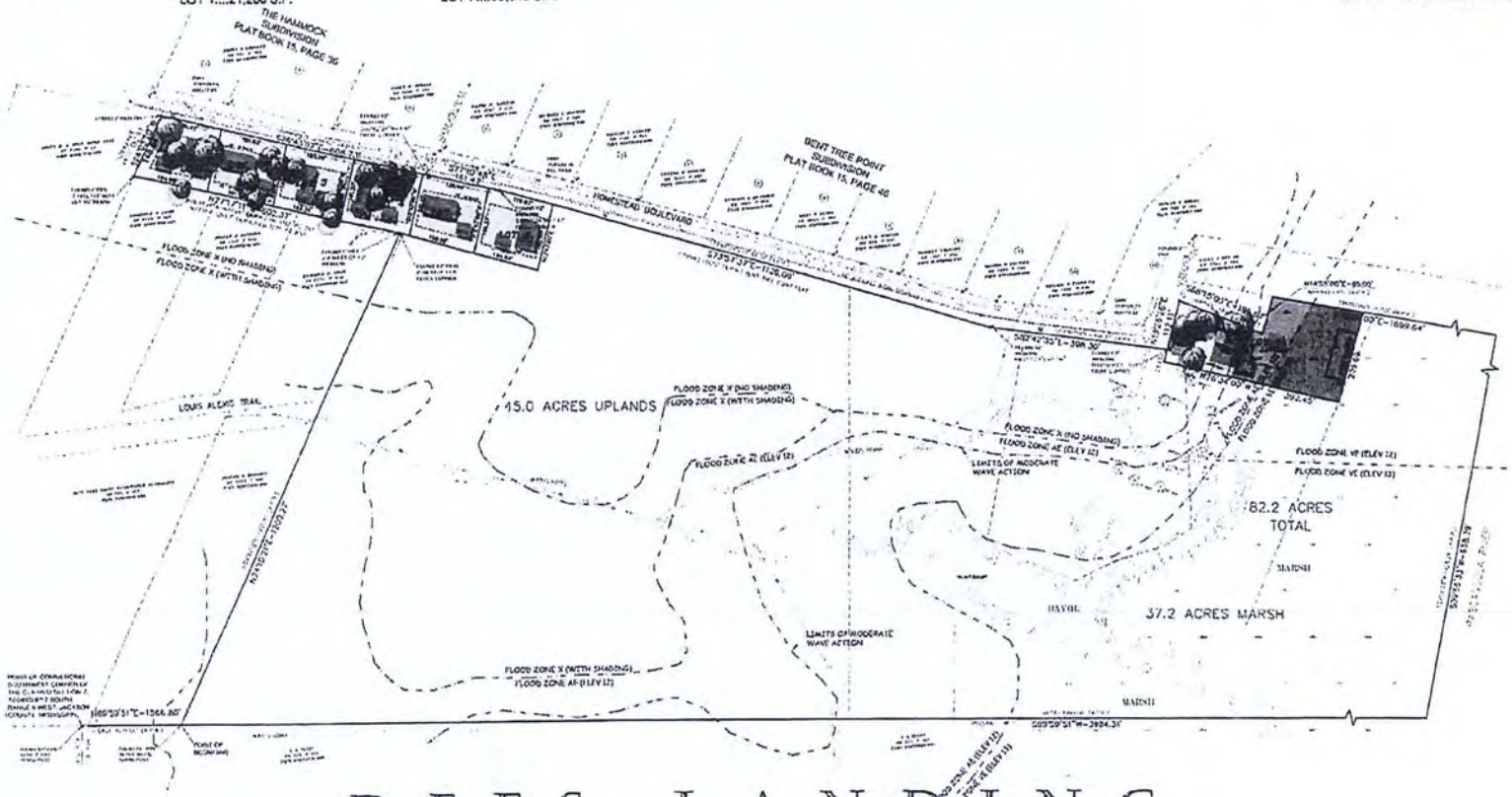
EXHIBIT 4

LOT INFORMATION DATA

ZONING INFORMATION	REQUESTED SQUARE FOOTAGE	SQUARE FOOTAGE	CITY BUILDING SET BACK REQUIRED	DEVELOPMENT SET BACKS	DEVELOPMENT SET BACKS	ESTIMATED RESIDENTIAL CONSTRUCTION COST
R-1 LOW DENSITY SINGLE FAMILY	LOT 1....21,200 S.F.	LOT 1....21,750 S.F.	FRONT SET BACK 35 FOOT	FRONT SET BACK 35 FOOT	MINIMUM PROPOSED LIVING AREA	($90.00/SF PLUS $50,000.00 LOT COST)
MINIMUM LOT AREA 9,600 S.F.	LOT 1....21,200 S.F.	LOT 2....21,750 S.F.	SIDE SET BACK 10 FOOT	SIDE SET BACK 10 FOOT	IS 2,000 S.F.	
FRONT SET BACK 35 FOOT	LOT 1....21,200 S.F.	LOT 3....21,750 S.F.	REAR SET BACK 25 FOOT	REAR SET BACK 25 FOOT		2,000 SF HOME.....$230,000.00
SIDE SET BACK 10 FOOT	LOT 1....21,200 S.F.	LOT 4....21,750 S.F.				2,300 SF HOME.....$257,000.00
REAR SET BACK 25 FOOT	LOT 1....21,200 S.F.	LOT 5....21,750 S.F.				2,500 SF HOME.....$275,000.00
MINIMUM LIVING AREA 1,325 S.F.	LOT 1....21,200 S.F.	LOT 6....21,750 S.F.				2,800 SF HOME.....$302,000.00
	LOT 1....21,200 S.F.	LOT 7....65,340 S.F.				3,000 SF HOME.....$320,000.00



DEES LANDING
GAUTIER, MISSISSIPPI

FEBRUARY 6, 2014

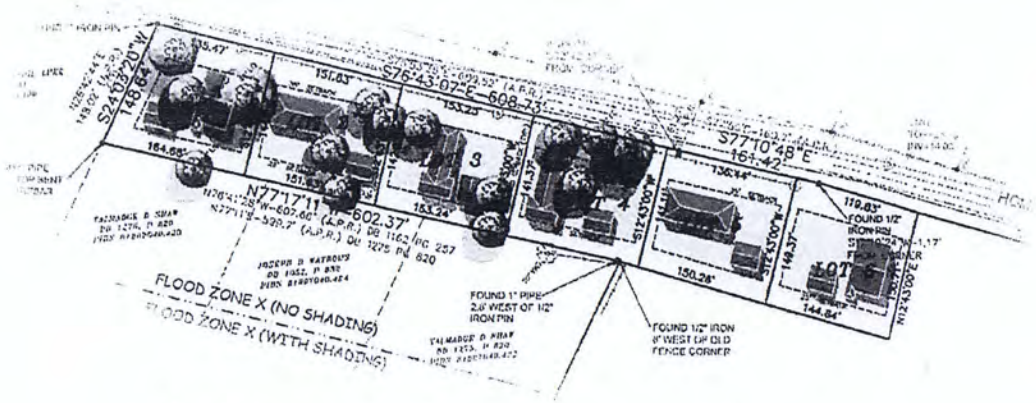
BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

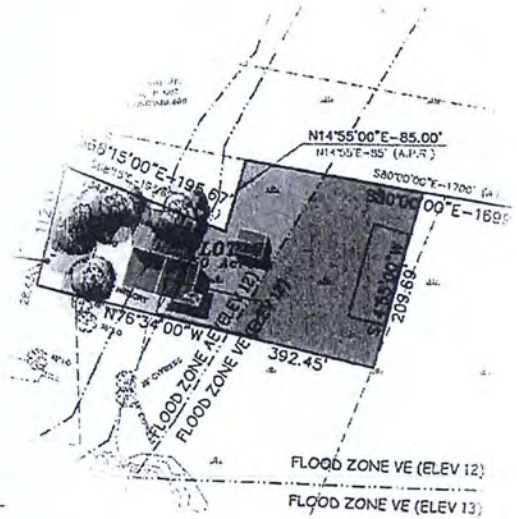
LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

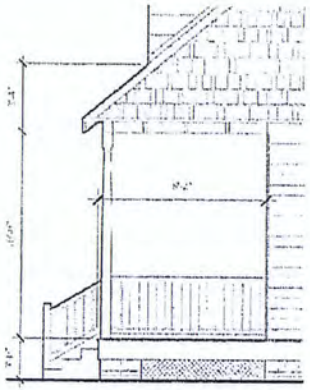
EXHIBIT 4

LOT SQUARE FOOTAGE

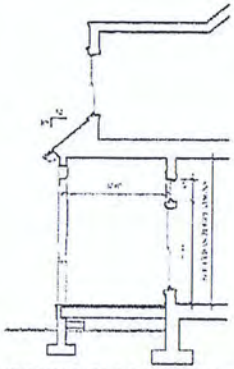
LOT 1....21,750 S.F.
LOT 2....21,750 S.F.
LOT 3....21,750 S.F.
LOT 4....21,750 S.F.
LOT 5....21,750 S.F.
LOT 6....21,750 S.F.
LOT 7....65,340 S.F.



