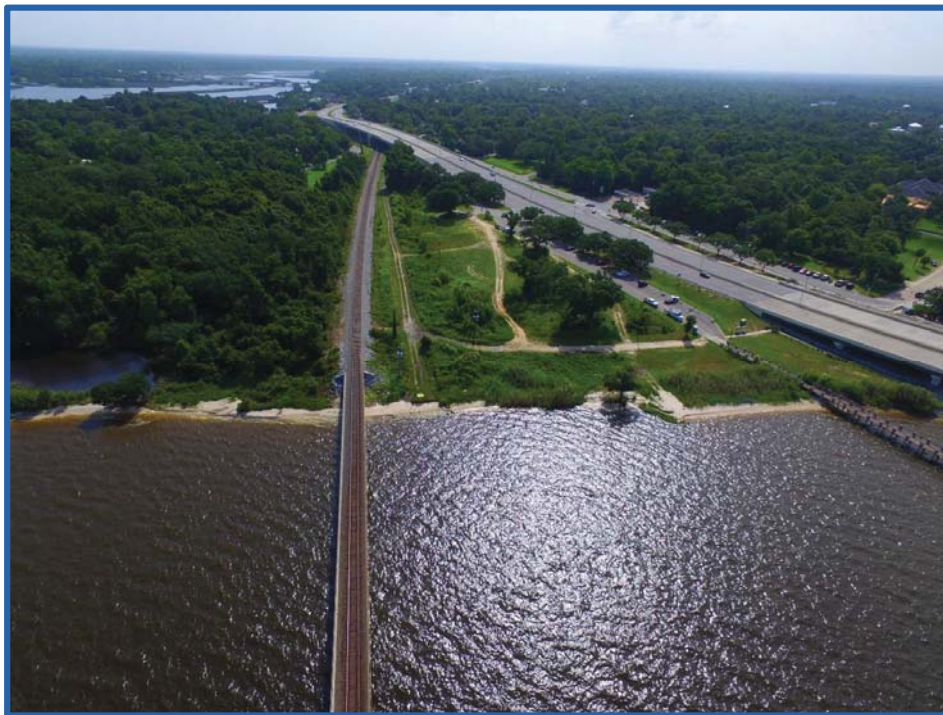
# Water Front, next to Ocean Springs Fishing Pier, Yacht Club with boat rentals and jet ski access



