

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, DECEMBER 14, 2023 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Announcements**

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G. Adoption of Minutes

G1. Architectural Review Committee - October 12, 2023

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2311ARC022:

Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

2. Architectural Review Committee 2312ARC023:

Architectural Review Committee 2312ARC023, by agent All Signs, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0809C-01-002.006, 15154 Crossroads Parkway, Zoned B-4 (Highway Business), Ward 7

3. Architectural Review Committee 2312ARC024:

Architectural Review Committee 2312ARC024, by agent Jon D. Storonsky, seeking approval for a new freestanding ground sign, Tax Parcel 1008K-03-002.000, 11594 Lorraine Rd, Zoned B-2 (General Business), Ward 6

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2310ARC016:(Tabled to December meeting due to lack of quorum,)

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

2. Architectural Review Committee 2310ARC017:(Tabled to December meeting due to lack of quorum)

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, October 12, 2023 3:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **3:00 pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

VICTORIA CHAMBERS
KENNY MCNAIR
LEE PALERMO

BOARD MEMBERS ABSENT:

JASON BELL
DANIELLE COTTON

STAFF MEMBERS PRESENT

MATILDA WELCH
RHONDA GADDIS
SU-LIN FEATHERSTON

COURT REPORTER:

None

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Chambers** and seconded by **Mr. McNair** to approve Minutes of the **September 14, 2023**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Architectural Review 2310ARC02018:

Architectural Review Committee 2310ARC018, by agent Kerri Little, is seeking approval for a new freestanding ground sign, Tax Parcel 0909C-02-002.008, 10250 Larkin Smith Drive, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: Kerri Little

Speaking against the Petition: None

Motion: Mrs. Chambers - To approve the applicant request.

Second: Mr. McNair

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Absent
Victoria Chambers	- Yea

Action: Motion carried unanimously.

2. Architectural Review Committee 2310ARC020:

Architectural Review Committee 2310ARC020, by agent Peter Vicari, is seeking approval for a new freestanding ground sign, Tax Parcel 1010N-04- 032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Bridgette Sadder

Speaking against the Petition: None

Motion: Mr. McNair -To approve applicant request.

Second: Mrs. Chambers

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Absent
Victoria Chambers	- Yea

Action: Motion carried unanimously.

3. Architectural Review Committee 2310ARC021:

Architectural Review Committee 2310ARC021, by agent Advanced Specialties, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0811C-04-039.000, 2420 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

Speaking for the Petition: Joe McMurrey

Speaking against the Petition: None

Motion: Mrs. Chambers – To approve applicant request pending notarized letter stating rebranding.

Second: Mr. McNair

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Absent
Victoria Chambers	- Yea

Action: Motion carried unanimously.

4. Architectural Review Committee 2310ARC016:

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Palermo – To table applicant request due to applicant not being present at meeting.

Second: Mrs. Chambers

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Absent
Victoria Chambers	- Yea

Action: Motion carried unanimously.

5. Architectural Review 2310ARC017:

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

Speaking for the Petition: None

Speaking against the Petition:

Motion: Mr. Palermo – To table request due to the applicant not present at meeting.

Second: Mrs. Chambers

Lee Palermo	- Chairman
Kenny McNair	-
Jason Bell	-
Danielle Cotton	-
Victoria Chambers	-

Action: Motion carried unanimously.

6. Architectural Review Committee 2310ARC019:

Architectural Review Committee 2310ARC019, by agent Peter G. Vicari, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcel 1010N-04-032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Bridgett Sadler

Speaking against the Petition: None

Motion: Mrs. Chambers – To approve applicant request.

Second: Mr. McNair

Lee Palermo	- Chairman - Yea
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Absent

Victoria Chambers - Yea

Action: Motion carried unanimously.

Adjournment:

Motion by **Mrs. Chambers** to adjourn the meeting was seconded by **Mr. McNair** and carried unanimously. The meeting adjourned at **3:17 p. m .**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee 2311ARC022:

Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2311ARC022

Hearing Date: November 9, 2023

Current Zoning/Use: B-4 / Commercial building

Legal: Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

TECHNICAL DETAILS

Applicant is seeking approval for installation of a new freestanding ground sign that includes a reader board cabinet. The sign presented in the site plan does meet the required setbacks and correct height for support poles made of stucco wrap or textured paint.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

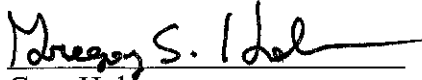
EXECUTIVE SUMMARY

The applicant is seeking approval for a freestanding ground sign. The proprietor changed the design of their existing sign and added a reader board cabinet. As a result, they have created a new sign. The new design triggered the need for ARC review of design standards. Neither a decorative buttress nor a decorative top is included in the design. However, the applicant stated that the proposed sign is the standard Arby's sign nationwide; therefore, it is considered acceptable by Planning and Zoning. The sign is in harmony with other signs in the area and meets the ordinance in regards to setbacks, size and height.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

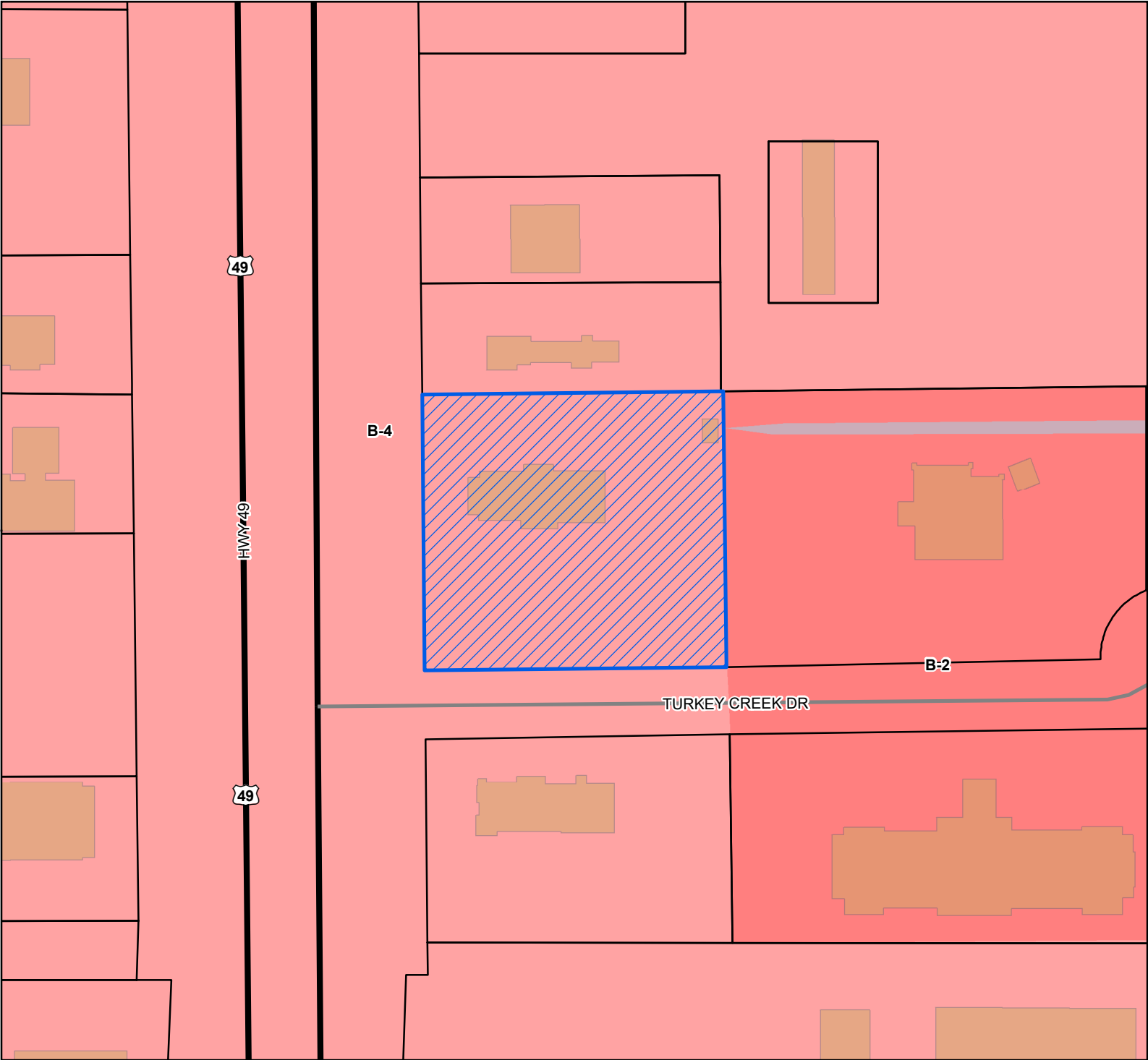
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

US or State Highway

Street

Parcels

Buildings

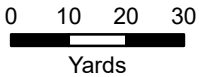
Water Features

Zoning

B-2 - General Business District

B-4 - Highway Business District

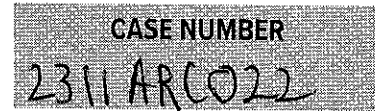
Site Information
0809K-01-006.002
Zoning: B-4 (Highway Business District)
Size: 43191.82 sqft
Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



OWNER:Turbo Restaurants, LLC

Printed Name of Owner

Arby's

Mailing Address

PO Box 59924, DallasTexas75229

City

State

Zip Code

AGENT:Cassie White

Printed Name of Agent

11560 Investor Drive

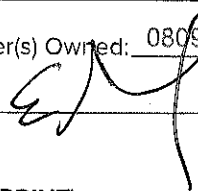
Mailing Address

Balton RougeLA70809

City

State

Zip Code

Name of Owner (PRINT) Alejandro OrfanosAddress (Street, City, State, Zip Code) 4515 Lyndon B. Johnson Fwy. Farmers Branch, TX. 75244Phone (Home) _____ (Work) 9722322118 (Cell) 9563930202Tax Parcel Number(s) Owned: 0809K-01-006.002Signature: **Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

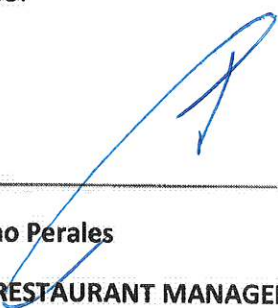
TURBO RESTAURANT MANAGEMENT, LLC

Letter of Authorization

To Whom It May Concern:

I, Guillermo Perales, TURBO RESTAURANT MANAGEMENT, LLC authorize E. Alejandro Orfanos to act as authorized agent and make any decision on behalf of TURBO RESTAURANT MANAGEMENT, LLC.

In this specific case can make any decision in regards to the Arby's located in 9326 Hwy 49 N, Gulfport, MS 29503.



Guillermo Perales

TURBO RESTAURANT MANAGEMENT, LLC

10-31-23

Date

STATE OF TEXAS | COUNTY OF DALLAS

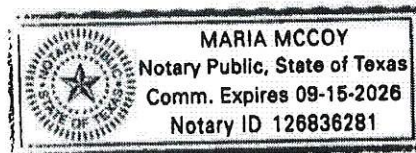
Given under my hand and seal of office this the 31 day of October, 2023



Notary Public

9/5/2026

Commission Expiration



Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801618853 06/28/2012
Document #: 428242790002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Turbo Restaurant Management, LLC

Article 2 - Registered Agent and Registered Office

☒ A. The initial registered agent is an organization (cannot be company named above) by the name of:

InCorp Services, Inc.

OR

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

815 Brazos Street, Suite 500 Austin TX 78701

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☒ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **Turbo Restaurants, LLC**

Address: **P.O. Box 59924 Dallas TX, USA 75229**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Guillermo Perales **P.O. Box 59924, Dallas, TX 75229-1924**

Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Guillermo Perales

Signature of Organizer

FILING OFFICE COPY



Designation of Agent

I, Turbo Restaurants, LLC, being property owner of 9326 Hwy 49 N, Gulfport MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Cassie Whited to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Alejandro Orfanos

10/23/2023

Signature

Date

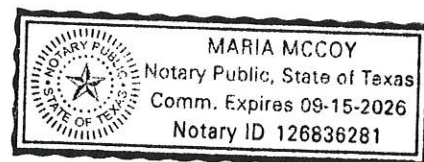
Texas Dallas
STATE OF ~~MISSISSIPPI~~ COUNTY OF ~~HARRISON~~

Given under my hand and seal of office this the 24th day of October, 20 23

Notary Public

9/15/2026

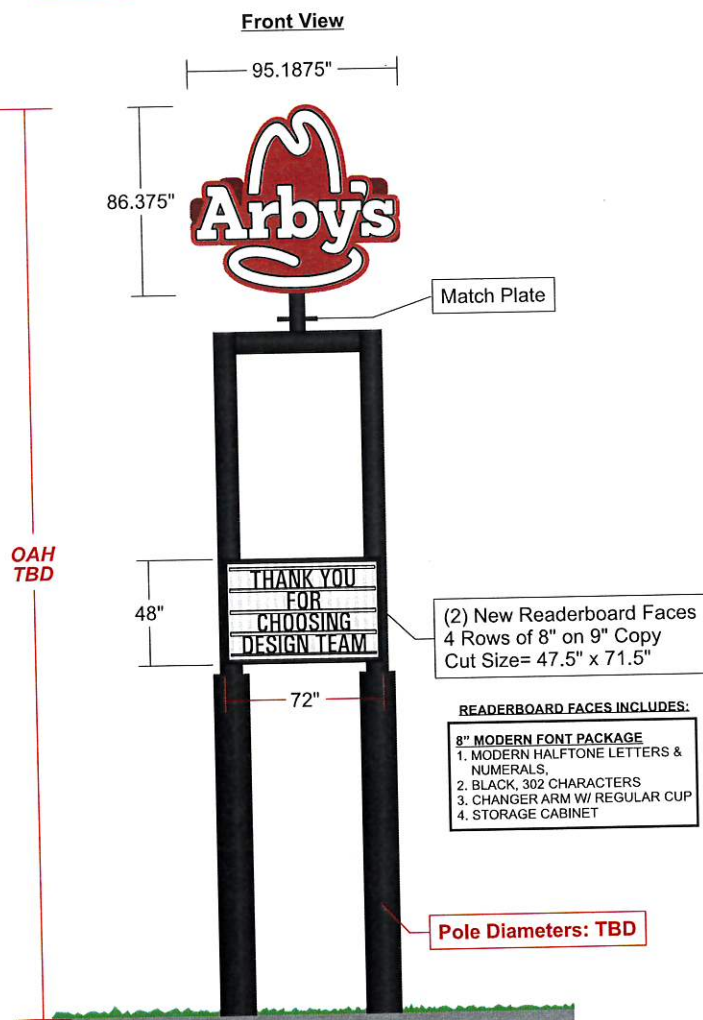
Commission Expiration



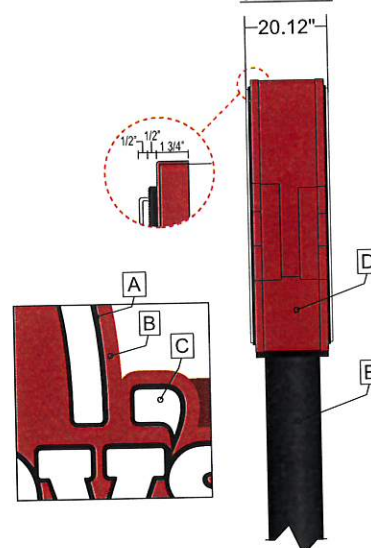
A

B12 PYLON HEAD REPLACEMENT

***Survey To Be Verified Prior To Production**



Side View



Sign Specifications

B9 Pylon head w/ (1) match plate to be installed on existing single/double pole structure. Pylon faces to be clear polycarbonate capover faces painted 2nd surface. New Readerboard cabinets to be installed on existing structures.
Existing structures to be painted gloss black.
NOTE SURVEY TO BE VERIFIED

Color Specifications

A	Outline Painted Black 2nd Surface
B	Faces Painted To Match 3M 3630-0033 2nd Surface
C	Clear Polycarbonate Faces painted White 2nd surface
D	Returns Painted Red PMS 1795
E	Pole Painted Gloss Black



Sign Type:
B-9 Pylon
SP



Actual Area
35.5 SqFt



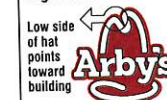
3 Box Area
41 SqFt

Logo-Shaped
Sign Head Graphics:

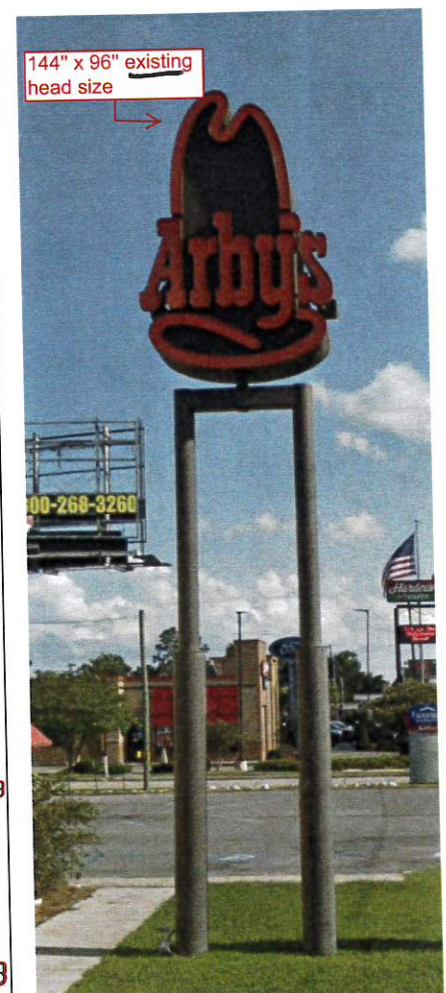


Side A Side B

Sign Orientation:



Existing Pylon



APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order. ☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of sizes, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: ARBY'S STORE #1907
Location: 9326 Hwy 49 N. - Gulfport, MS 29503
Drawn By: MJB Date: 08/16/2023
Approved By: _____
Sheet: _____ Scale: _____
File: Filesystem/Rest./Arbys/MS/Gulfport/CP



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

A

B9 PYLON HEAD

ARB-V2-PYLB9-PC



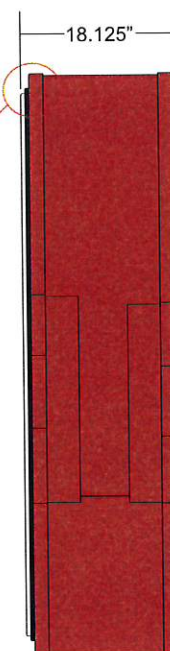
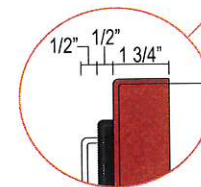
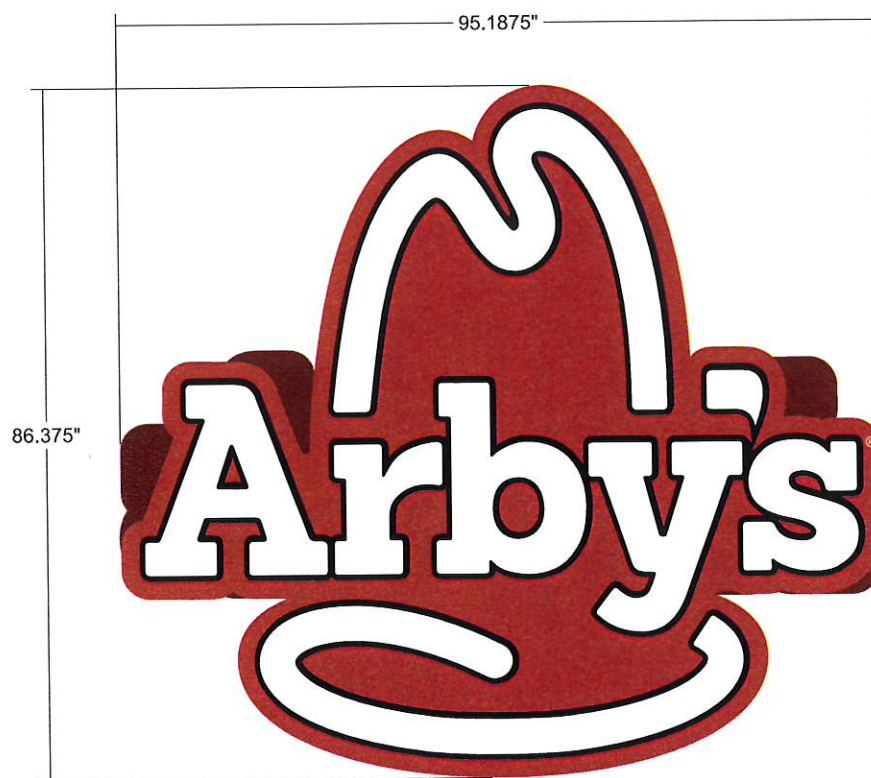
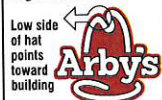
Sign Type:

B-9 Pylon
SPActual Area
35.5 SqFt3 Box Area
41 SqFtBoxed Area
57.1 SqFtLogo-Shaped
Sign Head Graphics:

Side A

Side B

Sign Orientation:

Clear Embossed
Capover Faces

	Outline Painted Black 2nd Surface
	Faces Painted To Match 3M 3630-0033 2nd Surface
	Clear Polycarbonate Faces Painted White 2nd Surface
	Returns Painted Red PMS 1795

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____

PRINT NAME _____

DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling, capitalization, punctuation).These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

Client:	ARBY'S	
Location:		
Drawn By:	JRB	Date: 10/26/17
Approved By:		
Sheet:	Scale:	
File:	Filesystem/Rest./Arbys/CP	



SIGN COMPANY LLC.

731-925-4449 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

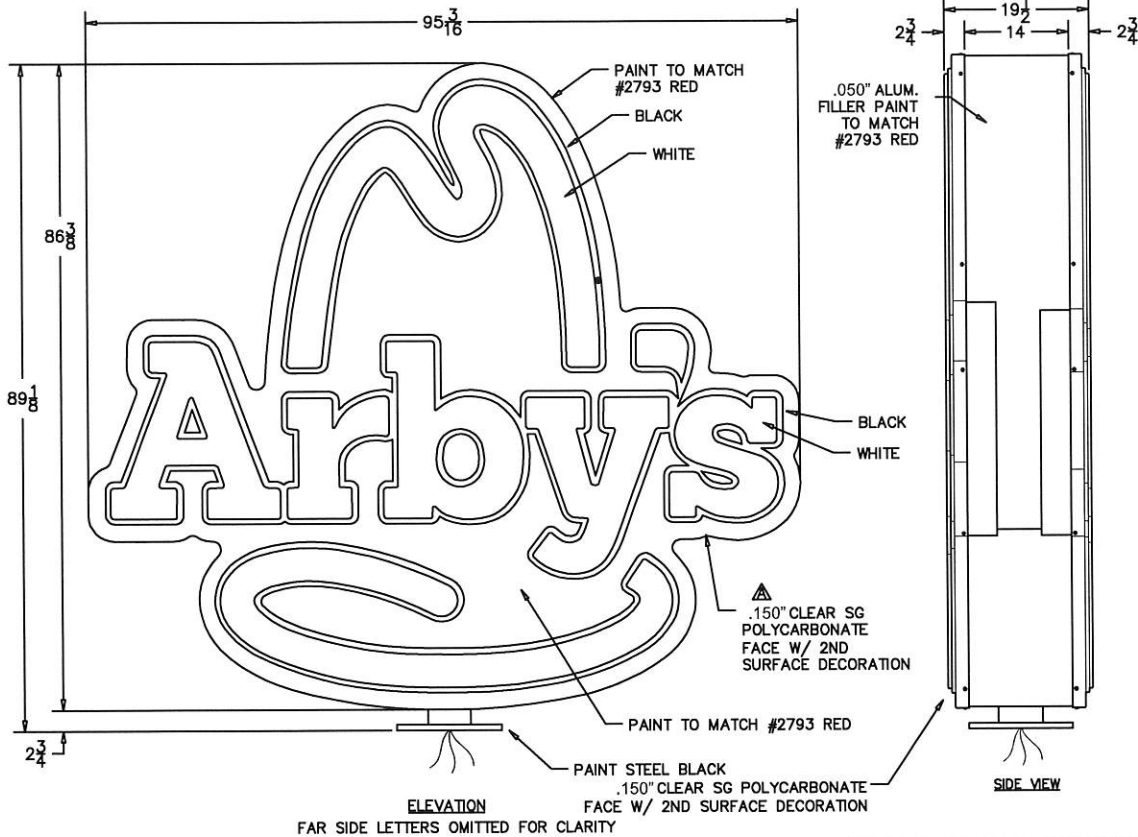
A

B9 PYLON HEAD

ARB-V2-PYLB9-PC

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH FILLER

OVER
TURN



GENERAL NOTES:

- DESIGN IS BASED ON A 140MPH, 3 SECOND GUST WIND DESIGN PER IBC 2009, CATEGORY II, EXPOSURE C.
- ALL SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS. STEEL TUBE SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI. STEEL ANGLE, CHANNEL AND PLATE SHALL MEET ASTM A36. ALUMINUM TUBE AND PIPE SHALL BE 6061-T6 ALLOY. ALUMINUM EXTRUSION SHALL BE 6063-T6 ALLOY. ALUMINUM PLATES SHALL BE 5052-H34 ALLOY. ALUMINUM SHEET SHALL BE 3003-H14 ALLOY. A BARRIER SHALL BE PLACED BETWEEN DISSIMILAR METALS TO PREVENT CORROSIVE REACTION.
- STEEL WELDS SHALL BE MADE WITH E70XX ELECTRODES ALUMINUM WELDS SHALL BE MADE WITH 4000 SERIES FILLER. ALL WELDS SHALL BE MADE BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325, AND BE ZINC COATED UNLESS NOTED OTHERWISE. WHEN USED WITH STRUCTURAL BOLTS, HEAVY HEX BOLTS SHALL CONFORM TO ASTM A563, AND WASHERS SHALL CONFORM TO ASTM F436.
- ARBYS INC. WILL NOT BE RESPONSIBLE ON THIS JOB SITE BEFORE, DURING OR AFTER INSTALLATION OF THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE OWNERS, CONTRACTORS & INSTALLERS TO ENSURE THAT THE INSTALLATION & ERECTION OF THIS STRUCTURE IS PERFORMED USING METHODS THAT ARE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
- ANY DEVIATION FROM THIS DESIGN OR ANY PART OF THIS DRAWING, INCLUDING THE GENERAL NOTES, WITHOUT PRIOR WRITTEN CONSENT FROM ARBYS INC. VOIDS THIS DRAWING IN ITS ENTIRETY.
- THIS DESIGN IS PROTOTYPICAL & SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS REVIEWED & DEEMED SUITABLE FOR USE AT THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.

GRAPHICS DEPICTED ON THIS DRAWING ARE FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT USE THIS DRAWING FOR PRODUCTION ART, REFER TO PRODUCTION ELECTRONIC FILES

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order. ☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: ARBY'S

Location: _____ Date: 10/26/17

Drawn By: JRB

Approved By: _____

Sheet: _____ Scale: _____

File: Filesystem/Rest./Arbys/CP

Design Team

SIGN COMPANY LLC.

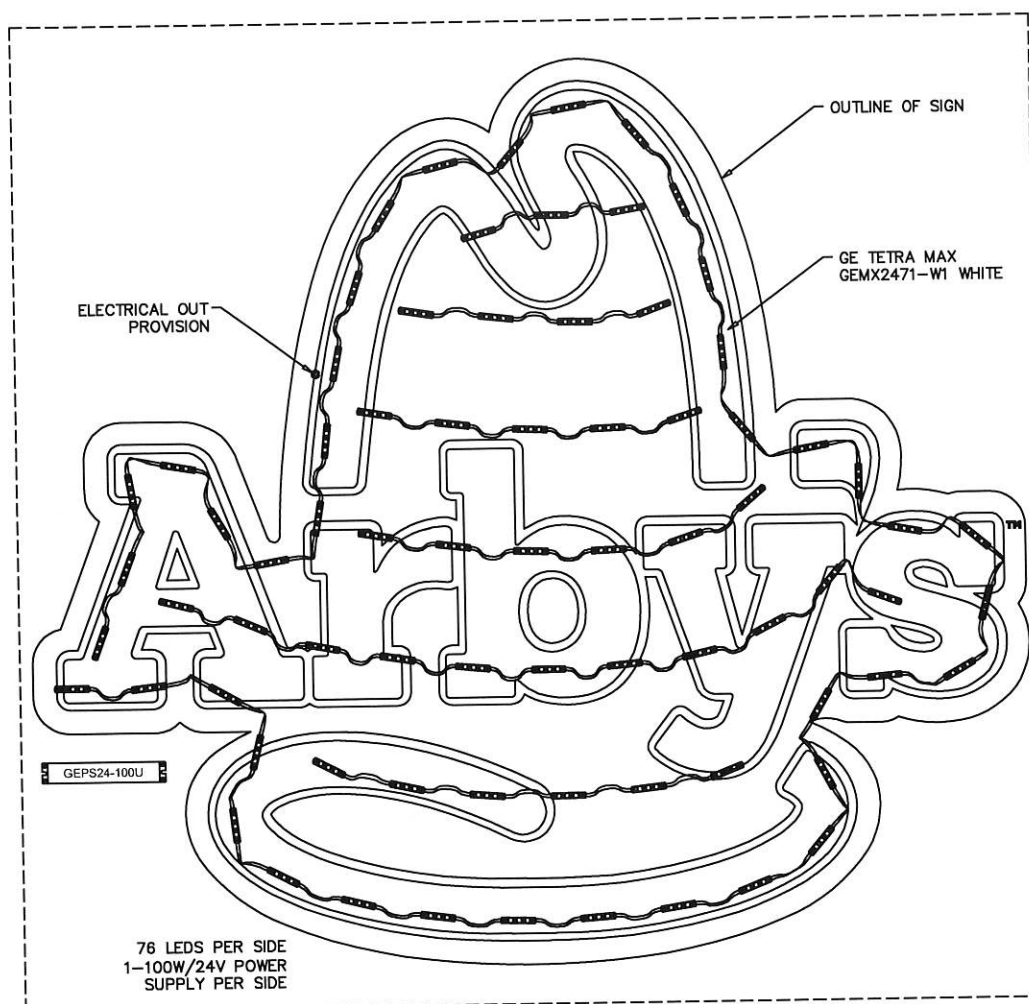
731-925-4448 • 800-953-3744 • Fax 731-926-2022

www.designteam.net

A

B9 PYLON HEAD

ARB-V2-PYLB9-PC



LED LAYOUT

(1) 20AMP CIRCUIT
REQUIRED TOTAL

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTNING

(130) LEDS PER
DRIVER MAX

ELECTRICAL REQUIREMENTS:

LED: (152) GE TETRA MAX GEMX2471-W1 WHITE
DRIVER: (2)GEPS24-100U @ 1.1 AMPS
TOTAL LOAD: 2.2A @ 120VAC
CIRCUITS: (1)20 AMP REQUIRED

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order. ☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

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Client: ARBY'S
Location: _____
Drawn By: JRB Date: 10/26/17
Approved By: _____
Sheet: _____ Scale: _____
File: Filesystem/Rest/Arbys/CP

Design Team

SIGN COMPANY LLC.

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www.designteam.net

A

READERBOARD CABINET

ARB-V2-RB-48x72



READERBOARD FACES INCLUDES:

- 8" MODERN FONT PACKAGE**
1. MODERN HALFTONE LETTERS & NUMERALS,
 2. BLACK, 302 CHARACTERS
 3. CHANGER ARM W/ REGULAR CUP
 4. STORAGE CABINET

Materials

1	Pan Formed Acrylic Faces
2	Aluminum Tube Framework
3	Aluminum Skins
4	Internally Illuminated with White LED

Color Specifications

A	White Acrylic
B	Black Returns and Retainers

Sign Specifications

Aluminum Readerboard Cabinet
w/Panformed Corrugated Faces.
Face Cut Size = 47.5" x 71.5"
Retainer Size = 1.5"
Flange = 2"
Font/Copy = 8" on 9"

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order. ☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling, capitalization, punctuation).

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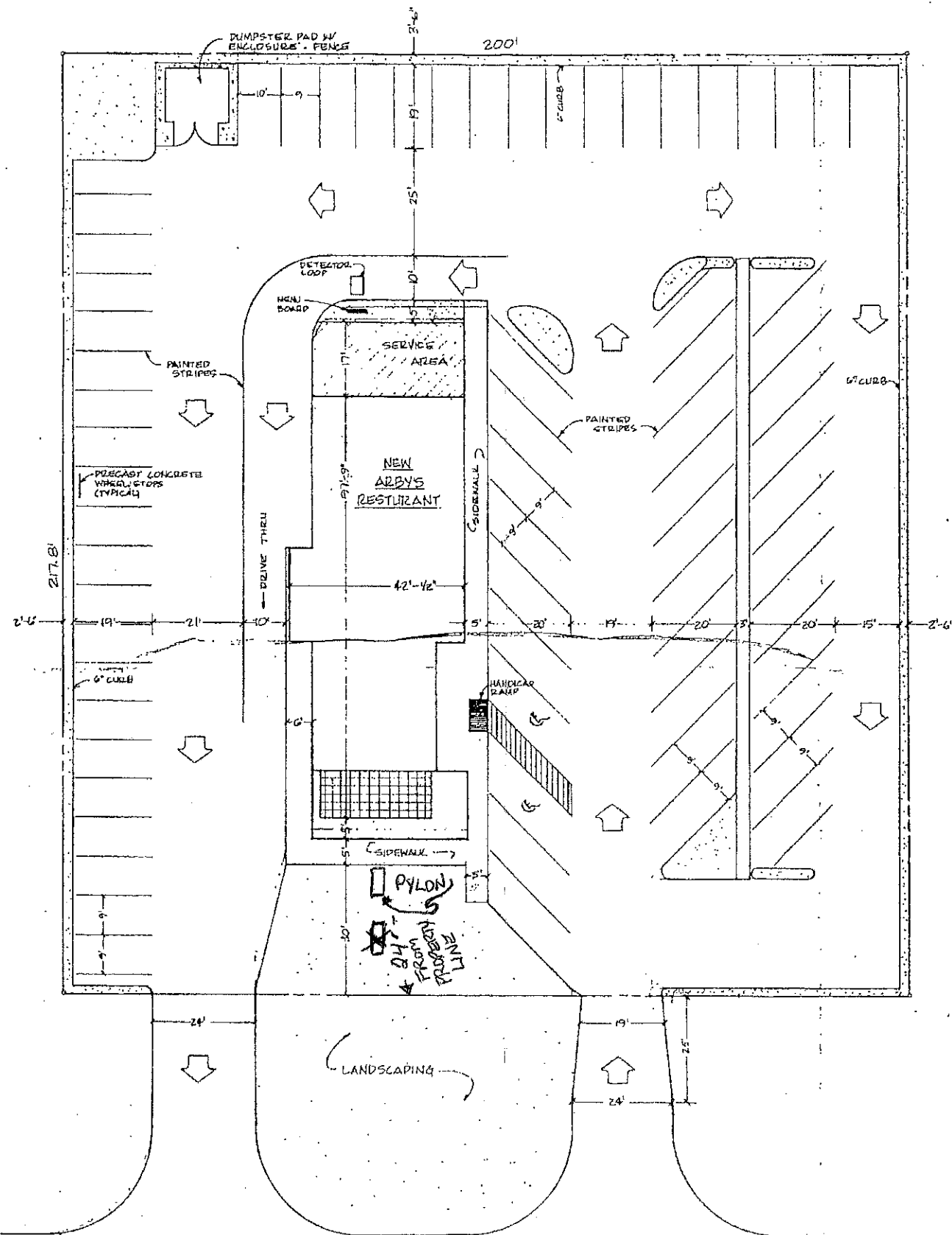


Client: ARBY'S
Location: _____
Drawn By: JRB Date: 8/8/17
Approved By: _____
Sheet: _____ Scale: _____
File: Filesystem/Rest/Arbys/CP



SIGN COMPANY LLC.

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www.designteam.net



U.S.

HIGHWAY

49



CIVIL ENGINEERING ASSOCIATES		
ARBY'S RESTAURANT GULFPORT, MISSISSIPPI		
SCALE: 1" = 20'	49360480	OWN BY: GULFPORT
DATE: 3-26-83		REV:
SITE PLAN		2118

49360480

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 27th day of May, 2021, by **SEA HORSE HOLDINGS, LLC**, a limited liability company ("Grantor"), in favor of **TURBO RESTAURANT MANAGEMENT, LLC**, a Delaware limited liability company ("Grantee").

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, all of the following described real estate, situated in the County of Harrison and State of Mississippi to-wit:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Gulfport, County of Harrison, State of Mississippi.

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Commencing at a concrete monument marking the Northeast corner of the Southeast 1/4 of the Northeast 1/4; thence run South 00° 02' 04" East 614.11 feet along the East line of the Southeast 1/4 of the Northeast 1/4 to the Southeast corner of the property of Gulfport Highway 49 Development, Inc. and the Northeast corner of Williams, et al; thence run South 89° 18' 57" West 1790.82 feet along the South line of Gulfport Highway 49 Development, Inc. and the North line of Williams, et al, to a point on the East right-of-way of U.S. Highway 49 and the Point of Beginning of the parcel herein described; thence run from said Point of Beginning North 89° 18' 57" East 217.8 feet along the South line of Gulfport Highway 49 Development, Inc. and the North line of a drainage easement to the Mississippi State Highway Department (Deed Book 435, Pages 164-166); thence run South 0° 41' 03" East 200.0 feet and parallel to the East right-of-way of U. S. Highway 49; thence run South 89° 18' 57" West 217.8 feet to the East right-of-way of U. S. Highway 49; thence run North 0° 41' 03" West 200.0 feet along the East right-of-way of U. S. Highway 49 to the Point of Beginning.

NOTE FOR INFORMATION: Being Parcel No. 0809K-01-006.002, of the City of Gulfport, County of Harrison

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, forever, but subject, in all respects to the permitted encumbrances set forth on Exhibit A attached hereto and incorporated by this reference herein. And Grantor does hereby agree to warrant and forever defend all and singular the Property unto Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first written above.

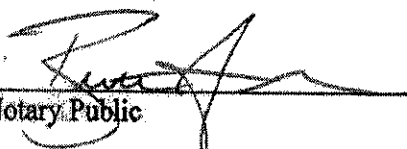
SEA HORSE HOLDINGS, LLC

By: 
Scott Bastion, Manager

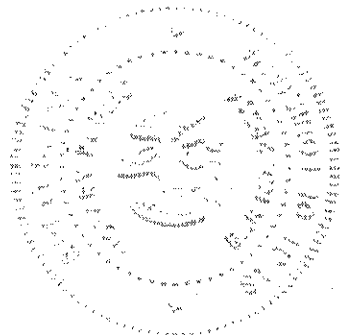
STATE OF LOUISIANA

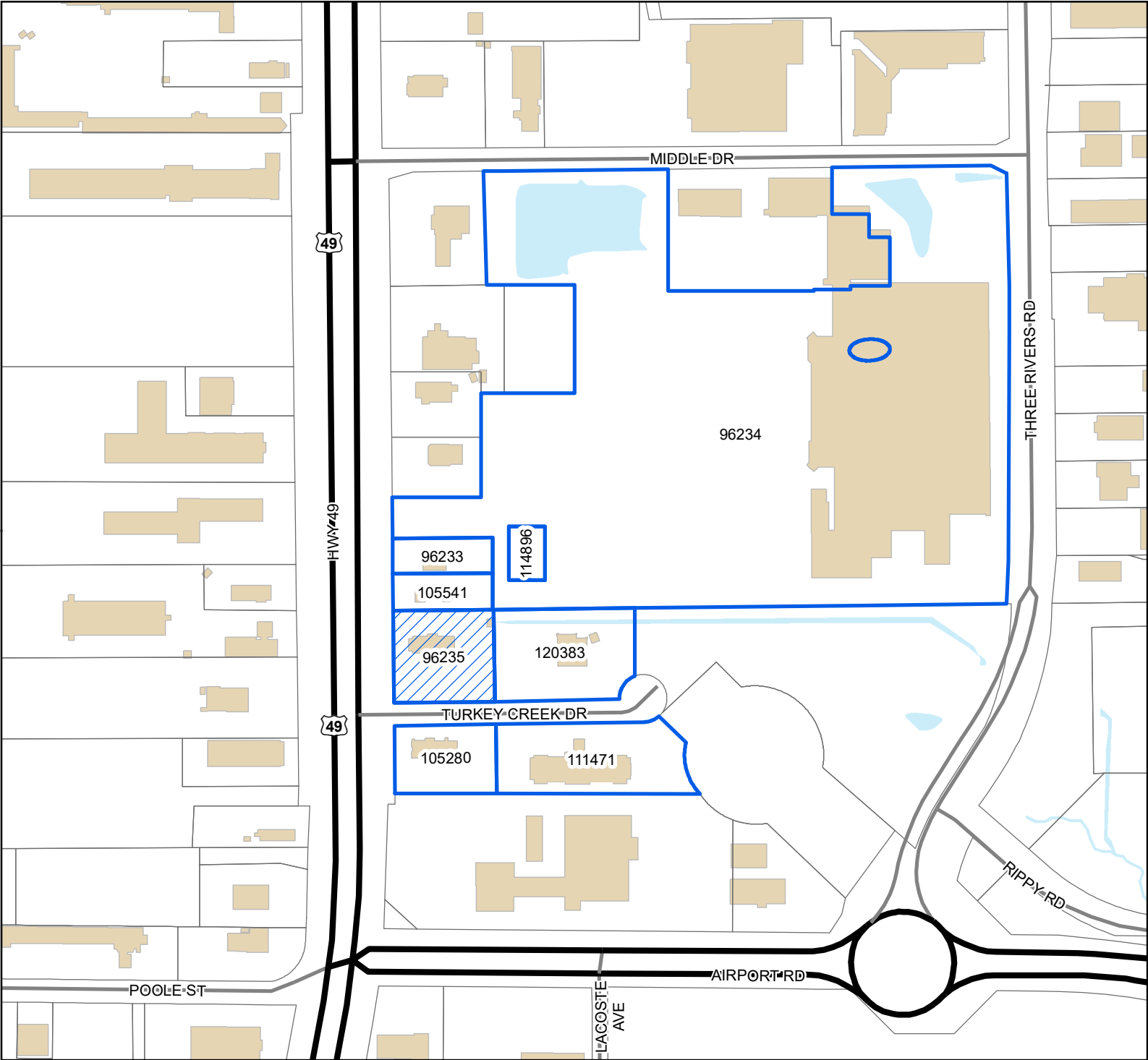
PARISH OF ST. TAMMANY

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by **SCOTT BASTION**, as Manager of **SEA HORSE HOLDINGS, LLC**, on behalf of said limited liability company.


Notary Public

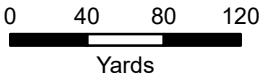
BRETT S. LALA
NOTARY PUBLIC
Bar Number 29514
State of Louisiana
My Commission is issued for Life





Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			TURBO RESTAURANTS LLC (OWNER)	P.O. BOX 59924	DALLAS	TX	75229
			CASSIE WHITE (AGENT)	11560 INVESTOR DR	BATON ROUGE	LA	70809
			Adjacent Property Owners				
	105541	0809K-01-001.010	LIN WAN RU	11310 CAMELOT ESTATES DR	GULFPORT	MS	39503
	114896	0809K-01-001.035	MURPHY OIL USA INC	200 PEACH STREET	EL DORADO	AR	71731
	105280	0809K-01-006.004	BAM RE LLC	1 GALLERIA BLVD STE 1518	METAIRIE	LA	70001
	96235	0809K-01-006.002	TURBO RESTAURANT MANAGEMENT LLC	4515 LBJ FREEWAY	DALLAS	TX	75244
	120383	0809K-01-006.010	KHANI MICHAEL	1732 SUNSET VIEW DR	TROBUCO CANYON	CA	92679
	96234	0809K-01-001.001	WAL-MART REAL ESTATE BUSINESS TRUST	P O BOX 8050 MS 0555	BENTONVILLE	AR	72716
	111471	0809K-01-006.005	DEESHA LLC	134 BRIDGEWATER CROSSING	RIDGELAND	MS	39157
	96233	0809K-01-001.002	SCHWEITZER SIMI LLC	30915 N 138TH ST	SCOTTSDALE	AZ	85262

RE: Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, November 09, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, November 09, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2311ARC022, by agent Cassie White, is seeking approval for a new freestanding ground sign, Tax Parcel 0809K-01-006.002, 9326 Hwy 49, Zoned B-4 (Highway Business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 14, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, December 14, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee 2312ARC023:

Architectural Review Committee 2312ARC023, by agent All Signs, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0809C-01-002.006, 15154 Crossroads Parkway, Zoned B-4 (Highway Business), Ward 7

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2312ARC023

Hearing Date: December 14, 2023

Current Zoning/Use: B-4 / Commercial Structure

Legal: Architectural Review Committee 2312ARC023, by agent All Signs, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0809C-01-002.006, 15154 Crossroads Parkway, Zoned B-4 (Highway Business), Ward 7

TECHNICAL DETAILS

Applicant is installing a new monument cabinet to an existing sign. The sign presented in the site plan does meet the required setbacks. Setbacks for this type of sign are 10-feet from front property line, 5-feet from the rear, and 5-feet from the side; Sec 9-91 of Gulfport's Code of Ordinances states that on parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage. Ordinance also states that support poles shall be wrapped with synthetic material.

Conditions for freestanding sign are identified in Appendix A, Article IV. Sec 9, 9-90, (a-f) (1-4)

EXECUTIVE SUMMARY

The applicant is removing the existing Pier 1 Imports cabinet (sign) located in Crossroads Shopping Center. PopShelf is the new tenet at the old Pier 1 Imports location. The sign they have presented does meet the requirements for material, square footage and letter height. It would be in harmony with existing signs in the area.

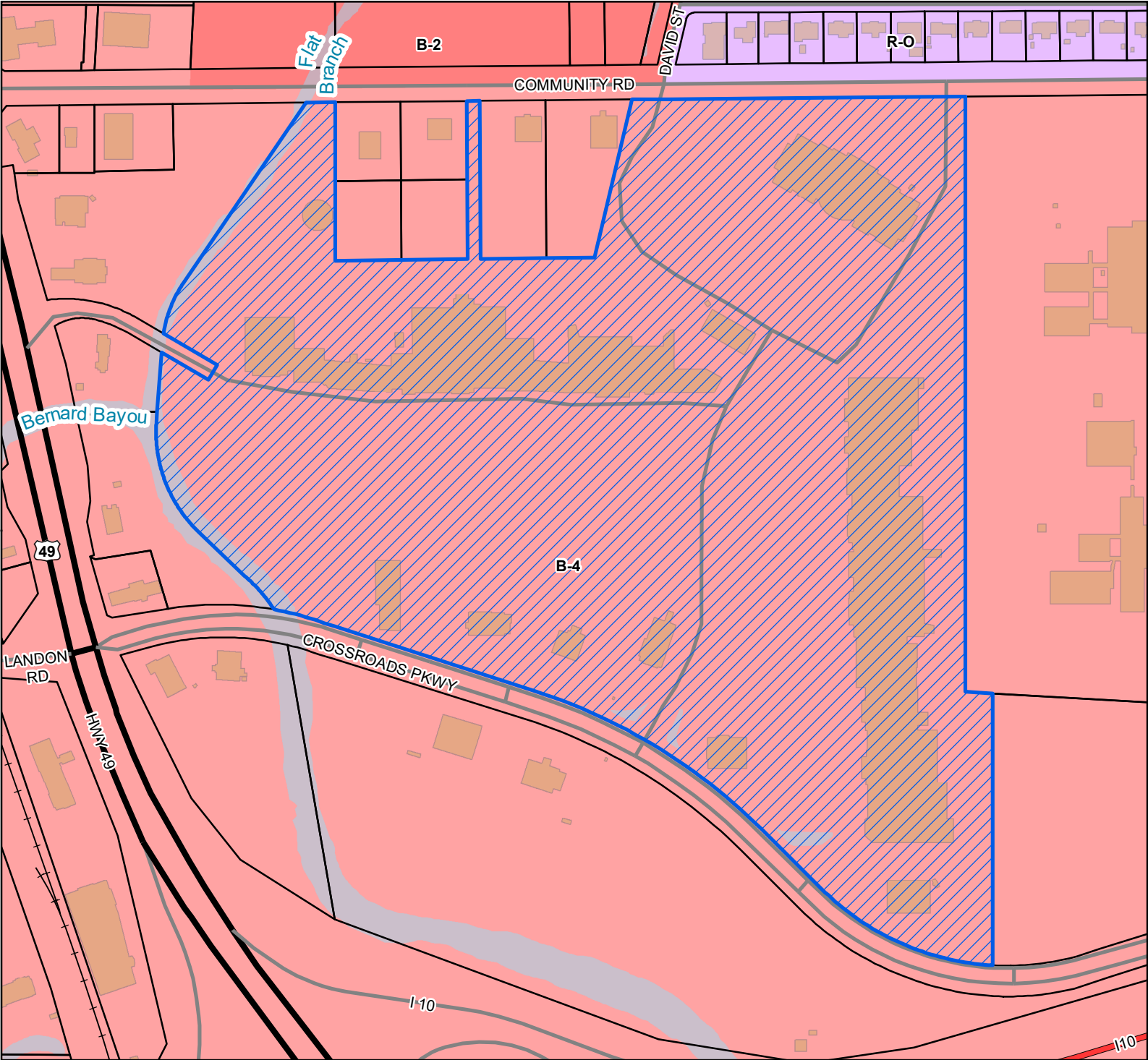
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Legend

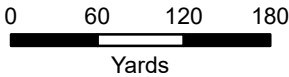
- Site
- Interstate Highway
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- B-4 - Highway Business District
- R-O - Residence-Office

Site Information

0809C-01-002.006
 Zoning: B-4 (Highway Business)
 Size: 88.6 acres
 Flood: X



1 inch = 400 feet



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CASE NUMBER

2312 ARC 023

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

☐ Architectural Design Review

☒ Signs

TAX PARCEL NUMBERS

0	8	0	9	C	-	0	1	-	0	0	2	.	0	0	6															

Property Address:

15154 Crossroads Parkway, Gulfport, MS 39503

Crossroads Shopping Center Mall

Property Address:

Lot(s) _____ **Block(s)** _____ **Subdivision** _____

General Description of Request: Remove the old existing PIER 1 Imports monument sign cabinet only (leaving the pole and footer in place) and install a new monument sign cabinet for POPSHELF which is moving in on the existing pole / footer.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:

Stirling Properties

Printed Name of Owner

109 Northpark Blvd., Suite 300

Mailing Address

Covington

LA

70433

City

DocuSigned by:

State

Zip Code

Signature:

Mark Salvetti

3A24E7E65B884D5

AGENT:

Michael G. Hage, All Signs, Inc.

Printed Name of Agent

PO Box 6265

Mailing Address

Gulfport

MS

39506-6265

City

DocuSigned by:

State

Zip Code

Signature:

Michael G. Hage

8519C9EC0B8845E

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

November 22, 2023

Michael Hage
All Signs
558 Courthouse Road
Gulfport, Mississippi 39507

RE: CROSSROADS AT GULFPORT – POP SHELF SIGN AUTHORIZATION

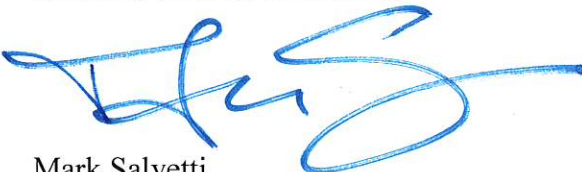
Mike,

Crossroad Shopping Center at Gulfport and Stirling Properties acting as Manager of the Shopping Center Authorize All Signs Inc. to proceed with obtaining all permitting and installation of signage for the new PopShelf location at our shopping center. As Authorized Agent to the Owner, Stirling Properties gives this authorization and further approves the plans for the Sign Package as attached for record.

Let me know if you need anything further.

Sincerely,

STIRLING PROPERTIES



Mark Salvetti
Director of Project Management

Attachments : Allen Industries Sign Packet 11/1/23
Architectural Review Committee Application

*Thus Done And Signed Before me THIS 22ND DAY of
November, 2023, Covington, Louisiana, St. Tammany Parish.*

Donna F. Taylor
Donna F. Taylor



Donna F. Taylor
Notary ID #34083
Parish of St. Tammany
State of Louisiana
Commission Expires at Death

What a Connection!



Covenant Affidavit

I, Michael G. Hage, being owner or agent of the property 15154 Crossroads Pkwy
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Michael G. Hage

Signature

04 DEC 2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

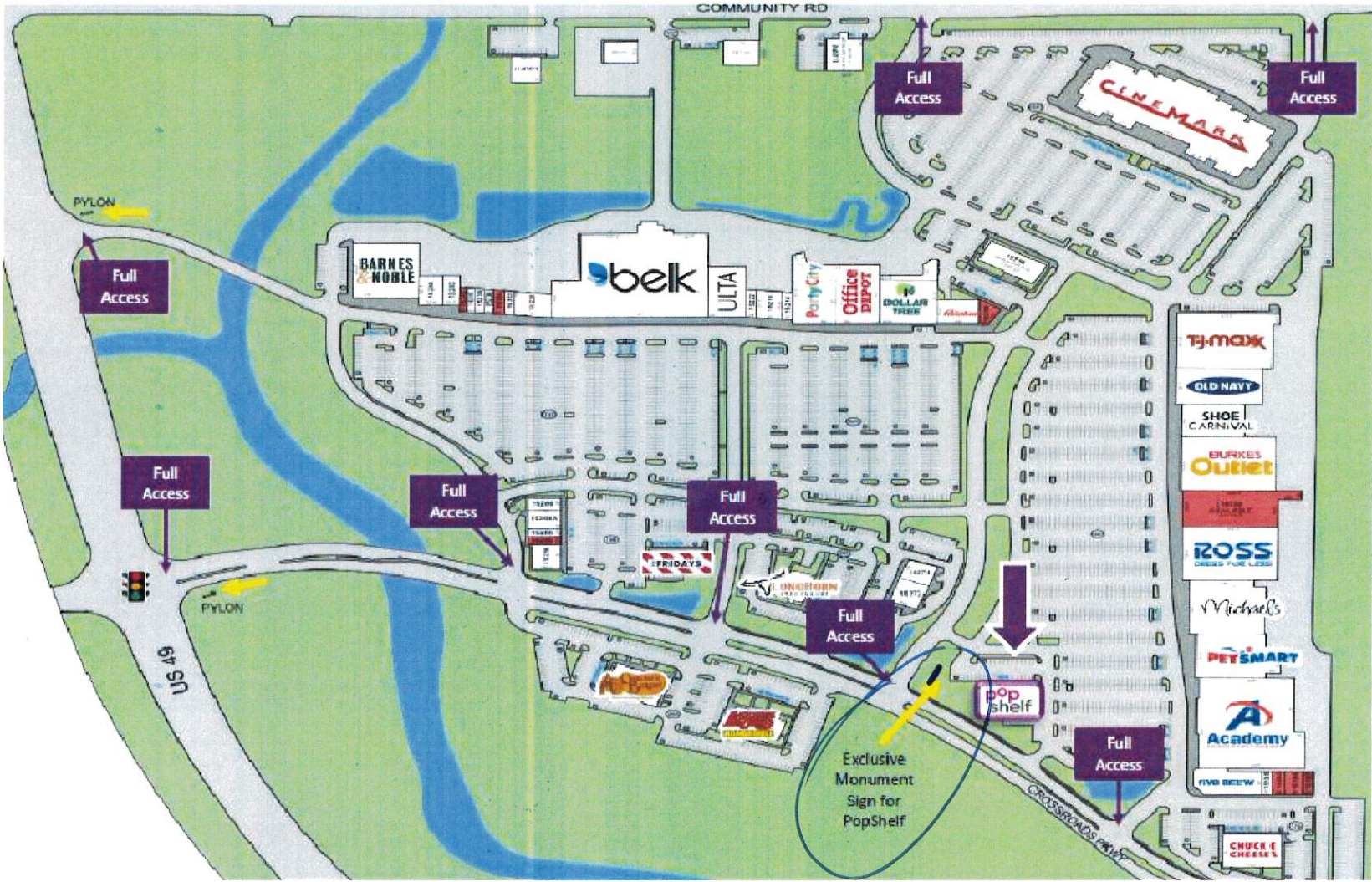
Given under my hand and seal of office this the 4 day of December, 20 23

Lori L. Croal
Notary Public

9-6-2025
Commission Expiration



Supplied Site Plan



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www.allenindustries.com

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Client:
popshelf #268209

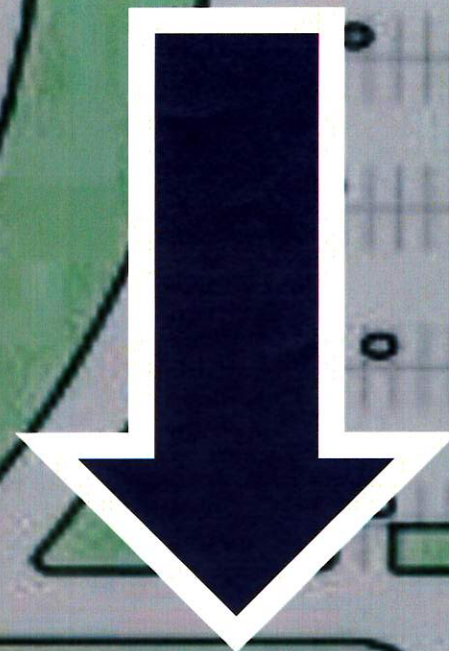
Address
15154 Crossroads Pkwy.
Gulfport, MS

Date	Estimate #	Job #	Page #
7/31/23	E8019	J0006019	2 of 20
File Name:			
popshelf-J0006019_Gulfport, MS_302			
Sales	Design	PM	
House	LB	ND	

