



Architectural Review Committee | Agenda

Thursday, September 4, 2025 – 3:00 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- 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 - 8-14-25

H. Hearing of Cases

H1. Adoption of Bylaws

H2. Architectural Review Committee Permits

1. Architectural Review 2508ARC014

Architectural Review Committee 2508ARC014, by agent Frank Wilem, seeking approval for metal siding for a proposed commercial structure, Tax Parcel 1010N-01-087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, August 14, 2025, 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 **3:00P.M.**
- D. Determination of a Quorum:** A Roll Call was conducted, and a quorum was determined.

BOARD MEMBERS PRESENT:

JOHNNY OLSEN
BRENT FRENCH
LEE PALERMO
KENNY MCNAIR

BOARD MEMBERS ABSENT:

DANIELLE COTTON

STAFF MEMBERS PRESENT

GREG HOLMES
SU-LIN FEATHERSTON
SAMUEL SMITH
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Olsen** and seconded by **Mr. French** to approve Minutes of the **July 10, 2025**, ARC 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 Architectural Review Committee may confirm by filing a written notice of appeal within fifteen (15) calendar days after the date of the Architectural Review Committee hearing. 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. This Architectural Review Committee notice of appeal shall be forwarded as part of the record with the record and decision from the Architectural Review Committee to the Planning Commission. The Planning Commission shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. Please contact this office for further details on the appeal process.

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

G3. Routine Agenda:

1. Architectural Review 2508ARC014:

Architectural Review Committee 2508ARC014, by agent Frank Wilem, seeking approval for metal siding for a proposed commercial structure, Tax Parcel 1010N-01-087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: Frank Wilem

Speaking against the Petition: Chris Spear

Motion: Mr. McNair – to deny the applicant’s request as submitted.

Second: Mr. French

Lee Palermo - **Chairman**
Danielle Cotton - Absent
Kenny McNair - Yea
Brent French - Yea
Johnny Olsen - Yea

Action: Motion carried unanimously

2. Architectural Review 2508ARC015:

Architectural Review Committee 2508ARC015, by owners Jerry Laster & Connie Laster, seeking approval for metal siding for proposed shed, Tax Parcel 1009M-02-013.000, 5 Stratford Place, Zoned R-1-7.5 (Single-Family), Ward 5

Speaking for the Petition: Jerry Laster

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request as submitted.

Second: Mr. French

Lee Palermo - **Chairman**
Danielle Cotton - Absent
Kenny McNair - Yea
Brent French - Yea
Johnny Olsen - Yea

Action: Motion carried unanimously

Adjournment:

Motion by **Mr. Olsen** to adjourn the meeting was seconded by **Mr. French** and carried unanimously. The meeting adjourned at **3:32 P.M.**

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

Danielle Cotton, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 4, 2025

Adoption of Bylaws



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ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 4, 2025

Architectural Review Committee Permits



URBAN DEVELOPMENT
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PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
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ARCHITECTURAL REVIEW COMMITTEE

Hearing Date: Thursday, September 4, 2025

**Architectural Review 2508ARC014 Architectural Review Committee
2508ARC014, by agent Frank Wilem, seeking approval for metal
siding for a proposed commercial structure, Tax Parcel 1010N-01-
087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2**

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2508ARC014

Hearing Date: August 14, 2025

Current Zoning/Use: T5 / Vacant Lot

Legal: Architectural Review Committee 2508ARC014, by agent Frank Wilem, seeking approval for metal siding for a proposed commercial structure, Tax Parcel 1010N-01-087.000, Cowan Road, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (E)(3)(a)(2.7)(ii)

Design Standards

2.7

Building orientation and entries.

- i. 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.

EXECUTIVE SUMMARY

The applicant is seeking approval for metal siding for their proposed commercial structure. The applicant notes in their elevations that the building is intended to be used for a Papa John's restaurant use. The applicant claims that the reasons for the use of shipping containers, and utilizing the metal siding from said containers, is due to both the proximity to the Gulf and the cost of building a "built on site" building being too expensive. Regarding the note of the proximity to the Gulf the applicant elaborates further claiming the building would be rated to handle 160 mph winds, and resilience to the elements. Wind load requirements are outside the jurisdiction of the Planning Division and are subject to Building Codes. While metal siding does offer protection from the elements, so do other siding materials that are allowed by the architectural design standards such as concrete, brick, or stone. Upon a site visit along Cowan Road, staff did not find any existing commercial structures that utilize metal siding or are similar in architectural design to the proposed structure. The staff noted that existing commercial buildings utilized either wood, stucco, vinyl, concrete masonry, or brick siding. Approval of the proposed metal siding would be setting a precedent in the area that would not be harmonious with the existing architectural designs of the surrounding area. Upon review of the noted signage of the proposed commercial building, in accordance to Chapter 9, Article IV, Sec 9-90. (d): "One

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

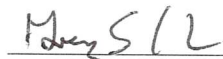
(1) wall sign of facia sign for each occupancy within a developed parcel, not to exceed a total copy area of one and one-half square feet for each lineal foot of building occupancy. If such occupancy is on a corner, one (1) wall or facia sign will be permitted for each frontage. If the building includes a canopy, each occupancy will be permitted one (1) under-canopy sign." The elevations for the proposed commercial building illustrates signage on at least three side of the building faces, while the property has only two frontages. Per the sign ordinance above, the site would be limited to only two walls signs by right and would require a variance for more wall signs. In addition, the wall sign's copy area cannot exceed one-half square feet for each linear foot of building occupancy. If the wall signs for the proposed commercial building exceed this a separate variance will be required.

DEPARTMENTAL CONDITIONS

1. Any proposed wall signs to either meet City of Gulfport's Sign ordinances, or receive variances to deviate from the ordinance.
2. Approval allows for metal siding for proposed commercial structure.

