

## EXHIBIT "A"

2025-4177-ZC

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

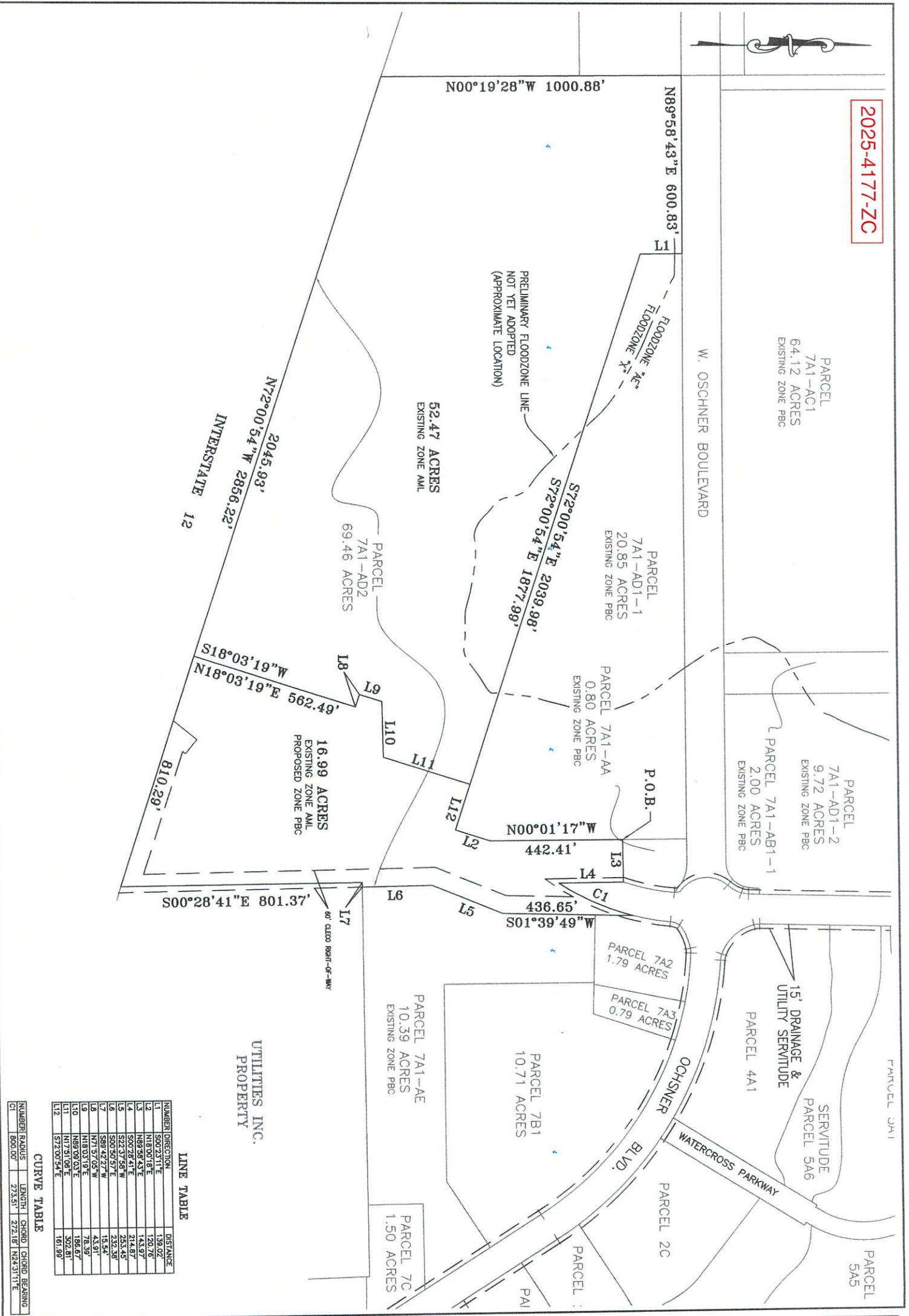
FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 619.37 FEET TO A POINT; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION THE FOLLOWING COURSES: SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 555.98 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 23.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 23.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF

135.00 FEET, AN ARC LENGTH OF 52.96 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 04 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 52.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 12 MINUTES 24 SECONDS EAST AND A CHORD LENGTH OF 159.72 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.22 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 31 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 17.09 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG SAID CURVE WITH A RADIUS OF 119.23 FEET, AN ARC LENGTH OF 24.85 FEET, A CHORD BEARING OF SOUTH 56 DEGREES 59 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 24.80 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 83.03 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 31 MINUTES 30 SECONDS EAST AND A CHORD LENGTH OF 81.43 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 84.45 FEET TO THE POINT; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 212.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 143.97 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 273.51 FEET, A CHORD BEARING OF NORTH 24 DEGREES 31 MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 272.18 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 01 DEGREE 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 436.65 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 37 MINUTES 58 SECONDS WEST SAID PARCEL OF LAND CONTAINS 16.99 ACRES MORE OR LESS. FOR A DISTANCE OF 253.45 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 50 MINUTES SECONDS EAST FOR A DISTANCE OF 232.38 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 15.54 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 801.37 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 603.04 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 28 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1058.48 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 422.80 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 00 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 120.76 FEET TO A POINT; THEN RUN NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST FOR A DISTANCE OF 442.41 FEET BA TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16.99 ACRES MORE OR LESS

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LINE TABLE

| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L1     | S00°23'11"E | 136.02'  |
| L2     | N18°00'18"E | 120.76'  |
| L3     | N89°58'43"E | 143.97'  |
| L4     | S00°28'41"E | 214.87'  |
| L5     | S22°37'58"W | 253.45'  |
| L6     | S00°50'57"E | 232.38'  |
| L7     | S88°42'27"W | 15.54'   |
| L8     | N71°57'05"W | 43.91'   |
| L9     | N18°03'19"E | 76.39'   |
| L10    | N89°09'03"E | 168.67'  |
| L11    | N17°51'09"E | 352.81'  |
| L12    | S72°00'54"E | 161.99'  |

CURVE TABLE

| NUMBER | RADIUS  | LENGTH  | CHORD   | CHORD BEARING |
|--------|---------|---------|---------|---------------|
| C1     | 800.00' | 273.51' | 272.18' | N24°31'11"E   |

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25-140048

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JEB

DATE: 02/26/25  
SCALE: 1" = 300'

A RE-ZONING MAP OF  
A PORTION OF PARCEL 7A1-AD2  
situated in Section 12, T-7-S, R-10-E  
Greensburg Land District, St. Tammany Parish, Louisiana  
for  
**ALL STATE FINANCIAL CO.**

SHEET  
1 OF 1





PBC

S-1

PBC

WOCHSNER BLVD

OCHSNER BLVD

PBC

PBC

MOCD

AML

S-1

12E

12W

L-1

NC-2

HC-3