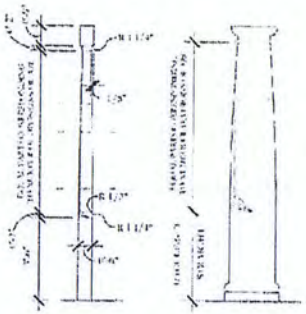




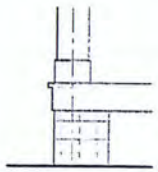
TYPICAL PORCH



TYPICAL PORCH SECTION



TYPICAL COLUMN DETAIL



TYPICAL PORCH END

SAMPLES FROM THE DESIGN MANUAL

DEES LANDING

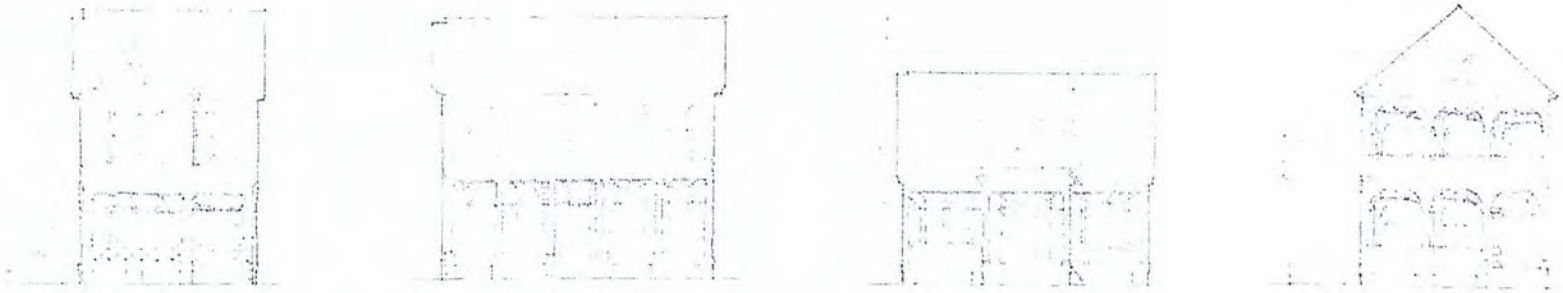
GAUTIER, MISSISSIPPI

FEBRUARY 6, 2014

BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

EXHIBIT 4



FARIGATE HOUSE
2,300 SQFT

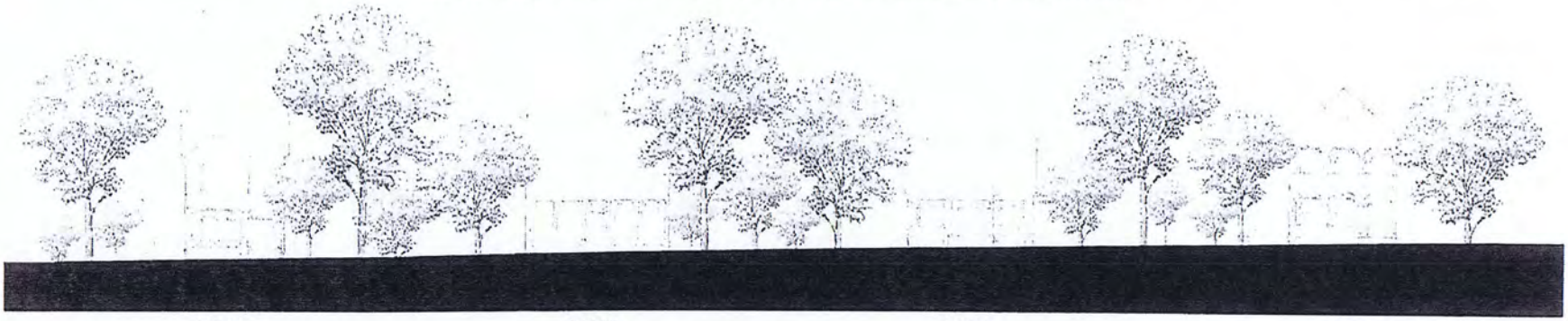
GAUTIER HOUSE
2,600 SQFT

GAUTIER COTTAGE
2,500 SQFT

FERNANDO HOUSE
2,300 SQFT

TYPICAL ARCHITECTURAL STYLES ALLOWED AT DEES LANDING

STYLES TAKEN FROM DEES LANDING ARCHITECTURAL DESIGN STANDARDS REFLECTING COASTAL VERNACULAR



LOT 4 LOT 3 LOT 2 LOT 1

LOT 5 AND LOT 6 SIMILAR

TYPICAL STREET SCAPE HOMESTEAD BOULEVARD LOOKING EAST

DEES LANDING

GAUTIER, MISSISSIPPI

FEBRUARY 6, 2014

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EXHIBIT 4

DEES LANDING
GAUTIER, MISSISSIPPI

PROPOSED COVENANTS AND RESTRICTION HIGHLIGHTS

HOME OWNER ASSOCIATION

HOA will be made up property owners owning property are living in Dees Landing Community and shall be known as Members. The Members shall elect a President, Vice President, Treasurer and Secretary.

