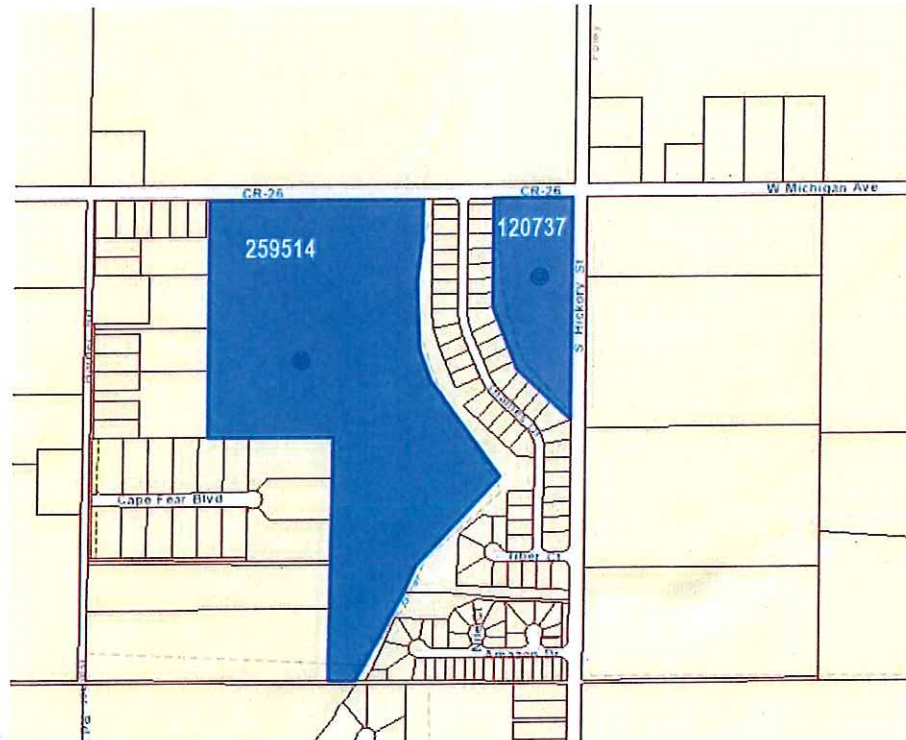


City of Foley, Alabama - Application for Pre-Zoning of Property

1. Location of Property and Corporate Ownership Information

The two parcels are located just south of Michigan Avenue and west of Hickory Street.



The larger parcel's pin # is 259514 and PID # is 05-54-09-31-0-000-005.017

The smaller parcel's pin # is 120737 and PID # is 05-54-09-31-0-000-005.001

The owner is Foley Investment Group, LLC (a Florida limited liability company) which is owned by Hemmer Poli, LLC (a Florida limited liability company) and Cantonment Investments, LLC (a Florida limited liability company).

A resolution is attached and signed by all managing members authorizing Fred Hemmer to act on behalf of Foley Investment Group, LLC with regards to this pre-zoning application and all required interactions with the City of Foley's and County of Baldwin government authorities.

The legal description of the property is listed on the next page.

City of Foley, Alabama - Application for Pre-Zoning of Property

Legal Description
Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BALDWIN COUNTY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE GO SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST A DISTANCE OF 699.93 FEET; THENCE GO NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST A DISTANCE OF 1277.95 FEET TO THE SOUTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 26 (80 FOOT RIGHT OF WAY); THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF DISTANCE OF 2005.35 FEET TO THE WEST RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 12 (HICKORY STREET 80 FOOT RIGHT OF WAY); THENCE GO SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2166.85 FEET; THENCE GO NORTH 88 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 289.84 FEET; THENCE GO NORTH 84 DEGREES 41 MINUTES 33 SECONDS WEST A DISTANCE OF 408.61 FEET; THENCE GO SOUTH 89 DEGREES 35 MINUTES 38 SECONDS WEST A DISTANCE OF 213.45 FEET; THENCE GO SOUTH 27 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 545.22 FEET; THENCE GO NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST A DISTANCE OF 131.97 FEET; THENCE GO NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST A DISTANCE OF 1327.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT A 5/8 INCH IRON PIN MARKER FOUND (NO CAP) AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA (PLACED BY OTHERS - NOT CONFIRMED); RUN THENCE NORTH 89 DEGREES 23 MINUTES 25 SECONDS WEST, 40.22 FEET TO A CAPPED IRON PIN MARKER FOUND (LS# 18393) ON THE WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 12 (A.K.A HICKORY STREET); THENCE RUN NORTH 00 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID RIGHT-OF-WAY, 439.65 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 20 MINUTES 17 SECONDS EAST, 967.98 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 47 DEGREES 25 MINUTES 55 SECONDS WEST, 407.08 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 21 DEGREES 54 MINUTES 21 SECONDS WEST, 359.55 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, 590.12 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 388.10 FEET TO A POINT (NEAR THE APPROXIMATE CENTERLINE OF BON SECOUR RIVER); THENCE RUN SOUTH 00 DEGREES 43 MINUTES 30 SECONDS WEST, 214.24 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 43 MINUTES 27 SECONDS WEST, 229.91 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 21 MINUTES 14 SECONDS EAST, 362.57 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES 09 MINUTES 01 SECONDS EAST, 184.56 FEET TO A POINT; THENCE RUN SOUTH 36 DEGREES 36 MINUTES 20 SECONDS EAST, 643.07 FEET A POINT; THENCE RUN SOUTH 43 DEGREES 46 MINUTES 36 SECONDS WEST, 657.17 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 15 MINUTES 41 SECONDS WEST, 170.49 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36 MINUTES 27 SECONDS EAST, 213.53 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 40 MINUTES 44 SECONDS EAST, 408.61 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 45 SECONDS EAST, 289.84 FEET TO THE POINT OF BEGINNING AND LIES IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, ST. STEPHENS MERIDIAN.