# View looking at Biloxi Casino Row



# Looking back to Ocean Springs

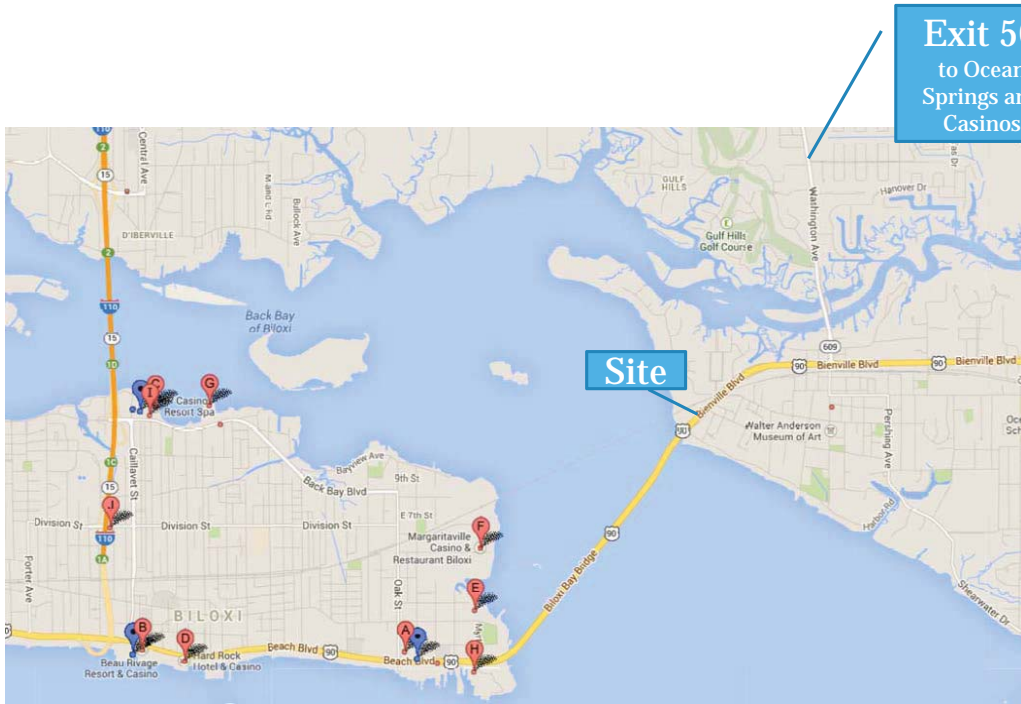






# Ocean Springs Yacht Club in season



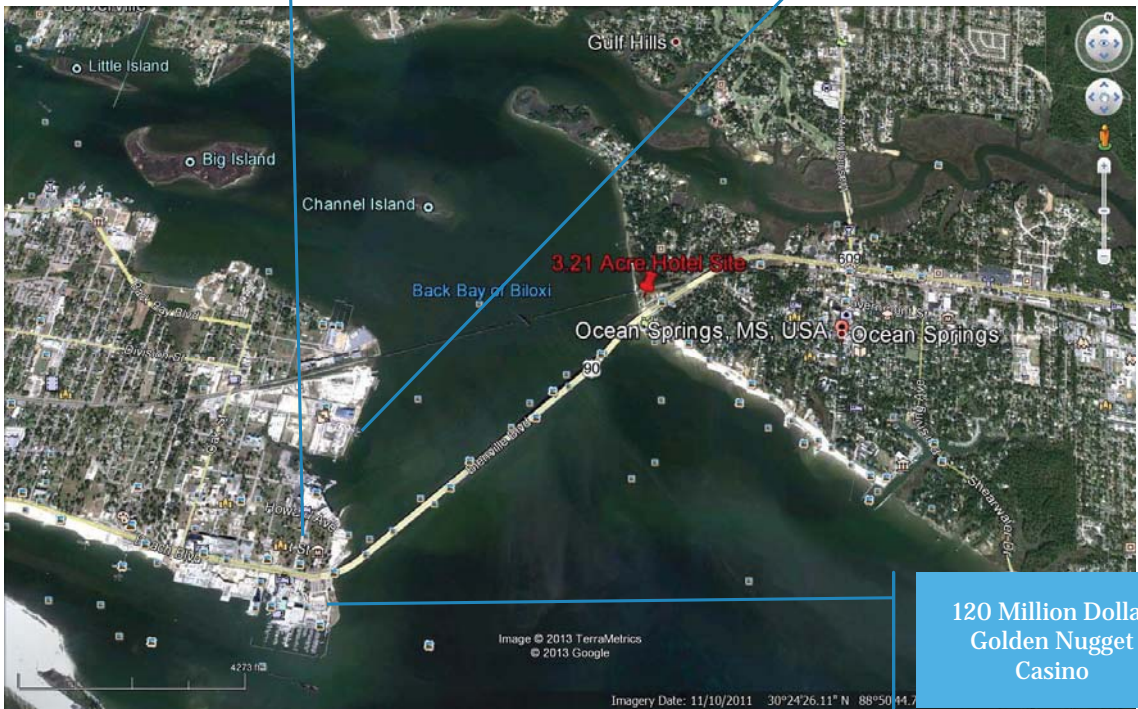


Exit 50  
to Ocean  
Springs and  
Casinos

- A- Grand Biloxi
- B- Beau Rivage
- C- Imperial Palace
- D- Hard Rock Casino
- E- Palace Casino
- F- Margaritaville Casino
- G- Boomtown Casino
- H- Gold Nugget Casino with Maritime Museum across street

Maritime and Seafood Industry Museum and the Biloxi Waterfront Park

Margaritaville Casino & Restaurant Biloxi  
Announces Details Of New Resort Construction Project  
50 Million dollars



120 Million Dollar  
Golden Nugget  
Casino



## Biloxi Golden Nugget

May 27, 2013

Work is progressing on upgrades at the Isle Casino and Hotel, soon to become the [Biloxi Golden Nugget](#).

[Golden Nugget](#) owner, [Tilman Fertitta](#) from [Landry's Inc.](#), with casinos in Las Vegas, Laughlin and Atlantic City, has purchased the Isle Casino and Hotel for about \$45 million.

The strong brand in dining, lodging, hospitality and gaming that T.J. Fertitta built, is likely to be a winning investment and a revenue generator for both Landry's and the [City of Biloxi](#).

Fertitta announced that the deal took about 6 months to complete but closed last November.

The 720-room Biloxi resort is under renovation and expansion incorporating several [Golden Nugget](#) Las Vegas characteristics, including the elegant [Chart House](#) restaurant and the [H2O](#) bar at poolside.

The market is also prepared for increased competition from Jimmy Buffet's [Margaritaville](#) while new construction and renovation takes place along casino row that includes work at the [Hard Rock Cafe](#), restaurants and a dance pavilion at [Shaggy's](#) on the beach of Highway 90, also known as Beach Highway.

## Margaritaville Casino & Restaurant Biloxi Announces Details Of New Resort Construction Project



Margaritaville Casino & Restaurant Biloxi announced today it will break ground on a new hotel facility in the Spring, and estimates construction will be completed Spring 2015. The new hotel will feature 250 rooms – 170 deluxe guest rooms and 80 two- and three-bedroom suites. In addition, they will become one of the first resort properties to offer time-share units through a major international partner, which will allow the property to attract a new type of visitor to Biloxi

In addition to the hotel, Margaritaville Casino Biloxi will expand and completely renovate the casino floor, adding meeting space, and a resort-style pool and spa. The property will also create one of the finest buffets on the Gulf Coast, and introduce a new steakhouse that will boast the best dining views of the Biloxi Bay Waterfront.

Along with the renovations and expansions, Margaritaville Biloxi will re-engineer the existing marina to provide more enhanced and secured overnight docking accommodations, as well as developing a one-of-a-kind bay-front resort pool and pool bar with outdoor gaming.

"We want to bring Jimmy Buffett's Margaritaville state of mind into a state of being," said Stacey McKay, Vice President of Marketing. "That's what we're building here. A resort that lives up to the brand that is beloved around the world."

Cunningham Group was selected to be the designer and architect of the new project. The McDonnel Group of New Orleans has been selected as the general contractor. Both companies are known for their award winning designs and resort development projects.

## Maritime and Seafood Industry Museum and the Biloxi Waterfront Park Groundbreaking



### **Biloxi Waterfront Park:**

As Program Manager for the Maritime and Seafood Industry Museum and architect for the Biloxi Waterfront Park, Dale Partners has had the privilege of participating in both of these important projects which are now becoming a reality through FEMA funding.

When complete, it will provide the site work for the museum and will serve as the museum's front lawn with sidewalks, a plaza and display area for the museum's submarine. On the north end of the site, it will have a 10,000 sf open air pavilion, a splash pad, and a playground for public use on a daily basis. And, before construction is complete we hope to have plans for some temporary restroom facilities. For special events, concerts and festivals, the park is equipped to provide utilities to vendors and is wired for sound and lights for performers.

In addition, this project is making some much needed repairs to the seawall in order to support the concrete boardwalk that will tie all the elements of the site together and to create a promenade where everyone can enjoy the view. This boardwalk is the first phase of a continuous boardwalk that will redefine the edge of Point Cadet making the waterfront views of the MS sound accessible to all.

Because of its geographical, historical and cultural significance, Point Cadet has long been the target of many master planning efforts. So we hope that one day soon, we can look back and say that this day was the celebration of two projects that were the first steps towards implementing a plan for a new gateway for East Biloxi.

