

EXHIBIT "A"

2022-2881-ZC

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, containing 2.56 acres, as shown on the survey by Kelly J. McHugh & Associates, Inc., prepared for Trinity Developers, LLC," dated 11-12-2020 and attached hereto.

Being a portion of the same property acquired by Trinity Developers, L.L.C. from Marina Developers, L.L.C. and Grand Oaks Development, L.L.C. by act dated August 31, 2011, and registered as Instrument No. 1826226, St. Tammany Parish, Louisiana.

Case No.: 2022-2881-ZC

PETITIONER: Scott Reeves

OWNER: MSB Holdings, LLC

REQUESTED CHANGE: HC-1 Highway Commercial District to HC-3 Highway Commercial District (as amended to HC-2 Highway Commercial District)

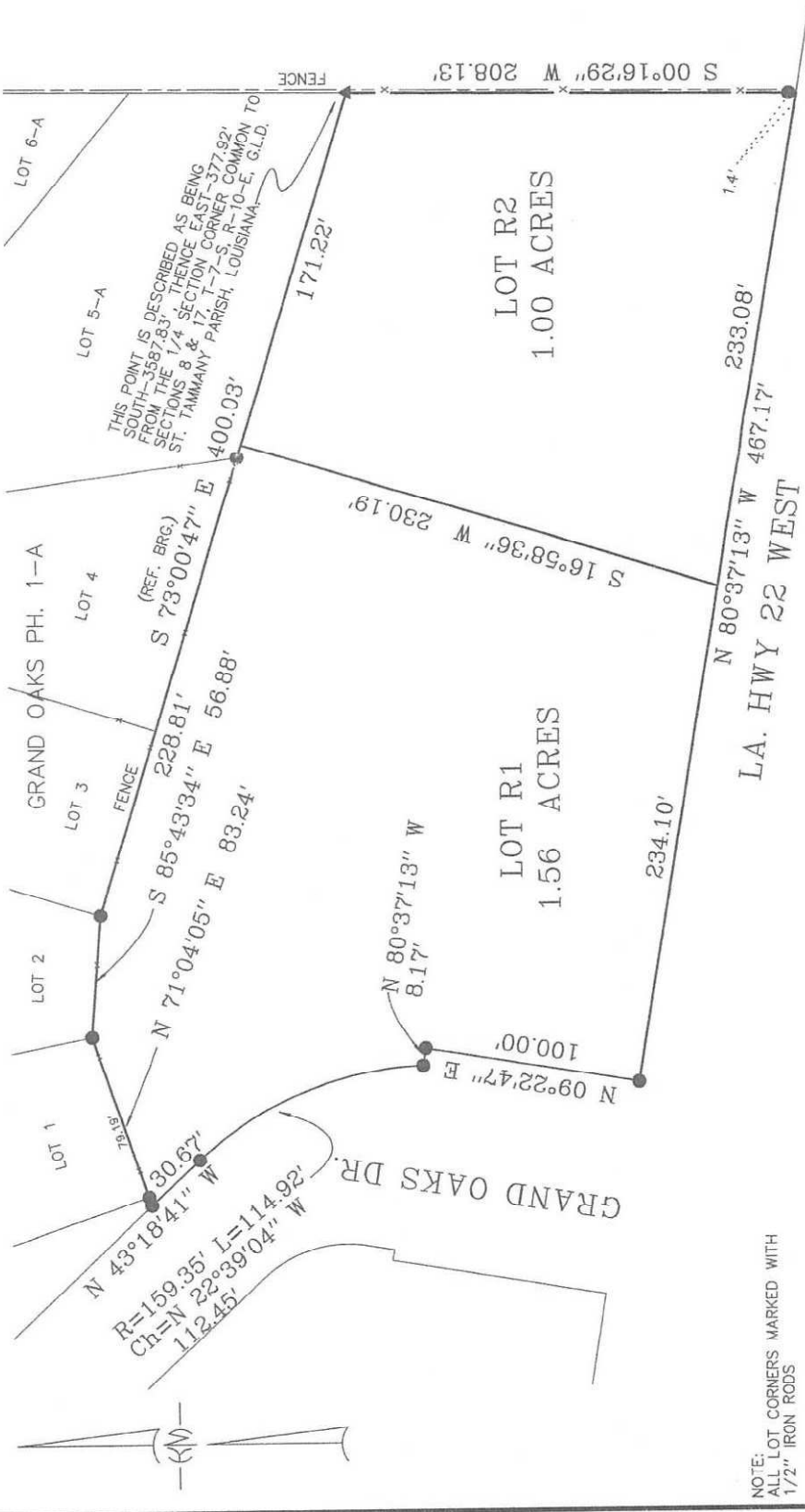
LOCATION: Parcel located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville S17, T7S, R10E, Ward 1, District 1

SIZE: 2.46 acres



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- REFERENCES:
1. PLAT OF A SURVEY BY THIS FIRM DATED 11-12-20, JOB NO. 20-281
 2. PLAT OF GRAND OAKS PHASE 1-A BY THIS FIRM FILED FOR RECORD 03-01-2012 MAP FILE NO. 3046, FROM WHICH BASIS OF BEARINGS WAS TAKEN.
 3. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD 02-22-2013, MAP FILE NO. 5144A



NOTE:
ALL LOT CORNERS MARKED WITH
1/2" IRON RODS

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
RE: FIRM PANEL NO. 225205 0215 C
REVISED 10-17-89

LEGEND:

- = 1/2" IRON ROD FOUND
- ▲ = 1/2" IRON PIPE FOUND

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SURVEY DATA, OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

STATE OF LOUISIANA
KELLY J. McHUGH
LICENSED PROFESSIONAL SURVEYOR
No. 4443

Kelly J. McHugh
7/26/21

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

| | | | | |
|--|--|-----------------|----------------|-------------------|
| A MINOR SUBDIVISION OF 2.56 ACRES INTO LOTS R1 & R2, ALL LOCATED IN SECTION 17, T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA. | | SCALE: 1" = 60' | DRAWN: DRJ | REVISIONS: 20-281 |
| PREPARED FOR: SCOTT REEVES | | DATE: 07-15-21 | JOB NO: 20-281 | REVISED: |
| KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 CALVEZ ST., MANDEVILLE, LA 70266-5611 | | | | |

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GRAND OAKS LN

A-4

ENGLISH OAK DR

A-2

GRAND OAKS DR

NC-4

17

T7 - R10E

22W

HC-1

PONCHATOULA HWY

HC-2

GUSTE ISLAND RD

NC-4

A-2

WHITE HERON DR

PUD

WOOD THRUSH DR

Commercial District. Staff has determined that a request for the HC-2 Highway Commercial could facilitate the proposed use and the request for the HC-3 District is not necessary.

| Zoning Classification | Max. Building Size | Allowable Uses |
|--|--------------------|---|
| <u>Existing</u> HC-1 Highway Commercial District | 20,000 sq. ft. | All uses permitted in the NC District and Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing. |
| <u>Proposed</u> HC-3 Highway Commercial District | 250,000 sq. ft. | All uses permitted in the HC-2 District and Automotive service stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks, and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles; Commercial recreation, excluding riverboard gaming and associated facilities outdoor; Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries |