

Exhibit A

Existing Descriptions Breezy Point Sales Office

Parcel 256 - PID# 10171091:

*Lot Twenty (20), Twenty-Seventh Addition to Breezy Point Estates, except for the following described part of said Lot 20; that part of Lot Twenty (20) of Twenty-Seventh Addition to Breezy Point Estates lying Northerly of the following described line:
Commencing at the Northeast corner of said Lot 20; thence Southerly along the East line of said Lot 20 a distance of 33.50 feet to the point of beginning of the line to be described; thence Westerly and parallel with the North line of said Lot 20 a distance of 120 feet more or less to the West line of said Lot 20 and said line there terminating, according to the plat thereof on file and of record in the office of the register of deeds in and for said county and state, Crow Wing County, Minnesota*

Parcel 257 – PID# 10171090:

Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23) of the Twenty-seventh (27) Addition to Breezy Point Estates, according to the plat thereof on file and of record in the office of the Registrar of Titles for Crow Wing County, Minnesota.

Breakdown of CUP Application Items:

Item 4 & 5: See updated survey attached as part of the application.

Item 6: Whitebirch, Inc. proposes to maintain the existing curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks.

Item 7: Whitebirch, Inc. proposes to maintain the existing landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations.

Item 7A: Whitebirch, Inc. proposes exterior lighting that has motion activated and fixed fixtures around all entrances, exists, and perimeter areas to support video surveillance and enhance safety during nighttime hours. The lighting will extend at least 20 feet from each access point. The exterior lighting will be directed downward and shielded to minimize light spill beyond the property. This setup ensures adequate security lighting without causing disturbances to the surrounding area.

Item 8: See updated survey attached as part of the application.

Item 9: Whitebirch, Inc. proposes to maintain the existing drainage plan.

Item 10: Whitebirch, Inc. proposes to maintain the existing sanitary sewer and/or water supply plans.

Item 11 & 12: See updated survey attached as part of the application.

Item 13: As permitted by state law, this business plans to erect up to two fixed outdoor signs. One on the exterior of the building, and the other on the property of the business.

Item 14: Color scheme: Neutral colors with pop of green.

Item 15: Whitebirch, Inc. proposes to maintain the existing outside storage.

Item 16: See pictures of existing building elevations attached as part of the application.