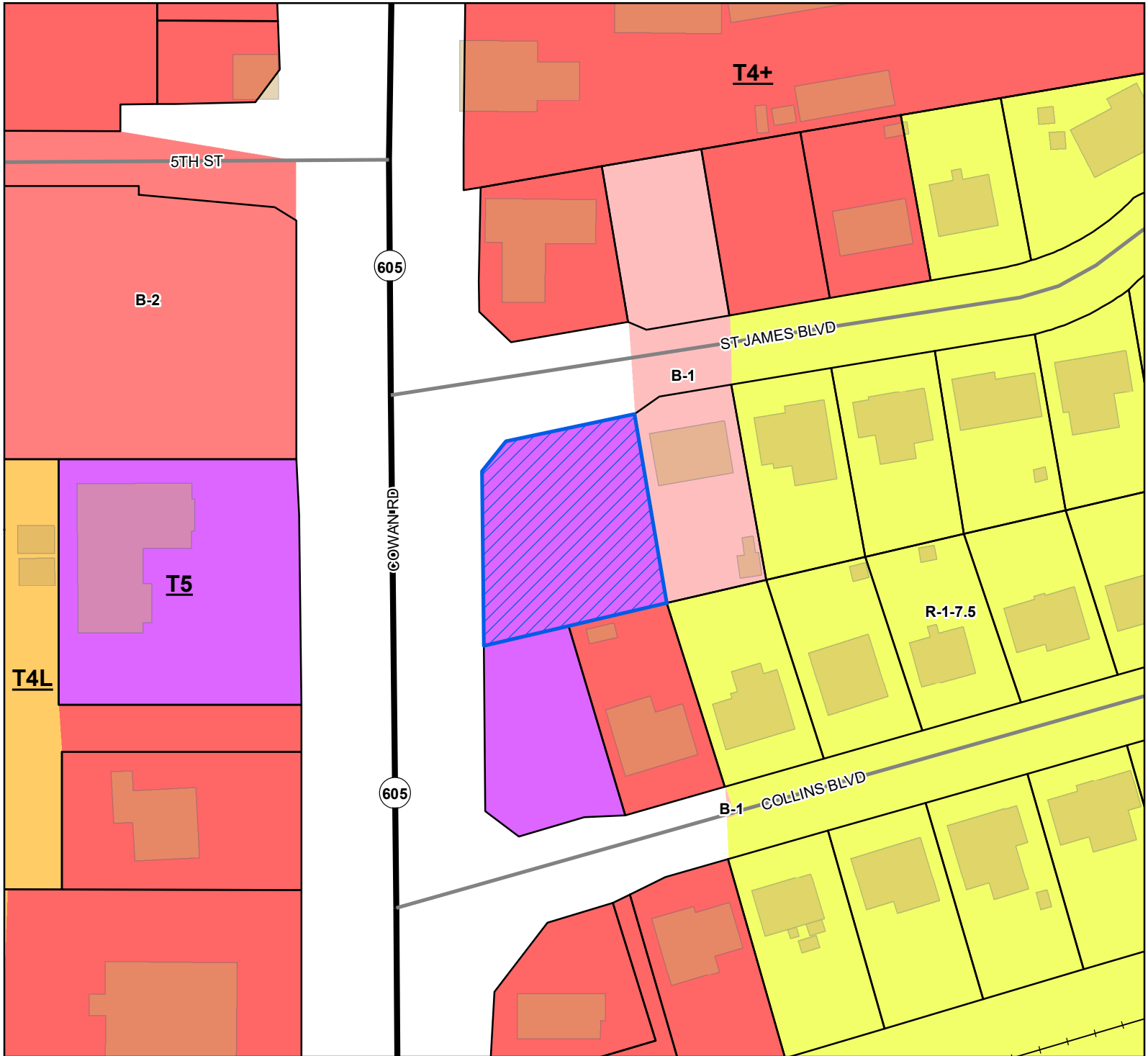
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings

Smart Code

- T5
- T4+
- T4L

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 1010N-01-087.000
 Zoning: T5 (Urban Center Zone)
 Size: 17277.7 sqft
 Flood: X

0 10 20 30
 Yards

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:

Donna Tindall / Rock Solid Property

Printed Name of Owner

PO Box 18860

Mailing Address

Hattiesburg

MS

39404

City

State

Zip Code

Signature:

Donna Tindall

AGENT:

Frank W. Lem

Printed Name of Agent

7 Old Oak Lane, Gert, MS 38503

Mailing Address

Gert

MS

38503

City

State

Zip Code

Signature:

[Signature]

Name of Owner (PRINT)

Donna Tindall

Address (Street, City, State, Zip Code)

88 Morrell Cir Hattiesburg MS 39402

Phone (Home)

601-447-6226

(Work)

same

(Cell)

same

Tax Parcel Number(s) Owned:

1010N-01-078.000

Signature:

Donna Tindall

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Designation of Agent

I, Donna Tondell, being property owner of 101DN-01-087,000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Frank Wilem 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.

Donna Tondell 8/4/25
Signature Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of August, 2025

Samuel Sweeting
Notary Public



05/22/2027
Commission Expiration



Covenant Affidavit

I, Donna Tindall, being owner or agent of the property Cowan Rd @ St James
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.

Donna Tindall 8/4/25
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4 day of August, 20 25

[Signature]
Notary Public

April 30, 2027
Commission Expiration



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.

- **The property lines and dimensions have been provided on the drawing.**
- **All buildings and structures located on the property have been identified.**
- **All dimensions of buildings and structures have been noted on the site plan.**
- **All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.**
- **Street names have been provided which abut the property.**
- **Traffic flow, parking and driveways have been identified.**
- **If required buffer strips have been identified**
- **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.)

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 covenants.

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

August 3, 2025

RE: Parcel # 1010N-01-078.000

Thank you for your consideration of this project.

