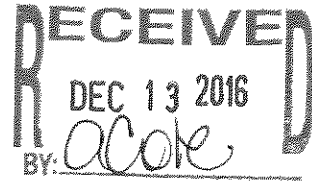


Foley



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
PRE-ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
PPIN: 082803 - see attachment, Corporation Name: Paradise Creek LLC
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Attached
3. APPROXIMATE SIZE OF PROPERTY:
10 Acres
4. PRESENT ZONING OF PROPERTY:
mobile Home / RV
5. REQUESTED ZONING:
B1A
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Mobile Home + RV Park.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Remove mobile homes and RV's and replace with a hotel and other businesses.

I CERTIFY THAT I AM THE PROERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 12/13/16

Todd Edmiston
PROPERTY OWNER/APPLICANT
PO Box 543, Fairhope AL 36533
PROPERTY OWNER ADDRESS
251-895-6469
PHONE NUMBER
todd.edmiston@gmail.com
EMAIL ADDRESS

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RIVIERA PARK, LLC, an Alabama limited liability company, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by PARADISE CREEK, LLC, an Alabama limited liability company, hereinafter called the "Grantee," the receipt and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence North 00° 04' 45" East, along the East boundary of said Northwest Quarter of the Southeast Quarter, a distance of 326.02 feet to an iron pin for the point of beginning; thence run South 89°51'43" West, a distance of 1286.35 feet to an iron pin lying on the present East right of way line of Juniper Street; thence run North 00°03'05" East, along said East right of way line, a distance of 326.00 feet to an iron pin; thence run North 89°51'43" East, a distance of 1286.77 feet to an iron pin lying on said East boundary; thence run South 00°04'45" West, along said East boundary, a distance of 326.07 feet to the point of beginning; SUBJECT TO an apparent 40 foot right of way easement over and across the Eastern end thereof.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Any security interest which may be claimed or perfected under The Uniformed Commercial Code as to the manufactured housing unit or mobile home located on the property herein. The land as described herein does not include any manufactured housing unit or mobile home located thereon.
2. Any portion of the land described in herein, lying within the right of way of a public road.
3. Right of way granted the City of Foley, dated December 12, 1989 and recorded in Real Property Book 429, Page 1737.
4. Reservation of 7/8ths interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed recorded in Deed Book 372, Page 839.
5. Encroachment of a ditch as shown on plat of survey by David M. Givens, dated November 17, 1986, Project No. 86-1117.
6. Any loss or claim which may arise as a result of the fence, as shown on the plat of survey by Seth W. Moore, P.L.S., Moore Surveying, Inc., dated July 27, 2016, Project No. 2016 104, not being located on the true boundary line.

7. City of Foley, Alabama, Subdivision Regulations dated January 7, 2008, and recorded at Instrument 1098026, as may be amended.
8. Zoning, if any, planning, subdivision regulations, and other ordinances, laws, restrictions or regulations upon the use or division of the land comprising the Subdivision as may be legally imposed by the County of Baldwin, Alabama, any municipality in which the property may lie, the State of Alabama, or any other governmental authorities having jurisdiction over the land in the subdivision.

The recording references refer to the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, its successors and assigns in fee simple, forever.

And except as to taxes hereafter falling due which are assumed by the Grantee, and except as to the above mentioned encumbrances, the Grantor does, for itself and its successors and assigns, hereby covenant with the Grantee that it is seized of an indefeasible estate in fee simple in said property, is in peaceable possession thereof, that said property is free and clear of all encumbrances, and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the peaceable possession thereof, unto the Grantee, and to its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed, on this the 16th day of AUGUST, 2016.

Riviera Park, LLC
An Alabama Limited Liability Company

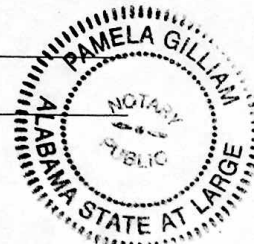
By: _____
Edwin J. Spence
Its: Authorized Manager

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, Pamela Gilliam, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Edwin J. Spence, whose name as Authorized Manager of Riviera Park, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such Authorized Manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 16th day of AUGUST, 2016.

Notary Public
My Commission Expires: 09-13-16



The following information is provided pursuant to Alabama Code §40-22-1:

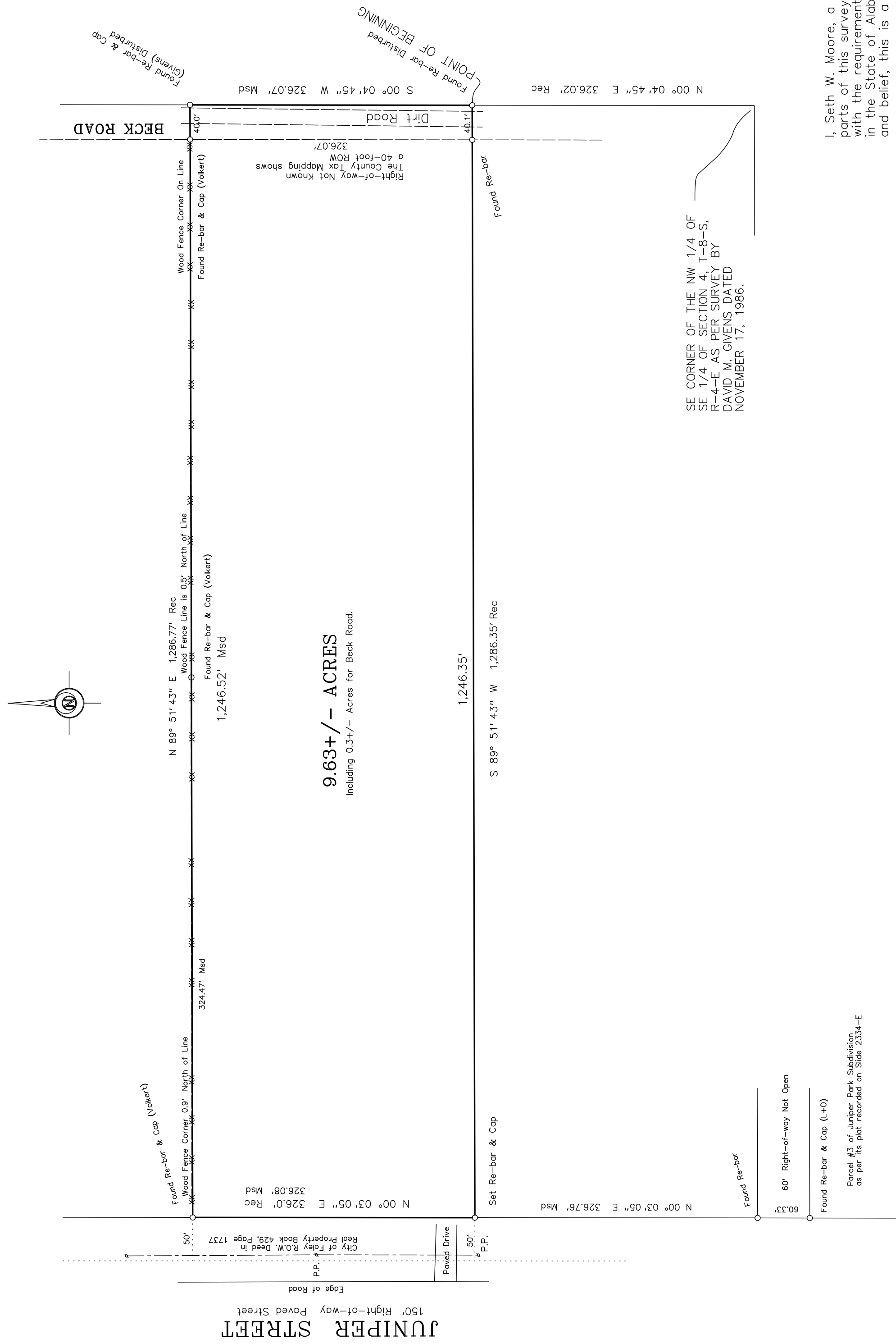
Grantor's Name: Riviera Park, LLC
Mailing Address: PO Box 4088, Gulf Shores AL 36547
Grantee's Name: Paradise Creek, LLC
Mailing Address: PO Box 543 Fairhope AL 36533
Property Address: 10340 Southgumpton St, Foley AL 36535
Date of Sale 8-16-16
Total Purchase Price \$ 1,700,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required).