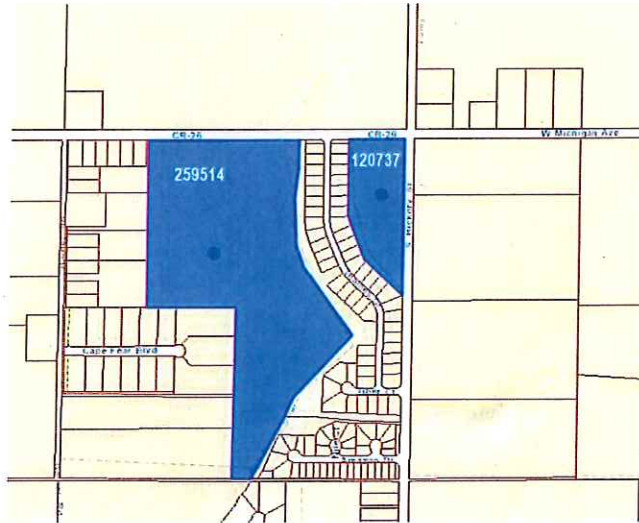
City of Foley, Alabama - Application for Pre-Zoning of Property

2. Adjacent Property Owners

The property adjacent to the eastern side of the larger parcel appears to be a conservation easement (pin # 268770 and 261767).

The property owners adjacent to the western side of the larger parcel are listed from north to south:

Williams, Clyde
Gerges, Osama Abdou
Jones, Sean R, et al Jones, Christopher
Jones, Sean R, et al Jones, Christopher
Harden, Randall R Sr, Harden, Cindy
Hall, Billy Etux Kathleen
McCormick, David
Hansen, C Dean, Hansen, Doris Rev Trust
Maurin, Joseph, Maurin, Selene
Broussard, Kirsten & Brian J
Smith, Lewis Thomas Godbee Jr
Engel, Larry

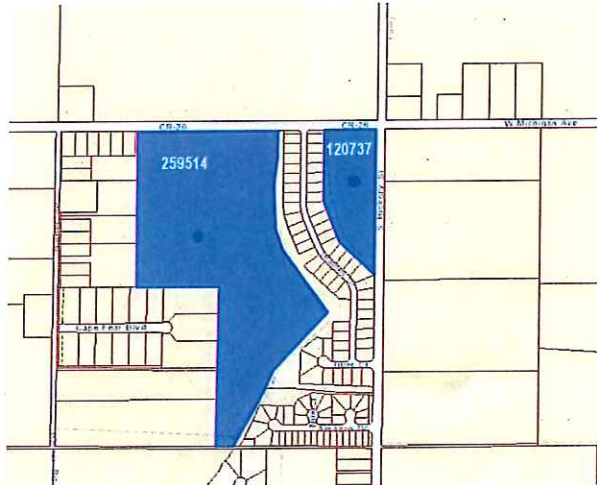


The property owners adjacent to the western side of the smaller parcel are listed from north to south:

Gatlin, John S. Sr
Irwin, Brandon
Chapman, Timothy
Gibson, Brad
Brenzier, Mark
Maddox, David
Mcintyre, Robert
Brenzier, Craig
Gunter, John
Jones, Lucas & Barbara
Niehuss, Michael
Locklin, Curtis
Brenzier, Mark
Niehuss, Dayton
Alabama Capital LLC

City of Foley, Alabama - Application for Pre-Zoning of Property

3. The larger parcel is approximately 51 acres and the smaller parcel is approximately 9.7 acres.
4. The present zoning is agriculture.
5. We are requesting the larger parcel be zoned R-3 and the smaller parcel be zoned B-2.
6. The property currently has no structures on it and is vacant.
7. For the larger parcel, we are contemplating a residential development with a mix of single family residences and townhomes. For the smaller parcel, we are contemplating a mixed-use development that may include a convenience store, gas station, small retail center, and/or apartment complex.