This letter serves as a detailed description of the architectural approach and material considerations for the development associated with the above parcel. In seeking to combine durability, versatility, and environmental consciousness, we have explored alternatives to conventional construction. One solution stands out for its innovation and practicality: the adaptive reuse of shipping containers as primary structural components.

This building would be built from 3 40' shipping containers and topped with 1 20' container. There are 2 reasons why this project would use shipping containers and have the metal exterior. The first is the proximity to the Gulf. The building would be rated to handle 160 mph winds. The second reason is cost. The building cost of a "built on site" building would prohibit us from being able to move forward with this project.

Utilizing shipping containers not only addresses practical concerns but also aligns with contemporary sustainable building practices, repurposing durable materials that might otherwise go unused. Furthermore, the metal exterior offers additional resilience against the elements.

Incorporating these features, the proposed structure is designed to be both functional and cost-effective, ensuring that resources are used judiciously while meeting the rigorous demands of the environment. We believe this approach represents a thoughtful balance between innovation, safety, and economic feasibility, which is essential for the long-term success of the project.

In addition to its structural and economic advantages, the design embraces an aesthetic that honors the industrial roots of the containers while allowing for thoughtful customization. High-performance insulation will be integrated to mitigate heat transfer through the metal walls, resulting in energy efficiency and occupant comfort throughout the year.

Landscaping is envisioned not only as a means of beautifying the site but also as a practical measure for stormwater management and further mitigating the impact of coastal weather. Native plantings and shaded outdoor areas will contribute to the building's sustainability and enhance the experience of those who use the space.

The proposed building will feature brick on the front and south sides, and both the north and south sides will be framed by large live oak trees and landscaping.

With this approach, we aim to set a precedent for forward-thinking development in the region, demonstrating that practical needs, environmental responsibility, and architectural creativity can be harmoniously combined. We look forward to the opportunity to bring this project to fruition.

NOTES:
 TOTAL PLAT AREA = 16,932 SQ FT
 GREEN SPACE SHOWN = 7,000 SQ FT
 GREEN SPACE REQUIRED (10%) = 1,693 SQ FT

PARKING SPACES ARE BASED ON 9' X 19'
 ADA PARKING SPACE IS VAN ACCESSIBLE 11' X 19' W/60" SIDE SPACE
 WHITE OR BLUE PARKING LINES ARE 4" WIDE

CLEAR LAND AS NEEDED OF STRUCTURES
 AND TREES.

DEBRIS FENCING WILL BE INSTALLED DURING CONSTRUCTION.

ALL CONSTRUCTION TO MEET CITY OF GULFPORT CONSTRUCTION STANDARDS AVAILABLE AT:
[HTTP://WWW.GULFPORT-MS.GOV/PUBLICWORKS/CONSTRUCTIONSTANDARDS.PDF](http://www.gulfport-ms.gov/publicworks/constructionstandards.pdf)

ALL CONSTRUCTION SITE PREPARATION TO CONFORM TO MISSISSIPPI STORM WATER POLLUTION
 PREVENTION PLAN (SWPPP) GUIDANCE MANUAL FOR CONSTRUCTION ACTIVITIES AVAILABLE AT:
[HTTP://WWW.MDEQ.STATE.MS.US/MDEQ.NSF/PDF/EPD_CONGUIDMAN/\\$FILE/CONSTRUCTIONGM.PDF?OPENELEMENT](http://www.mdeq.state.ms.us/mdeq.nsf/pdf/epd_conguidman/$FILE/CONSTRUCTIONGM.PDF?OPENELEMENT)

EXISTING FIRE HYDRANT IS ON THE SOUTHWEST CORNER OF COWAN ROAD AND 5TH STREET.

INGRESS OR EGRESS TO PROPERTY IS EITHER ON COWAN ROAD OR ST. JAMES BOULEVARD.

WATER AND SEWER CONNECTIONS TO BE FIELD VERIFIED.

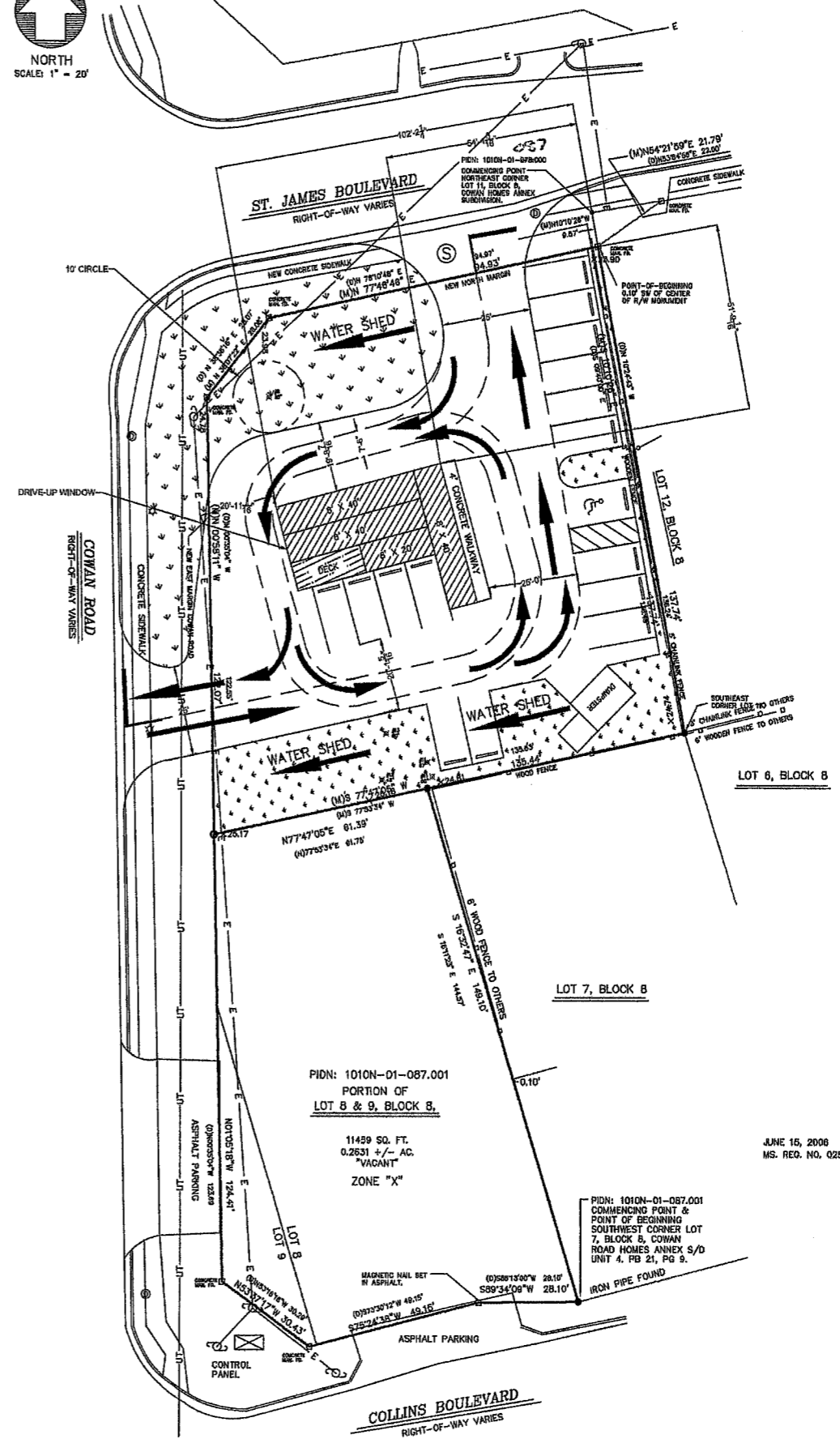
BACKFLOW PREVENTER TO BE INSTALLED ONCE CONNECTION HAS BEEN DETERMINED.