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER
GRANTOR NOR GRANTEE AND RECOMMENDS EACH
PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO
REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:

Jule R. Herbert Jr.
Herbert Law Firm, LLC
P.O. Drawer 3889
Gulf Shores, AL 36547
(251) 968-4764



LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA RUN NORTH 00 DEGREES 04 MINUTES 45 SECONDS EAST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 326.02 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,286.35 FEET TO AN IRON PIN LYING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF JUNIPER STREET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 05 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 326.00 FEET TO AN IRON PIN; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,286.77 FEET TO AN IRON PIN LYING ON SAID EAST BOUNDARY; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 45 SECONDS WEST, ALONG SAID EAST BOUNDARY A DISTANCE OF 326.07 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN APPARENT 40-FOOT RIGHT-OF-WAY EASEMENT OVER AND ACROSS THE EASTERN END THEREOF.

All according to my survey made this the 27th day of JULY,
2016.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore, P.L.S.
Ala. Reg. No. 16671

SURVEYORS NOTES:

1. All Measurements were made in accordance with U. S. Standards.
2. Description as furnished by Client.
3. There may be recorded or unrecorded Deeds, Easements, Right-of-ways, or other instruments that could affect the Boundaries of said properties.
4. There was No attempt to determine the existence, location or extent of any sub-surface features such as Septic Tanks, underground utilities, etc.
5. Bearings and Distances were determined here Computed from actual field traverses.
6. The Basis of Bearings for this Survey is as shown hereon.
7. There was No attempt made to locate any Environmental issues such as but not limited to Wet lands, , Fuel Tanks, etc.
8. Refer to recorded Deeds, Plats, Restrictive Covenants for additional notes.
9. The property of Moore, Surviving Inc. and Seth Moore, Inc. is solely for the use of the Client Named hereon. It is Not transferable to any other Party and may NOT be used for any other purpose without prior written consent from Moore Surviving Inc. or Seth Moore.

MOORE SURVEYING, INC.

PROFESSIONAL LAND SURVEYING

555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532

PHONE (251) 928 - 6777

Email mooresurveying@bellsouth.net

P.P. = Power Pole			
C.C. = Centerline			
UG = Under Ground		JOB NO.	2016 104
REC = Record		DATE	7/27/2016
MSD = Measured		FIELD WORK DATE	7/21 & 26
CAL = Calculated		DRAWN BY	swm
FC = Fence Corner		SCALE	1" = 100'
R = Radius			
ARC = Arc Length			
TEL = Telephone			
BM = Bench Mark			
ELEV = Elevation			
FRBC = Found Re-bar & Cop.			
FIP = Found Iron Pin			
SIP = Set, Re-bar & Cop.			

NOT VALID WITHOUT AN
EMBOSSED SEAL OR ORIGINAL
SIGNATURE, ALL COPIES
AND FAXES ARE INVALID
AND MAY NOT BE USED
FOR ANY PURPOSE.

BOUNDARY SURVEY FOR
PARADISE CREEK, LLC

9.63+/- ACRES LYING IN THE SE 1/4 OF
SECTION 4, T-8-S, R-4-E, ST. STEPHENS MERIDIAN
BALDWIN COUNTY, ALABAMA

10340 JUNIPER STREET SOUTH
FOLEY, ALABAMA

Paradise Creek – Legal Description

Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence North 00° 04' 45" East, along the East boundary of said Northwest Quarter of the Southeast Quarter, a distance of 326.02 feet to an iron pin for the point of beginning; thence run South 89° 51' 43" West, a distance of 1286.35 feet to an iron pin lying on the present East right of way line of Juniper Street; thence run North 00° 03' 05" East, along said East right of way line, a distance of 326.00 feet to an iron pin; thence run North 89° 51' 43" East, a distance of 1286.77 feet to an iron pin lying on said East boundary; thence run South 00° 04' 45" West, along said East boundary, a distance of 326.07 feet to the point of beginning; SUBJECT TO an apparent 40 foot right of way easement over and across the Eastern end thereof.