

Exhibit H.

Magnolia Ridge Logistics Park

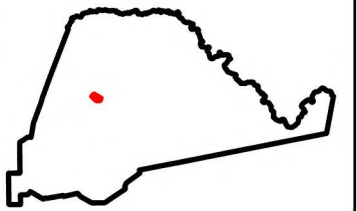
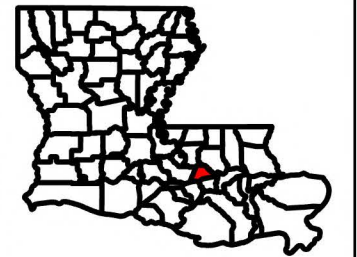
Zoning Map & Documents



Magnolia Ridge Logistics Park Zoning Map & Documents

Site Exhibit for
Magnolia Ridge Logistics Park
Ascension Parish, LA

**Greater Baton Rouge
Economic Partnership**



Legend

Site Boundary (±183.73 Ac.)

City Limits

Ascension Parish Zoning

C- Conservation

CIT- City of Gonzales

HI- Heavy Industrial

LI- Light Industrial

MI- Medium Industrial

MU- Mixed Use Corridor

RM- Medium Intensity Residential

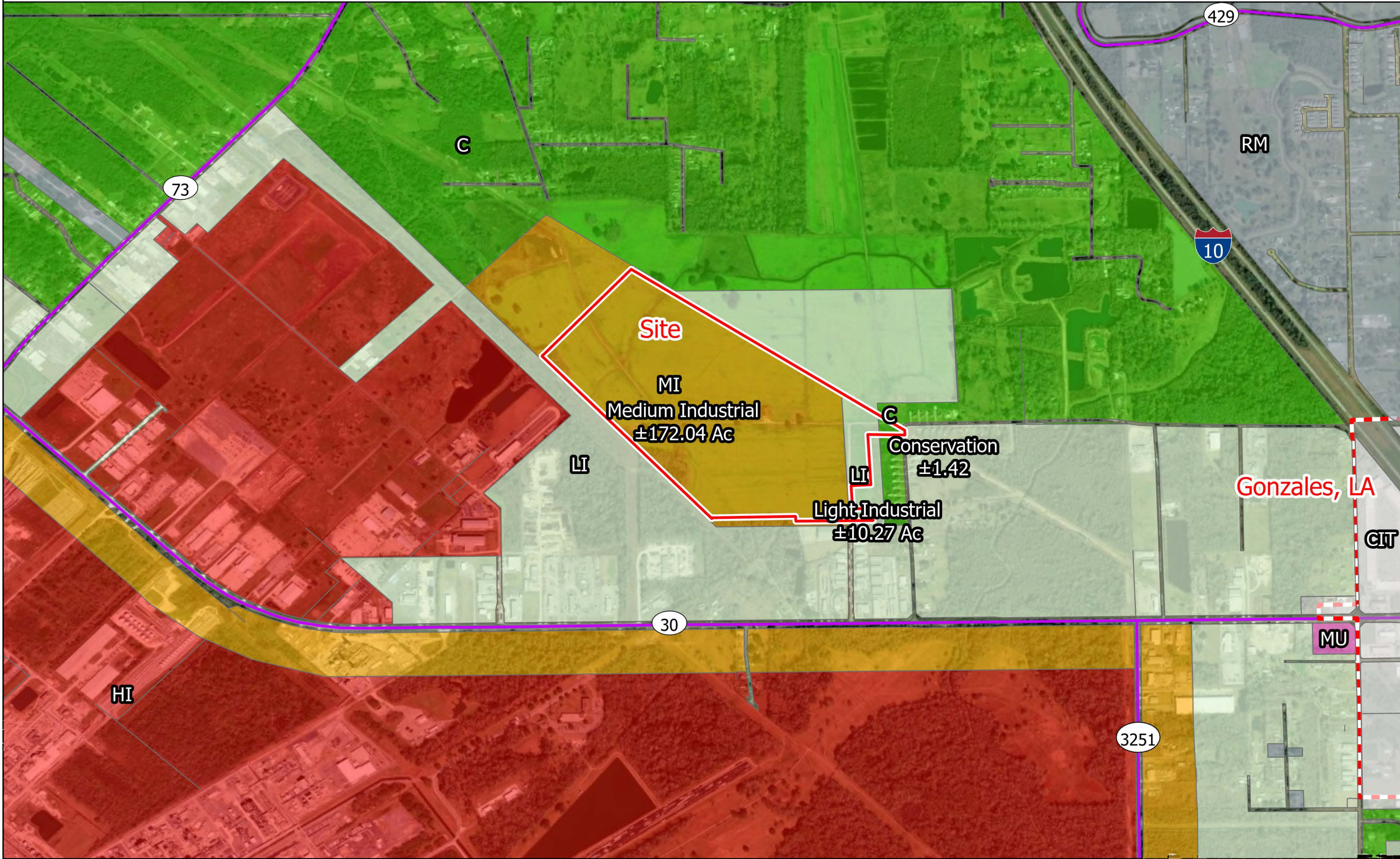
Major Road

US Highway

State Highway



Date: 11/17/2025
Project Number: 212161
Drawn By: CFO
Checked By: EEB



General Notes:
 1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
 4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground conditions.



P:\212161\Sites Under Contract\029 - Magnolia Ridge Logistics Park

Magnolia Ridge Logistics Park Zoning Map & Documents

I7-2016. - Medium industrial (MI).

- A. Medium industrial is intended to accommodate heavier forms of fabrication, assembly, processing and storage, and larger scale warehousing and distribution that, by nature, may create an infrequent visual, audio or scent nuisance to nearby residential and commercial developments. Medium industrial anticipates that some components of finished products may be produced on site and assembled into a final product. Retail sales are not permitted medium industrial zones excepting when they can be proven to be auxiliary to the process (for example, an outlet store for products manufactured or warehoused within the facility). Medium industrial anticipates a moderate to heavy volume of vehicular traffic. While periodic movement and storage of rail cars is permitted in a medium industrial zone, such activity should be limited in frequency so as to not present a persistent obstacle to the free flow of traffic in the vicinity of the establishment. Large scale warehousing and distribution centers are allowed in medium industrial zones with the caveat that appropriate steps shall be taken to properly plan and develop internal roadways and connections to public streets that promotes the free flow of traffic in the area.