XX.XX CORNER ELEVATIONS OF FINISHED HARD SURFACED PARKING AREAS
 WALKWAYS, DRIVEWAYS, OR GROUND SITE ELEVATIONS.

ALL HARD SURFACED PARKING AREAS AND WALKWAYS TO CONFORM TO CITY OF GULFPORT
 STANDARDS.

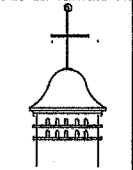
FOR EXISTING ELEVATIONS, CONSULT THE SITE TOPOGRAPHIC DRAWING.

PARKING LOT LIGHTING BY OTHERS



BUILDING INFORMATION
 OCCUPANCY: GROUP F-1
 TYPE OF CONSTRUCTION: TYPE III-B
 SQUARE FOOTAGE: 1,120 SQ. FT.
 SPRINKLERS: NO
 FIRE ALARM: NO
 EMERGENCY LIGHTING: YES
 NUMBER OF EXITS: 2
 EXITS PROVIDED: 2
 NUMBER OF FLOORS: 1
 A_T = 12,000 SQ. FT. (TABLE 503)
 PROVIDED PARKING = 16, INCLUDING 1 HC SPACE (11' X 19' + 5' X 19' SPACES)
 PARKING STRIPES TO BE 4" WIDE, WHITE OR BLUE FOR HANDICAPPED
 BUILDING TO MEET 2018 IBC CODE.

JUNE 16, 2006
 MS. REG. NO. 02884



REGISTERED
 ARCHITECT
 COMMERCIAL DIVISION
 BY
 WAYNE
 O'NEAL

BUILDING CONSULTANT
 COMMERCIAL DESIGNER

WITH:
 AFFORDABLE
 DESIGN
 SERVICES LLC.

ADDRESS: 11070 DAVID RD.
 GULFPORT, MS.
 39303
 OFFICE: 228-832-2296
 FAX: 228-832-2296
 CELL: 228-669-0056
 EMAIL: RESDESIGNS@CABLEONE.NET

PAPA JOHN'S
 XXX COWAN ROAD
 GULFPORT, MS.

SCALE: 1"=20'

DATE: DAY MONTH YEAR
 8 1 2006

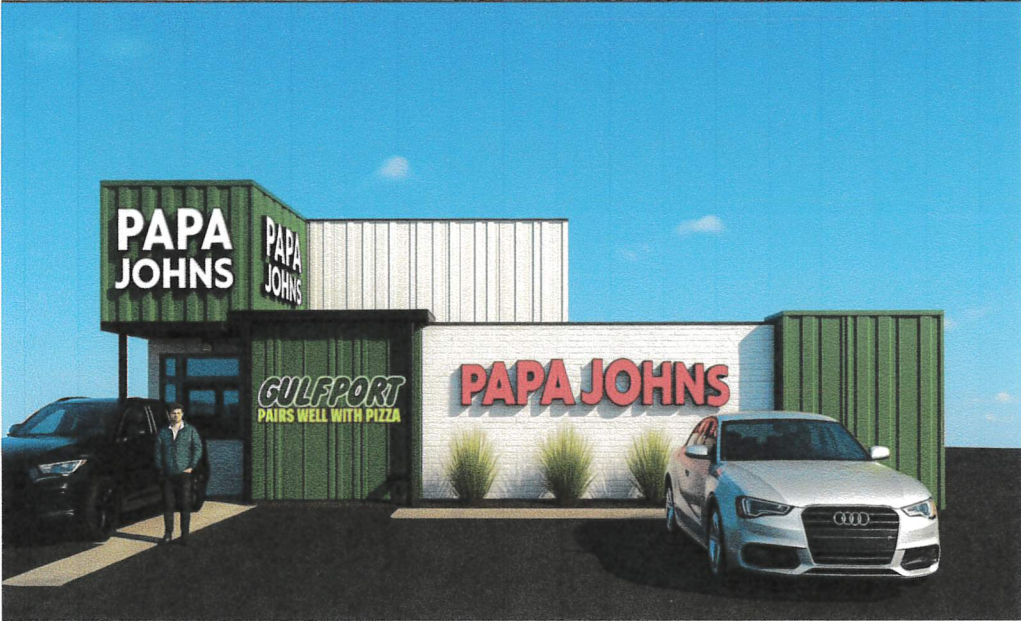
APPROVED BY
 P.J.T.-SITE/DABC/DWG

'SITE PLAN'

NOTE: THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT FOR THE PREPARATION OF THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS IN THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.

