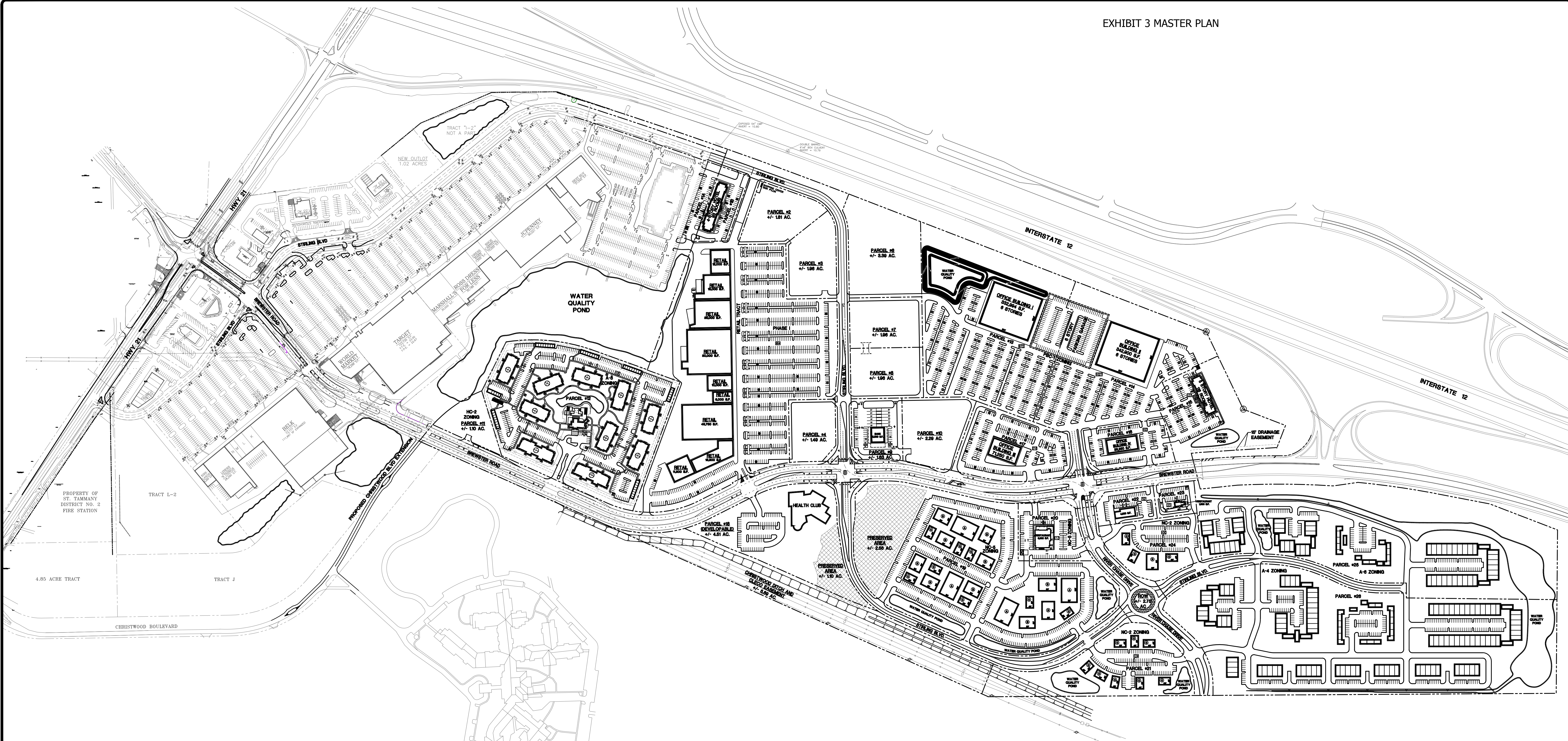




REGIONAL	AREA	BUILDING AREA	PARKING
PHASE I ZONE: HC-3	RETAIL TRACT +/- 19.33 ACRES	RETAIL 12,000 S.F. PETSMART 18,000 S.F. RETAIL 26,000 S.F. DICKS 50,000 S.F. RETAIL 10,000 S.F. RETAIL 6,000 S.F. RETAIL 43,750 S.F. RETAIL 16,800 S.F. RETAIL 11,500 S.F. TOTAL 194,050 S.F.	PHASE I PARKING PROVIDED 964 SPACES RATIO 4.97 / 1000
	PARCEL #1A +/- 0.58 ACRES PARCEL #1B +/- 1.22 ACRES	HOTEL (93 ROOMS) 53,940 S.F.	PARKING PROVIDED 96 SPACES REQUIRED: 1 SPACE PER ROOM
	PARCEL #2 +/- 1.81 ACRES	RESTAURANT 7,100 S.F.	PARKING PROVIDED 122 SPACES RATIO 17.18 / 1000
	PARCEL #3 +/- 1.96 ACRES PARCEL #4 +/- 1.49 ACRES TOTAL +/- 26.39 ACRES	TOTAL 255,090 S.F.	TOTAL 1,182 SPACES