ARCHITECTURAL REVIEW COMITTEE

The Architectural Review Committee to be known as the ARC shall be made up of 2 Professional Architects and 1 Professional Landscape Architect. The ARC will be responsible for reviewing all proposed designs, make comments, give direction and approve all proposed structures to be built in Dees Landing Community, and insure that all proposed designs comply with the Design Manual's intent.

TREE ORDIINANCE

Each Lot Owner will provide a site plan prepared by a Design Professional indicating all major tree locations, the size of the tree, the tree's drip line and species. The Lot Owner will not be allowed to cut, trim, or prune any tree designated as a Legacy Tree. The Lot Owner will design and build in a manner that will not damage the tree roots or cause severe trimming.

DESIGN MANUAL AND TYPICAL BUILDING DETAILS

A design manual of acceptable architectural styles, details, proportions for building elements such as windows, doors and exterior trim to include finish materials allowed will be outlined in the design manual. The design manual will also outline the minimum landscape requirements outlining the type of plants to be allowed.

PROPERTY USE

Owner's Responsibility
Nuisances
Improper Use of Property
Pets Automobiles and Parking
Attractiveness and Safety of Lots
Temporary Structures
Enforcement

EXHIBIT 4

DEES LANDING
GAUTIER, MISSISSIPPI

DESIGN MANUAL HIGHLIGHTS

DESIGN VISION

It is the intent of the development to encourage architectural styles that reflect the vernacular styles prominent to the Mississippi Gulf Coast during the early period of the Coast development.

It is the intent of Dees Landing to facilitate a new community that will offer quality homes in a safe and attractive environment for residents.

Dees Landing will provide housing for a diverse market.

Dees Landing will provide safe housing.

Dees Landing will insure through the ARC and Design Manual creative site design.

Dees Landing will preserve the character and integrity of low-density residential.

Dees Landing will promote efficient use of land while protecting valuable natural resources.

Dees Landing will promote the property values of established subdivision by insuring through the implementation of building requirements and a continual review by the ARC as required by the Covenants.

SAMPLE STYLES PERMITTED

COLONIAL TYPOLOGIES
GREEK REVIVAL TYPOLOGIES
COASTAL FRENCH TYPOLOGIES
SPANISH COLONIAL TYPOLOGIS

GENERAL ARCHITECTURAL DEFINED ELEMENTS

BUILDING WALLS AND MATERIALS
BUILDING TRIM AND DECORATIVE ELEMENTS
ROOFS AND ROOF MATERIALS
WINDOWS AND DOORS
FENCING
SAMPLE DETAILS
BUILDING ELEMENT PROPORTIONS
EXTERIOR COLORS
WALKS