PROPOSED EXTERIOR ELEVATIONS

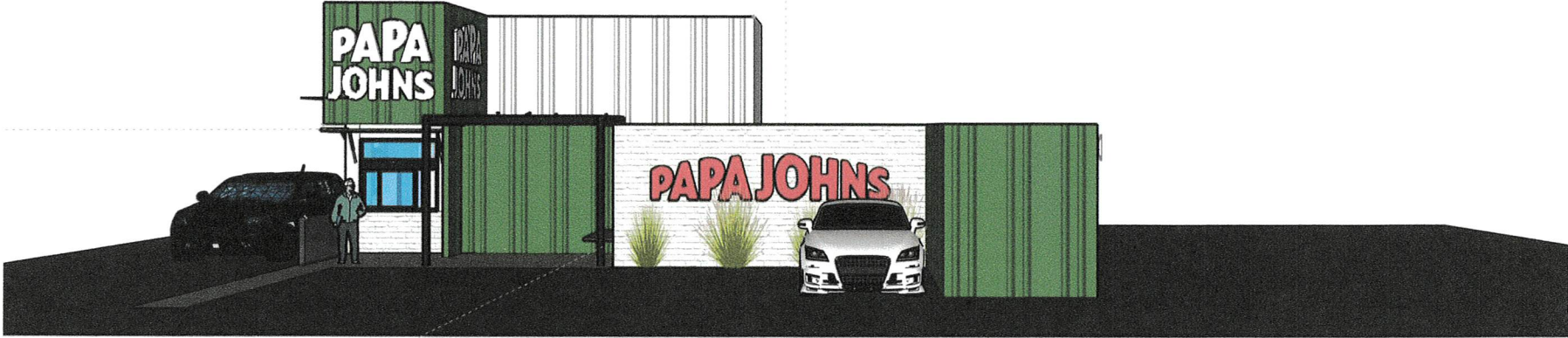
Front
↓



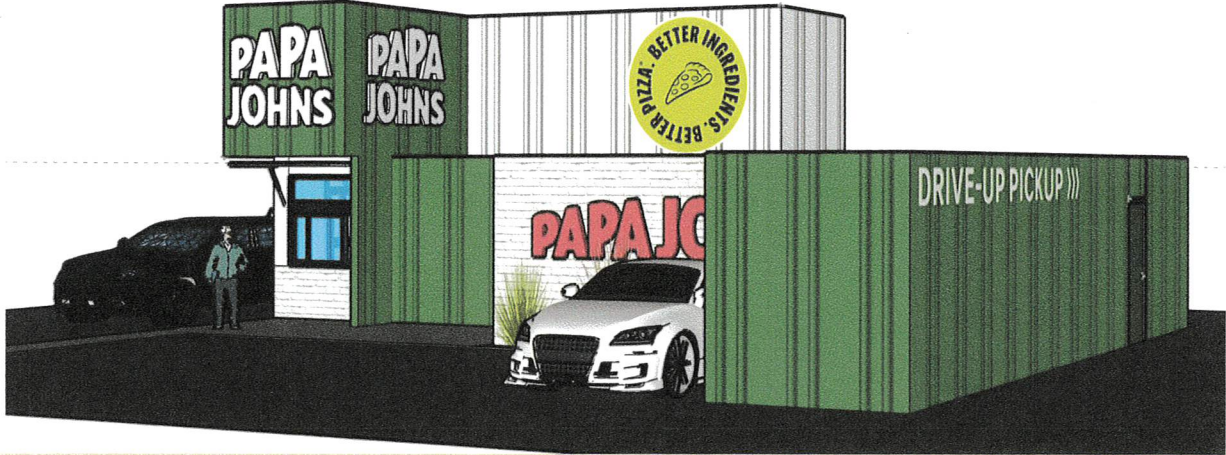
PROPOSED FRONT ELEVATION side facing south