- B. Commentary. This district provides a public safety buffer between large-scale residential and commercial development and industrial plants. These plants pose a serious public health risk which must be carefully managed. Beginning in 1985, the chemical industry operating in Ascension Parish established the Community Awareness Emergency Response, or CAER, Committee. The Ascension Parish Chemical Industry's CAER Committee has installed a 26-siren community alerting system, designed to be heard within an approximate radius of 2.5 miles of each plant, in the area in which the plants are located. The system will provide effective early warning for the community. The medium industrial district falls within this community alerting system and is designed to discourage high density residential development within this warning zone.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC12-07, 8/16/12)

I7-2017. - Light industrial (LI).

- A. Light Industrial is intended to accommodate light manufacturing, assembly, fabrication, processing, small scale warehousing and distribution, repair facilities and similar operations utilizing previously prepared materials. Light industrial operation should be operated in a clean and quiet manner in compatibility with surrounding commercial and residential users. Generally, operations in light industrial zones should be contained wholly within a structure. Where it is necessary to have exterior storage areas for raw materials, finished products, goods-in-process, lay down yards, etc., these should be screened from view via vegetation or opaque fencing. Retail

B. Commentary. This district enables the parish to expand its economic base without encroaching on residential development. By establishing high development standards for this district, the parish reduces the impact of business development on surrounding residential development, while at the same time encouraging investment in high income employment.