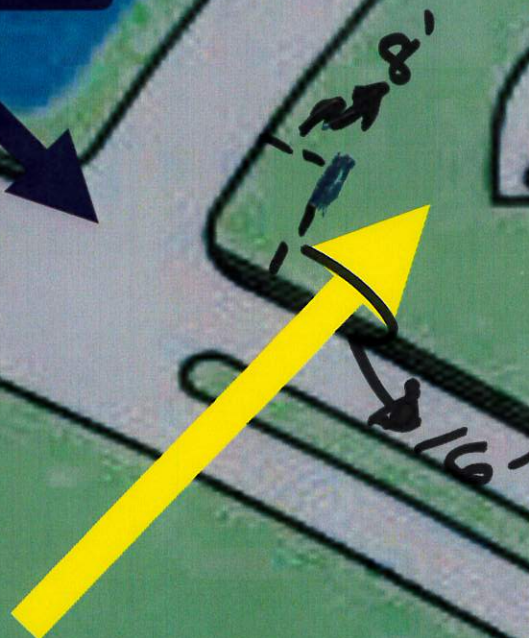
#	Date	Description
1	8/15/23	Sign changes
2	11/1/23	Monument changes
3	-	-
4	-	-
5	-	-
6	-	-

Initial	Client Review Status
LB	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
LB	
-	<u>Client Signature</u>
-	<u>Approval Date</u>
-	

Full
Access

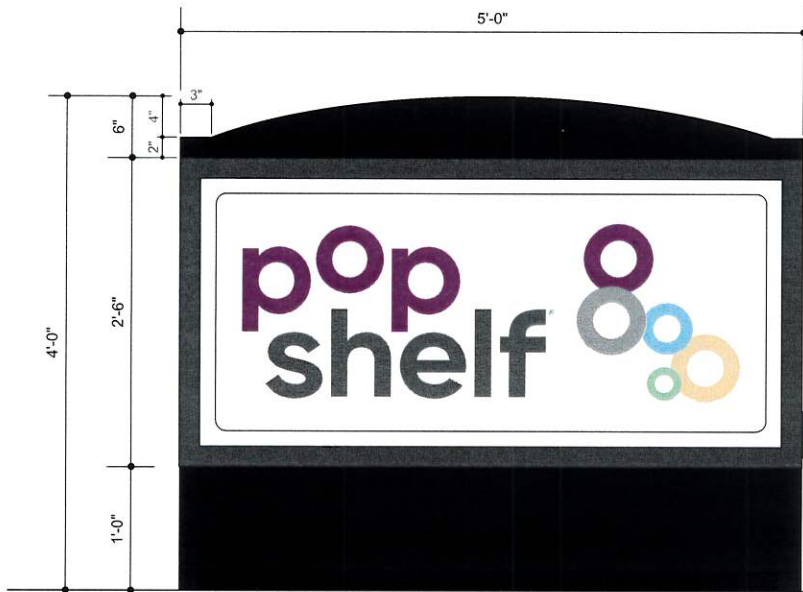


Exclusive
MONUMENT SIGN

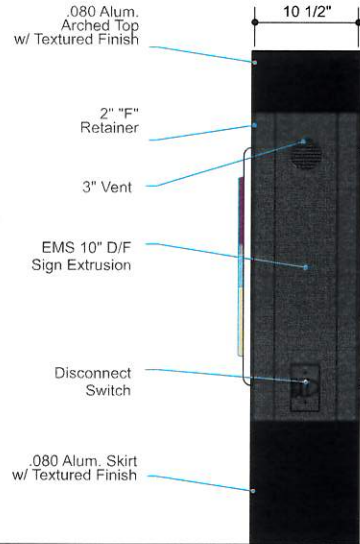


HWL 162 MPH popshelf - 4'-0" x 5'-0" Monument Sign

LED Illuminated - Face-Lit



Front View 20.00 Sq Ft
Scale: 1"=1'-0"



Side View
Scale: 1"=1'-0"



Night View
Scale: NTS



Existing

Color Specifications

- Pantone 2602 C
- Pantone 291 C
- Pantone 345 C
- Pantone Cool Gray 7 C
- Pantone 446 C
- Pantone 7506 C
- White Polycarbonate

Paint Specifications

- SW 6991 Black Magic

All paint finishes to be Satin unless otherwise specified

All printed vinyl laminate to be gloss unless otherwise specified

General Specifications

- Faces:** 177" Clear Polycarbonate Pan Formed / Embossed w/ Printed Translucent Vinyl
- Cabinet:** EMS 10" Alum. Sign Frame Cabinet w/ F-Retainers. Exterior Painted Black (Semi Gloss), Interior Painted White
- Illum:** White LEDs as Required by Manufacturer, Self Contained Power Supplies
- Electrical:** Actual # of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts
- Quantity:** (1) ONE



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Client:
popshelf #268209

Address:
15154 Crossroads Pkwy.
Gulfport, MS

Date: 7/31/23
Estimate #: E8019
Job #: J0006019
Page #: 15 of 20
File Name: popshelf-J0006019_Gulfport, MS_302
Sales: House
Design: LB
PM: ND

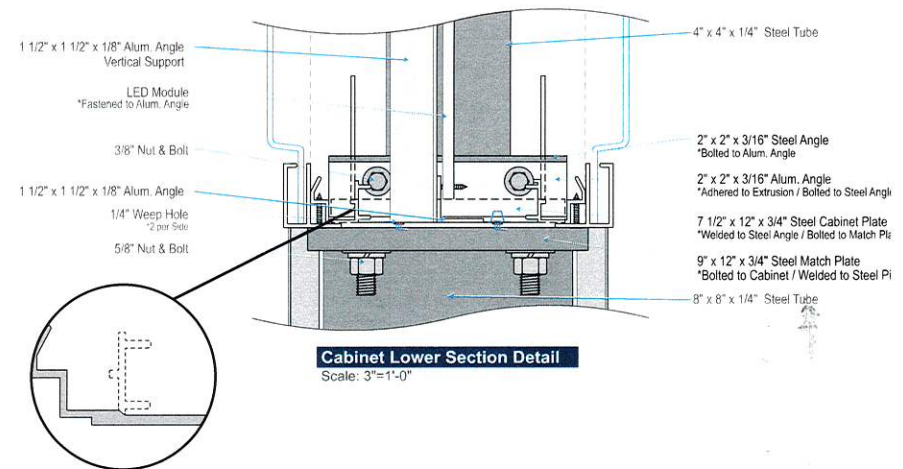
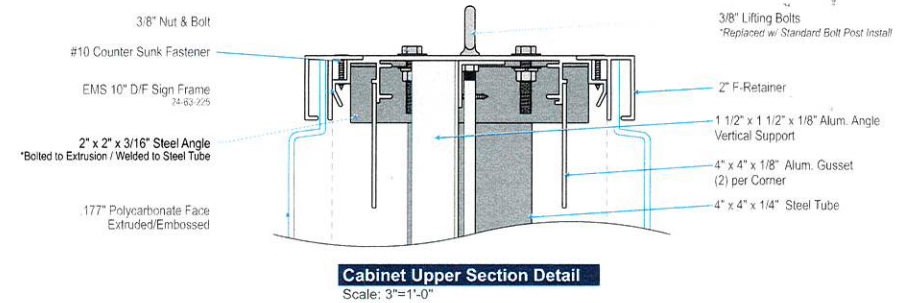
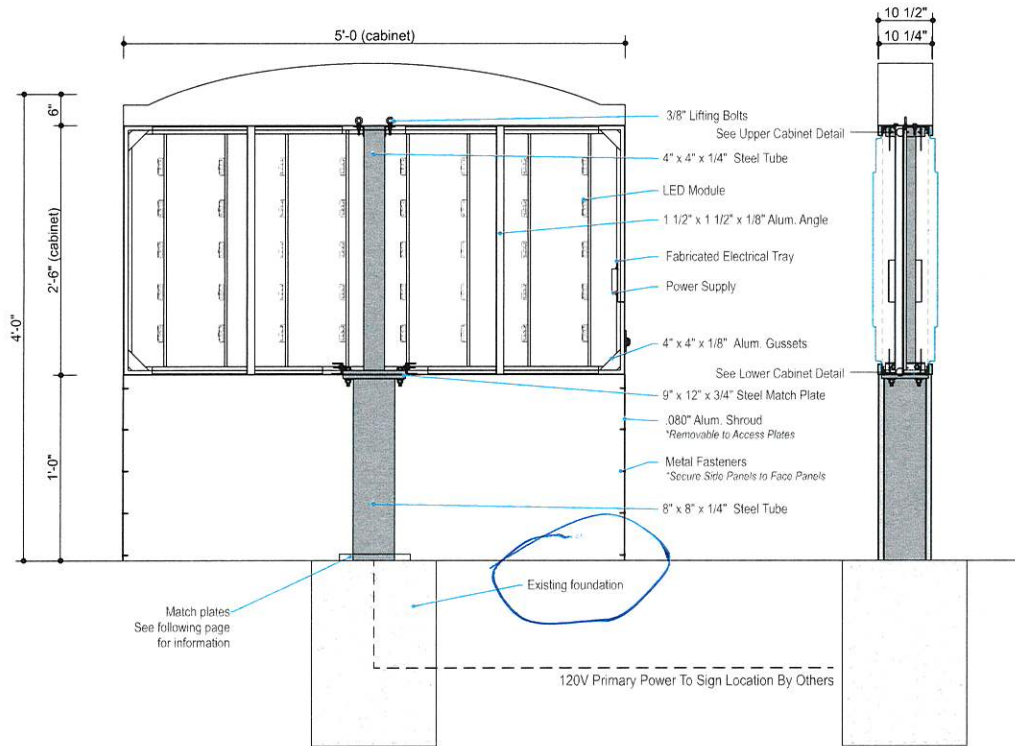
#	Date	Description
1	8/15/23	Sign changes
2	11/1/23	Monument changes
3		
4		
5		

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____
Approval Date: _____

HWL 162 MPH popshelf - 4'-0" x 5'-0" Monument Sign

Production Details



Top/Bottom Extrusion Modified as Needed for Clearance

Front Detail

Side Detail



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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Client: **popshelf #268209**
Address: **15154 Crossroads Pkwy. Gulfport, MS**

Date	Estimate #	Job #	Page #
7/31/23	E8019	J0006019	16 of 20

File Name: **popshelf-J0006019_Gulfport, MS_302**

Sales: **House** Design: **LB** PM: **ND**

#	Date	Description
1	8/15/23	Sign changes
2	11/1/23	Monument changes
3	-	-
4	-	-
5	-	-

Initial: **LB**

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____ Approval Date: _____

BILL OF SALE AND GENERAL ASSIGNMENT

This BILL OF SALE AND GENERAL ASSIGNMENT (this "*Assignment*") is made and entered into as of the 12th day of April, 2022, by and between DDR Crossroads Center LLC, a Delaware limited liability company and successor by merger to DDR Crossroads Center LLC, an Ohio limited liability company ("*Assignor*"), and PMAT-STIRLING CROSSROADS, L.L.C., a Delaware limited liability company ("*Assignee*").

RECITALS:

A. Assignor and Assignee entered into that certain Purchase Agreement dated as of February 14, 2022 (as amended, modified and/or supplemented, the "*Agreement*") with respect to the sale of the "Property" described therein. All capitalized terms not otherwise defined herein shall have the meaning given such terms in the Agreement.

B. Assignor desires to assign and transfer to the Assignee all of Assignor's right, title and interest, if any and without warranty, in and to the Fixtures, the Personal Property, the Intellectual Property, the Warranties and the Permits; and Assignee desires to accept such assignment and to assume the foregoing from and after the date hereof.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor hereby assigns and transfers to Assignee as of the date hereof, on a quit-claim and "as-is" "where-is" basis and without representation or warranty, all of Assignor's right, title and interest, if any, in and to the Fixtures, the Personal Property, the Intellectual Property, the Warranties and the Permits.

2. Assignee hereby accepts the above assignment and expressly assumes and covenants to keep, perform, fulfill and discharge all of the terms, covenants, conditions and obligations required to be kept, performed, fulfilled and discharged by Assignor in connection with the Fixtures, the Personal Property, the Intellectual Property, the Warranties and the Permits from and after the date hereof.

3. This Assignment shall be subject to the terms and provisions of the Agreement and shall be binding upon and inure to the benefit of the successors, assigns, personal representatives, heirs and legatees of the respective parties hereto.

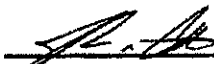
4. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State where the Property is located.

5. The parties hereto agree that this Assignment may be executed in multiple counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute a fully-executed and binding original instrument. Signatures delivered by PDF or DocuSign (or other reputable electronic platform) shall be sufficient to bind the parties hereto.

IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Assignment as of the day and year first above written.

ASSIGNOR:

DDR CROSSROADS CENTER
LLC, a Delaware limited liability
company

By: 

Name: John M. Cattonar

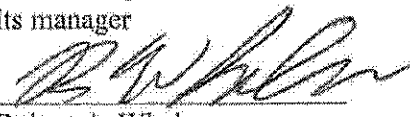
Title: Executive Vice President

ASSIGNEE:

PMAT-STIRLING CROSSROADS,
L.L.C., a Delaware limited liability
company

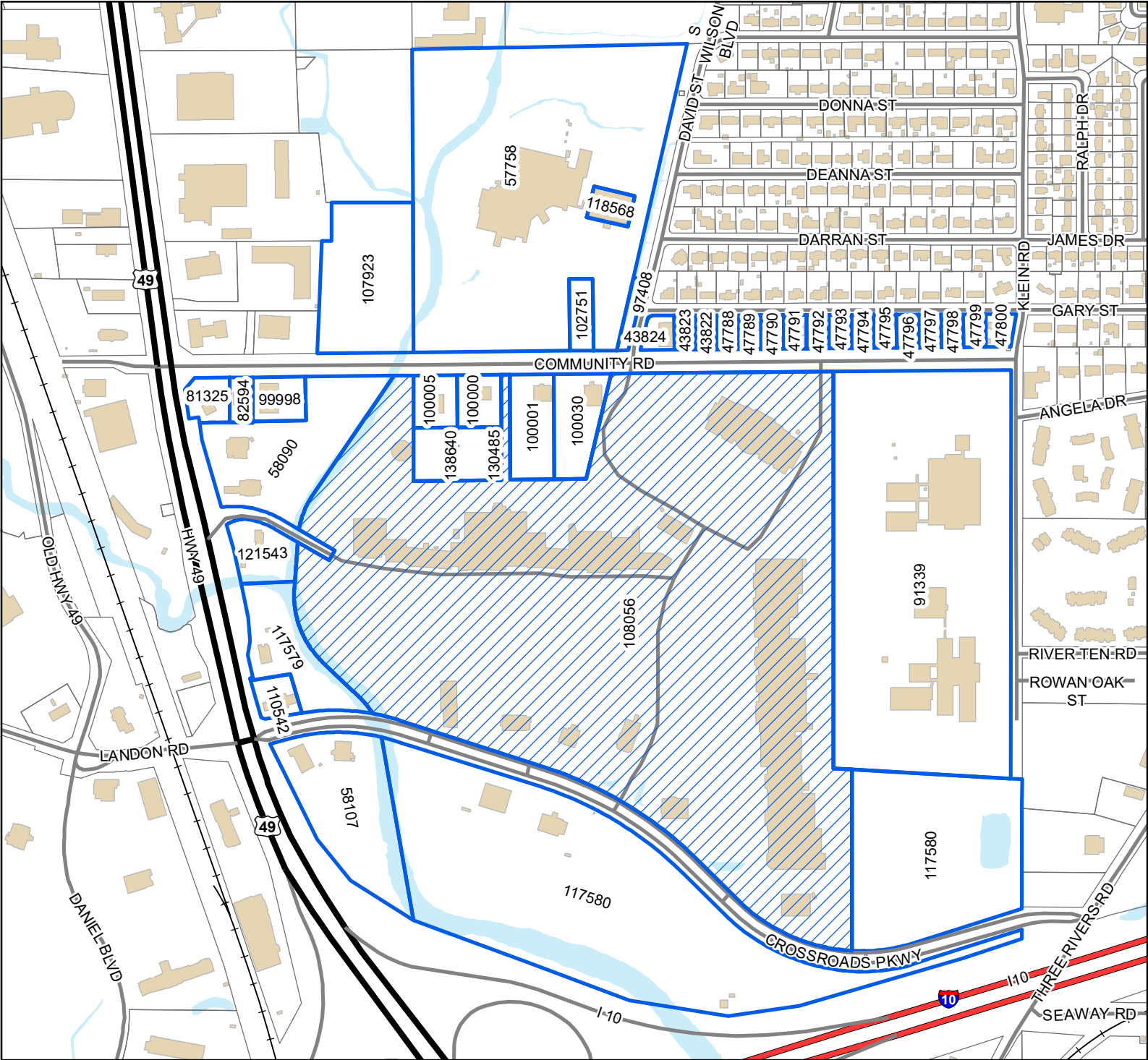
By: PMAT Crossroads Investment,
L.L.C., its manager

By: PMAT Acquisition, L.L.C.,
its manager

By: 
Name: Robert A. Whelan
Title: Manager

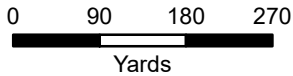
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0809C-01-002.006	STIRLING PROPERTIES (OWNER)	109 NORTH PARK BLVD STE 300	COVINGTON	LA	70433
			ALL SIGNS, INC (AGENT)	P O BOX 6265	GULFPORT	MS	39506
			Adjacent Property Owners (2312ARC023)				
130485		0809C-01-002.008	HARRISON CO SCHOOL DISTRICT	11072 HWY 49	GULFPORT	MS	39503
47796		0808N-03-045.000	HERMEY AARON E & CAROLE A	154 GARY STREET	GULFPORT	MS	39503
58107		0809D-01-003.000	TW INC -WORREL INV -LESSEE-	6909 VASSAR AVE	DALLAS	TX	75205
47794		0808N-03-043.000	HALEY LEE MICHCAEL & TERRY L	152 GARY ST	GULFPORT	MS	39503
47793		0808N-03-042.000	CURTIS SHIRLEY SINCLAIR -L/E-	151 GARY ST	GULFPORT	MS	39503
47792		0808N-03-041.000	FAN MAN-CHUNG V & YASUYO A -TRUSTEE	2524 S SHORE DR	BILOXI	MS	39532
43824		0808N-03-034.000	SAFEGUARD FAMILY PARTNERSHIP LTD	4363C LEISURE TIME DR	DIAMONDHEAD	MS	39525
81325		0809D-01-001.001	SAVARESE JEFF & DEBRA -LESSEE-	HARRISON CO SCHOOL BOARD	GULFPORT	MS	39507
102751		0808N-04-028.004	SINGING RIVER HEALTH SYSTEM	2915 CANTY ST SUITE R	PASCAGOULA	MS	39567
47798		0808N-03-047.000	BURNS RONNIE	156 GARY ST	GULFPORT	MS	39503
47790		0808N-03-039.000	FAN MAN-CHUNG V & YASUYO A -TRUSTEE	2524 SOUTH SHORE DR	BILOXI	MS	39532
58090		0809D-01-002.000	TWAD INC -WORREL INV -LESSEE-	6909 VASSAR AVE	DALLAS	TX	75205
99998		0809D-01-002.003	HARRISON CO BOS -LESSEE-	C/O HARRISON CO SCHOOL BD -LESSO	GULFPORT	MS	39502
47788		0808N-03-037.000	WEBBER CHARLES J & PAMELA C	146 GARY ST	GULFPORT	MS	39503
43822		0808N-03-036.000	WEBBER JAMES EDWARD	145 GARY ST	GULFPORT	MS	39503
43823		0808N-03-035.000	WALKER ROBERTA S	144 GARY ST	GULFPORT	MS	39503
107923		0808M-01-008.001	11022 COMMUNITY RD LLC	P O BOX 8833	GULFPORT	MS	39506
97408		0808N-04-028.003	SAFEGUARD FAMILY PARTNERSHIP LTD	4363-C LEISURE TIME DR	DIAMONDHEAD	MS	39525
47800		0808N-03-049.000	BOBINGER DONNA MARIE -L/E-	158 GARY ST	GULFPORT	MS	39503
47799		0808N-03-048.000	AFFORDABLE INVESTMENT PROPERTY LLC	57 53RD ST	GULFPORT	MS	39507
100030		0809C-01-002.005	HARRISON CO SCHOOL DISTRICT	P O BOX 3176	GULFPORT	MS	39505
100001		0809C-01-002.003	HARRISON CO SCHOOL BOARD	11072 HWY 49	GULFPORT	MS	39503
100000		0809C-01-002.002	SINGING RIVER HEALTH SYSTEM -LESSEE	C/O HARRISON CO SCHOOL DIST -LESS	GAUTIER	MS	39553
47795		0808N-03-044.000	BISSETT BRUCE	153 GARY ST	GULFPORT	MS	39503
47791		0808N-03-040.000	MEYERS PAULINE M DEDEAUX	149 GARY ST	GULFPORT	MS	39503
118568		0808N-04-028.005	OCF MEDICAL FACILITIES II INC	1514 JEFFERSON HWY BH 543	NEW ORLEANS	LA	70121
47797		0808N-03-046.000	COLE ROBERT BRADY & JANET S	155 GARY ST	GULFPORT	MS	39503
47789		0808N-03-038.000	SCHEUERMANN GERARD F & WANDA J	147 GARY ST	GULFPORT	MS	39503
82594		0809D-01-001.000	SAVARESE JEFF & DEBRA -LESSEE-	723 BRIARWOOD DR	LONG BEACH	MS	39560
110542		0809D-01-003.001	PANTRY INC THE -LESSEE-	PO BOX 1410	SANFORD	NC	27330
121543		0809D-01-003.003	TW INC C/O TERRY WORREL -LESSEE-	6909 VASSAR AVE	DALLAS	TX	75205
100005		0809C-01-002.004	BRANDI'S HOPE COMMUNITY SVCS LESSEE	C/O HARRISON CO SCHOOL DIST -LESS	MAGEE	MS	39111
138640		0809C-01-002.009	HARRISON CO SCHOOL DISTRICT	P O DRAWER 3176	GULFPORT	MS	39505