### **Maritime and Seafood Industry Museum:**

H3 Team Led by Partner and Biloxi Native Daria Pizzetta

The City of Biloxi celebrates the ceremonial groundbreaking today for the new Maritime & Seafood Industry Museum building in Point Cadet. This significant milestone represents five years of effort by the City, the Museum, and the H3 Hardy Collaboration Architecture design team. The Museum's previous home on the same site was destroyed on August, 29, 2005, by Hurricane Katrina's 30-foot tidal surge. The building and many of the Museum's artifacts suffered irreparable damage. Design began in 2008 on an alternate site before the project was moved back to the Museum's original Point Cadet location in 2011.

The new 19,580 square foot Museum building will house 10,000 square feet of exhibits and gallery spaces, meeting rooms, a production shop, administrative areas, and storage. The building is elevated to meet Federal Emergency Management Agency (FEMA) requirements for constructing within a Coastal A flood plain. In addition to creating a safe environment for artifacts, staff, and visitors, the elevating of the building allows for use of the space under the elevated platform by the Sea and Sail camp and for living exhibits. The building is enhanced by the development of the Biloxi Waterfront Park around the Museum, as it will give visitors the opportunity to enjoy activities within the open air pavilion and playground. Construction of the Museum and the surrounding park will happen concurrently.

### **Museum Collection and Building Design**

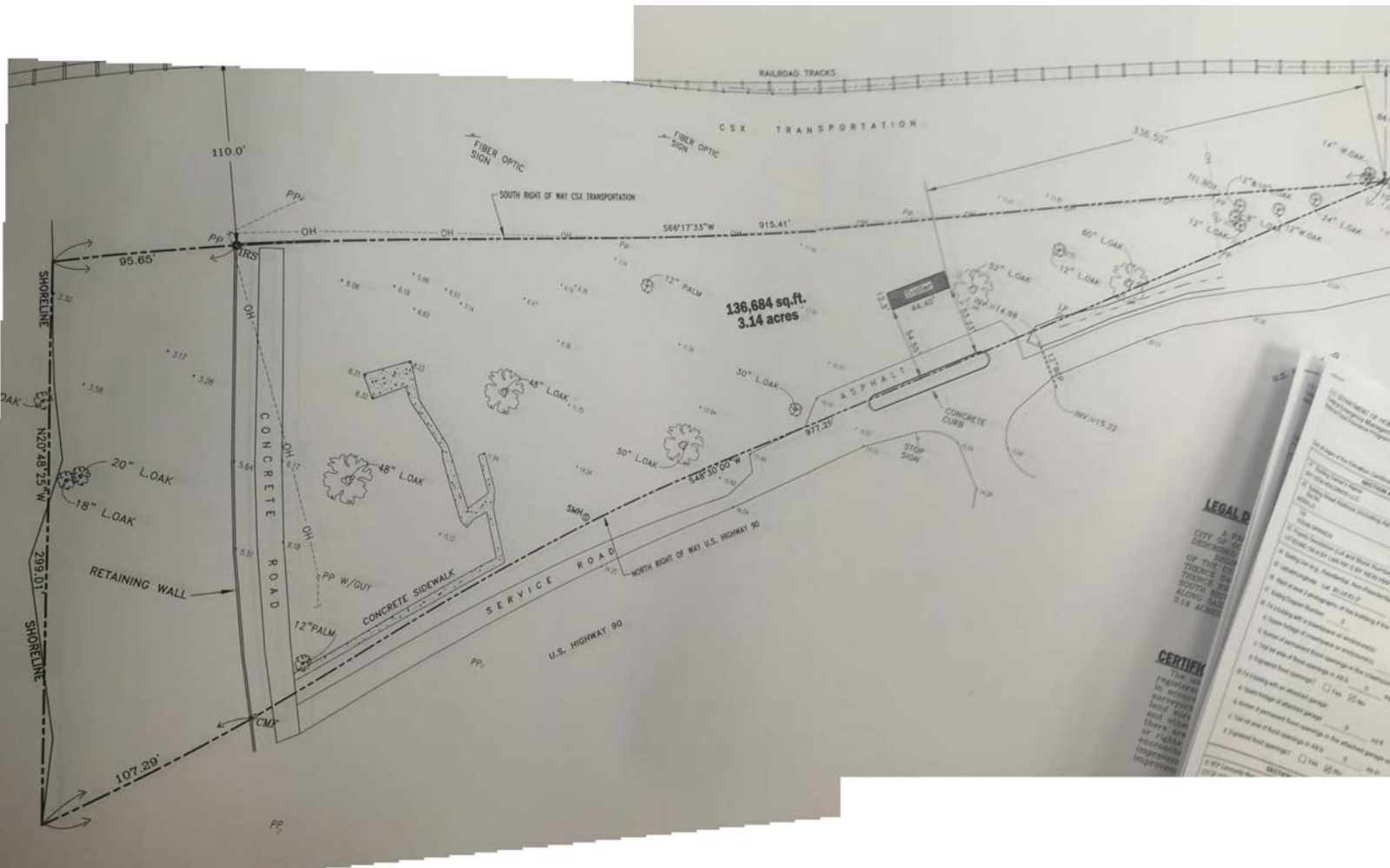
The Maritime & Seafood Industry Museum preserves and interprets the maritime history and heritage of Biloxi and the Mississippi Gulf Coast. The Museum's premier artifact is the sloop Nydia, built in Biloxi in 1896. The Nydia measures 30 feet long and 40 feet high with her mast raised. The main gallery is designed around the boat; the use of glass as the primary enclosure of the main gallery creates a "ship in a bottle" effect, letting the Nydia be visible from the exterior especially when dramatically lit at night, to attract visitors to the Museum.

Other galleries focus on Commercial Fishing, featuring the Lapeyre shrimp peeling machine that can process 1000 pounds of shrimp in a hour; Boat Building; Wooden Boats; Hurricanes; and the Environment. From within the gallery areas, glass allows for unobstructed views of Biloxi Bay and the new Waterfront Park. The building itself will be highly visible from the Ocean Springs Bridge.

The materials used in the design of the museum are both locally sourced and make reference to the Point Cadet neighborhood. Point Cadet housed the majority of the city's seafood factories, as well as fishing families in houses of white clapboard, corrugated tin roofs, and open front porches. The design of the museum incorporates a clapboard pattern on precast concrete panels on the north, west, and south facades, and uses metal fins for sunshading the glass on the east facade. The building's porch structures also make reference to wooden pier structures prevalent along the coast.