EXHIBIT A

Location Map
Dee's Landing
Proposed Subdivision

City Of Gautier
Economic Development/Planning

040800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division

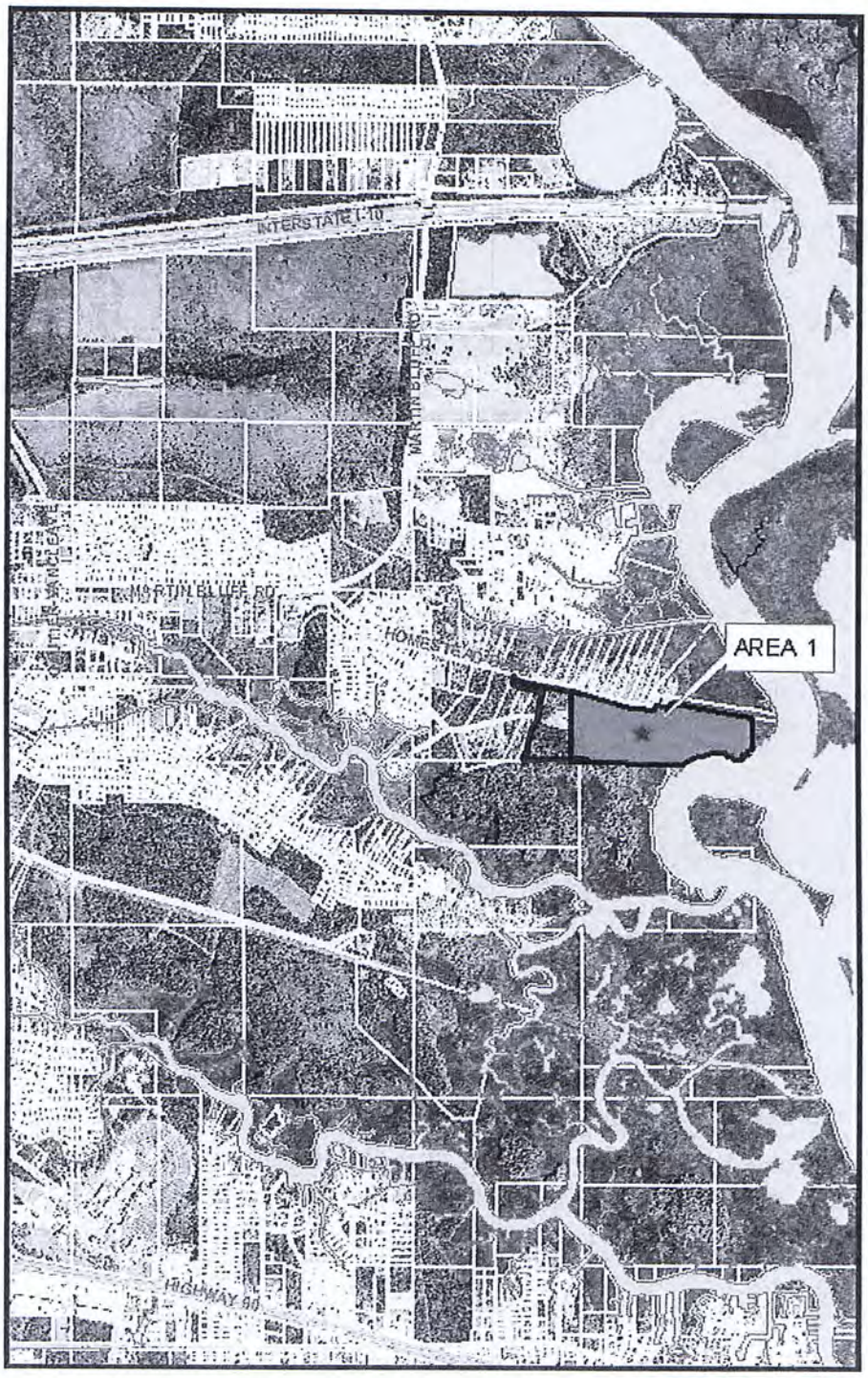


EXHIBIT B

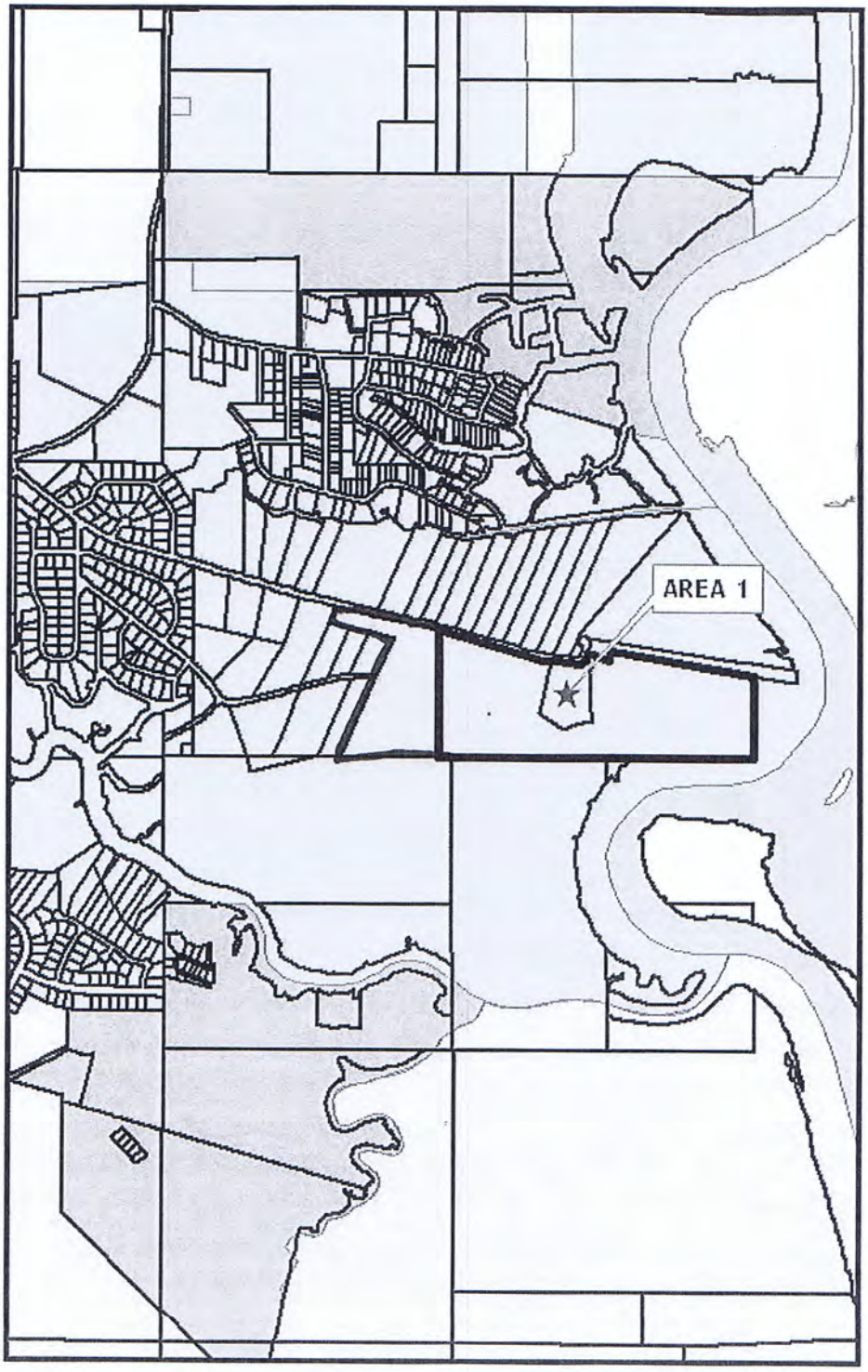
Existing Zoning Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MUR C-1
- MUR C-2
- MUR C-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