I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT:

DATE: October ,2014


FRED HEMMER
MANAGING MEMBER

Foley Investment Group, LLC, a Florida limited liability company
PROPERTY OWNER

695 – 31st Street South, St. Petersburg, FL 33712
ADDRESS

(813) 299-9855
PHONE NUMBER

fhemmer@fhemmer.com
E-MAIL ADDRESS

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

FOLEY INVESTMENT GROUP, LLC

Filing Information

Document Number	L13000176438
FEI/EIN Number	NONE
Date Filed	12/23/2013
State	FL
Status	ACTIVE
Effective Date	12/23/2013

Principal Address695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712**Mailing Address**695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712**Registered Agent Name & Address**BOWMAN, DANIEL
695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712**Manager/Member Detail****Name & Address**

Title MGR

RUMPF, BRYAN
695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712

Title MGR

HEMMER, FRED
695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712

Title MGR

BOWMAN, DANIEL

695 31ST STREET SOUTH
ST. PETERSBURG, FL 33712

Annual Reports

No Annual Reports Filed

Document Images

12/23/2013 -- Florida Limited Liability

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State of Florida, Department of State

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L13000176438
FILED 8:00 AM
December 23, 2013
Sec. Of State
thampton

Article I

The name of the Limited Liability Company is:

FOLEY INVESTMENT GROUP, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

695 31ST STREET SOUTH
ST. PETERSBURG, FL. US 33712

The mailing address of the Limited Liability Company is:

695 31ST STREET SOUTH
ST. PETERSBURG, FL. US 33712

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

DANIEL BOWMAN
695 31ST STREET SOUTH
ST. PETERSBURG, FL. 33712

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DANIEL BOWMAN

Article V

The name and address of managing members/managers are:

Title: MGR
BRYAN RUMPF
695 31ST STREET SOUTH
ST. PETERSBURG, FL. 33712 US

Title: MGR
FRED HEMMER
695 31ST STREET SOUTH
ST. PETERSBURG, FL. 33712

Title: MGR
DANIEL BOWMAN
695 31ST STREET SOUTH
ST. PETERSBURG, FL. 33712 US

L13000176438
FILED 8:00 AM
December 23, 2013
Sec. Of State
thampton

Article VI

The effective date for this Limited Liability Company shall be:

12/23/2013

Signature of member or an authorized representative of a member

Electronic Signature: BRYAN RUMPF

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

CONSENT
FOLEY INVESTMENT GROUP, LLC

The undersigned, as all of the members of FOLEY INVESTMENT GROUP, LLC, a Florida limited liability company (the "Company") do hereby adopt, approve, and authorize Fred Hemmer to act on behalf of and represent the Company with any and all government authorities of the City of Foley, Alabama and/or the County of Baldwin, Alabama regarding any property owned by the Company in the County of Baldwin, Alabama.

IN WITNESS WHEREOF, the undersigned, being **ALL** the members of the Company have hereby signed and executed this Consent as of the FIRST day of OCTOBER, 2014.

ALL THE MEMBERS OF THE COMPANY

HEMMER POLI, LLC, a Florida limited liability company

By: HEMMER CONSULTING, LLC, a Florida
limited liability company, Managing Member

By: 
Fred Hemmer, its President

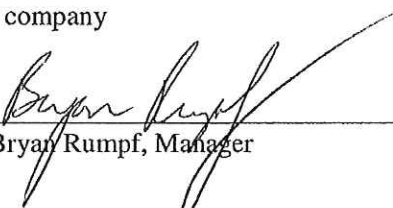
[SEAL]

By: POLI SOLUTIONS CONSULTING, LLC, a
Florida limited liability company, Managing
Member