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
108056	0809C-01-002.006	PMAT-STIRLING CROSSROADS LLC-LESSEE	C/O HARRISON CO SCHOOL BOARD-LE COVINGTON	LA	70433		
117580	0809C-01-002.007	ROYAL CASINO CORP -LESSEE-	6909 VASSAR AVE	DALLAS	TX	75205	
91339	0809C-01-002.000	HARRISON CO SCHOOL BOARD	P O BOX 1090	GULFPORT	MS	39502	



Legend

- Site
- Adjacent Properties
- Interstate Highway
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 600 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

RE: Architectural Review Committee 2312ARC023, by agent All Signs, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0809C-01-002.006, 15154 Crossroads Parkway, Zoned B-4 (Highway Business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 14, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, December 14, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee 2312ARC024:

Architectural Review Committee 2312ARC024, by agent Jon D. Storonsky, seeking approval for a new freestanding ground sign, Tax Parcel 1008K-03-002.000, 11594 Lorraine Rd, Zoned B-2 (General Business), Ward 6

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2312ARC024

Hearing Date: December 14, 2023

Current Zoning/Use: B-2 / Commercial Structure

Legal: Architectural Review Committee 2312ARC024, by agent Jon D. Storonsky, seeking approval for a new freestanding ground sign, Tax Parcel 1008K-03-002.000, 11594 Lorraine Rd, Zoned B-2 (General Business), Ward 6

TECHNICAL DETAILS

Applicant is requesting approval for installation of a new ground sign. The sign presented in the site plan does meet the required setbacks. Setbacks for this type of sign are 10-feet from front property line; 5-feet from the rear and 5-feet from the side, Sec 9-91 of Gulfport's Code of Ordinances states that on parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage. Ordinance also states that support poles shall be wrapped with synthetic material.

EXECUTIVE SUMMARY

The applicant is installing one (1) new sign for a liquor store at this location. The proposed freestanding sign with the monument design is located on Lorraine Road. The sign presented does meet the requirements for material, square footage and letter height. It would be in harmony with existing signs in the surrounding area.

DIRECTOR APPROVAL

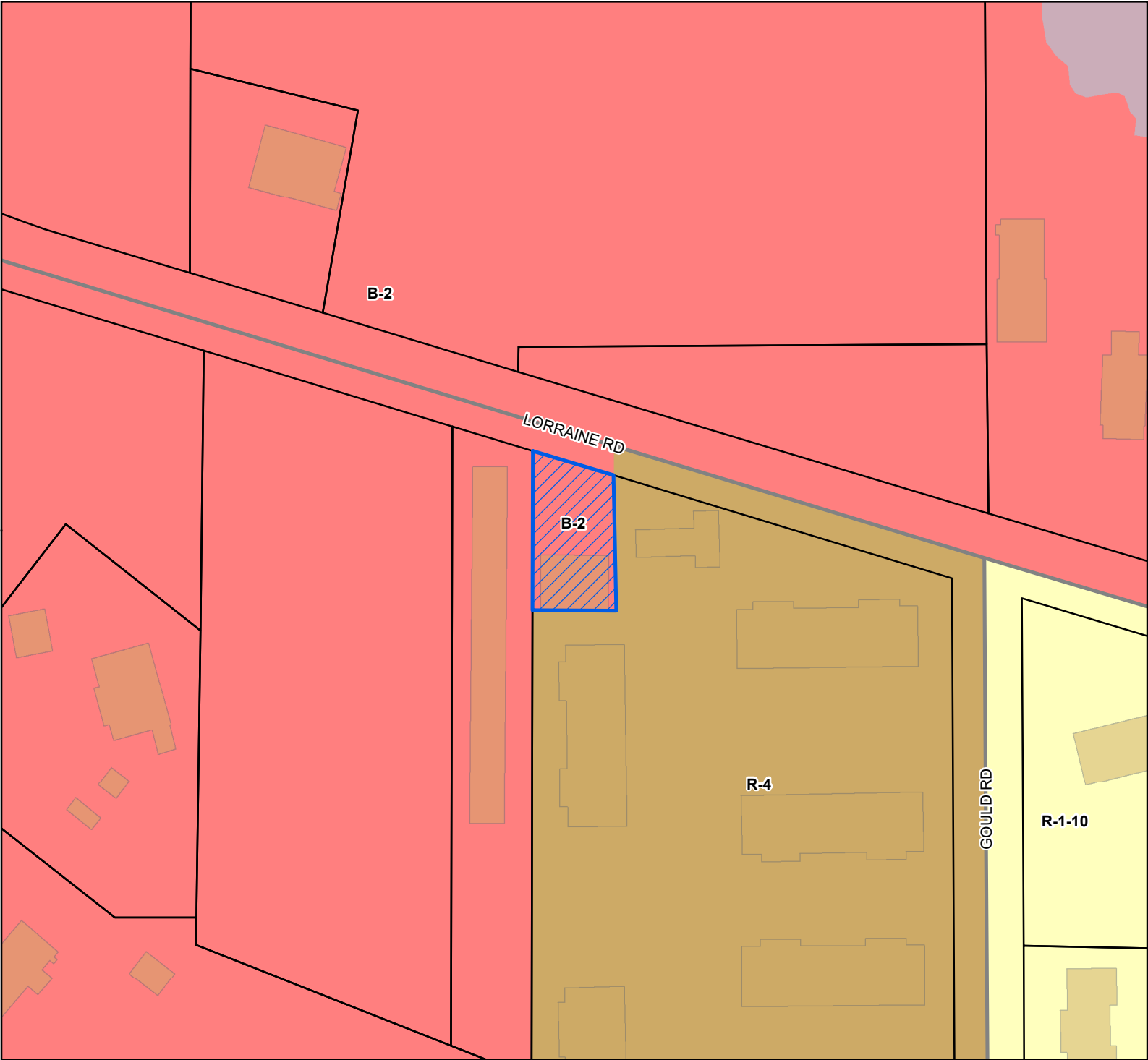
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

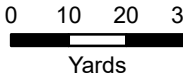




- Site
- Street
- Parcels
- Buildings
- Water Features

- Zoning**
- B-2 - General Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-4 - General Residence (High Density)

Site Information
1008K-03-002.000
Zoning: B-2 (General Buisness)
Size: 6275.15 sqft
Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CASE NUMBER

2312ARC024

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

☐ Architectural Design Review

☒ Signs

TAX PARCEL NUMBERS

1 0 0 8 K - 0 3 - 0 0 2 - 0 0 0

Property Address:

11594 Lorraine Rd. Gulfport MS 39503

Property Address:

Lot(s) _____ Block(s) _____ Subdivision _____

General Description of Request: Review for permit installation
of 1-4'x8' D/S non lite aluminum sign w/ 3m ryl graphics
applied, to be framed in painted 2'x4' frame / 4'x4' post.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct.

I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:

Surjit Singh

Printed Name of Owner

12625 S. Lake Forest Dr.

Mailing Address

Gulfport

ms

39503

City

State

Zip Code

Signature:

AGENT:

Jon D. Storaasli

Printed Name of Agent

15132 Dodoux Rd.

Mailing Address

Gulfport

ms

39503

City

State

Zip Code

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Designation of Agent

I, Surjit Singh, being property owner of 11594 Lorraine Rd. Gulfport ms
PRINT NAME PRIMARY ADDRESS OR PARCEL 39503
which is the subject of this application hereby authorize Jon D. Storonsky to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Signature

10/23/23

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of Oct, 2023

Notary Public



July 6, 2024

Commission Expiration



Covenant Affidavit

I, SURJIT Singh, being owner or agent of the property 11594 LORRAIN RD
PRINT NAME PRIMARY ADDRESS OR PARCEL
GULF PORT
MS 39503

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]
Signature

10/23/23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of Oct, 20 23

M. Washington

Notary Public



March 25, 2025

Commission Expiration



Site Plan
Sign 1 - Monument

☐ DRAWING APPROVED
☐ REVISE AS NOTED & RESUBMIT
APPROVAL SIGNATURE: _____

PRINT NAME: _____

APPROVAL DATE: _____

signs plus

graphics • manufacturing • installation • service

CLIENT	DATE
Village Liquor & Wine 11594 Lorraine Rd, Gulfport, MS 39503	10/19/23
	STORE #
	X



SPECS:

SIZE: 4' x 8'
SIZE: X
SQ. FT.: 32'
OAH: X
FONT: X
LETTER DEPTH: X

FACE COLOR: X
JEWELITE COLOR: X
RETURN COLOR: X
LED COLOR: X
VOLTAGE: X
MOUNTING: X

RACEWAY COLOR: X
VINYL COLOR: Black

NOTES:

Sign Proof

(Dec 4th)

Prepared by:

Symmes & Estes, PLLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501

Return to:

Symmes & Estes, PLLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501

State of Mississippi
County of Harrison
First Judicial District

CONTRACT FOR DEED

Name and Address of Owner/Seller:

Eure Properties, LLC & RPM Investments, LLC
11839 Sleeping Deer Lane
Saucier, MS 39574
(228) 697-0625

Name and Address of Buyer:

Surjit Singh & Darshan Kaur
12625 S. Lake Forest Drive
Gulfport, MS 39503
(228) 235-1002

☒ See Exhibit A attached hereto for Legal Description

1008K-03.002.000
11594 Lorraine Road
Gulfport, MS 39503

CONTRACT FOR DEED

THIS DAY this agreement is entered into by and between Eure Properties, LLC & RPM Investments, LLC, hereinafter referred to as "SELLER", whether one or more, and Surjit Singh & Darshan Kaur, hereinafter referred to as "PURCHASER", whether one or more, on the terms and conditions and for the purposes hereinafter set forth:

1.

SALE OF PROPERTY

For and in consideration of TEN DOLLARS (\$75,000.00) and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, Seller does hereby agree to convey, sell, assign, transfer and set over unto Purchaser, the following property situated in Harrison County, State of Mississippi, said property being described as follows: *(See Legal Description attached as Exhibit "A")*

Together with all rights of ownership associated with the property, including, but not limited to, all easements and rights benefiting the premises, whether or not such easements and rights are of record, and all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, if any, and any and all furniture, equipment, and decorations now on the premises.

SUBJECT TO all recorded easements, rights-of-way, conditions, encumbrances and limitations and to all applicable building and use restrictions, zoning laws and ordinances, if any, affecting the property.

2.

PURCHASE PRICE AND TERMS

The purchase price of the property shall be \$75,000.00. Initial payment of \$10,000.00 with remaining balance of \$65,000.00 financed at 6.5% interest per annum due in 10 years, with monthly installments of \$738.06 being due beginning 8/1/2020 and due in full no later than July 1, 2030.

3.

TIME OF THE ESSENCE

Time is of the essence in the performance of each and every term and provision in this agreement by Purchaser.

4.
SECURITY

This contract shall stand as security of the payment of the obligations of Purchaser.

5.
MAINTENANCE OF IMPROVEMENTS

All improvements on the property, including, but not limited to, buildings, trees or other improvements now on the premises, or hereafter made or placed thereon, shall be a part of the security for the performance of this contract and shall not be removed therefrom. Purchaser shall not commit, or suffer any other person to commit, any waste or damage to said premises or the appurtenances and shall keep the premises and all improvements in as good condition as they are now.

6.
CONDITION OF IMPROVEMENTS

Purchaser agrees that the Seller has not made, nor makes any representations or warranties as to the condition of the premises, the condition of the buildings, appurtenances and fixtures locate thereon, and/or the location of the boundaries. Purchaser accepts the property in its "as-is" condition without warranty of any kind.

7.
TAXES, INSURANCE AND ASSESSMENTS

Taxes and Assessments: With the Exception of tax year 2020, during the term of this contract Purchaser shall pay all taxes and assessments levied against the property.

8.
DEFAULT

If the Purchaser shall fail to perform any of the covenants or conditions contained in this contract on or before the date on which the performance is required, the Seller shall give Purchaser notice of default or performance, stating the Purchaser is allowed fourteen (14) days from the date of the Notice to cure the default or performance. In the event the default or failure of performance is not cured within the 14 day time period, then Seller shall have any of the following remedies, in the discretion of Seller:

- (a) give the Purchaser a written notice specifying the failure to cure the default and informing the Purchaser that if the default continues for a period of an additional fifteen (15)

days after service of the notice of failure to cure, that without further notice, this contract shall stand cancelled and Seller may regain possession of the property as provided herein; or

(b) give the Purchaser a written notice specifying the failure to cure the default and informing the Purchaser that if the default continues for a period of an additional fifteen (15) days after service of the notice of failure to cure, that without further notice, the entire principal balance and unpaid interest shall be immediately due and payable and Seller may take appropriate action against Purchaser for collection of same according to the laws of the State of Mississippi.

In the event of default in any of the terms and conditions or installments due and payable under the terms of this contract and Seller elects 9(a), Seller shall be entitled to immediate possession of the property.

In the event of default and termination of the contract by Seller, Purchaser shall forfeit any and all payments made under the terms of this contract including taxes and assessments as liquidated damages, Seller shall be entitled to recover such other damages as they may be due which are caused by the acts or negligence of Purchaser.

The parties expressly agree that in the event of default not cured by the Purchaser and termination of this agreement, and Purchaser fails to vacate the premises, Seller shall have the right to obtain possession by appropriate court action.

9.

DEED AND EVIDENCE OF TITLE

Upon total payment of the purchase price, and other amounts due Seller, Seller agrees to deliver to Purchaser a Warranty Deed to the subject property, at Seller's expense, free and clear of any liens or encumbrances other than taxes and assessments for the current year.

10.

NOTICES

All notices required hereunder shall be deemed to have been made when deposited in the U. S. Mail, postage prepaid, certified, return receipt requested, to the Purchaser or Seller at the addresses listed below. All notices required hereunder may be sent to:

Seller:

11839 Sleeping Deer Lane
Saucier, MS 39574

Purchaser:

12625 S. Lake Forest Drive
Gulfport, MS 39503

and when mailed, postage prepaid, to said address, shall be binding and conclusively presumed to be served upon said parties respectively.

11.

ASSIGNMENT OR SALE

Purchaser and Seller shall not encumber, lien, sell, assign, transfer or convey any interest in the subject property or this agreement, without first securing the written consent of the other party.

12.

ATTORNEY FEES

In the event a civil action must be commenced to enforce any provisions of this agreement, the prevailing party shall be entitled to have all court cost and expenses, including attorneys fees, paid by the non-prevailing party.

13.

ENTIRE AGREEMENT

This Agreement embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein. All prior or contemporaneous agreements, understandings, representations, oral or written, are merged into this Agreement.

14.

AMENDMENT – WAIVERS

This Agreement shall not be modified, or amended except by an instrument in writing signed by all parties.

No delay or failure on the part of any party hereto in exercising any right, power or privilege under this Agreement or under any other documents furnished in connection with or pursuant to this Agreement shall impair any such right, power or privilege or be construed as a waiver of any default or any acquiescence therein. No single or partial exercise of any such right, power or privilege shall

preclude the further exercise of such right, power or privilege, or the exercise of any other right, power or privilege. No waiver shall be valid against any party hereto unless made in writing and signed by the party against whom enforcement of such waiver is sought and then only to the extent expressly specified therein.

15.
SEVERABILITY

If any one or more of the provisions contained in this Agreement shall be held illegal or unenforceable by a court, no other provisions shall be affected by this holding. The parties intend that in the event one or more provisions of this agreement are declared invalid or unenforceable, the remaining provisions shall remain enforceable and this agreement shall be interpreted by a Court in favor of survival of all remaining provisions.

16.
HEADINGS

Section headings contained in this Agreement are inserted for convenience of reference only, shall not be deemed to be a part of this Agreement for any purpose, and shall not in any way define or affect the meaning, construction or scope of any of the provisions hereof.

17.
PRONOUNS

All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular, or plural, as the identity of the person or entity may require. As used in this agreement: (1) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender, (2) words in the singular shall mean and include the plural and vice versa, and (3) the word "may" gives sole discretion without any obligation to take any action.

WITNESS THE SIGNATURES of the Parties this the 5th day of June, 2020.

SELLER:

[Signature]
[Signature]

PURCHASER:

① [Signature]
② [Signature]

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for said county and state, on this 5th day of June, 2020, within my jurisdiction, the within named John Corey Evers, who acknowledged that he executed the above and foregoing instrument.

STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for said county and state, on this 5th day of June, 2020, within my jurisdiction, the within named Jay R. McKnight, who acknowledged that he executed the above and foregoing instrument.

[Signature]
Notary Public

Printed Name: Staci S. Strickland

My Commission expires:



7 -

Contract for Deed

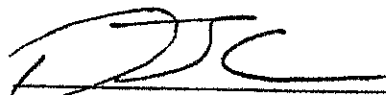
STATE OF MISSISSIPPI

COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for said county and state, on this 8th day of June, 2020, within my jurisdiction, the within named Surjit Singh + Darshan Kaur, who acknowledged that he executed the above and foregoing instrument.