C. Light Industrial Development Standards.

1. The development standards for the light industrial (LI) district include the following:

a. Site plan review. Development within the light industrial district requires a site plan review by the Planning and Development Staff to insure that the development meets the development standards set forth in this section. The site plan that shall include:

- i. Vicinity map;
- ii. Boundaries and dimensions of the property;
- iii. Location of buildings and structures with existing and proposed location and layout of off-street parking;
- iv. Loading and unloading areas and location, design and height of walls and fencing;
- v. Location of storage areas and refuse containers;
- vi. Location and size of signs;
- vii. Landscaping plan;
- viii. Outdoor lighting plan;
- ix. Proposed architectural treatment of buildings;
- x. Location and size of all existing and proposed utilities;
- xi. Site drainage;
- xii. Access to public streets;
- xiii. Interior circulation pattern, including truck circulation for loading and unloading;
- xiv. Adjacent public streets and the latest available traffic counts of those streets;
- xv. Indications of adjoining uses.

b. Building plan review and building standards: Development within the light industrial district requires a building plan review by the Planning and Development Staff to insure that the development meets the development standards set forth in this section. The building standards include:

- i. All buildings shall be designed by a certified architect or engineer;
- ii. All sides, elevations or facades shall be visually pleasing and architecturally comparable with these standards.

c. The majority of exterior and externally visible opaque surfaces shall be constructed of the following materials:

- i. Brick;
 - ii. Architectural precast concrete panels;
 - iii. Decorative concrete block;
 - iv. Cut stone;
 - v. Wood; or
 - vi. Other building materials that the Planning and Development Staff determine will present a visual statement of a building structure's strength, permanence and attractiveness. The building materials used shall be harmonious with the natural environment and with the general character of a high quality business park.
- d. No loading dock shall face the street, unless the site configuration is such that it is unavoidable. In that event, the Planning and Development Staff shall specifically review and approve the location of the loading dock.
- e. Ancillary structures shall be approved by the Planning and Development Staff. Approval shall be granted only if:
- i. The ancillary building is essential to the principal use of the building site;
 - ii. The structure of the ancillary building conforms to the architectural standards of other buildings on the site;
 - iii. The ancillary building is properly screened to minimize adverse visual impacts, if any;
 - iv. Conform to the overall objectives of this section, as determined by the Planning and Development Staff.
- f. Landscaping plan review and landscaping standards. The landscaping on the site shall follow a landscaping plan that has been reviewed and approved by the Planning and Development Staff. The landscaping plan shall include the location, name, size and quantity of plant materials. The plan shall show all ground cover and mulch areas; landscape and construction materials; and construction details. The Planning and Development Staff shall approve landscaping plans that substantially enhance the property value of the building site and maintain the rural character of the parish. In making this determination, the Planning and Development Staff shall consider:
- i. The extent of landscaping, including the use of seeding, sodding, raised planters, architectural decorative walls or fencing, earth berms, trees and shrubs, ground cover, and lighting.
 - ii. The use of trees and shrubs that enhance the rural character of the parish.
 - iii. The extent to which the landscaping plan represents a long term improvement to the rural character of the parish.

g.

Failure to complete or maintain landscaping. All landscaping shall be completed within 90 days following occupancy. The owner of the building site shall be responsible for maintaining all landscaping approved in the original plan. If the owner does not complete the approved landscaping plan within 90 days of occupancy, the Planning and Development Staff may direct the Building Official to revoke the owner's certificate of occupancy. If the owner or the owner's assigns do not maintain the landscaping as set forth in the approved plan, the Parish of Ascension or its agent, at the direction of the Planning and Development Staff, shall enter the site and conduct such maintenance. The Parish of Ascension may seek full reimbursement for these maintenance services.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09; DC12-07, 8/16/12; DC13-15, 2/20/14)

17-2020. - Conservation district (C).

- A. This area is designated to conserve the major environmental assets of the parish. The district is intended for single-family residential.
- B. Commentary. This district includes the most rural parts of the parish. These areas are not only environmentally fragile; they are not served by roads which can handle large traffic increases.

(DC03-01, 1/9/03; DC09-09, 12/17/09; DC15-1, 4/2/15)