By: 
Nicholas M. Hansen, Managing Member

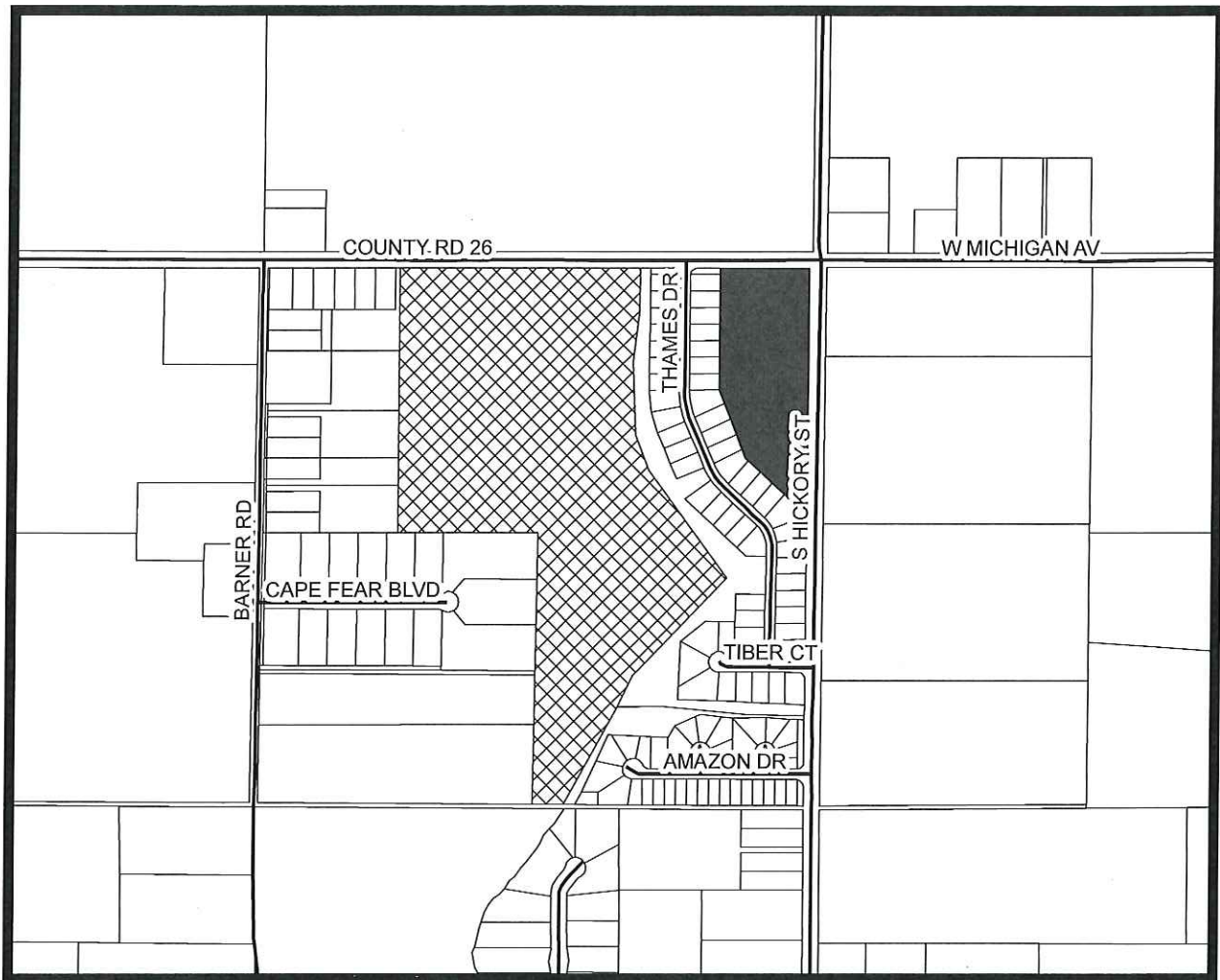
[SEAL]

CANTONMENT INVESTMENTS, LLC, a Florida limited
liability company

By: 
Bryan Rumpf, Manager

[SEAL]

Public Notice



-  B-2 Neighborhood Business District
-  R-3 Residential Multi-Family

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the pre-zoning of 51 +/- acres and 9.7 +/- acres. Proposed pre-zoning is R-3 Residential Multi-Family and B-2 Neighborhood Business District.

Property is located at the southwest corner of County Road 26 and South Hickory Street.
Applicant is Foley Investment Group, LLC.

Anyone interested in this pre-zoning request may be heard at a public hearing scheduled for Wednesday, October 15, 2014 in City Hall Council Chambers located at 407 E. Laurel Ave. at 5:30 p.m. or may respond in writing to 200 N. Alston St., Foley, AL 36535.

Roderick Burkle
Planning Commission Chairman