

EXHIBIT A  
File No. 070061

Second Amendment to a Detailed Planned  
Development known as Humboldt Ridge

*Project Description*

Humboldt Ridge is a retail/office development on the North West corner of Humboldt Ave. and Garfield Ave. The lot contains 14,500 sq. ft. of space plus a 10 foot wide strip of land on the East side of the lot which we have applied for a vacation from the city. Parking for the project is provided by 11 surface spaces on the North surface lot, 6 spaces off the alley, and street surface spaces. We have designed the parking lot to be angled parking to be entered from Humboldt Ave. and existing to Garfield via the alley. Parking will be screened from the street by masonry walls that are visual extensions of the main building and using the same materials. The main building frontage will be on Garfield Ave. with tenant spaces wrapping around the corner of Humboldt Ave. A low retaining wall and sidewalk are placed on Humboldt Ave. (area of land to be vacated) to increase the storefront frontage. A stair way connects the North parking lot with the tenant spaces.

The proposed building is one story tall with a ceiling height of about 16 feet, and occupies 6,380 sq. ft. of area on the site. The exterior of the building will be a combination of concrete, masonry, pre-finished metal panel and glass.

The use of the building may include the following uses that are defined under the city's zoning code:

1. Retail - providing retail sale of new products to the public and rendering services incidental to the sale of such products, including, but not limited to, sales of art supplies and picture frames, art works, auto parts, baked goods, bicycles, books, newspapers and magazines, collectibles, dry goods, notions and novelties, flowers and plants, food and beverages, furniture and floor coverings, hardware, hobbies, toys and games, household goods, jewelry, luggage, major appliances, music, records, compact discs and tapes, paint and wallpaper, pets, pharmaceutical products, photo equipment and processing, sewing apparatus, sporting goods, stationery, tobacco products and wearing apparel. This term includes, but is not limited to, a grocery store, specialty food store, antique store, butcher shop, delicatessen, portrait

- studio, furniture or appliance rental establishment or video rental or sales business.
2. Medical Office – an establishment providing diagnostic and outpatient medical care on a routine basis, but which is unable to provide prolonged inpatient medical or surgical care. Such facility may be staffed by up to 3 doctors, dentists, ophthalmologists, optometrists, chiropractors, physical therapists or similar practitioners licensed for practice by the state. This term includes a medical or dental laboratory incidental to the medical office use.
  3. Health Clinic – a group of associated offices for 4 or more physical or mental health care professional who provide specialized diagnostic, testing, physical therapy or treatment services, including clerical and administrative services, to persons for periods of less than 24 hours. This does not include medical office or hospital.
  4. Restaurant (sit-down and fast-casual)
  5. General Office
  6. Accessory Parking

The storefront areas will have permanent metal canopies with tenant signage attached to the top. Signage will be consistent with Section 295-605-5, Local Business (LB2), Type A sign specifications. Tenant signage may be administratively approved.