**PAPA[®]
JOHNS**

PROPOSED EXTERIOR ELEVATIONS

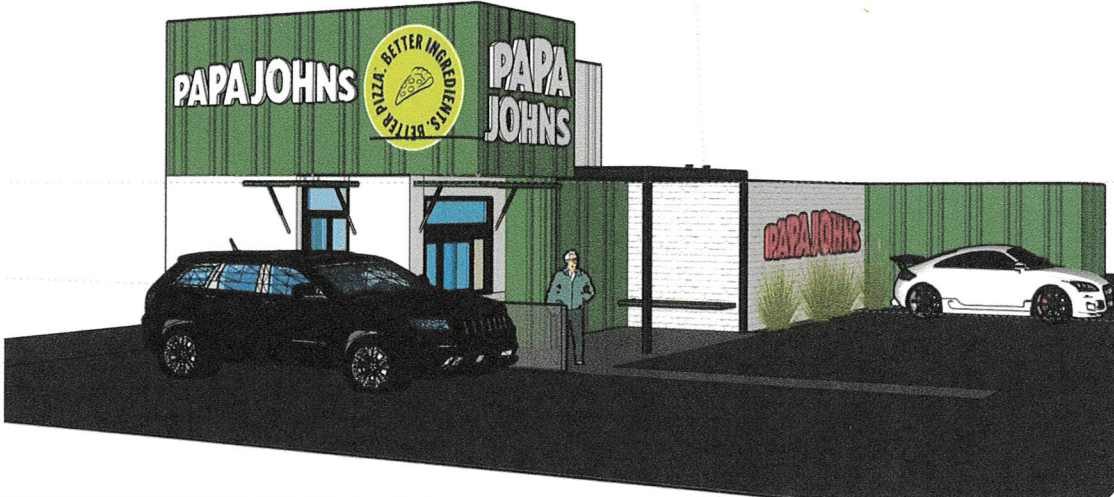
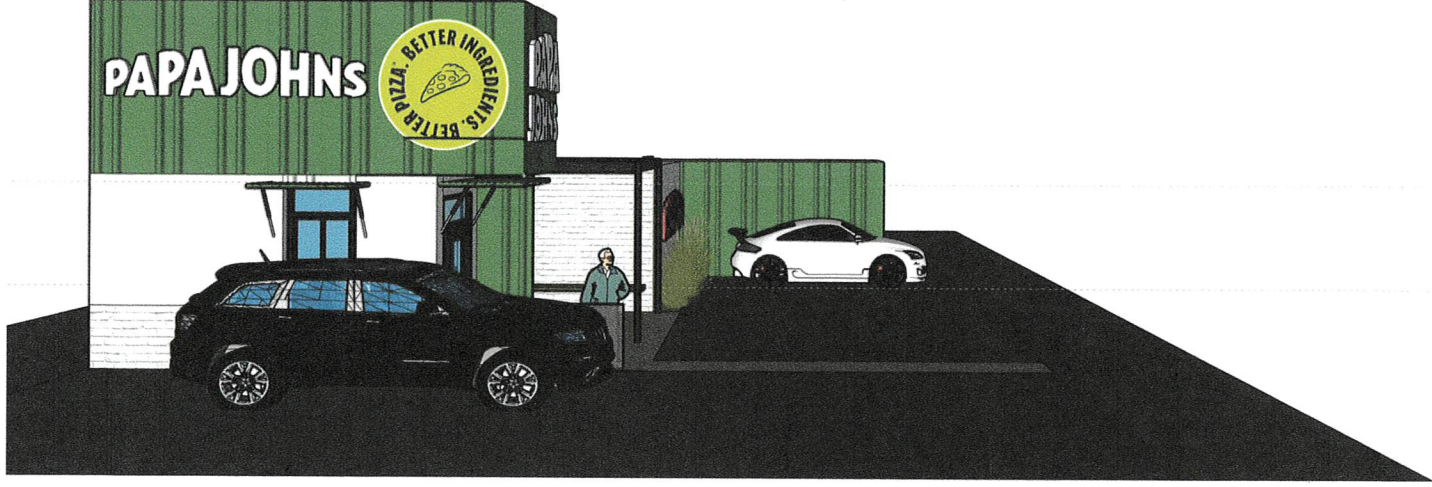