My Commission expires: _____


Notary Public

Printed Name: 

Seller(s) Name and Address		Buyer(s) Name and Address	
Name:	JOHN CASEY FURE	Name:	SURJIT SINGH
Address:	11839 SLEEPING DEER LANE	Address:	12625 S. LAKE FOREST DR.
City:	SAUCIER	City:	GULF PORT
State:	MS	State:	MS
Zip:	39574	Zip:	39503
Phone:	228-297-2849	Phone:	228-235-1002

EXHIBIT "A"

(Legal Description)

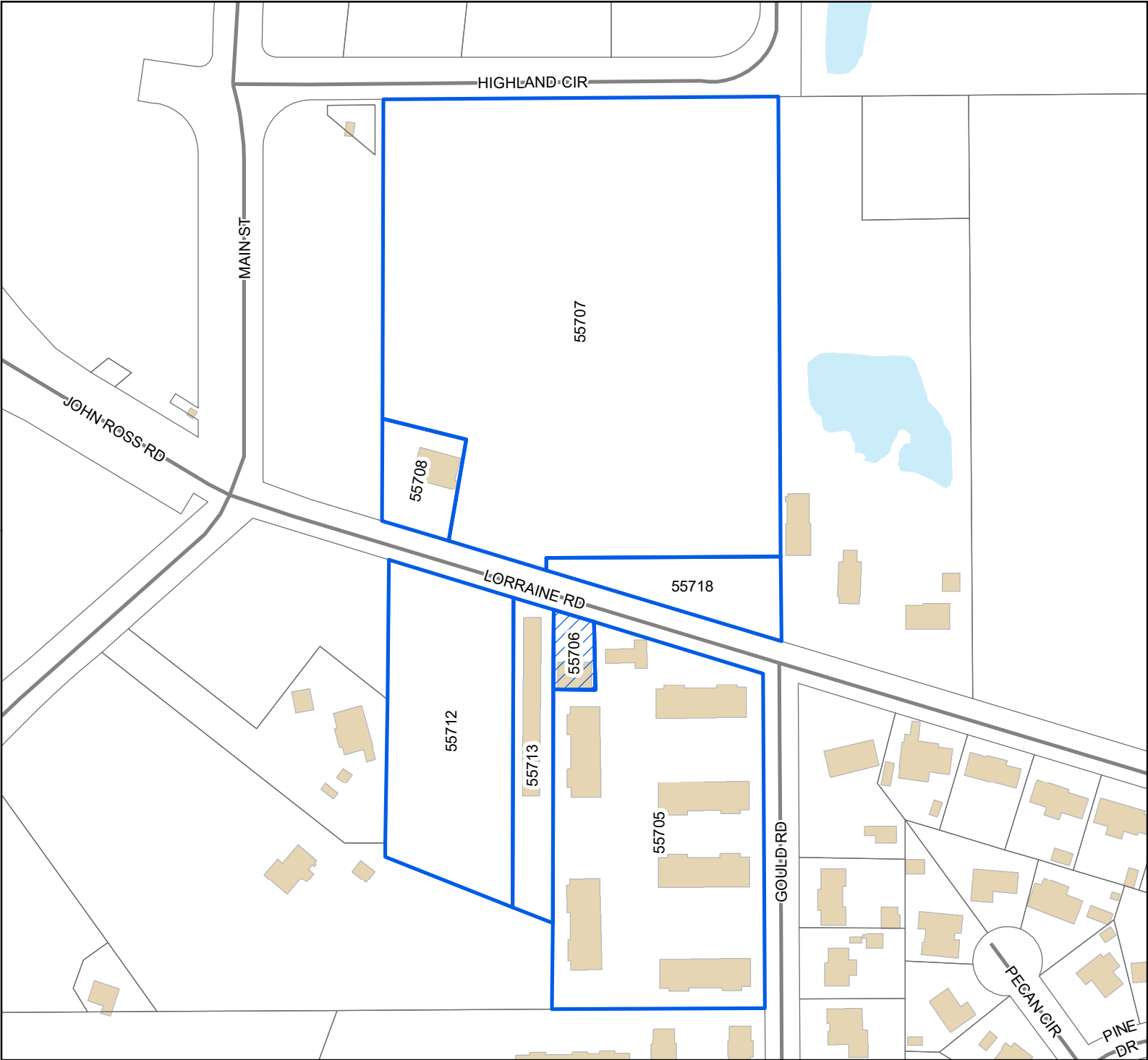
A lot or parcel of land fronting 62.5 feet on the South side of Lorraine Road lying and being situated in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, and more particularly described as:

Commencing at the intersection of the South line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) with the West line of Gould Road run South 88 degrees 24 minutes West along said South line 308 feet to an old buggy axle at a fence corner; thence North 00 degrees 21 minutes East along said fence line for 461.4 feet to the point of beginning of the property herein described and from said point of beginning run North 00 degrees 21 minutes East along said fence line 117.4 feet to a point on the South line of Lorraine Road; thence South 73 degrees 27 minutes East along the South line of Lorraine Road 62.5 feet to a point; thence South 00 degrees 21 minutes West 100 feet to a point; thence North 89 degrees 39 minutes West 60 feet to the point of beginning.

Tax Parcel Number: 1008K-03-002.000

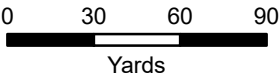
Sunjit Singh
11594 LORRAINE RD
GULFPORT MS 39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1008K-03-002.000	SURJIT SINGH (OWNER)	12625 S. LAKE FOREST DRIVE	GULFPORT	MS	39503
			JON D. STORONSKY (AGENT)	15132 DEDEAUX ROAD	GULFPORT	MS	39503
			Adjacent Property Owners (2312PC024)				
55708		1008K-01-005.000	MAAS MANAGEMENT LLC	500 MAIN ST	BAY ST LOUIS	MS	39520
55705		1008K-03-001.000	RIVER RIDGE TOWNHOMES LLC	11600 LORRAINE RD	GULFPORT	MS	39503
55707		1008K-01-004.000	MORRISON INVESTMENTS LLC	110 MONUMENT PL	VICKSBURG	MS	39180
55712		1008K-03-004.000	MORRISON DEVELOPMENT LLC	110 MONUMENT PL	VICKSBURG	MS	39180
55713		1008K-03-003.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
55706		1008K-03-002.000	EURE PROPERTIES LLC	11839 SLEEPING DEER LANE	SAUCIER	MS	39574



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

RE: Architectural Review Committee 2312ARC024, by agent Jon D. Storonsky, seeking approval for a new freestanding ground sign, Tax Parcel 1008K-03-002.000, 11594 Lorraine Rd, Zoned B-2 (General Business), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 14, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, December 14, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee Permits

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee 2310ARC016:(Tabled to December meeting due to lack of quorum,)

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC016

Hearing Date: December 14, 2023

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations; (3) Commercial Projects

Design Standards (a) (1.5) (iii)

1.5. *Storage, utilities, and mechanical equipment.*

- iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

EXECUTIVE SUMMARY

The applicant requests a waiver not to be required to build an enclosure around the dumpster; which is a required design standard for commercial projects. The applicant believes that since the dumpster pad is already placed within a gated area and located behind the building, that it is already hidden from the street. However, other buildings with similar circumstances have been required to adhere to the design standards. Therefore, approval of the waiver would confer on the applicant special privileges that is denied by this ordinance to other lands, structures or buildings in the same district.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC016

Hearing Date: October 12, 2023

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations; (3) Commercial Projects

Design Standards (a) (1.5) (iii)

1.5. Storage, utilities, and mechanical equipment.

- iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

EXECUTIVE SUMMARY

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DIRECTOR APPROVAL

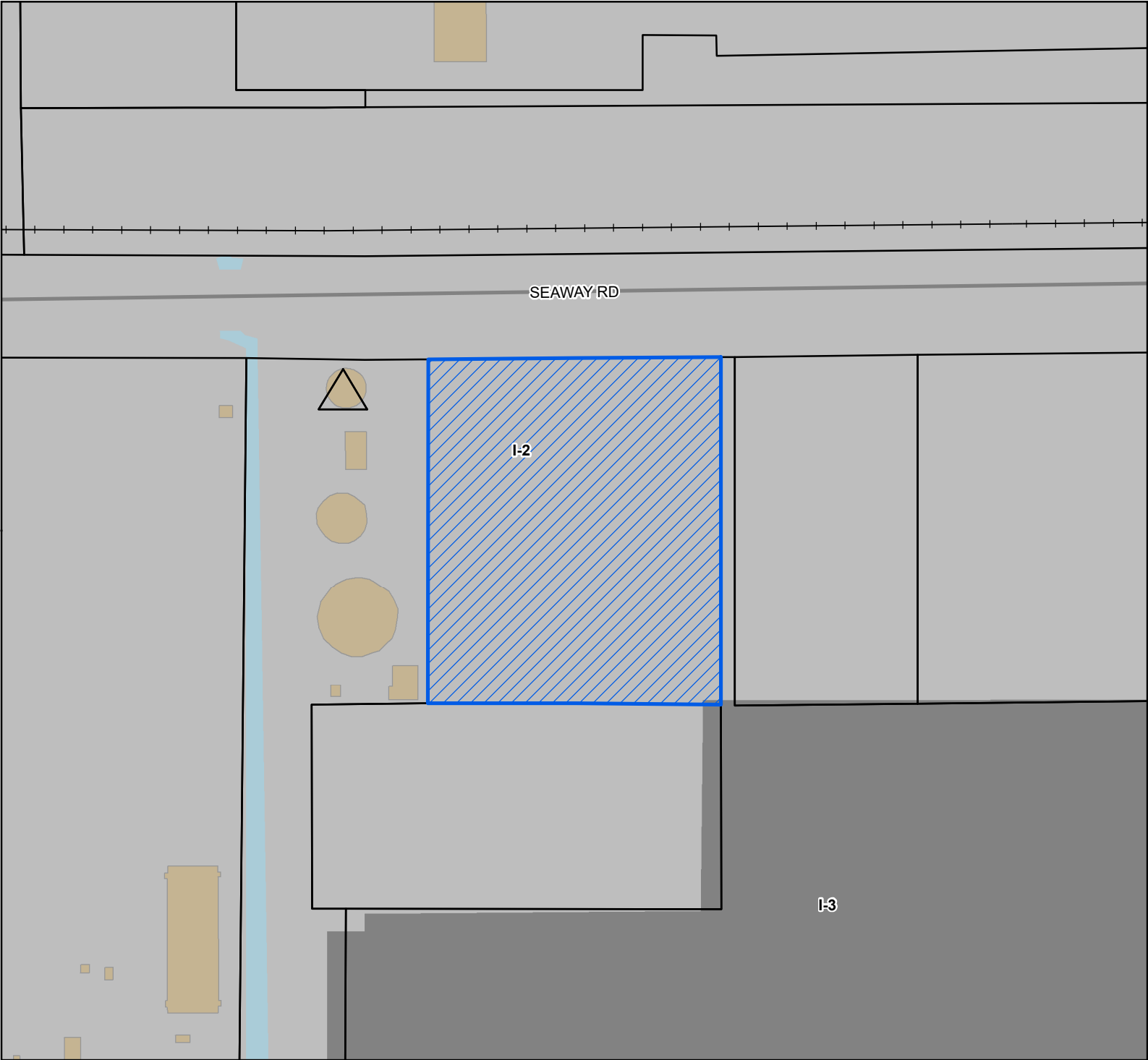
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

Street

Railroad

Parcels

Buildings

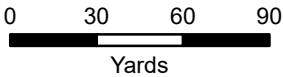
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

Site Information
0909F-01-001.004
Zoning: I-2 (Heavy Industry)
Size: 5 acres
Flood: AE



1 inch = 200 feet



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CASE NUMBER

2310ARCO16

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☒ **Architectural Design Review**
☐ **Signs**

TAX PARCEL NUMBERS

#0909F-01-001.008 (Parcel A)																				
#0909F-01-001.004 (Parcel B)																				

Property Address:

Seaway Road (no other address currently available)

*See the attached survey for additional information.

Lot(s) 5 Block(s) N/A Subdivision 2

Both parcels are located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport.

General Description of Request:

1. We were notified by the planning department that an enclosure is required around the dumpster pad. Since the dumpster pad is already placed within a gated area and located behind the building (hidden from the street), we are requesting approval to keep the dumpster pad designed as is. Doing so will provide additional savings to the owner.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:Shawn Folks, CEO

Printed Name of Owner

16248 Perkins Road

Mailing Address

Baton RougeLA70810

City

State

Zip Code

AGENT:Jim King, Gulfport Branch Manager

Printed Name of Agent

10550 Outdoor Way Suite F

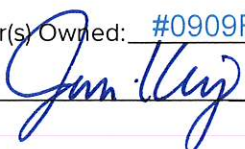
Mailing Address

GulfportMS39503

City

State

Zip Code

Name of Owner (PRINT) Shawn Folks, CEOAddress (Street, City, State, Zip Code) 16248 Perkins Road, Baton Rouge, LA 70810Phone (Home) _____ (Work) (225) 753-8682 (Cell) _____Tax Parcel Number(s) Owned: #0909F-01-001.008 & #0909F-01-001.004Signature: **X**  For SHAWN Folks**Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your **hearing date**. The Architectural Review Committee will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. All boxes will need to be **initialed by applicant with required documentation** before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- LP • The property lines and dimensions have been provided on the drawing.
- LP • All buildings and structures located on the property have been identified.
- LP • All dimensions of buildings and structures have been noted on the site plan.
- LP • All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- LP • Street names have been provided which abut the property.
- LP • Traffic flow, parking and driveways have been identified.
- LP • If required buffer strips have been identified
- LP • Other pertinent information as needed to pictorially demonstrate the proposed development/use.

Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

An **affidavit** stating the request is not in violation of restrictive or protective.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application

X 

RANDALL | SEGREST
ATTORNEYS AND COUNSELORS

1030 NORTHPARK DRIVE
RIDGELAND, MISSISSIPPI 39157
TEL: (601)956-2615
www.randallsecrest.com

August 24, 2023

FOLKS INVESTMENTS, LLC
16248 PERKINS ROAD
BATON ROUGE, LA 70810

Property Address: Seaway Rd
Gulfport, MS 39503
Our File No.: RS23-07-0413

Dear Shawn Folks:

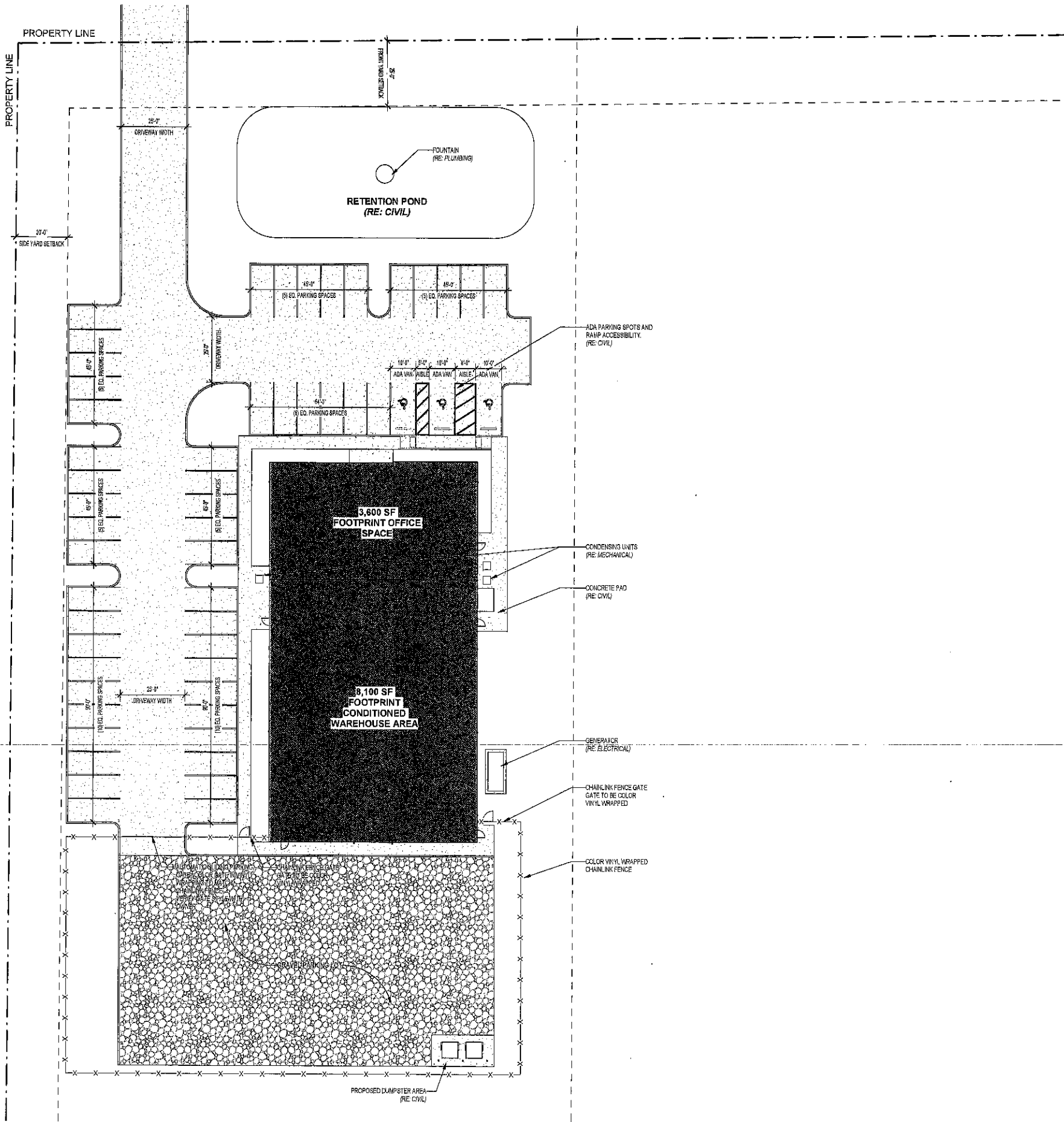
In connection with the closing referenced above, we have enclosed the following:

1. Original Special Warranty Deed recorded on August 22, 2023 in Instrument Number 2023-0016545-D-J1.

These documents should be retained in a secure place.

Thank you for the opportunity to be of service to you. Should you require real estate closing or legal services in the future, please consider our firm. A complete listing of our firm's areas of practice may be found at www.randallsecrest.com.

If the closing referenced above was for a new primary residence, remember to file for homestead exemption with your county tax assessor between January 1 and April 1 of the year following your purchase.



- GENERAL SITE PLAN NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
 3. CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
 4. VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
 5. CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
 6. ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
 7. CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
 8. CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
 10. CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
 11. ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.
 12. CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
 13. CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
 14. CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
 15. SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 16. ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
 17. CONCRETE AND ASPHALT PLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
 18. CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO, CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE, PEDESTRIAN AT-RADAR CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SITE PLAN LEGEND

	GRASS
	CONCRETE DRIVEWAY / SIDEWALK
	GRAVEL PARKING
	BUILDING FOOTPRINT

PARKING CALCULATIONS

FIRST FLOOR	
OFFICE (3,600 SF GROSS) (200)	12 PARKING SPACES
WAREHOUSE (8,100 SF GROSS) (500)	10 PARKING SPACES
(1 PER 7.5 EMPLOYEES AT MAX WORK SHIFT)	
(15 EMPLOYEES)	
TOTAL PARKING	22 PARKING SPACES
HANDICAP PARKING SPACES REQ'D (% OF 60+ SPACES)	3 (INCLUDED IN REQ'D SPACES)
TOTAL PARKING SPACES PROVIDED	51 SPACES (SEE PARKING NOTES)

PARKING NOTES

1. PARKING BASED ON GULFPORT, MISSISSIPPI ZONING ORDINANCES.

2. THE OPEN CONCRETE DRIVEWAY AT THE REAR OF PARKING LOT CAN BE UTILIZED AS ADDITIONAL UNMARKED PARKING SPACES. THESE ADDITIONAL UNMARKED PARKING SPACES CAN BE DESIGNATED AND STRIPED AT A LATER DATE, IF DESIRED BY OWNER.