**LEGAL D**

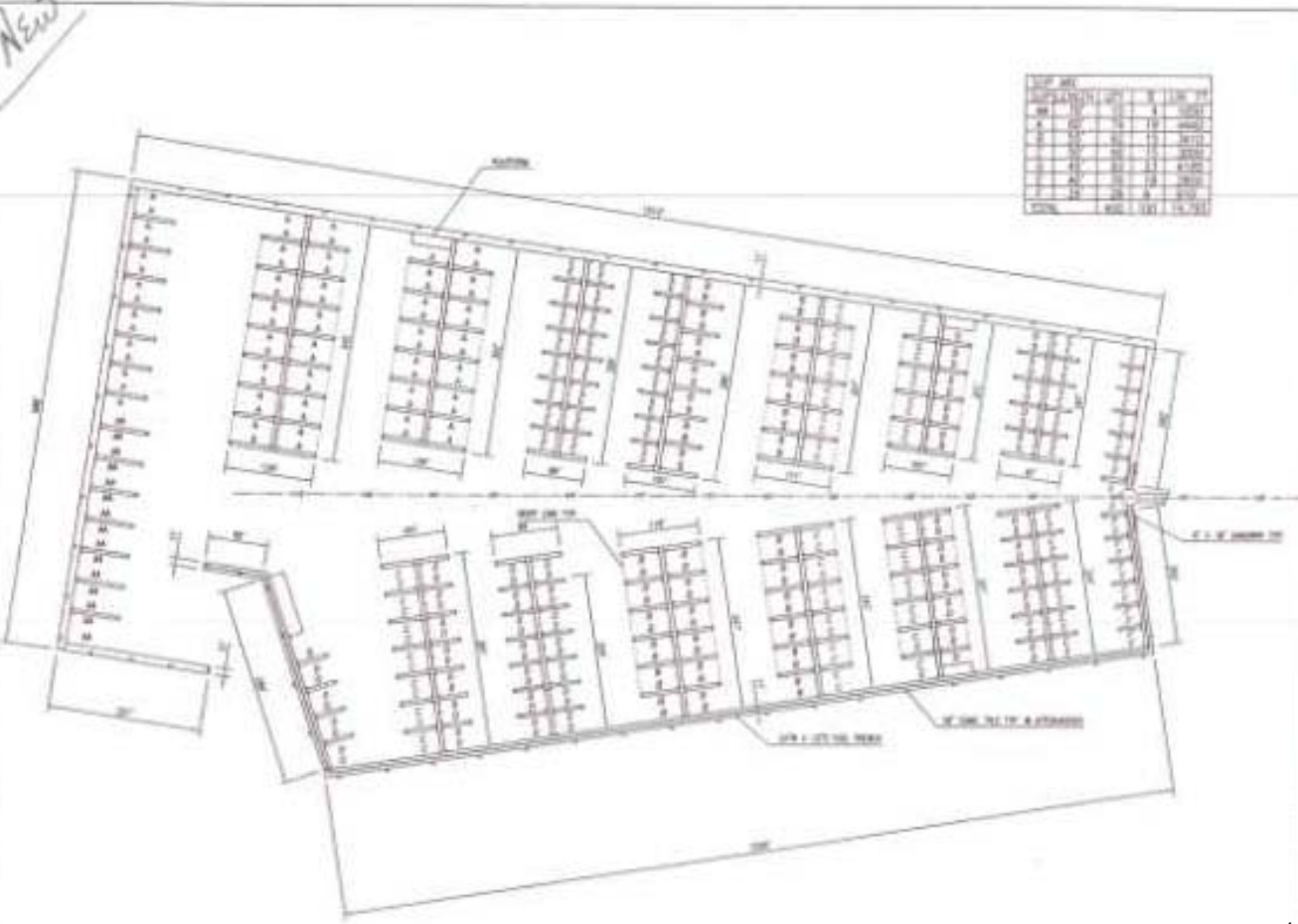
CITY OF THE DESIGNATED JURISDICTION OF THE TOWNSHIP SOUTH SIDE ALONG RAILROAD TRACKS

**CERTIFY**  
 The undersigned registers the annexed survey and when there are no rights or interests in the land surveyed or any part thereof...  
 No  
 Yes

**SECTION**



New



NO.	DESCRIPTION	QTY	UNIT
1	WOOD PILING	1000	LINEAL FT.
2	WOOD PILING	500	LINEAL FT.
3	WOOD PILING	200	LINEAL FT.
4	WOOD PILING	100	LINEAL FT.
5	WOOD PILING	50	LINEAL FT.
6	WOOD PILING	25	LINEAL FT.
7	WOOD PILING	10	LINEAL FT.
8	WOOD PILING	5	LINEAL FT.
9	WOOD PILING	2	LINEAL FT.
10	WOOD PILING	1	LINEAL FT.

**Bellingham**  
**MARINE**

1100 1st St.  
Bellingham, WA 98201  
Phone: 360-738-2222  
Fax: 360-738-2223  
E-mail: info@bellinghammarine.com