PROPOSED RIGHT ELEVATION



**PAPA[®]
JOHNS**

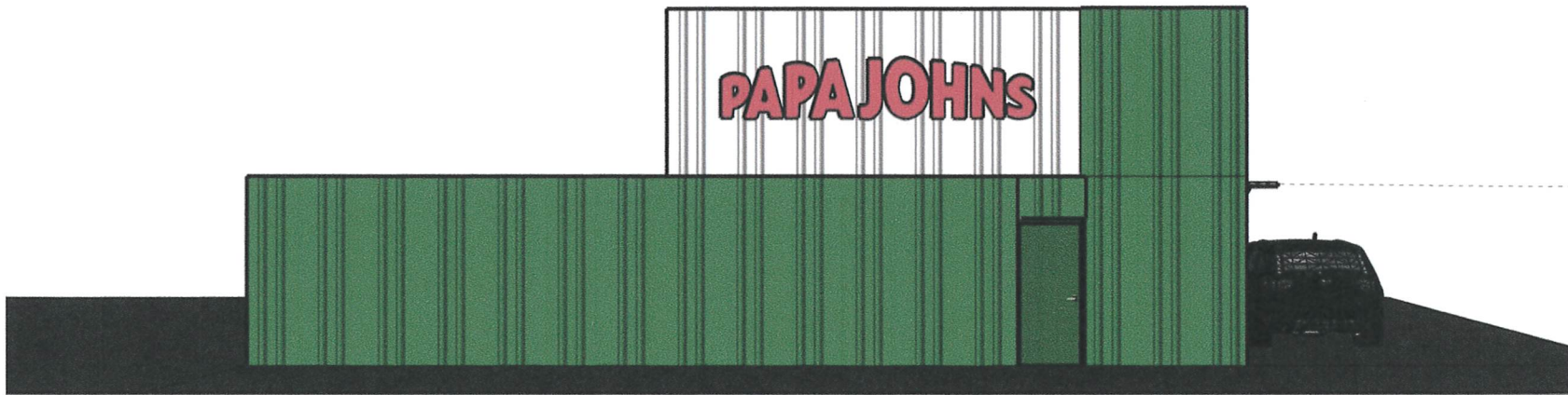
PROPOSED EXTERIOR ELEVATIONS



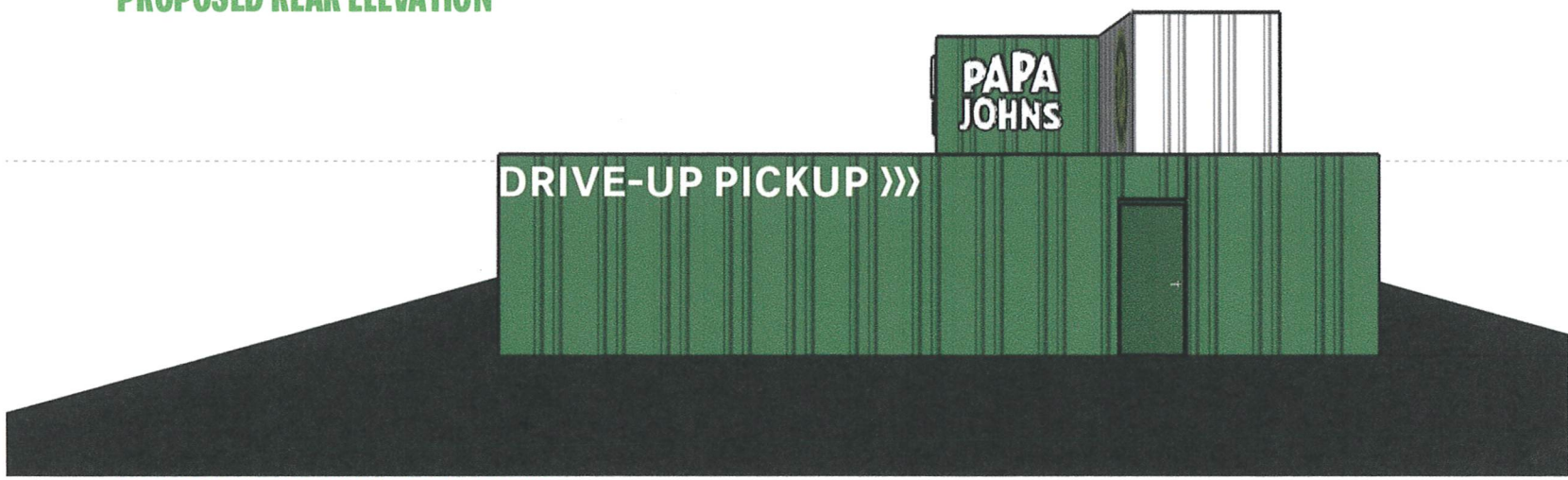
PROPOSED DT/PICKUP ELEVATION

**PAPA
JOHNS**[®]

PROPOSED EXTERIOR ELEVATIONS



PROPOSED REAR ELEVATION



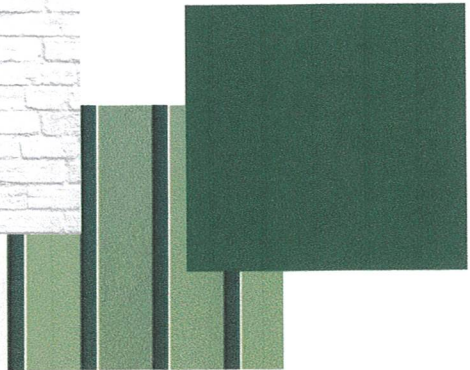
PROPOSED RIGHT SIDE ELEVATION



PROPOSED EXTERIOR MATERIALS & ARTWORKS



WHITE THIN BRICK



6454 SHAMROCK, SEMI-GLOSS

SW 7005, PURE WHITE, SEMI-GLOSS



ATLANTA

BETTER INGREDIENTS. BETTER PIZZA
MEDALLION

PAIRS WELL WITH PIZZA

CITY/ PAIRS WELLS WITH PIZZA SIGN





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Rock Solid Property LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1409844
Status:	Good Standing
Effective Date:	09/20/2023
State of Incorporation:	Mississippi
Principal Office Address:	88 Morrell Cir Hattiesburg MS 39402 Hattiesburg, MS 39402

Registered Agent

Name
Donna Tindall 88 Morrell Cir Hattiesburg, MS 39402

Officers & Directors

Name	Title
Donna J Tindall 88 Morrell Cir Hattiesburg, MS 39402	Manager

REVIEWED
SCANNED



J.P.L. 1st JUDICIAL DISTRICT
Instrument 2023-0025678-D-J1
Filed/Recorded 12/22/2023 11:47:01 AM
Total Fees 26.00
5 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
United Coastal Properties, Inc.,
a Mississippi Corporation
2020 Bayou LaPorte Dr.
Biloxi, MS 39531
(228) 365-9396

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Rock Solid Property LLC,
a Mississippi Limited Liability Company
83 Morrell Cir.
Hattiesburg, MS 39402
(601) 447-6226

File No. Z233028S

INDEXING INSTRUCTIONS: Pt. of Lots 8, 9, 10, and 11, Blk. 8, Cowan Road Homes Annex S/D, Unit 4, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **United Coastal Properties, Inc., a Mississippi Corporation**, does hereby sell, convey and warrant unto **Rock Solid Property LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to United Coastal Properties, Inc., a Mississippi Corporation, by Warranty Deed recorded in Instrument No. 2015-9217-D-J1, and Warranty Deed recorded in Deed Book 1475, at Page 78, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 15th day of December, 2023.

**United Coastal Properties, Inc.,
a Mississippi Corporation**



By: Eugene McNally,
President and Sole Shareholder

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Eugene McNally**, the **President and Sole Shareholder** of **United Coastal Properties, Inc., a Mississippi Corporation**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15th day of December, 2023.

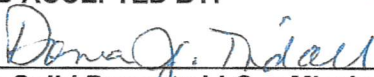
(AFFIX SEAL)




NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:



Rock Solid Property LLC, a Mississippi Limited Liability Company
By: Donna J. Tindall, Managing Member

Exhibit "A"

Legal Description

A part of Lots 8 and 9, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, City of Gulfport, First Judicial District, Harrison County, Mississippi, being more particularly described as follows, to wit:

From the Point of Beginning, commence at a point on the North margin of Collins Boulevard, said point being the Southeast corner of Lot 8, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, as recorded and on file in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Plat Book 21, Page 9; thence run South 86°13'00" West, for a distance of 28.10 feet to a point; thence run South 73°30'12" West, for a distance of 49.15 feet to a point; thence run North 53°16'12" West, for a distance of 30.29 feet to a point; thence run North 0°35'04" West, for a distance of 123.69 feet to a point on the North line of said Lot 8; thence run North 77°53'34" East, along said North line, for a distance of 61.73 feet to the Northeast corner of said Lot 8; thence run South 16°11'23" East, along the East line of said Lot 8, for a distance of 144.67 feet to the Point of Beginning, containing 11,322 square feet, or 0.26 acre, approximately.

AND ALSO:

A part of Lots 10 and 11, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, City of Gulfport, First Judicial District, Harrison County, Mississippi, being more particularly described as follows, to wit:

Commence at a point on the South margin of St. James Boulevard, said point being the Northeast corner of Lot 11, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, as recorded and on file in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Plat Book 21, Page 9; thence run South 09°40'00" East, along the East line of said Lot 11, for a distance of 9.53 feet to the Point of Beginning; thence continue South 09°40'00" East, along said East line, for a distance of 137.49 feet to the Southeast corner of said Lot 11; thence run South 77°53'34" West, along the South line of Lots 11 and 10, for a distance of 135.63 feet to a point; thence run North 0°35'04" West, for a distance of 122.55 feet to a point; thence run North 38°36'16" East, for a distance of 28.07 feet to a point; thence run North 78°10'48" East, for a distance of 94.97 feet to the Point of Beginning, containing 16,960 square feet, or 0.39 acre, approximately.

Donna J. Tindall
Rock Solid Property LLC,
a Mississippi Limited Liability Company
By: Donna J. Tindall, Managing Member

12/15/23
Date

CORPORATE RESOLUTION

In a duly called meeting of all of the members of the below named company, it was unanimously approved by all of the members that **Eugene McNally**, has complete authority to sell NHN Cowan Rd., Gulfport, MS 39507, also described as follows:

A part of Lots 8 and 9, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, City of Gulfport, First Judicial District, Harrison County, Mississippi, being more particularly described as follows, to wit:

From the Point of Beginning, commence at a point on the North margin of Collins Boulevard, said point being the Southeast corner of Lot 8, Block 8, Cowan Road Homes Annex Subdivision, Unit 4, as recorded and on file in the office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi, in Plat Book 21, Page 9; thence run South 86°13'00" West, for a distance of 28.10 feet to a point; thence run South 73°30'12" West, for a distance of 49.15 feet to a point; thence run North 53°16'12" West, for a distance of 30.29 feet to a point; thence run North 0°35'04" West, for a distance of 123.69 feet to a point on the North line of said Lot 8; thence run North 77°53'34" East, along said North line, for a distance of 61.73 feet to the Northeast corner of said Lot 8; thence run South 16°11'23" East, along the East line of said Lot 8, for a distance of 144.67 feet to the Point of Beginning, containing 11,322 square feet, or 0.26 acre, approximately.

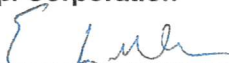
AND ALSO:

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So, approved and acknowledged this, the 15th day of December, 2023.

United Coastal Properties, Inc.,
a Mississippi Corporation



By: Eugene McNally, President and Sole Shareholder

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

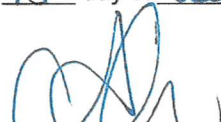
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Eugene McNally**, the **President and Sole Shareholder of United Coastal Properties, Inc., a Mississippi Corporation**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15th day of December, 2023.

(AFFIX SEAL)



My commission expires: _____









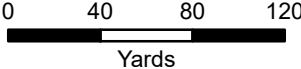
NOTARY PUBLIC

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010N-01-087.000	ROCK SOLID PROPERTY (OWNER)	P.O. BOX 18860	HATTIESBURG	MS	39404
			FRANK WILEM (AGENT)	7 OLD OAK LANE	GULFPORT	MS	39503
			Adjacent Property Owners (2508ARC014)				
	25452	1010N-01-090.000	HARVEY TYLIA	2009 COLLINS BLVD	GULFPORT	MS	39507
	25454	1010N-01-088.000	BLETHEN SHANNAN & MICHELLE	493 OAK LANE	GULFPORT	MS	39507
	25453	1010N-01-089.000	ROGERS FAMILY REALTY LLC -ETAL-	121 MARKHAM DR	GULFPORT	MS	39507
117266		1010N-01-087.001	ROCK SOLID PROPERTY LLC	83 MORRELL CIR	HATTIESBURG	MS	39402
	25468	1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25469	1010N-05-085.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
	25460	1010N-01-085.000	PHILLIPS DIANA	2006 ST JAMES BLVD	GULFPORT	MS	39501
117379		1010M-02-002.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
	21216	1010N-05-083.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25459	1010N-01-086.000	SPEAR KATHRYN D & CHRISTOPHER	P O BOX 6251	GULFPORT	MS	39506
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
	25445	1010N-01-096.000	DALEY ROBERT M & JEREMIA R	P O BOX 4273	GULFPORT	MS	39502
	25461	1010N-01-084.000	HICKS PATRICIA A	2008 ST JAMES BLVD	GULFPORT	MS	39507
	84385	1010N-05-084.000	350 COWAN LLC	14397 CRESOTE RD	GULFPORT	MS	39503
	84077	1010N-01-087.000	ROCK SOLID PROPERTY LLC	83 MORRELL CIR	HATTIESBURG	MS	39402
	21084	1010M-02-003.000	HUONG NGUYEN THI & PHONG LE	312 RODENBURG AVE	BILOXI	MS	39531
	25446	1010N-01-095.000	HENDERSON RONALD D & NAKISHA W	11601 CARLENE DR	GULFPORT	MS	39503
135037		1010M-02-001.001	HOGAN PROPERTIES LLC	351 COWAN RD	GULFPORT	MS	39507
138709		1010M-02-002.002	SPECTRASITE COMMUNICATIONS -LESSEE-	C/O PROPERY TAX DEPT	ATLANTA	GA	31139
	21085	1010M-02-005.001	COLLINS ENTERPRISES INC	2720 CHANNEL PLACE	BILOXI	MS	4E+08
	21083	1010M-02-002.000	CATHOLIC SOCIAL & COMMUNITY SERVICE	1790 POPPS FERRY RD	BILOXI	MS	39532



Legend

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



1 inch = 250 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.