A NEW FACILITY FOR

GUARANTEE RESTORATION - GULFPORT

SEAWAY ROAD
GULFPORT, MISSISSIPPI

GA PROJECT NO. 21-18A



REVISION NO.	DATE	REMARKS

IFC SET

DATE 08/04/2023
DRAWN BY CCN
CHECKED BY LMP

SITE PLAN



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0018545-D-J1
FILED/RECORDED 8/22/2023 10:07:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601-956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

Instrument Numbers:
2021-8437 DJ1 and 2021-8439 DJ1

Grantor/Grantee:

11811 Delaney Lane
Baton Rouge, LA 70809
225-753-8682

Indexing Instructions:

Lot 5, Subdivision Number 2,
Bernard Bayou Industrial Division
First Judicial District,
Harrison County, Mississippi

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **DTF LAND DEVELOPMENT, LLC, a Louisiana limited liability company ("Grantor(s)")** does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **FOLKES INVESTMENTS, LLC, a Louisiana limited liability company ("Grantee(s)")** that certain parcel of property lying and being situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

This Document Was Electronically Recorded
On 8/22/23 at 10:07 A.M.
Instrument No. 2023-0016545-D-11
In Harrison County, Mississippi
Certified To Be A True And Correct Copy
RANDALL SEGREST
www.randallsegrest.com
601-956-2615

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601- 956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

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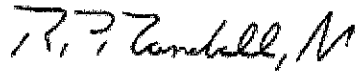
Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

Page 2

Also remember you will likely not receive a tax invoice from the county and/or city tax collector until the end of the year following your purchase. Taxes are due for the current and future years whether you receive an invoice or not. Real property taxes are usually payable after December 1 and are late after February 1.

Sincerely,

RANDALL SEGREST PLLC

A handwritten signature in black ink, appearing to read "P. Randall, M".

Paul Randall

Road; thence N 89 degrees 22' 15" E 91.79 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.41 feet to an iron rod set on said South margin; thence South 00 degrees 22' 15" W 498.34 feet to an iron rod set; thence S 88 degrees 42' 13" W 216.29 feet to an iron rod set; thence N 00 degrees 27' 56" E 500.87 feet to the Point of Beginning. Said parcel contains 107807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL B: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway Road; thence N 89 degrees 22' 15" E 307.20 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.53 feet to an iron rod found on said South margin; thence S 00 degrees 07' 42" W 495.77 feet to an iron rod set; thence S 88 degrees 42' 13" W 217.69 feet to an iron rod set; thence N 00 degrees 22' 15" E 498.34 feet to the Point of Beginning. Said parcel contains 107640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance and will be paid by the Grantor(s) when due. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

DTF Land Development, LLC

By: William ///lll
Printed Name: William Shawn Folks
Title: CEO/owner

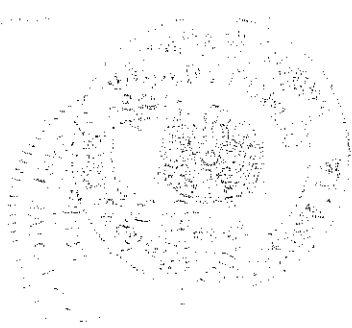
STATE OF Louisiana
Parish
COUNTY OF E Baton Rouge

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of August 2023, within my jurisdiction, the within named William Shawn Folks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
Notary Public
Printed Name: Dajuana W. Moore, Notary Public No. 88583

My commission expires: "Commissioned for Life"

(Affix official seal, if applicable)



Mail	PPIN	Parcel ID	Name	Address	City	State
Y			SHAWN FOLKS (OWNER)	16248 PERKINS RD	BATON ROUGE	LA
			JIM KING (AGENT)	10550 OUTDOOR WAY STE F	GULFPORT	MS
			Adjacent Property Owners (2310ARC016)			
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS
	112171	0909F-01-001.007	MARITIME DEVELOPMENT CENTER LLC	P O BOX 381	GULFPORT	MS
	133036	0909F-01-001.012	MARITIME DEVELOPMENT CENTER LLC	P O BOX 340	PASS CHRISTIAN	MS
	138039	0909F-01-001.013	CELLULAR SOUTH REAL ESTATE -LESSEE-	1018 HIGHLAND COLONY PKWY STE 330	RIDGELAND	MS
	103529	0909F-01-001.003	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS
	146239	0909F-01-001.004	DTF LAND DEVELOPMENT LLC	11811 DUNLAY LANE	BATON ROUGE	LA

ZIP

70810

39503

39501

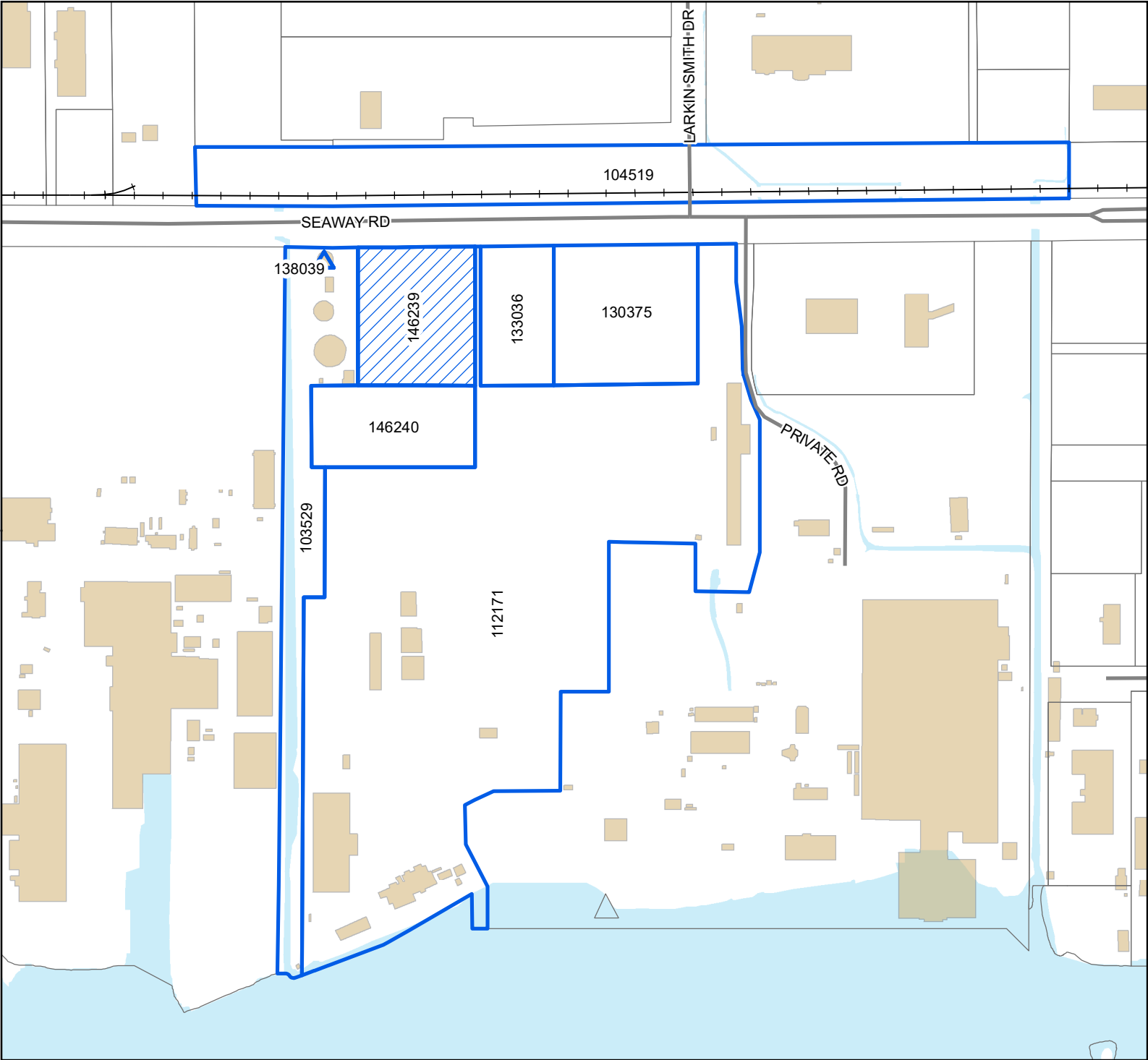
39502

39571

39157

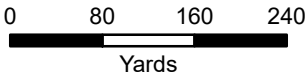
39502

70809



Legend

-  Site
-  Adjacent Properties
-  Street
-  Railroad
-  Buildings
-  Water Features



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

RE: Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, October 12, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Architectural Review Committee 2310ARC016, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

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MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: December 14, 2023

Re: Architectural Review Committee 2310ARC017:(Tabled to December meeting due to lack of quorum)

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC017

Hearing Date: December 14, 2023

Current Zoning/Use: I-2 / Vacant Lot

Legal: Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material. The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (2.7) (i-v)

2.7. Materials and finishes.

- i. There should be a visual distinction between the base (ground-floor façades), middle (upper-level floors) and top of buildings. This can be accomplished by using different materials and/or colors for storefronts and upper stories.
- ii. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.
- iii. Storefront primary cladding materials should be brick, stone, or carved wood panels. Wood, when used, should be painted or stained. Doors should match storefront window frames, and should be made of crafted wood, stainless steel, bronze, or other ornamental metals.
- iv. Façade colors should be neutral or muted colors. The use of bright "primary" colors should be prohibited. Accent colors may be brighter and more intense but should harmonize with the dominant building color.
- v. For additions or renovations of existing buildings, siding and detail materials used should generally match or be consistent with the original building materials.

EXECUTIVE SUMMARY

A waiver for the exterior building material to be metal paneling as a façade material and the placement, is in harmony with the industrial and commercial nature of the surrounding area.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

Any approval should consider these conditions:

1. Approval allows the exterior building materials to be metal panels.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC017

Hearing Date: October 12, 2023

Current Zoning/Use: I-2 / Commercial Structure

Legal: Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material. The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (2.7) (i-v)

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EXECUTIVE SUMMARY

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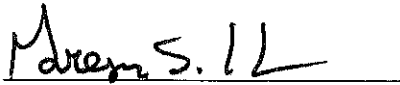
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

Any approval should consider these conditions:

1. Approval allows the exterior building materials to be metal panels.

DIRECTOR APPROVAL

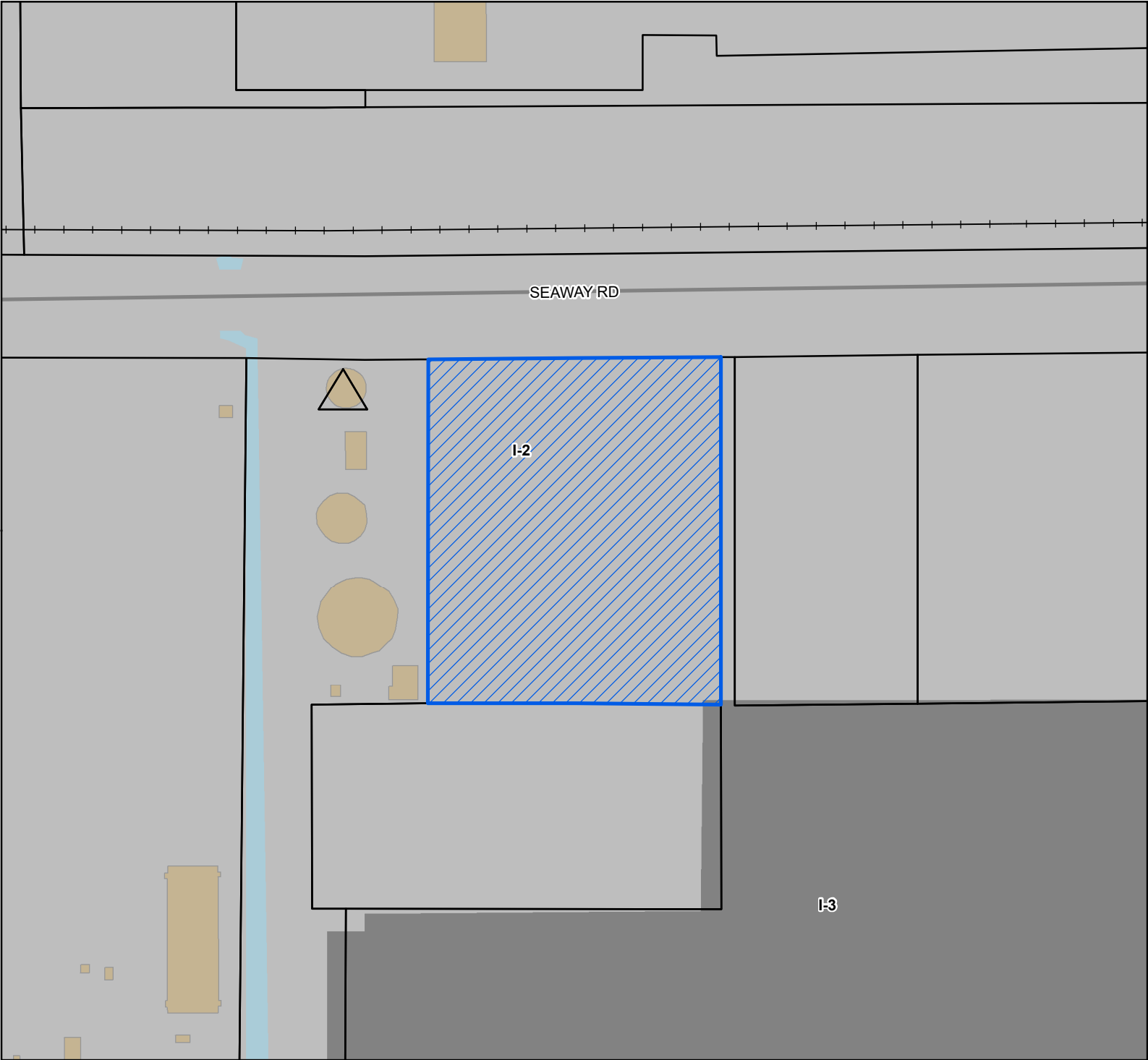
This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read "Greg Holmes", written over a horizontal line.

Greg Holmes

Director of Urban Development Department

A handwritten signature in black ink, appearing to read "Su-Lin", written below the printed name.



Site

Street

Railroad

Parcels

Buildings

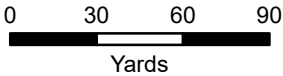
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

Site Information
0909F-01-001.004
Zoning: I-2 (Heavy Industry)
Size: 5 acres
Flood: AE



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CASE NUMBER
2310ARC017

Urban Development - Planning Division
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☒ **Architectural Design Review**
☐ **Signs**

TAX PARCEL NUMBERS

#0909F-01-001.008 (Parcel A)																				
#0909F-01-001.004 (Parcel B)																				

Property Address:

Seaway Road (no other address currently available)

*See the attached survey for additional information.

Lot(s) 5 Block(s) N/A Subdivision 2

Both parcels are located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport.

General Description of Request:

1. We were notified by the planning department that we are not allowed to have a building design with metal panels as a facade material. The front facade of the building is designed to be a stucco or EIFS system with vertical and horizontal reveals as indicated in the drawings. We would like to keep the side and rear walls as vertical metal panels (R-Panels) in order to keep building costs low. We were informed by the planning department that additional landscaping may be required as a compromise in keeping the vertical metal panels as an exterior material. The owner is fine with having additional landscaping installed.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

OWNER:Shawn Folks, CEO

Printed Name of Owner

16248 Perkins Road

Mailing Address

Baton RougeLA70810

City

State

Zip Code

AGENT:Jim King, Gulfport Branch Manager

Printed Name of Agent

10550 Outdoor Way Suite F

Mailing Address

GulfportMS39503

City

State

Zip Code

Name of Owner (PRINT) Shawn Folks, CEOAddress (Street, City, State, Zip Code) 16248 Perkins Road, Baton Rouge, LA 70810Phone (Home) _____ (Work) (225) 753-8682 (Cell) _____Tax Parcel Number(s) Owned: #0909F-01-001.008 & #0909F-01-001.004Signature: **X** Jim King For SHAWN FOLKS**Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could delay your **hearing date**. The Architectural Review Committee will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. All boxes will need to be **initialed by applicant with required documentation** before application can be accepted.

Submission Requirements:

Page one of this application, completed and signed.

Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- LP • The property lines and dimensions have been provided on the drawing.
- LP • All buildings and structures located on the property have been identified.
- LP • All dimensions of buildings and structures have been noted on the site plan.
- LP • All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- LP • Street names have been provided which abut the property.
- LP • Traffic flow, parking and driveways have been identified.
- LP • If required buffer strips have been identified
- LP • Other pertinent information as needed to pictorially demonstrate the proposed development/use.

Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

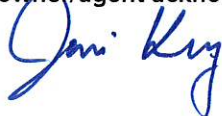
The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

An **affidavit** stating the request is not in violation of restrictive or protective.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application

X



RANDALL | SEGREST
ATTORNEYS AND COUNSELORS

1030 NORTHPARK DRIVE
RIDGELAND, MISSISSIPPI 39157
TEL: (601)956-2615
www.randallsegrest.com

August 24, 2023

FOLKS INVESTMENTS, LLC
16248 PERKINS ROAD
BATON ROUGE, LA 70810

Property Address: Seaway Rd
Gulfport, MS 39503
Our File No.: RS23-07-0413

Dear Shawn Folks:

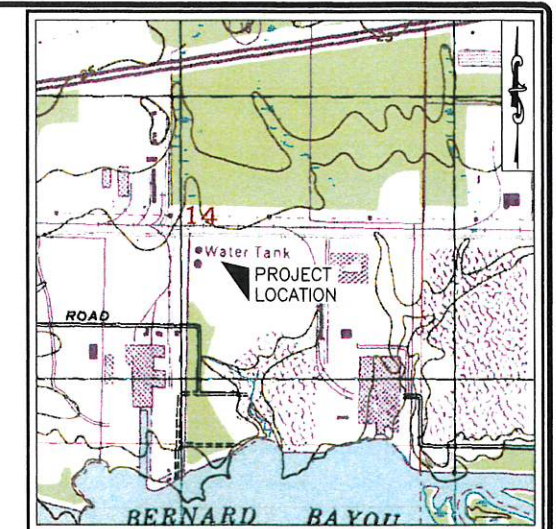
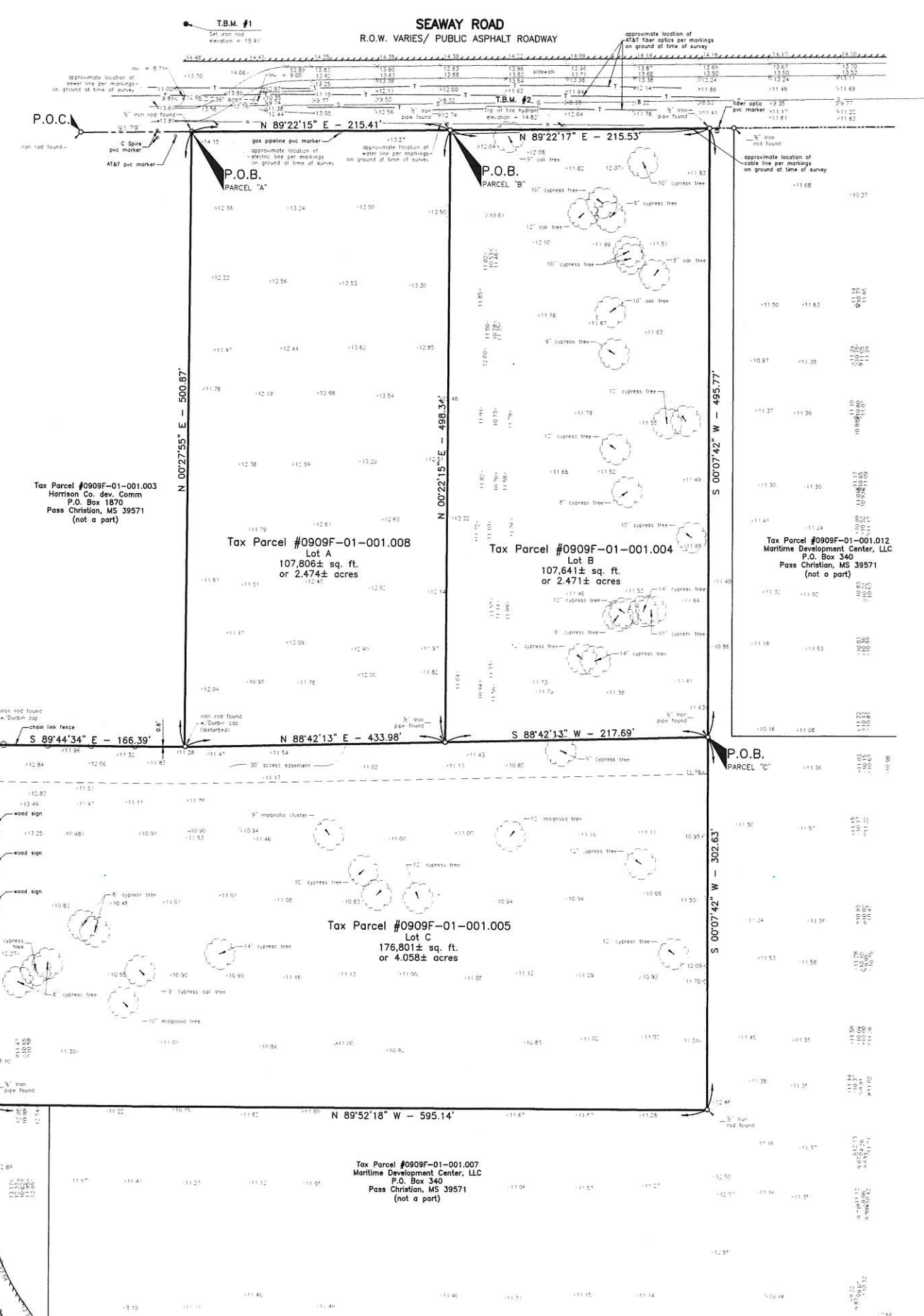
In connection with the closing referenced above, we have enclosed the following:

1. Original Special Warranty Deed recorded on August 22, 2023 in Instrument Number 2023-0016545-D-J1.

These documents should be retained in a secure place.