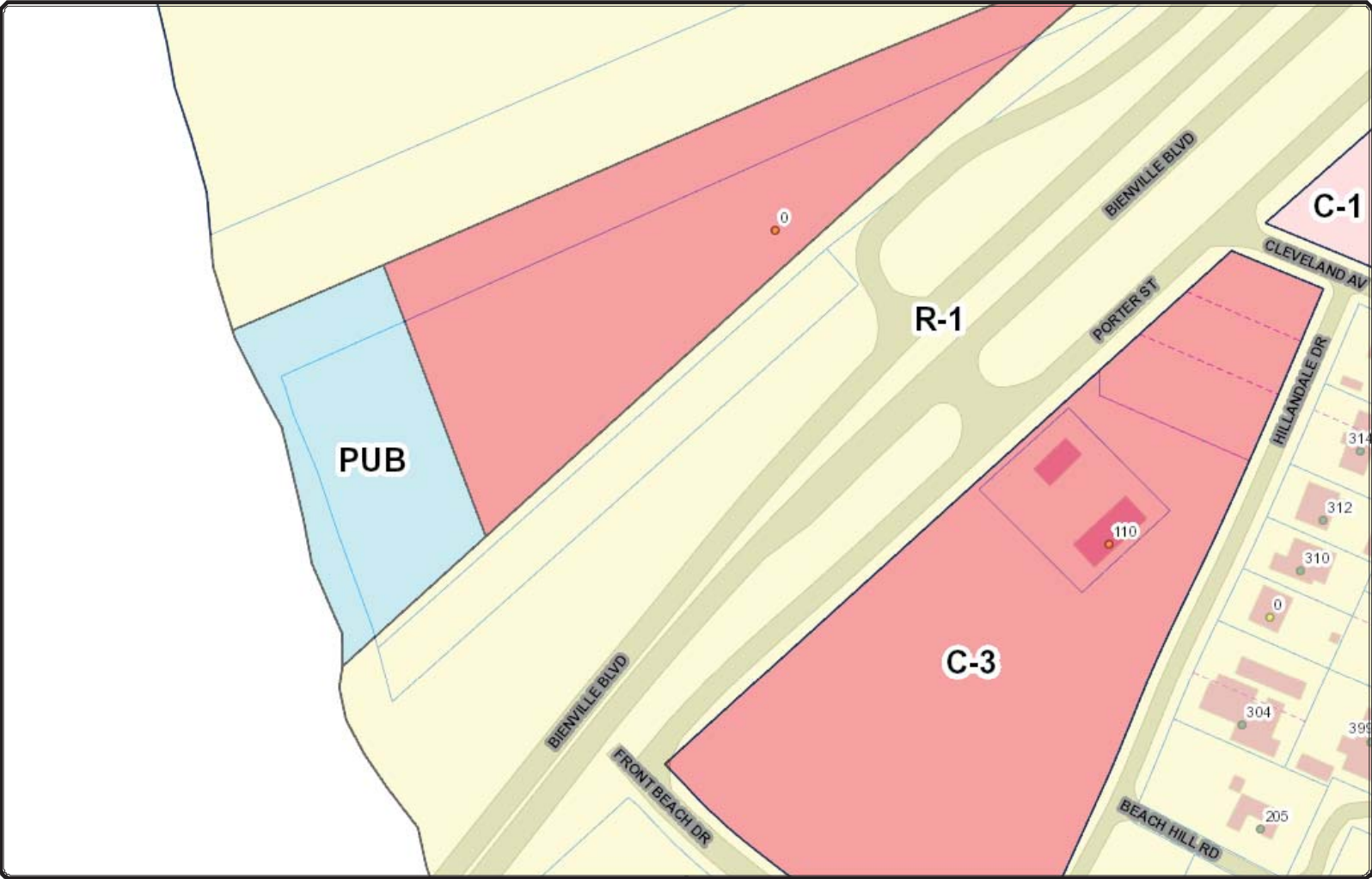
**GRAND VIEW MARINA  
MARINA  
OCEAN SPRINGS, MISSISSIPPI  
OVERALL LAYOUT**

Revisions:

Drawn by: JVA  
Date: 11-1-04  
Scale: NTS  
Project No:

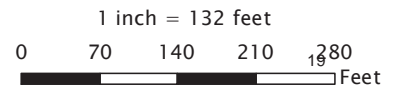
Sheet:  
1 of 6  
1.0

# Geoportal Map



August 5, 2016

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



## The Ocean Springs Site is zoned C-3

- 
- 
- **Section 406. - C-1 neighborhood commercial district.**

### *406.1 General description.*

The purpose of this commercial district is to provide retail stores and personal services for the convenience of the people in adjacent residential areas.

### *406.2 Uses permitted.*

The following uses of property, buildings, or structures are permitted provided there is no outside storage:

- (1) Bakery employing not more than five (5) people and limited to retail sales only.
- (2) Banks and similar financial institutions.
- (3) Barbershop, beauty parlor, tanning salons, and nail salons.
- (4) Bicycle sales and repair.
- (5) Drug stores.
- (6) Grocery stores.
- (7) Liquor stores and tobacco shops. (Subject to site plan review.)
- (8) Coin-operated laundry and dry cleaning pickup stations.
- (9) Offices:
  - (a) Medical or paramedical practice or clinics licensed by the State of Mississippi for human care.
  - (b) Legal, engineering, real estate, insurance, etc.
  - (c) Professional offices and studios including executive, administrative writing, clerical, stenographic and drafting uses.
- (10) Restaurants. (Drive-in and drive-through restaurants are not permitted.)
- (11) Custom dressmaking, millinery, tailoring, shoe repairing, repairing of household utility articles or similar trade.
- (12) Specialty shop for the conduct of retail business as limited herein, such as furniture, fabric, appliances, apparel, jewelry, etc.
- (13) Photographer's studio.
- (14) Shop for the repair and sale of electrical and radio equipment, other appliances and similar commodities.
- (15) Accessory buildings and uses customarily incident to the above uses, including signs or bulletin boards not exceeding twenty-four (24) square feet and lighted by floodlight only.
- (16) Mortuary (funeral home). (Subject to site plan review.)
- (17) Daycare center.
- (18) Telephone exchange.

- (19) Single-family residential use.
- (20) Pet grooming. (Subject to site plan review.)
- (21) Convenience stores. (Gas pumps are subject to site plan review.)
- (22) Shop for the sale and repair of plumbing.

*406.3 Uses permitted after public notice and hearing and recommendation by the planning commission and approval by the mayor and board of aldermen.*

Any use not specifically permitted by section 406.2 entitled "Uses permitted" shall not be allowed until such time as the planning commission has determined that the use requested is similar to or not in conflict with those uses specifically permitted.

*406.4 Area, height and setback regulations.*

*406.4.1 Front yard:* A minimum of twenty-five (25) feet; however, a fifteen-foot front yard setback may be allowed when all parking is located within the rear yard.