EXHIBIT C

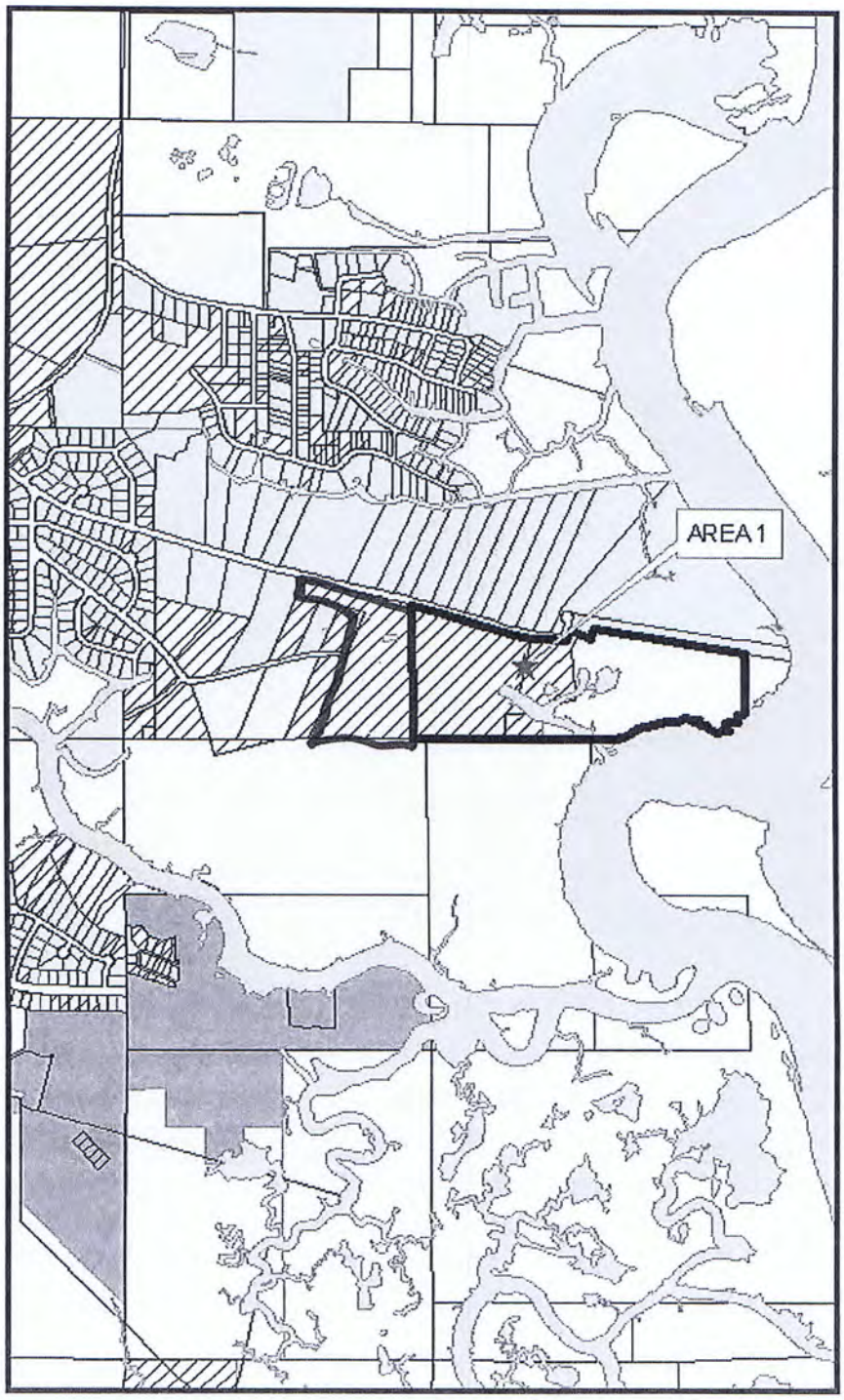
Existing Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