Thank you for the opportunity to be of service to you. Should you require real estate closing or legal services in the future, please consider our firm. A complete listing of our firm's areas of practice may be found at www.randallsegrest.com.

If the closing referenced above was for a new primary residence, remember to file for homestead exemption with your county tax assessor between January 1 and April 1 of the year following your purchase.



VICINITY MAP
SCALE 1" = 1000'±

RECORD LEGAL DESCRIPTION

PARCEL "A"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 91.79 feet along said south margin to an iron rod set and the Point of Beginning, thence continue N 89°22'15" E 215.41 feet to an iron rod set on said south margin, thence S 00°22'15" W 498.34 feet to an iron rod set, thence S 88°42'13" W 216.29 feet to an iron rod set, thence N 00°27'55" E 500.87 feet to the Point of Beginning. Said parcel contains 107,807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL "B"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

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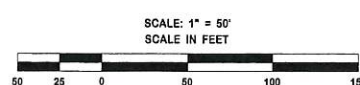
PARCEL "C"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

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- NOTES:**
- 1.) Zoning: I-3
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - 2.) Reference Maps:
A.) Plat showing survey of Seaway Road Bernard Bayou Industrial Park. Prepared by Gary A. Durbin, P.L.S. dated May 29, 2019.
B.) Survey sketch of parcel of land located in Section 23, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi for Maritime Development Center, LLC Prepared by Acadia Land Surveying, LLC dated December 6, 2019
 - 3.) Basis of Bearings:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on August 3, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 4.) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on August 3, 2021.
 - 5.) Flood Note: The property hereon is located in Flood Zone "AE (EL 15)" in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C02660, dated June 16, 2009, for Harrison County, Mississippi.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - 6.) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/ structures.
 - 7.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, appurtenances or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 8.) Cassidy-Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Cassidy-Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 10.) Site T.B.M.'s (Temporary Bench Marks):
#1 - Set iron rod in Seaway Road as shown on plot.
Elevation = 15.41 feet NAVD.88
#2 - Top fire hydrant near North property line as shown on plot.
Elevation = 14.92 feet NAVD.88

**PLAT SHOWING BOUNDARY
TOPOGRAPHIC SURVEY
OF
PT LOT 5, SD NO 2,
BERNARD INDUSTRIAL DISTRICT
LOCATED IN SECTION 14,
TOWNSHIP 7 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**



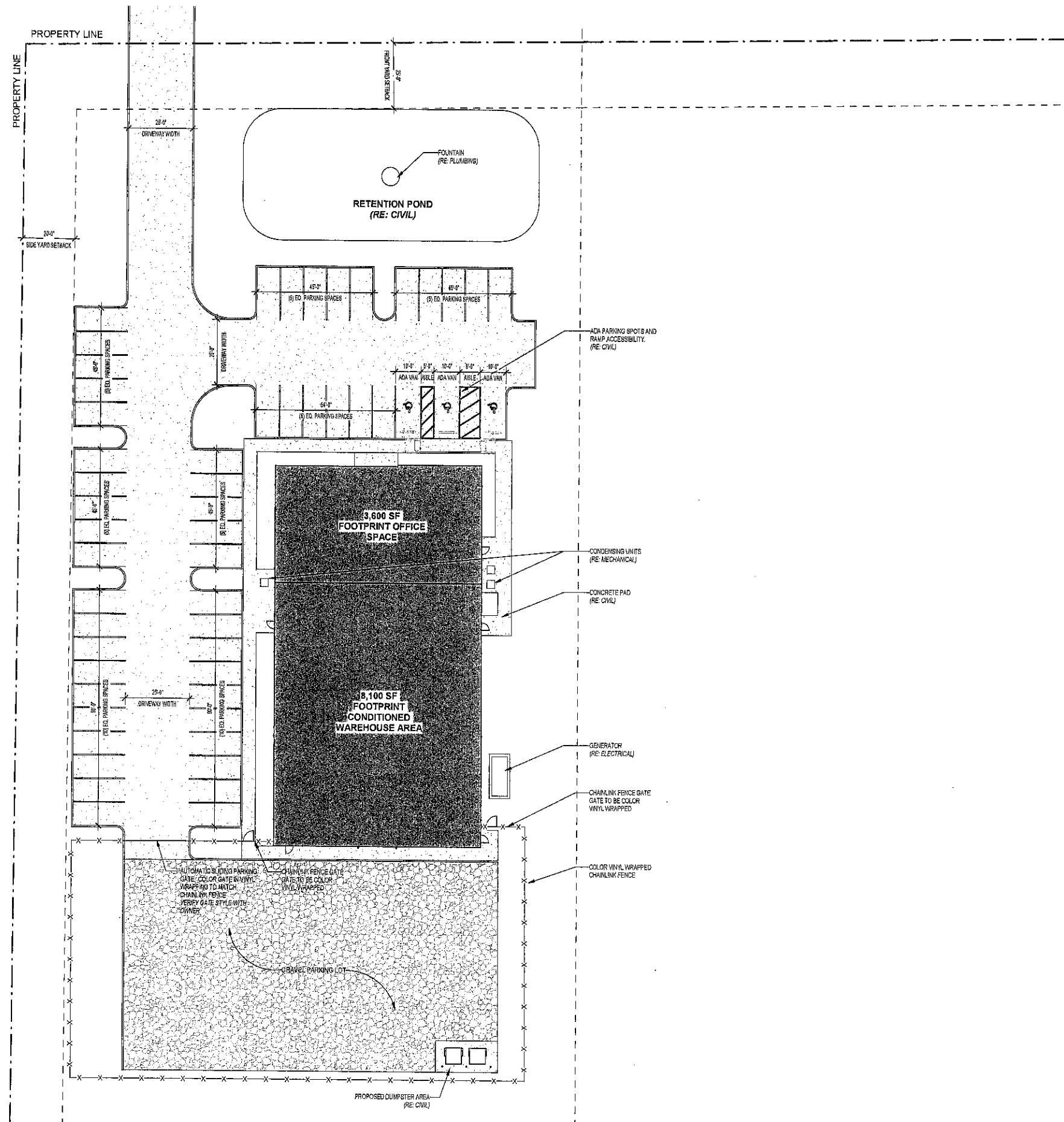
CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors, and that the accuracy specification and positional tolerances are in accordance with the standards indicated in the above standards. I also certify there are no visible encroachments, easements or property lines, except as shown.

Michael P. Blanchard, PS
Michael P. Blanchard, PS
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

**CASSADY - ACADIA
LAND SURVEYING, LLC**

LOUISIANA - MISSISSIPPI - TEXAS - ALABAMA
1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fx: (228) 896-8405
Email - Surveys@Cassady-Acadia.com

Revised 10/27/2021 to show additional sewer markings	INT
DRAWN BY: JET	CHECKED BY: WNV
FIELD BOOK: *** PG 44-45	FIELD WORK COMPLETED ON: AUGUST 3, 2021
CALS FILE 21-02-43462.dwg	



- GENERAL SITE PLAN NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
 - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
 - VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
 - ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
 - CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
 - ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.
 - CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
 - CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
 - CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
 - SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 - ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
 - CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNING IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNING IS REQUIRED AT BUT NOT LIMITED TO, CURB RAMP AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE, PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AND ALIGHTING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SITE PLAN LEGEND

[Symbol]	GRASS
[Symbol]	CONCRETE DRIVEWAY / SIDEWALK
[Symbol]	GRAVEL PARKING
[Symbol]	BUILDING FOOTPRINT

PARKING CALCULATIONS

FIRST FLOOR	
OFFICE (3,600 SF) (GROSS)	12 PARKING SPACES
WAREHOUSE (18,100 SF) (GROSS)	10 PARKING SPACES
(1 PER 1.5 EMPLOYEES AT MAX WORK SHIFT)	
(15 EMPLOYEES)	
TOTAL PARKING	22 PARKING SPACES
HANDICAP PARKING SPACES REQUIRED (MIN OF 50+ SPACES)	3 (INCLUDED IN REQUIRED SPACES)
TOTAL PARKING SPACES PROVIDED	25 SPACES (SEE PARKING NOTES)

PARKING NOTES

1. PARKING BASED ON GULFPORT, MISSISSIPPI ZONING ORDINANCES.

2. THE OPEN CONCRETE DRIVEWAY AT THE REAR OF PARKING LOT CAN BE UTILIZED AS ADDITIONAL UNMARKED PARKING SPACES. THESE ADDITIONAL UNMARKED PARKING SPACES CAN BE DESIGNATED AND STRIPED AT A LATER DATE, IF DESIRED BY OWNER.

1 SITE PLAN
SCALE: 1" = 20'-0"

GREENLEAF ARCHITECTS

404 E GIBSON ST STE 1 | COVINGTON LA

GREENLEAFARCH.COM | 985.778.2080

A NEW FACILITY FOR

GUARANTEE RESTORATION - GULFPORT

SEAWAY ROAD,
GULFPORT, MISSISSIPPI

GA PROJECT NO. 21-18A

REGISTERED ARCHITECT
JUSTIN M. GREENLEAF
5131
STATE OF MISSISSIPPI

REVISION NO.	DATE	REMARKS

IFC SET

DATE: 08/04/2023

DRAWN BY: CGN

CHECKED BY: LMP

SITE PLAN

A1.1

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1st JUDICIAL DISTRICT
INSTRUMENT 2023-0018545-D-J1
FILED/RECORDED 8/22/2023 10:07:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601-956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

Instrument Numbers:
2021-8437 DJ1 and 2021-8439 DJ1

Grantor/Grantee:

11811 Delaney Lane
Baton Rouge, LA 70809
225-753-8682

Indexing Instructions:

Lot 5, Subdivision Number 2,
Bernard Bayou Industrial Division
First Judicial District,
Harrison County, Mississippi

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, DTF **LAND DEVELOPMENT, LLC, a Louisiana limited liability company** ("Grantor(s)") does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **FOLKES INVESTMENTS, LLC, a Louisiana limited liability company** ("Grantee(s)") that certain parcel of property lying and being situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

This Document Was Electronically Recorded
On 9/23/23 at 10:07 A.M.
Instrument No. 2023-0016545-D-11
In Harrison County, Mississippi
Certified To Be A True And Correct Copy
RANDALL SEGREST
www.randallsegrest.com
601-956-2615

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
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Also remember you will likely not receive a tax invoice from the county and/or city tax collector until the end of the year following your purchase. Taxes are due for the current and future years whether you receive an invoice or not. Real property taxes are usually payable after December 1 and are late after February 1.

Sincerely,

RANDALL SEGREST PLLC

A handwritten signature in black ink, appearing to read "P. Randall, M". The signature is written in a cursive, somewhat stylized script.

Paul Randall

Road; thence N 89 degrees 22' 15" E 91.79 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.41 feet to an iron rod set on said South margin; thence South 00 degrees 22' 15" W 498.34 feet to an iron rod set; thence S 88 degrees 42' 13" W 216.29 feet to an iron rod set; thence N 00 degrees 27' 56" E 500.87 feet to the Point of Beginning. Said parcel contains 107807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL B: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway Road; thence N 89 degrees 22' 15" E 307.20 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.53 feet to an iron rod found on said South margin; thence S 00 degrees 07' 42" W 495.77 feet to an iron rod set; thence S 88 degrees 42' 13" W 217.69 feet to an iron rod set; thence N 00 degrees 22' 15" E 498.34 feet to the Point of Beginning. Said parcel contains 107640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance and will be paid by the Grantor(s) when due. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

DTF Land Development, LLC

By: William [Signature]
Printed Name: William Shawn Folks
Title: CEO/owner

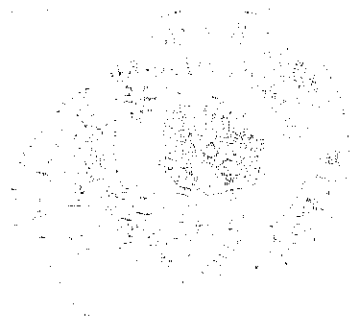
STATE OF Louisiana
Parish
COUNTY OF E Baton Rouge

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of August 2023, within my jurisdiction, the within named William Shawn Folks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

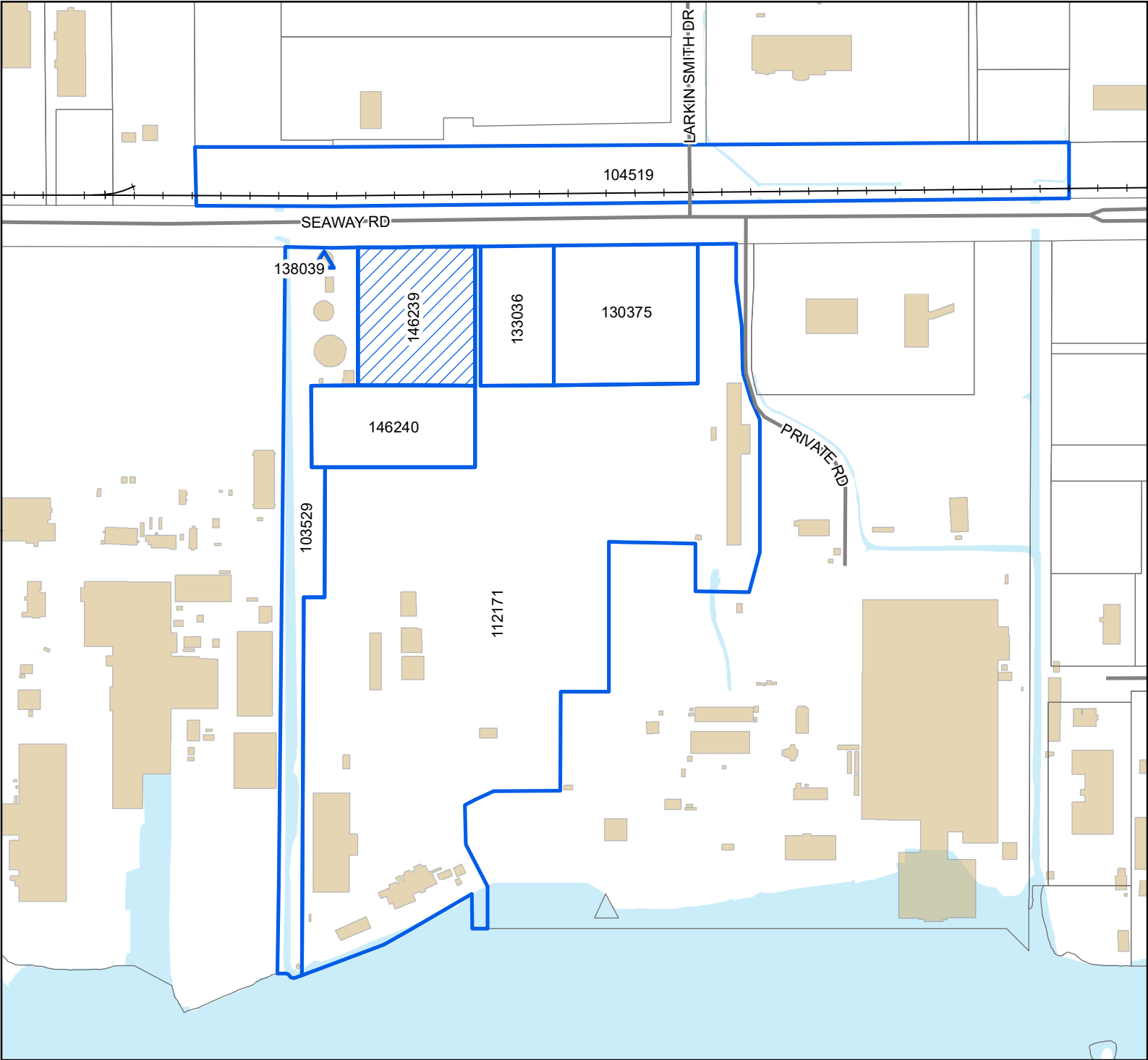
[Signature]
Notary Public
Printed Name: Dajuana W. Moore, Notary Public No. 62523

My commission expires: "Commissioned for Life"

(Affix official seal, if applicable)

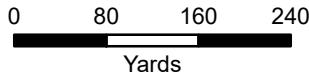


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SHAWN FOLKS (OWNER)	16248 PERKINS RD	BATON ROUGE	LA	70810
			JIM KING (AGENT)	10550 OUTDOOR WAY STE F	GULFPORT	MS	39503
			Adjacent Property Owners (2310ARC017)				
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
	112171	0909F-01-001.007	MARITIME DEVELOPMENT CENTER LLC	P O BOX 381	GULFPORT	MS	39502
	133036	0909F-01-001.012	MARITIME DEVELOPMENT CENTER LLC	P O BOX 340	PASS CHRISTIAN	MS	39571
	138039	0909F-01-001.013	CELLULAR SOUTH REAL ESTATE -LESSEE-	1018 HIGHLAND COLONY PKWY STE 330	RIDGELAND	MS	39157
	103529	0909F-01-001.003	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
	146239	0909F-01-001.004	DTF LAND DEVELOPMENT LLC	11811 DUNLAY LANE	BATON ROUGE	LA	70809



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- Buildings
- Water Features



1 inch = 500 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

RE: Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, October 12, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

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