*406.4.2 Side yard:* Side yards of ten (10) feet are required except in instances where a commercial use abuts a residential district, in which case a minimum side yard of twenty-five (25) feet shall be provided, as measured from the side lot line to the nearest building or structure on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by a concealing fence not less than six (6) feet in height. On corner lots, the side yard abutting a street shall be a minimum of fifteen (15) feet.

*406.4.3 Rear yard:* No rear yard shall be required except in instances where a commercial use abuts a residential district, in which case a rear yard of not less than thirty-five (35) feet shall be provided. Such space shall be screened from the abutting residential district by a concealing fence not less than six (6) feet in height.

*406.4.4 Height:* No building hereafter erected, reconstructed, altered or enlarged shall exceed two and one-half (2½) stories nor shall it exceed thirty-five (35) feet with the exception of buildings located in a floodplain whereas such buildings may be measured from the elevation requirements of the adopted floodplain management maps. Additional provisions are located in [section 503](#), Height.

*406.4.5 Width of lot:* A minimum of one hundred (100) feet.

*406.4.6 Lot area:* No minimum required, however, main and accessory buildings or structures shall not exceed thirty (30) per cent of lot area.

*(Ord. of 4-17-79; Ord. No. 6-1994, § 2, 6-7-94; Ord. No. 2-2005, § 1A, 1-4-05; Ord. No. 4-2006, § 1, 1-12-06; Ord. No. 23-2006, § 1, 7-18-06)*

- **Section 407. - C-2 community commercial district (central business district).**

*407.1 General description.*

This commercial district is intended for the conduct of personal and business services and retail business of the community. Traffic generated by these uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

*407.2 Uses permitted.*

The following uses of property, buildings, or structures are permitted provided there is not outside storage:

- (1) Any commercial use permitted in the C-1 neighborhood commercial district.
- (2) Dry or steam cleaning shop or plant employing not more than five (5) people.
- (3) Shop for the repair of plumbing, radio and electric equipment, shoes, furniture and similar personal or household commodities.
- (4) Department store.
- (5) Retail stores, businesses or shops for sale of books, music (instruments, audio equipment, CD and DVD, tapes, records, etc., clothing, music and DVD rentals, jewelry, small household appliances, etc.
- (6) Printing shop, including sale of office supplies and equipment.
- (7) Newspaper publication.
- (8) Sign painting shop.
- (9) Blueprinting shop.
- (10) Interior decorating shop.
- (11) Catering establishments.
- (12) Train stations, bus depots and travel agencies.
- (13) Theaters, auditoriums.
- (14) Recreational or amusement classification when conducted wholly inside an enclosed building.
- (15) Hardware or appliance stores.
- (16) Variety stores including discount stores.
- (17) Paint and hobby store, including sale of carpets, wall covering and similar household items.
- (18) Florists, provided no greenhouses are maintained on premises.
- (19) Hotels. No room shall have exterior access.
- (20) Automotive parts and equipment sales.
- (21) Mail order stores.
- (22) Stamp redemption centers.
- (23) Personal care facility—A personal care facility is a facility designed to accommodate elderly people by providing for their personal needs such as care, feeding and grooming. The definition does not include medical facilities or treatment of any type such as are normally found in a nursing home.
- (24) Lounges. (Subject to site review.)
- (25) Parking garage, parking lots. (Subject to site plan review.)
- (26) Bookstores.
- (27) Residential, provided it is not on the ground floor. It must be above a commercial use.
- (28) Pottery making.

*407.3 Uses permitted after public notice and hearing and recommendation by the planning commission and approval by the mayor and board of aldermen.*

Any use not specifically permitted by section 407.3 entitled "Uses permitted" shall not be allowed until such time as the planning commission has determined that the use requested is similar to or not in conflict with those uses specifically permitted.

*407.4 Area, height and setback regulations.*

*407.4.1 Front yard:* No front yard shall be required except where the frontage on one side of a street between two (2) intersecting streets is partly in the C-2 commercial district and partly in a residential district, the front yard regulations of the residential district shall apply.

407.4.2 *Side yard*: No side yard shall be required except in instances where a commercial use abuts a residential district, in which case a minimum side yard of fifteen (15) shall be provided, as measured from the side lot line to the nearest building or structure on the side adjacent to the residential district.

407.4.3 *Rear yard*: No rear yard shall be required except in instances where a commercial use abuts a residential district, in which case a rear yard of not less than twenty-five (25) feet shall be provided. Such space shall be screened from the abutting residential district by a concealing fence not less than five (5) feet in height.

407.4.4 *Height*: No building hereafter erected, reconstructed, altered or enlarged shall exceed four (4) stories or fifty (50) feet with the exception of buildings located in a floodplain whereas such buildings may be measured from the elevation requirements of the adopted floodplain management maps. Additional provisions are located in [section 503](#), Height. Buildings of three (3) floors or greater, inclusive of first floor garages, shall require a fire suppression system for each floor.

407.4.5 *Width of lot*: No minimum required.

407.4.6 *Lot area*: No minimum required, however, impervious surface (green space) of ten (10) per cent of the total lot area is required. This area shall be located adjacent to right-of-way.

(Ord. of 4-17-79, § 2; Ord. of 11-10-81, § 1; Ord. of 12-21-82, § 1; Ord. of 9-7-83, § 1; Ord. No. 2-2005, § 1B, 1-4-05; Ord. No. 4-2006, § 2, 1-12-06)

- **Section 408. - C-3 highway commercial district.**

*408.1 General description.*

This commercial district is intended for the conduct of personal and business services for the motoring public.

*408.2 Uses permitted.*

The following uses of property, buildings or structures are permitted:

**(1) Any uses permitted in C-2 community commercial district.**

(2) Laboratory, dental and medical.

(3) Restaurants including drive-in and drive-through.

(4) Veterinary services and pet stores. (Subject to site plan review.)

(5) New and used machinery sales and service.

(6) Public garages. (Subject to site plan review.)

(7) New and used car dealership.

(8) Marble and granite works sales.

(9) Yard and garden center including nursery and greenhouses.