EXHIBIT D

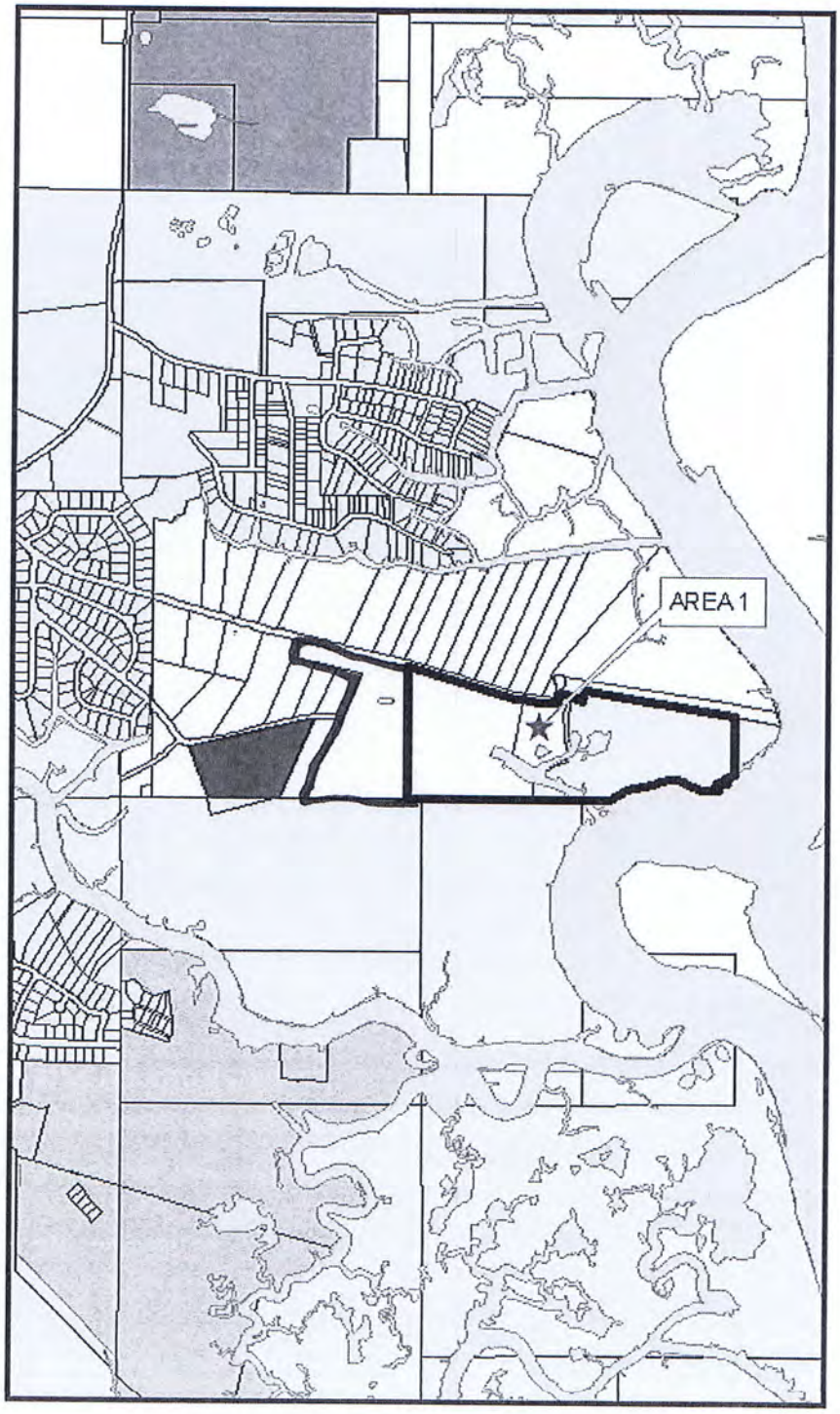
Future Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

- Civic
- High Impact Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- Low Impact Commercial
- Recreational
- Recreational Commercial
- Regional Scale Commercial
- Mixed Use Residential
- Town Center
- Very Low Density Residential

EXHIBIT E

Parcel Information

PIDN: 81807045.025

GISP: 764.19-03-0052.00M

Owner Information

Name: DEES LIMITED PARTNERSHIP

Percent of Ownership: 100

Name2:

Mailing Address: 15078 LAURELWOOD DR
GULFPORT MS 39503

Physical Address: HOMESTEAD BLVD GAUTIER

Land Information

Section, Township, Range: 19 7S 6W

Acreage: 18.51000022

Street Name: HOMESTEAD BLVD

Value and Tax Information

Total Assessed Value: 611

Total Appraised Value: 4070

Improvement Value: 0

Land Value: 4070

Tax Amount: 81

SQ. FT: 0

Year Built: 0000

Legal Description

Description: COM SWC CL 7 E 1576' TO POB N 24* E 1201.31' TO S/M HOMESTEAD N 76* W 607.6' S 26* W 148'S 76* E 607.6' N 26* E 148' SELY 350' S 1140' M/L W 870' TO POB DB 1162-257 (52M Map764.19-03)

Deed Book / Page: 1162 / 257

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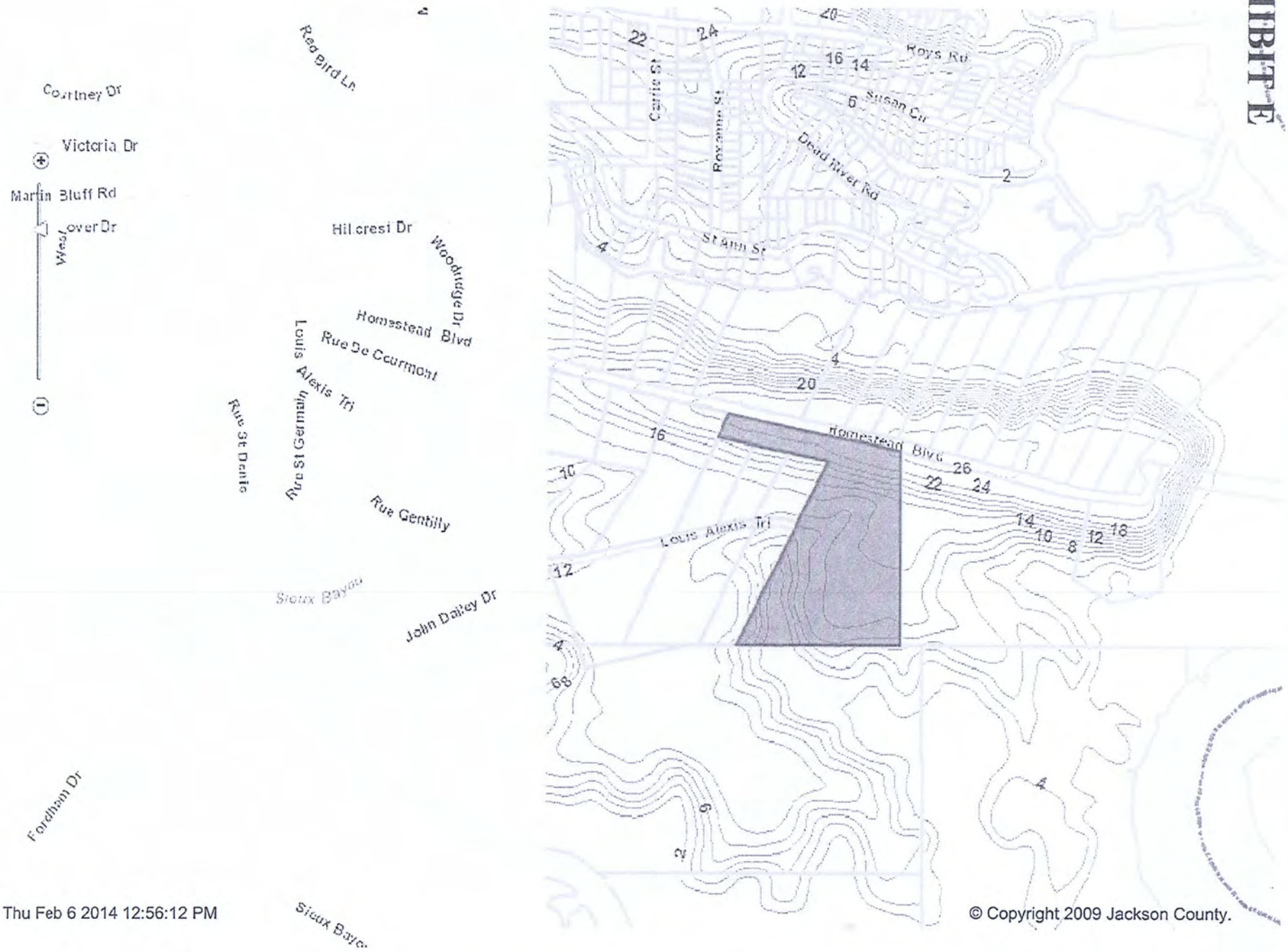
EXHIBIT E



Thu Feb 6 2014 12:56:12 PM

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