	PARCEL #13 +/- 11.54 ACRES PARCEL #14 +/- 9.25 ACRES PARCEL #17 +/- 3.55 ACRES PARCEL #16 +/- 1.91 ACRES PARCEL #15 +/- 3.95 ACRES PARCEL #9 +/- 1.63 ACRES PARCEL #5 OMIT +/- 3.39 ACRES PARCEL #7 +/- 1.96 ACRES PARCEL #8 +/- 1.96 ACRES PARCEL #10 +/- 2.29 ACRES TOTAL +/- 41.43 ACRES	OFFICE BLDG "I" 332,994 S.F. OFFICE BLDG "II" 342,900 S.F. OFFICE BLDG "III" 71,250 S.F. OFFICE BLDG "IV" 33,250 S.F. HOTEL (116) ROOMS 57,284 S.F. BANK 5,500 S.F. TOTAL 843,178 S.F.	OFFICE PARK OFFICE/HOTEL ZONE: PBC-1 PARKING PROVIDED 972 SPACES RATIO 2.92 / 1000 PARKING PROVIDED 1027 SPACES RATIO 3.00 / 1000 PARKING PROVIDED 218 SPACES RATIO 3.06 / 1000 PARKING PROVIDED 103 SPACES RATIO 3.10 / 1000 PARKING PROVIDED 127 SPACES REQUIRED: 1 SPACE PER ROOM PARKING PROVIDED 40 SPACES RATIO 7.27 / 1000 TOTAL 2,487 SPACES
ZONE: HC-2	PARCEL #11 +/- 1.10 ACRES	TOTAL 843,178 S.F.	TOTAL 2,487 SPACES

REGIONAL	AREA	BUILDING AREA	PARKING
OFFICE SUITES #1 OFFICE/RESTAURANT RETAIL ZONE: NC-5	PARCEL #18 (DEVELOPABLE) +/- 4.51 ACRES CHRISTWOOD +/- 5.89 ACRES DITCH AND CLECO ROW AREA PRESERVED AREA +/- 1.10 ACRES TOTAL +/- 11.50 ACRES	HEALTH CLUB 26,500 S.F.	PARKING PROVIDED 86 SPACES RATIO 3.25 / 1000
	PARCEL #19 +/- 13.25 ACRES (DEVELOPABLE) PRESERVED +/- 2.56 ACRES TOTAL +/- 15.81 ACRES	BLDG TYPE "A" (4) 40,000 S.F. BLDG TYPE "B" (8) 76,800 S.F. BLDG TYPE "C" (8) 38,400 S.F. BLDG TYPE "D" (2) 20,000 S.F. TOTAL 175,200 S.F.	PARKING PROVIDED 583 SPACES RATIO 3.33 / 1000
	PARCEL #20 +/- 1.96 ACRES TOTAL +/- 29.27 ACRES	RESTAURANT 6,602 S.F. TOTAL 208,302 S.F.	PARKING PROVIDED 113 SPACES RATIO 17.12 / 1000 TOTAL 782 SPACES
	PARCEL #21 +/- 4.99 ACRES PARCEL #22 +/- 1.01 ACRES PARCEL #23 +/- 0.71 ACRES PARCEL #24 +/- 2.61 ACRES TOTAL +/- 9.32 ACRES	BLDG TYPE "C" (8) 38,400 S.F. RESTAURANT 4,580 S.F. RESTAURANT 1,300 S.F. BLDG TYPE "C" (3) 14,400 S.F. BLDG TYPE "B" (1) 4,800 S.F. TOTAL 19,200 S.F. TOTAL 63,480 S.F.	PARKING PROVIDED 124 SPACES RATIO 3.23 / 1000 PARKING PROVIDED 52 SPACES RATIO 11.35 / 1000 PARKING PROVIDED 23 SPACES RATIO 17.69 / 1000 PARKING PROVIDED 100 SPACES RATIO 5.21 / 1000 TOTAL 299 SPACES
	RESIDENTIAL ZONE: A-6 ZONE: A-4 ZONE: A-8	PARCEL #25 +/- 16.50 ACRES PARCEL #26 +/- 21.15 ACRES PARCEL #12 +/- 12.07 ACRES	TOWNHOMES FLATS 56 15 TOWNHOMES FLATS 105 19 APARTMENTS 240 UNITS PARKING PROVIDED 165 SPACES PARKING PROVIDED 311 SPACES PARKING PROVIDED 480 SPACES
STIRLING BLVD BREWSTER ROAD RIVER CHASE DRIVE		+/- 7.81 ACRES +/- 9.27 ACRES +/- 2.75 ACRES	

DRAFT

*PARISH PARKING REQUIREMENTS:

COMMERCIAL/RETAIL: 1 SPACE PER 350 S.F. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15% OF THE GROSS SQUARE FOOTAGE

OFFICE: 1 SPACE PER 350 S.F. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15% OF THE GROSS SQUARE FOOTAGE

HOTEL: 1 SPACE PER ROOM + ADDITIONAL SPACES AS REQUIRED FOR OTHER FUNCTIONS SUCH AS BAR, RESTAURANT, ETC.

RESTAURANT: 1 SPACE PER EVERY 3 OCCUPANTS AT MAXIMUM OCCUPANCY AS ESTABLISHED BY THE STATE FIRE MARSHALL + 1 SPACE PER EACH EMPLOYEE AT MAXIMUM SHIFT

TOWNHOMES (SINGLE FAMILY-ATTACHED): 2 SPACES PER UNIT

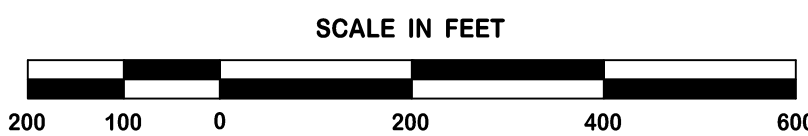
FLATS (MULTI FAMILY 1 BEDROOM): 1.5 SPACES PER UNIT

BUILDING TYPE LEGEND:

- (A) 10,000 S.F. (1 STORY)
(B) 9,600 S.F. (2 STORY)
(C) 4,800 S.F. (2 STORY)
(D) 10,000 S.F. (2 STORY)



EXHIBIT 11A



RIVER CHASE DEVELOPMENT MASTER PLAN
COVINGTON, LOUISIANA
FOR STIRLING PROPERTIES
MANDEVILLE, LOUISIANA

DRAWN DJG
CHECKED THB
ISSUED DATE 4/8/10
ISSUED FOR
PROJECT NO. 07-870
FILE MASTER PLAN 4-8-10 EX 11A
SHEET

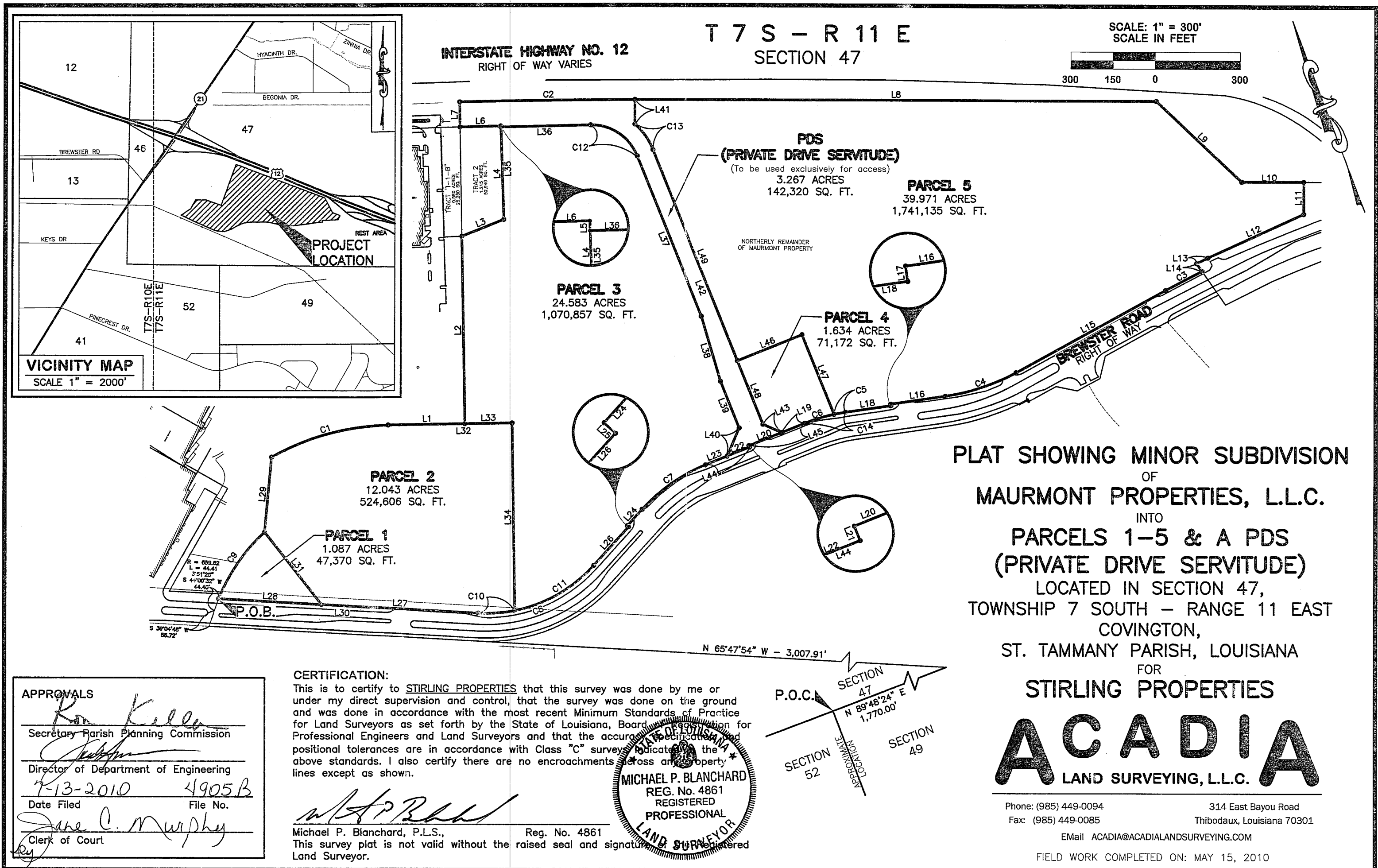
EX-11A

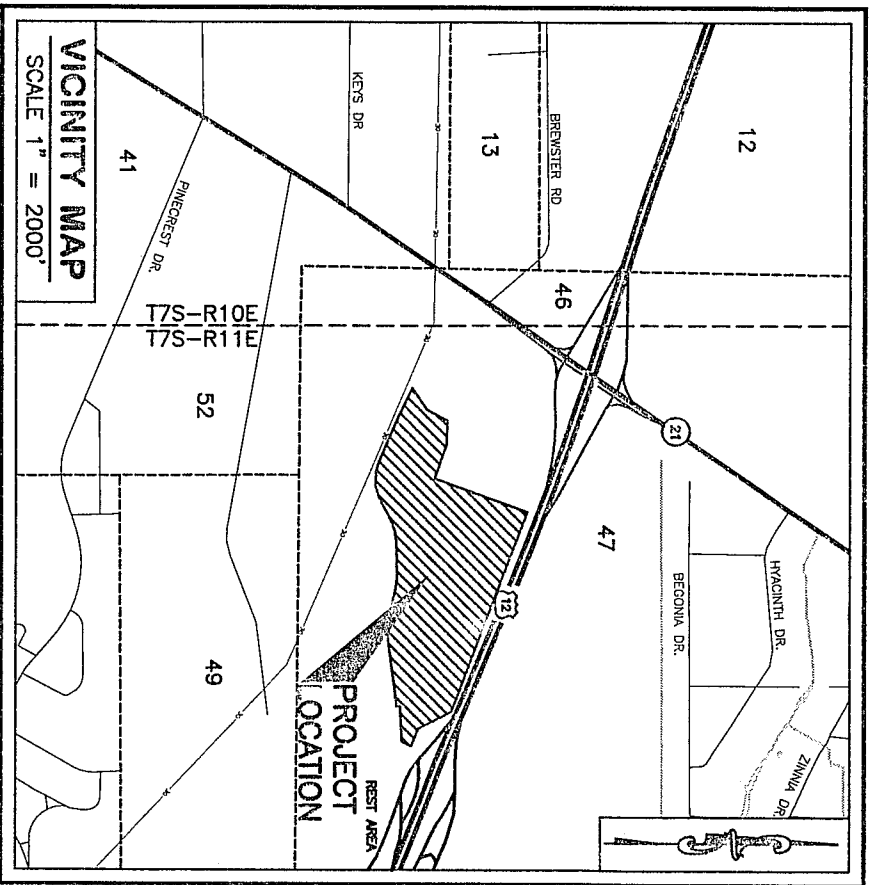
DDG DUPLANTIS
DESIGN GROUP, PC
Respect • Integrity • Client Satisfaction • Excellence
THROBODIN COVINGTON HOUSTON
Civil Engineering • Site Development • Land Planning • Public Works • Architecture
34 Louis Prima Drive
Covington, Louisiana 70433
Phone: 985.626.9547
Fax: 985.626.0505

DEVELOPED BY:
STIRLING
PROPERTIES

PHONE: (985) 898-2022
109 NORTH PARK BLVD.
SUITE 300
COVINGTON, LA 70433
WWW.STIRLINGPROP.COM

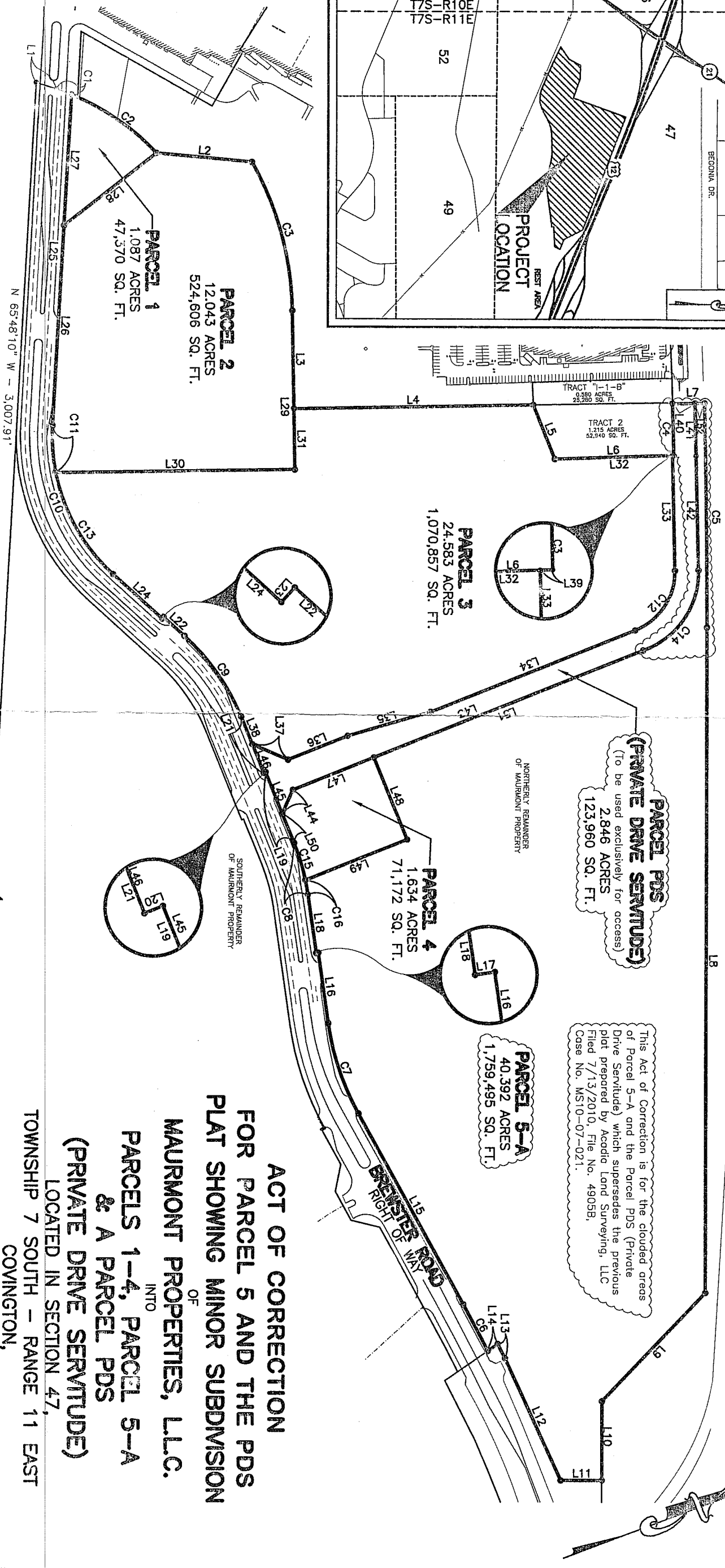
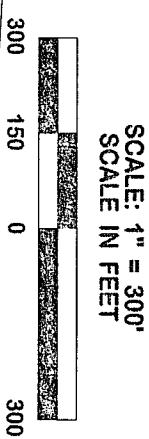
EXHIBIT 3 PARCEL OF RECORD





INTERSTATE HIGHWAY NO. 12
RIGHT OF WAY VARIES

T 7 S - R 11 E
SECTION 47



CERTIFICATION:

This is to certify to STIRLING PROPERTIES 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 Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed

File No.

8-17-2010 4917c

City of Covington

Michael P. Blanchard, P.L.S.,
This survey plat is not valid without the raised seal and signature of the Registered Land Surveyor.

ACADIA
LAND SURVEYING, L.L.C.

Phone: (985) 449-0094
Fax: (985) 449-0085

Email: ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: MAY 15, 2010