(10) Establishments for the sales, servicing and repair of automobiles, boats, recreational vehicles and trailers including utility trailers. Storage area for servicing of vehicles or equipment must be located within the confines of an enclosed fence at the rear of property.

(11) Storage yards for commercial vehicles and trucks and truck terminals provided that the storage yards are enclosed by a concealing fence not less than six (6) feet in height.



- (12) Upholstery repair.
- (13) Food storage locker and ice manufacturing plant.
- (14) Wholesale establishments and storage.
- (15) Lumber and building supplies sales and carpenter shop.
- (16) Commercial kennels, when enclosed.
- (17) Service yard for public utilities.
- (18) Riding academy.
- (19) Open-air sports.
- (20) Drive-in theaters, restaurants and places of amusement. Circuses and carnivals may be permitted subject to approval of the mayor and board of aldermen.
- (21) Tent sales, truck load sales, etc., subject to tenant merchant law of the State of Mississippi.
- (22) Paint and body shops provided vehicle storage is located in rear of property in concealing fence.
- (23) Pawn shops. (Subject to site plan review.)
- (24) Tattoo parlors.
- (25) Service station. (Gas pumps are subject to site plan review.)

*408.3 Uses permitted after public notice and hearing and recommendation by the planning commission and approval by the mayor and board of aldermen.*

Any uses not specifically permitted by section 408.2 entitled "Uses permitted" shall not be allowed until such time as the planning commission has determined that the use requested is similar to or not in conflict with those uses specifically permitted.

*408.4 Area, height and setback regulations.*

408.4.1 *Front yard:* Same as C-1 neighborhood commercial district.

408.4.2 *Side yard:* Same as C-1 neighborhood commercial district.

408.4.3 *Rear yard:* Same as C-1 neighborhood commercial district.

408.4.4 *Height:* No building hereafter erected, reconstructed, altered or enlarged shall exceed six (6) stories nor shall it exceed seventy-five (75) feet with the exception of buildings located in a floodplain whereas such buildings may be measured from the elevation requirements of the adopted floodplain management maps. Additional provisions are located in [section 503](#), **Height**.

408.4.5 *Width of lot:* No minimum required.

408.4.6 *Lot area:* No minimum required.

*(Ord. of 4-17-79, §§ 3, 4; Ord. No. 2-2005, § 1C, 1-4-05; Ord. No. 4-2006, § 3, 1-12-06; Ord. No. 23-2006, § 2, 7-18-06)*



**Road Legend**

- Primary Route
- Primary Routes Separated
- Secondary Routes
- Secondary Routes Separated
- Local Street
- Driveway or Service Road
- Ferry crossing



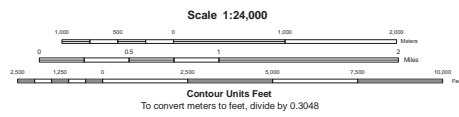
USGS Quadrangle Index

White Plains	Lattimer	Vandave
Bloss	Ocean Springs	Gaster North
Deer Island		

**Ocean Springs, MS**

September 12, 2005  
6:37 PM CST

-BOL- Produced by USGS Product Generation Application -BOL-  
Display projection: Universal Transverse Mercator, Zone 16 North  
1000 Meter UTM Grid, Zone 16 North, NAD83  
No cartographic or geographic edits were performed on this data  
Selected data provided in the HSIP GOLD product is acquired from publicly available commodity vendors and is unclassified  
Commercial data is restricted to Federal Users only. Exception to Releaseability Restrictions stated above. In times of a Declared National Emergency the data in the HSIP data CAN be provided to the State & Local authorities at no additional cost for the duration of the crisis.  
Hydrography - USGS 24000 scale Digital Line Graph  
Hydrography - USGS 24000 scale Digital Line Graph  
Transportation - Department of Census  
Misc. Transportation - USGS 24000 scale Digital Line Graph  
Marine Structures - USGS 24000 scale Digital Line Graph  
Labels - Geographic Names Information System



# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name BAY VIEW HOLDINGS LLC					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. BIENVILLE					Company NAIC Number:	
City OCEAN SPRINGS		State Mississippi		ZIP Code 39564		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT BOUND ON N BY L&N RR S BY NEW HWY 90 & W BY BAY OF BILOXI, PARCEL 60225300.000						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>COMMERCIAL</u>						
A5. Latitude/Longitude: Lat. <u>30-24'43.0"</u> Long. <u>88-50'28.3"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>5</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A8.b <u>0</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF OCEAN SPRINGS - 285259				B2. County Name JACKSON		B3. State Mississippi
B4. Map/Panel Number 28059C-0287	B5. Suffix G	B6. FIRM Index Date 03/16/2009	B7. FIRM Panel Effective/ Revised Date 03/16/2009	B8. Flood Zone(s) "VE"	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 22.0	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
BIENVILLE

**FOR INSURANCE COMPANY USE**  
Policy Number:

City  
OCEAN SPRINGS

State  
Mississippi

ZIP Code  
39564

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT 08/31/2016

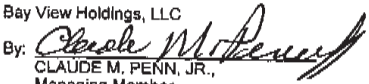
Photo Two

Photo Two

Photo Two Caption

<b>A. U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT SETTLEMENT STATEMENT</b>		<b>B. TYPE OF LOAN:</b>				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: 05-157G BAY VIEW HOL			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
<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 "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.						
<b>D. NAME AND ADDRESS OF BUYER:</b>  Bay View Holdings, LLC Post Office Box 1168 Ocean Springs, MS 39566-1168		<b>E. NAME AND ADDRESS OF SELLER:</b>  Weill Heirs, Inc. 175 Main Street Biloxi, MS 39530		<b>F. NAME AND ADDRESS OF LENDER:</b>		
<b>G. PROPERTY LOCATION:</b> NHN Highway 90 West Ocean Springs, MS 39564		<b>H. SETTLEMENT AGENT:</b> 72-1547275 Government Street Land & Title, PLLC  <b>PLACE OF SETTLEMENT</b> 2336 Government Street Ocean Springs, MS 39564		<b>I. SETTLEMENT DATE:</b>  August 26, 2005		
<b>J. SUMMARY OF BUYER'S TRANSACTION</b>			<b>K. SUMMARY OF SELLER'S TRANSACTION</b>			
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>			<b>400. GROSS AMOUNT DUE TO SELLER:</b>			
101. Contract Sales Price		2,900,000.00	401. Contract Sales Price		2,900,000.00	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Buyer (Line 1400)		11,762.00	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
<b>120. GROSS AMOUNT DUE FROM BUYER</b>		<b>2,911,762.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>		<b>2,900,000.00</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>			<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>			
201. Deposit or earnest money		30,000.00	501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		232,111.50	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff of first Mortgage			
205.			505. Payoff of second Mortgage			
206.			506.			
207.			507. (Deposit disb. as proceeds)			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	01/01/05 to 08/27/05	17,340.47	511. County Taxes	01/01/05 to 08/27/05	17,340.47	
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
<b>220. TOTAL PAID BY/FOR BUYER</b>		<b>47,340.47</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>		<b>249,451.97</b>	
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>			<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>			
301. Gross Amount Due From Buyer (Line 120)		2,911,762.00	601. Gross Amount Due To Seller (Line 420)		2,900,000.00	
302. Less Amount Paid By/For Buyer (Line 220)	(	47,340.47)	602. Less Reductions Due Seller (Line 520)	(	249,451.97)	
<b>303. CASH ( X FROM ) ( TO ) BUYER</b>		<b>2,864,421.53</b>	<b>603. CASH ( X TO ) ( FROM ) SELLER</b>		<b>2,650,548.03</b>	

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer  
 Bay View Holdings, LLC  
 By:   
 CLAUDE M. PENN, JR.,  
 Managing Member

Seller Weill Heirs Inc.  
 By:   
 JOLENE WEILL, President

ATTEST  
  
 DONNA WEILL, Secretary

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

  
 Government Street Land & Title, PLLC  
 Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

**L. SETTLEMENT CHARGES**

<b>700. TOTAL COMMISSION Based on Price</b>		\$ 2,900,000.00 @ 8.0000 %	232,000.00		
Division of Commission (line 700) as Follows:					
701.	\$ 87,000.00	to Remax Results in Real Estate, Inc.		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702.	\$ 145,000.00	to Sawyer Real Estate, Inc.			
703.	Commission Paid at Settlement				232,000.00
704.		to			
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801.	Loan Origination Fee	% to			
802.	Loan Discount	% to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Ins. App. Fee	to			
807.	Assumption Fee	to			
808.					
809.					
810.					
811.					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901.	Interest From	to @ \$ /day ( days %)			
902.	MIP Tollns. for LifeOfLoan	for months to			
903.	Hazard Insurance Premium for	years to			
904.					
905.					
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001.	Hazard Insurance	months @ \$ per month			
1002.	Mortgage Insurance	months @ \$ per month			
1003.	City/Town Taxes	months @ \$ per month			
1004.	County Taxes	months @ \$ per month			
1005.	Assessments	months @ \$ per month			
1006.		months @ \$ per month			
1007.		months @ \$ per month			
1008.		months @ \$ per month			
<b>1100. TITLE CHARGES</b>					
1101.	Settlement or Closing Fee	to			
1102.	Abstract or Title Search	to Murphy & Associates, P.A.		421.00	
1103.	Ordinance Examination	to Murphy & Associates, P.A.		125.00	
1104.	Title Insurance Binder	to Government Street Land & Title, PLLC	50.00		
1105.	Document Preparation	to Murphy & Associates, P.A.		100.00	100.00
1106.	Notary Fees	to			
1107.	Attorney's Fees	to Murphy & Associates, P.A.		4,000.00	
(includes above item numbers: )					
1108.	Title Insurance	to First American Title Insurance Company		7,050.00	
(includes above item numbers: 1104)					
1109.	Lender's Coverage	\$			
1110.	Owner's Coverage	\$ 2,900,000.00	7,000.00		
1111.					
1112.					
1113.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201.	Recording Fees: Deed \$ 22.00; Mortgage \$ 32.00; Releases \$ 11.50			54.00	11.50
1202.	City/County Tax/Stamps: Deed ; Mortgage				
1203.	State Tax/Stamps: Revenue Stamps ; Mortgage				
1204.	Property Taxes Tax Collector				
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301.	Survey	to			
1302.	Pest Inspection	to			
1303.	Wire Fee	to Government Street Land & Title, PLLC		12.00	
1304.	Courier Fee				
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				<b>11,762.00</b>	<b>232,111.50</b>

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

**Certified to be a true copy.**  
Substitute Form 1099-S.

**SELLER'S TAX ID SOLICITATION:** THE INFORMATION IN BLOCKS E, G, H, I AND ON LINES 401, 406, 407 AND 408 IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION MAY BE IMPOSED ON YOU IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED. YOU ARE REQUIRED BY LAW TO PROVIDE THIS SETTLEMENT AGENT WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE THE SETTLEMENT AGENT WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the 2005 Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on Form 4797, Sales of Business Property, Form 8252, Installment Sale Income, and/or Schedule D (Form 1040), Capital Gains and Losses. You may have to recapture (pay back) all or part of a Federal mortgage subsidy if all the following apply: a) You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate; b) Your original mortgage loan was provided after 1980; and, c) You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy. This will increase your tax. See Form 8228, Recapture of Federal Mortgage Subsidy, and Pub. 523, Selling Your Home.

If you have already paid the real estate tax for the period that includes the sale date, subtract the amounts on Lines 406, 407 & 408 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Form 1040. For more information, see Pub. 523.

For Paperwork Reduction Act Notice, see the 2005 Instructions for Forms 1099, 1098, 5498, and W-2.  
Department of the Treasury - Internal Revenue Service

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN BELOW ON THIS STATEMENT IS MY CORRECT TAXPAYER IDENTIFICATION NUMBER.

Seller's Signature  
TaxID/SSN:

Seller's Signature  
TaxID/SSN:

Seller's Signature  
TaxID/SSN:

Seller's Signature  
TaxID/SSN: