



**ADVANCED APPRAISALS
WELDON PAYNE & CO
PO BOX 401
MONTROSE AL 36559**

CCRA- Certified Commercial Real Estate Appraiser

Phone #: (850) 341-7018

December 12, 2016

LETTER OF TRANSMITTAL

City of Foley/Economic Development
PO Box 1750
Foley, Alabama 36536

Dear Sirs:

In accordance with your request, the undersigned appraiser has completed an investigation and analysis of a 10 Acre m/l adjoining the Farmers Market development on the NW and is near the spacious new Foley entertainment project behind Tangar Mall. There is a Roadway being constructed along the North Line of the subject.

The purpose of this Appraisal is to estimate market value of the fee simple interest of the above referenced property in its developed condition as of the effective date of this report. The definition of market value is located within the body of this report. This Appraisal is for the use of the party to whom it is addressed and any further use or dissemination without the consent of the appraiser and addressee is prohibited.

It is furthermore required by the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation, as well as the Alabama Appraiser's Board, to inform you that the appraiser has performed a Restricted Appraisal according to Standard Rule 2 and the communication to the client is a Summary Appraisal Report, in accordance with Standards Rule 2-2b.

Although this appraisal is not a Self-Contained Appraisal Report, data has been acquired by the Appraisers and a full narrative report inclusive of all research, market data studies and conclusions can be prepared. Should you require a full narrative report, it will be forwarded to you immediately upon its completion and will be in compliance with minimum appraisal report writing requirements as set forth in Standard Rule 2-2 of the above referenced appraisal standards, as well as the Appraisal Guidelines of the Alabama Appraiser's Board.

The property which I appraised herein is both legally and physically described in this report under the proper headings. The values outlined below are subject to the underlying Assumptions and Limiting Conditions specified in the body of this report. My employment as appraiser in this assignment was not conditioned upon producing a specific value or a value within a given range.

I have not been provided an environmental audit of the subject property. An environmental audit of the subject by a qualified expert is believed to be a necessity to determine whether or not any current or potentially toxic wastes, hazardous materials, or undesirable substances may have been previously stored and seeped onto the subject site. This office does not make any representations, either expressed or implied, regarding the existence or non-existence of toxic wastes, hazardous materials, or undesirable substances affecting the subject site.

My value estimate is predicated on the assumption that no contamination of the subject exists which would impact its marketability and/or value. Therefore, it is the responsibility of the client or recipient of this report to retain qualified experts to determine the existence of any toxic wastes, hazardous materials, or undesirable substances, and the necessary actions and cost required to correct the situation, should any exist. A Phase 2 is attached that concludes there is not a problem.

The subject property is unique in location being east Hwy 59/and west of FBE in the heart of Foley Development behind Tangar Mall. The site is on the south ROW of the new road being constructed. Several sales and listings are included.. One recent 20 acre sale just south of the subject sold 2 months ago for \$ 50,000/Acre. Other sales are included that Range from \$ 35,000 Acre to \$ 190,000/Acre Adjustments are attempted above other sales comps to reflect the location and size of the subject..

After thoroughly considering all of the information available and after making a physical inspection of the subject property, it is my opinion that the Market Value of the subject property is as follows: \$ 50,000 PER ACRE= \$ 500,000

Market Value Subject Property

\$500,000

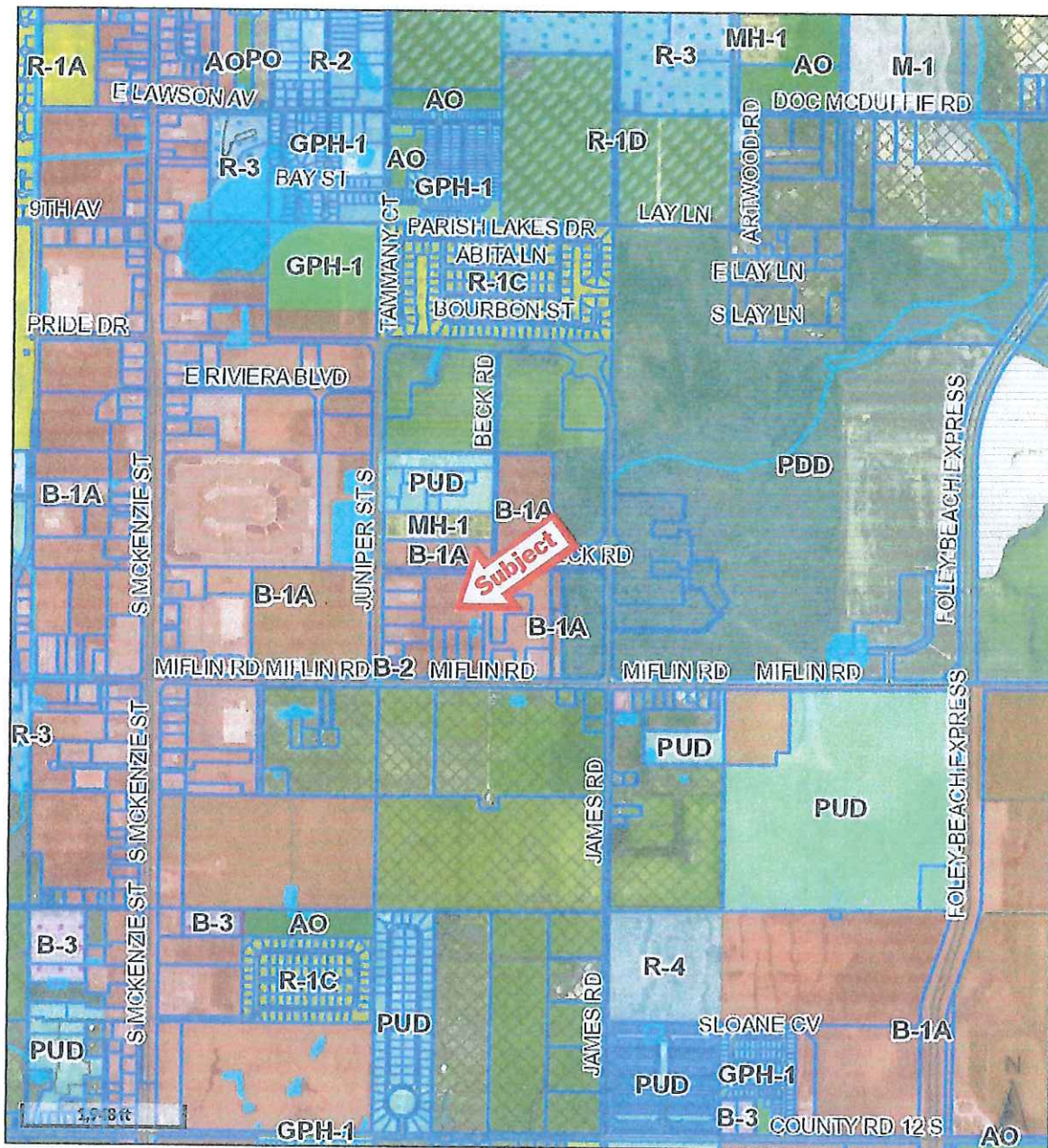
FIVE HUNDRED THOUSAND DOLLARS

We hope that you will find the following report in order, but if you have any questions please feel free to contact us.

Respectfully submitted,



Weldon R. Payne
State Certified General
Appraiser #G00253



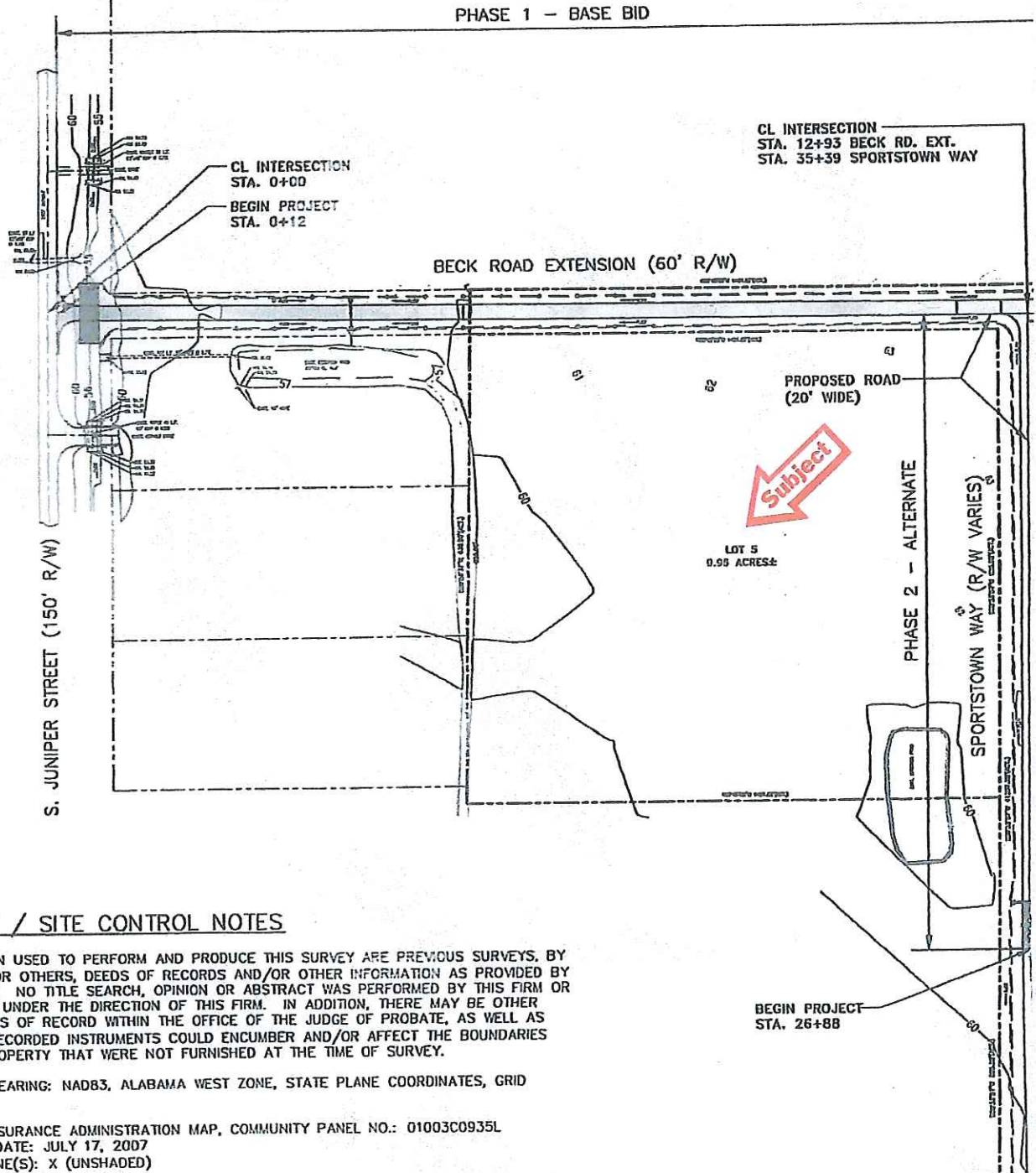
Overview



Legend

- Main Highways
- County Roads
- Centerlines
- Foley City Limits
- County Mask
- Foley City Limit Background
- Parcels
- Lot Lines
- Zoning
 - TH-1
 - R-4
 - R-3
 - R-2
 - R-1R
 - R-1D
 - R-1C
 - R-1B
 - R-1A
 - PUD
 - PO
 - PID
 - PENDING
 - PDD
 - MH-1
 - M-1
 - GPH-1
 - B-3
 - B-2
 - B-1A
 - B-1
 - AO
- Streams and Creel
- Lakes and Bays

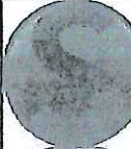
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SURVEY / SITE CONTROL NOTES

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: NAD83, ALABAMA WEST ZONE, STATE PLANE COORDINATES, GRID NORTH
- FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NO.: 01003C0935L
REVISION DATE: JULY 17, 2007
FLOOD ZONE(S): X (UNSHADED)

1.	EXTENDED BECK ROAD	1/20/16
2.	REVISED DRAINAGE	3/14/16
3.	REVISED PHASING PER CITY OF FOLEY COMMENTS	4/18/16
4.	REVISED PHASING PER CITY OF FOLEY COMMENTS	4/27/16
NO.	REVISION	DATE


awgrc
 CONSULTING
 ENGINEERING - SURVEYING - CONSTRUCTION

5535 Business Parkway, Theodore, AL 36582
www.SawgrassLLC.com



Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199



Summary of Important Facts and Conclusions

NAME/LOCATION:	Area of Farmers Market and new Entertainment District' Foley,Al
PROPERTY RIGHTS:	Fee Simple Absolute
OWNER OF RECORD:	City of Foley
CLIENT:	The City of Foley
VALUE APPRAISED:	" AS IS" Market Value
INTENDED USERS:	The client only/not for loan purposes
EFFECTIVE DATE:	DECEMBER 12, 2016
DATE OF REPORT:	December 12, 2016
TYPE OF REPORT:	Restricted Standard Rule 2-2 (b)
TYPE OF PROPERTY:	Business/Commercial
LEGAL DESCRIPTION:	See Attached
ASSESSOR'S PARCEL:	attached
HIGHEST AND BEST USE:	Business/Commercial
APPROACHES CONSIDERED:	Market Value
PAST SALES:	None in past 3 years

General Definitions

DEFINITION OF MARKET VALUE

Market Value is defined by the FIRREA 12 CFR Part 323.2 (f) as:

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Market Value "as is" is defined as the Market Value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared. Market Value "Upon Completion" is defined as the Market Value of a property with all proposed construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal or prospective date.

ZONING: B1A see zoning map attached
EASEMENTS: None Noted
ACCESS/VISIBILITY: Site has good access and visibility compared to similar sites in the subjects area.
UTILITIES: Water Service – yes
Sewer Service - yes
Electric System- yes
Telephone - yes
IMPROVEMENTS: No buildings

ENVIRONMENTAL: The value estimate rendered in this report is predicated on the assumption that there are no hazardous materials and/or in the property, causing a loss in value. No evidence of hazardous waste or toxic materials are visible. The appraiser has no knowledge of the existence of these substances and/or in the subject property. However, the appraiser is not qualified to detect hazardous waste or toxic materials. A Phase @ Environmental was done and excerts attached that indicate no evidence of soil impact and no further study needed.

DEFINITION OF "AS IS" MARKET VALUE

All appraisals must be made on an "As Is" Market Value basis unless otherwise instructed. The "as is" status of the property reflects its physical condition and any legal, environmental, and/or financial factors or encumbrances known to impact the property at the effective date of appraisal. The "as is" valuation of the appraised property shall reflect the impact on value of all such factors known and conveyed to the appraisers by the Client. The appraiser is responsible for employing due diligence in accounting for all factors not reported by the Client that are items of the public record (i.e. zoning, taxes, covenants, conditions, restrictions, etc.). "As Is" Market Value must reflect all assumptions of the Market Value definition.

DEFINITION OF FEE SIMPLE

Fee Simple Interest is defined as total ownership of property not encumbered by any other interest or estate, and limited only by the powers of eminent domain, escheat, police power, and taxation, which are rights reserved by the government. The value of the fee simple estate is therefore impacted by its current zoning, tax status, condemnation proceedings, public easements, environmental legislation, or other governmental interests or actions.

The Fee Simple Interest encompasses all rights of ownership not limited by the government, including the right of occupancy (use), the right to lease and receive rents, the right of conveyance to another, etc. This interest is analogous to a total "bundle" of rights, each of which may be severed and conveyed by the fee simple owner. The fee simple interest may be severed into various partial or fractional interests, including the leased fee and leasehold interests. The fee simple interest is the sum of the leased fee and all leasehold interests.

Reasonable Marketing Time:

Advisory Opinion 7, published by the Appraisal Foundation in the 2006 edition of the USPAP, defines marketing time as follows:

"The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."

It should be noted that marketing time differs from exposure time in that it occurs after the effective date of an appraisal as opposed to exposure time that is assumed to occur prior to the effective date of an appraisal.

An estimate of marketing period is based on the same data utilized in estimating the reasonable exposure time. The appraiser does not anticipate any major changes in the market conditions and therefore, the reasonable marketing period and reasonable exposure time for the subject's estimated market value are considered to be similar (12 months).

- . • Statistical information about days on the market;
- . • Information gathered through sales verification; and/or
- . • Interviews of market participants

The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone. Statement No. 6 gives the following example for clarification purposes:

"An office building, an important artwork, a fine gemstone, a process facility, or an aircraft could have been on the market for two years at a price of \$2,000,000, which informed market participants considered unreasonable. Then the owner lowered the price to \$1,600,000 and started to receive offers, culminating in a transaction at \$1,400,000 six months later.

Although the actual exposure was 2.5 years, the reasonable exposure time at a value range of \$1,400,000 to \$1,600,000 would be six months."

Conclusions:

- . • The reasonable exposure time inherent in the market-value concept is always presumed to precede the effective date of appraisal.
- . • Exposure time is different for various types of property and under various market conditions.
- . • The answer to the question "what is reasonable exposure time?" should always incorporate the answers to the question "for what kind of property at what value range?" rather than appear as a statement of an isolated period.

The estimated reasonable exposure time for the subject's market value is 12 months. This is considered a reasonable period based upon the appraiser's examination of available data.

Property Rights Appraised

It is fee simple interest in the real property, free and clear of any encumbrances. This interest excludes any interest in mineral rights which may exist. This has not been considered in the analysis and is considered to be beyond the scope of this assignment.

Competency Disclosure

The appraiser has sufficient education and experience background in the appraisal of proposed, and existing commercial properties to competently prepare and deliver the prescribed report in a timely manner under the conditions set forth by the engaging client.

Reasonable Exposure Time:

The market value definition assumes an adequate exposure time, which is defined in the Statement on Appraisal Standards No. 6, published by the Appraisal Foundation in the 2006 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. "

Exposure time is a hypothetical period that is assumed to have occurred prior to the effective date of the appraisal. This time period will vary depending upon market conditions and the type of real estate involved. Exposure time is not intended to be a prediction of a date of sale. The estimate can be based on one or more of the following:

Scope of the Work

The term Scope of Work means describing the extent of the process of collecting, confirming, and reporting data. In basic terms, the scope of work is the work an appraiser performs to develop assignment results. USPAP defines “scope of work” as the type and extent of research and analyses in an assignment.

The appraisal problem submitted to the appraisers was to furnish a 1.) Market value based on the subject’s “As Is” market value

The information provided to the appraiser consisted of a complete legal description of the subject site,

Highest and best use of the subject property is based on its highest and best use “as if vacant”, as well as consideration for the demand for similar type properties within the subject property’s immediate area.

The appraisers thence outlined the information gathered, assembled this information, logically described the subject’s location and physical characteristics, analyzed the information gathered and applied this information into the previous discussed approaches to value. The appraisers once again analyzed the indicated solutions manifested by the proposed appraisal problems and reconciled these solutions into a logical estimate of values needed and/or requested by the client.

PLAN 1 (IN 4 BID)

PLAN 1 - BASE BID

CONSTRUCTED BY OTHERS

SEE SHIT. 2A OF 12

INTERSECTION
1+00
PROJECT
1+12

CL INTERSECTION
STA. 12+83 BECK RD. EXT.
STA. 35+39 SPORTSTOWN WAY

CL INTERSECTION
STA. 22+13.57 BECK RD. EXT.
STA. 40+00 BECK ROAD
EL.=59.55'

BECK ROAD (R/W VARIES)
STA. 44+47 - END PAVEMENT
CONSTRUCTED BY OTHERS

BECK ROAD EXTENSION (60' R/W)

BECK ROAD EXTENSION (R/W VARIES)

PROPOSED ROAD
(20' WIDE)

PHASE 2 - ALTERNATE

SPORTSTOWN WAY (R/W VARIES)

LOT 5
9.98 ACRES±

LOT 4
1.37 ACRES±

LOT 3
3.81 ACRES±

BEGIN PROJECT
STA. 26+88

LOT 1
2.07 ACRES±

EXISTING OVERHEAD
POWER LINE &
POWER POLES (TYP.)

NOTE: 200 LF GRASS SWALE
FOR ROAD DRAINAGE. GRADE 0
LINE SURF. SEE TYPICAL
DRAIN DETAIL. SHIT. 12 OF 12
EL.=42.0

SURVEY ARE PREVIOUS SURVEYS. BY
OTHER INFORMATION AS PROVIDED BY
CT WAS PERFORMED BY THIS FIRM OR
ADDITION, THERE MAY BE OTHER
JUDGE OF PROBATE, AS WELL AS
AND/OR AFFECT THE BOUNDARIES
THE TIME OF SURVEY.

TAPE PLANE COORDINATES, GRID

Y PANEL NO.: 010030935L



Zoning

The subject property lies within the corporate limits of the City of Foley and is zoned B-1A (Extended Central Business District). The following is an excerpt from the Foley Zoning Ordinance describing the B-1A zoning.

B-1A Extended Central Business District

A. Uses/Structures Permitted: Stores selling food, restaurants/drive-in eating places, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices; banks; post offices; office/warehouses; and similar services; any retail business not specifically restricted herein; places of amusement and assembly; and hotels.

B. Uses/Structures Permitted on Appeal: Automobile filling stations, motels, automobile repair; large dry cleaners and laundries, veterinary clinics/hospitals, manufacturing incidental to a retail business where articles are sold at retail on the premises, other uses not specifically restricted herein; joint residential and commercial use, any residential use not prohibited; self-storage warehouses; home based businesses; and home occupations.

C. Uses/Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 7.1.1 or 7.1.2 of this Article, including kennels; industrial uses not specifically permitted herein; travel trailers; mobile/manufactured dwellings; modular dwellings; and wholesale businesses.

D. Requirements:

Minimum Depth of Front Yard: 30 feet

Minimum Depth of Rear Yard: 20 feet

Minimum Depth of Side Yard abutting street: 30 feet

Maximum Height: 50 feet

Maximum Building Area (% of Gross Lot Area): 50 %

Off-Street Parking (commercial): ½ space for each 200 sq. ft floor space

Off-Street Parking (residential): 2 spaces per family unit

Off-Street Loading: See Article VI, Section 6.10.4.

CITY OF FOLEY ZONING ORDINANCE

7.3.2 B-1A EXTENDED BUSINESS DISTRICT

A. Uses/Structures Permitted: Stores selling food, restaurants/drive-in eating places, general merchandise, automobile filling stations, automobile repair (minor), apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices; banks; post offices; office/warehouses; and similar services; any retail business not specifically restricted herein; places of amusement and assembly; motels and hotels; joint residential and commercial use, any residential use not prohibited.

B. Uses/Structures Permitted on Appeal: Automobile repair (major); large dry cleaners and laundries, veterinary clinics/hospitals, manufacturing incidental to a retail business where articles are sold at retail on the premises, other uses not specifically restricted herein; self-storage warehouses; home based businesses; and home occupations.

C. Uses/Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 7.1.1 or 7.1.2 of this Article, including kennels; industrial uses not specifically permitted herein; travel trailers; mobile/manufactured dwellings; modular dwellings; and wholesale businesses.

D. Requirements:

Minimum Depth of Front Yard 30 feet

Minimum Depth of Rear Yard 20 feet

Minimum Depth of Side Yard Abutting Street 30 feet

Maximum Height (feet) 85 feet

Maximum Height (stories) 6 stories

Maximum Building Area (% of Gross Lot Area) 50 %

Off-Street Parking (commercial): ½ space for each 200 sq. ft floor space

Off-Street Parking (residential): 2 spaces per family unit

Off-Street Loading See, Article VI, Section 6.10.1

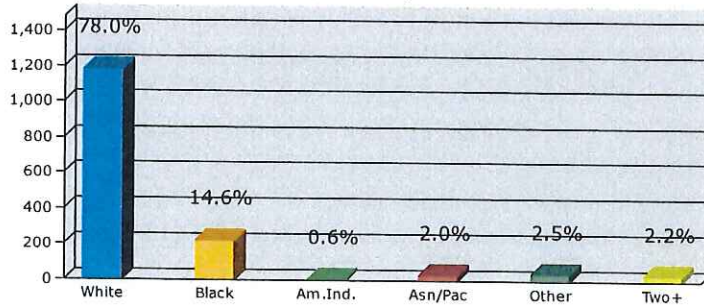


Graphic Profile

10400 Beck Rd, Foley, Alabama, 36535
Ring: 1 mile radius

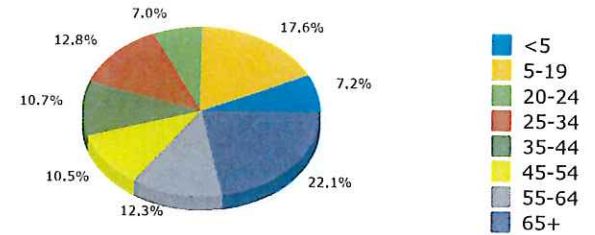
Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

2016 Population by Race

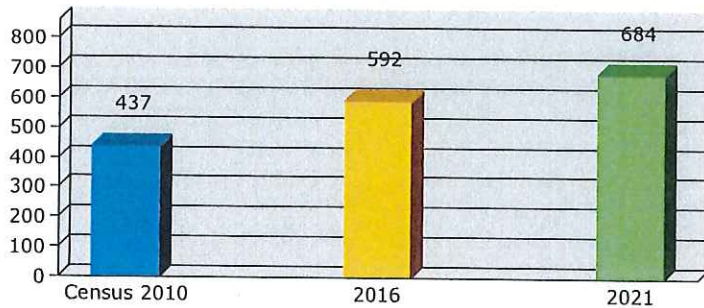


2016 Percent Hispanic Origin: 8.0%

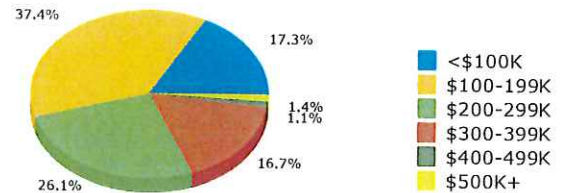
2016 Population by Age



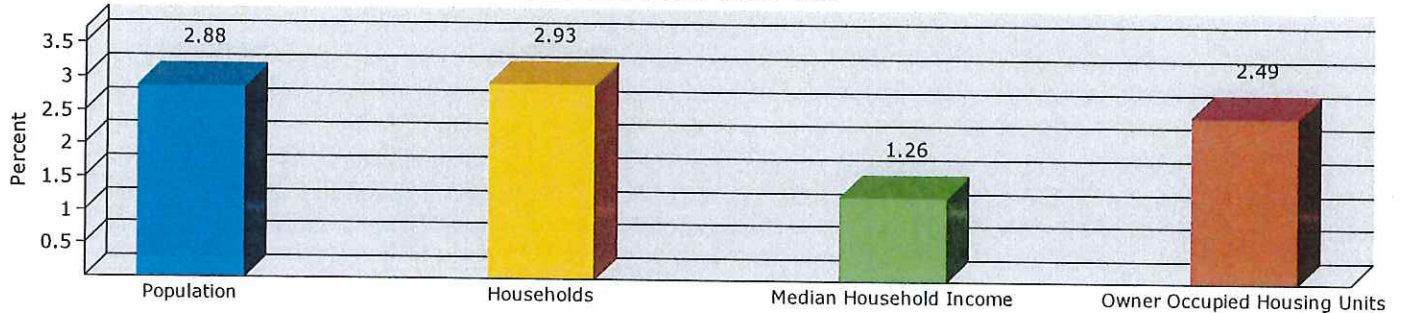
Households



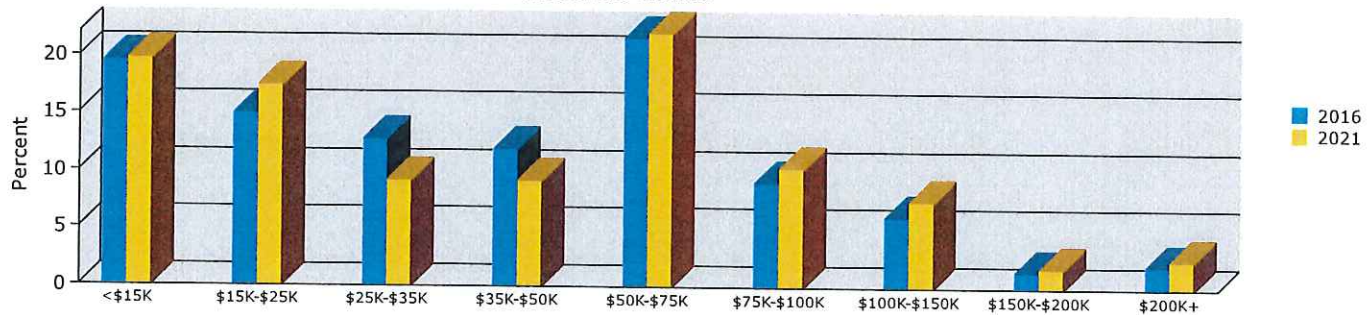
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

December 06, 2016

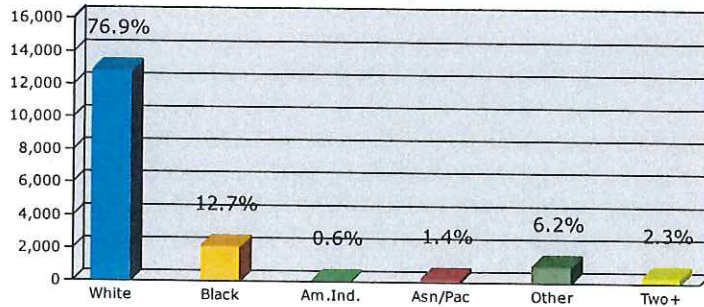


Graphic Profile

10400 Beck Rd, Foley, Alabama, 36535
Ring: 3 mile radius

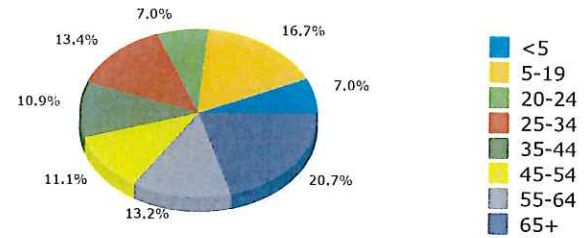
Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

2016 Population by Race

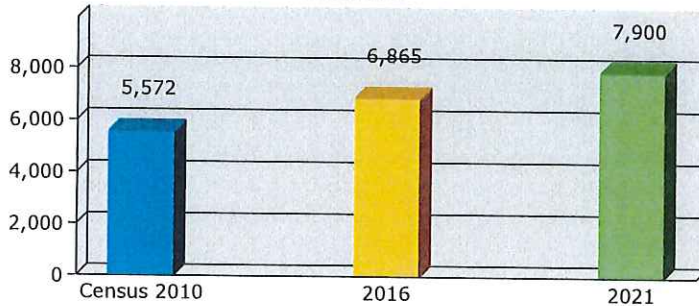


2016 Percent Hispanic Origin: 13.2%

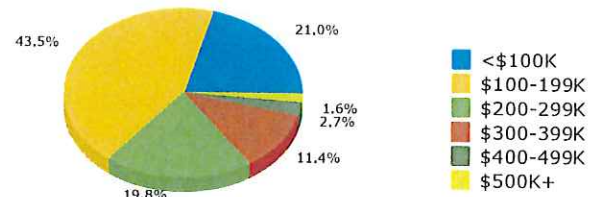
2016 Population by Age



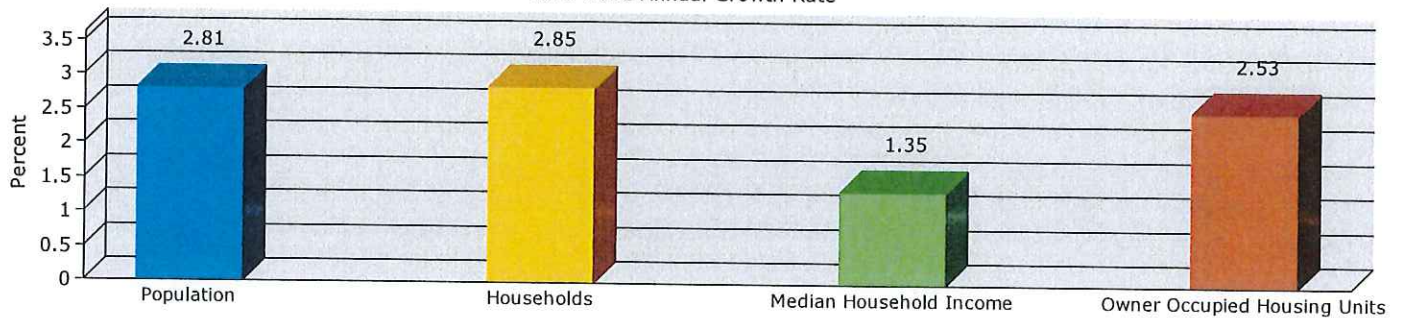
Households



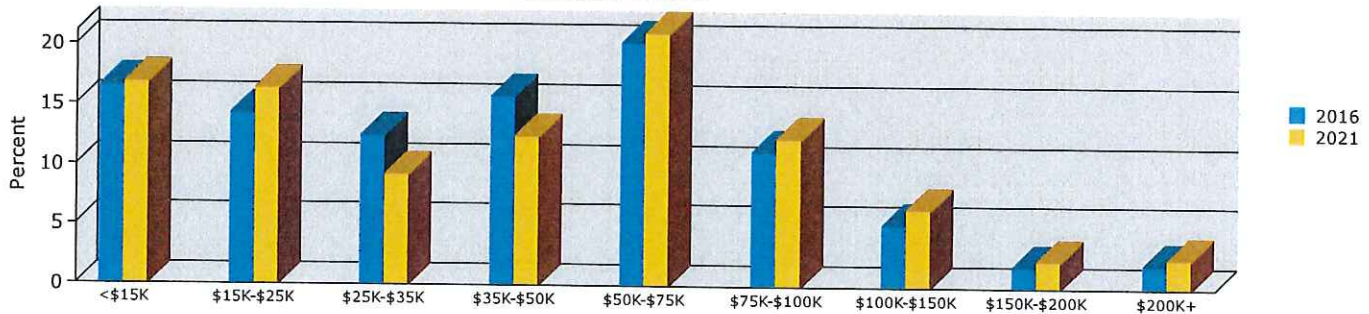
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2016 and 2021.

December 06, 2016

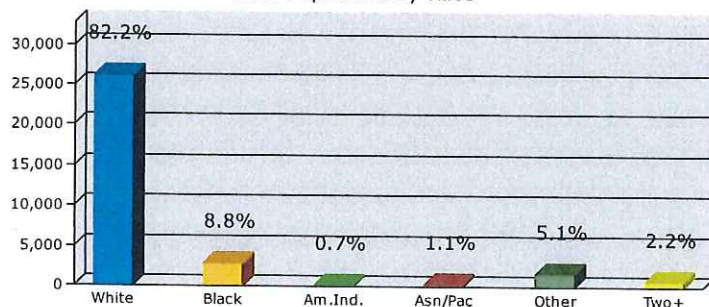


Graphic Profile

10400 Beck Rd, Foley, Alabama, 36535
Ring: 5 mile radius

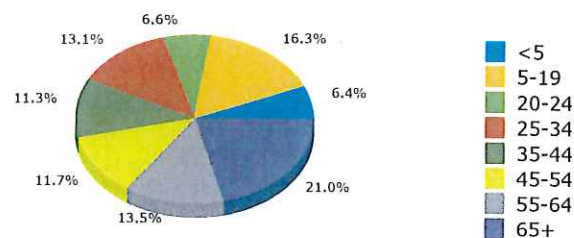
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Latitude: 30.37296
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2016 Population by Race

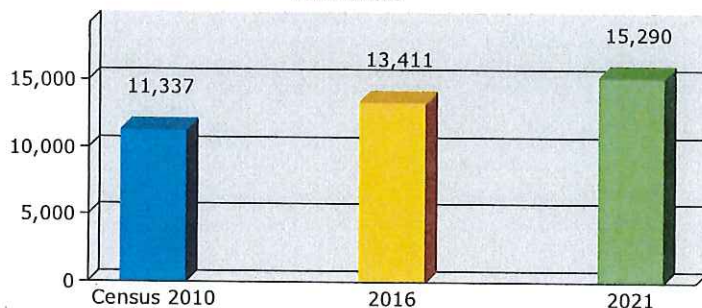


2016 Percent Hispanic Origin: 10.9%

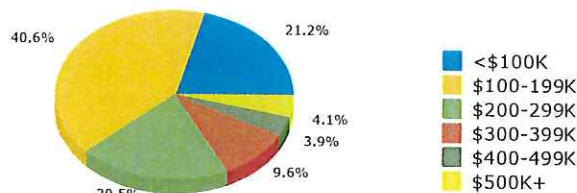
2016 Population by Age



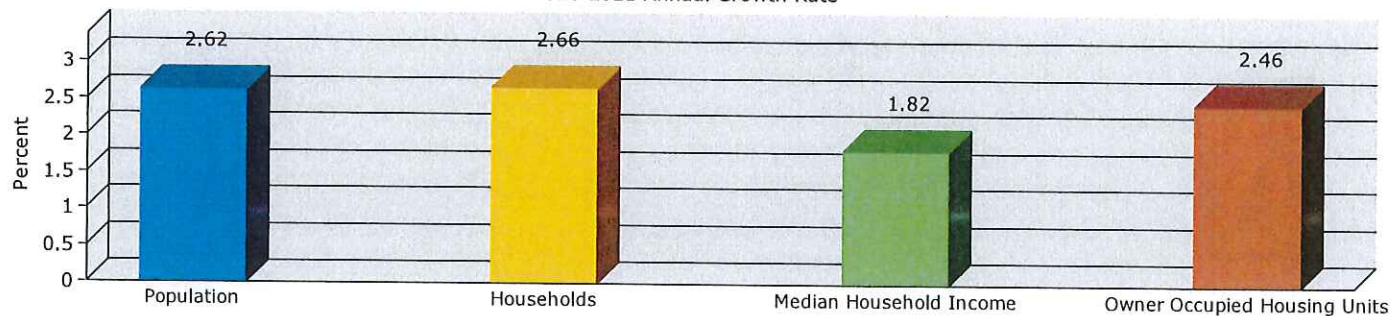
Households



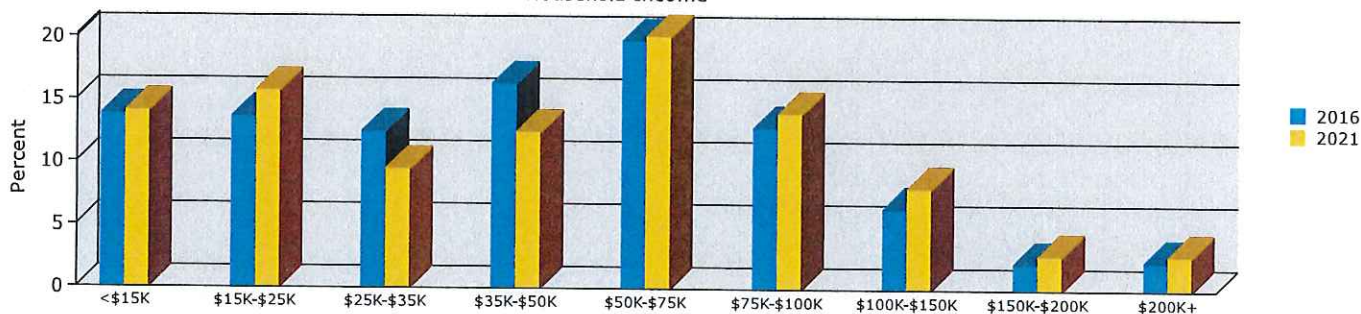
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	462	8,051	16,867
2010 Total Population	1,167	13,596	26,982
2016 Total Population	1,519	16,734	31,891
2016 Group Quarters	0	22	126
2021 Total Population	1,751	19,217	36,290
2016-2021 Annual Rate	2.88%	2.81%	2.62%
Household Summary			
2000 Households	163	3,307	7,001
2000 Average Household Size	2.83	2.42	2.38
2010 Households	437	5,572	11,337
2010 Average Household Size	2.67	2.44	2.37
2016 Households	592	6,865	13,411
2016 Average Household Size	2.57	2.43	2.37
2021 Households	684	7,900	15,290
2021 Average Household Size	2.56	2.43	2.37
2016-2021 Annual Rate	2.93%	2.85%	2.66%
2010 Families	302	3,732	7,552
2010 Average Family Size	3.17	2.91	2.84
2016 Families	407	4,550	8,847
2016 Average Family Size	3.05	2.92	2.85
2021 Families	468	5,208	10,031
2021 Average Family Size	3.04	2.92	2.85
2016-2021 Annual Rate	2.83%	2.74%	2.54%
Housing Unit Summary			
2000 Housing Units	202	3,779	8,138
Owner Occupied Housing Units	57.9%	64.6%	64.8%
Renter Occupied Housing Units	22.8%	22.9%	21.3%
Vacant Housing Units	19.3%	12.5%	14.0%
2010 Housing Units	569	6,766	14,191
Owner Occupied Housing Units	45.5%	49.6%	49.8%
Renter Occupied Housing Units	31.3%	32.7%	30.1%
Vacant Housing Units	23.2%	17.6%	20.1%
2016 Housing Units	702	8,318	16,740
Owner Occupied Housing Units	50.0%	48.9%	48.9%
Renter Occupied Housing Units	34.3%	33.6%	31.2%
Vacant Housing Units	15.7%	17.5%	19.9%
2021 Housing Units	809	9,539	19,026
Owner Occupied Housing Units	49.1%	48.3%	48.6%
Renter Occupied Housing Units	35.6%	34.5%	31.7%
Vacant Housing Units	15.5%	17.2%	19.6%
Median Household Income			
2016	\$37,464	\$40,003	\$42,906
2021	\$39,892	\$42,787	\$46,956
Median Home Value			
2016	\$191,750	\$173,281	\$175,968
2021	\$213,272	\$191,382	\$197,866
Per Capita Income			
2016	\$21,731	\$22,174	\$23,973
2021	\$23,940	\$24,286	\$26,293
Median Age			
2010	38.8	38.8	40.4
2016	39.9	40.0	41.5
2021	41.1	41.0	42.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	592	6,865	13,411
<\$15,000	19.6%	16.6%	13.9%
\$15,000 - \$24,999	15.0%	14.3%	13.6%
\$25,000 - \$34,999	12.8%	12.5%	12.5%
\$35,000 - \$49,999	12.0%	15.8%	16.4%
\$50,000 - \$74,999	21.6%	20.3%	19.8%
\$75,000 - \$99,999	9.1%	11.3%	12.9%
\$100,000 - \$149,999	6.2%	5.2%	6.4%
\$150,000 - \$199,999	1.5%	1.8%	2.2%
\$200,000+	2.0%	2.0%	2.3%
Average Household Income	\$51,904	\$53,592	\$57,409
2021 Households by Income			
Household Income Base	684	7,900	15,290
<\$15,000	19.7%	16.9%	14.1%
\$15,000 - \$24,999	17.4%	16.4%	15.8%
\$25,000 - \$34,999	9.2%	9.3%	9.5%
\$35,000 - \$49,999	9.2%	12.4%	12.5%
\$50,000 - \$74,999	22.1%	21.1%	20.2%
\$75,000 - \$99,999	10.4%	12.4%	14.1%
\$100,000 - \$149,999	7.6%	6.6%	8.1%
\$150,000 - \$199,999	1.8%	2.3%	2.8%
\$200,000+	2.5%	2.5%	2.8%
Average Household Income	\$56,994	\$58,561	\$62,877
2016 Owner Occupied Housing Units by Value			
Total	351	4,066	8,194
<\$50,000	13.4%	12.2%	11.3%
\$50,000 - \$99,999	4.0%	8.8%	9.9%
\$100,000 - \$149,999	9.1%	16.4%	16.0%
\$150,000 - \$199,999	28.5%	27.2%	24.6%
\$200,000 - \$249,999	14.2%	10.5%	11.4%
\$250,000 - \$299,999	12.0%	9.3%	9.1%
\$300,000 - \$399,999	16.8%	11.4%	9.6%
\$400,000 - \$499,999	1.1%	2.7%	3.9%
\$500,000 - \$749,999	1.1%	0.8%	2.1%
\$750,000 - \$999,999	0.0%	0.1%	1.3%
\$1,000,000 +	0.3%	0.7%	0.7%
Average Home Value	\$206,020	\$193,361	\$208,867
2021 Owner Occupied Housing Units by Value			
Total	397	4,607	9,251
<\$50,000	3.8%	4.3%	4.0%
\$50,000 - \$99,999	1.0%	3.1%	3.2%
\$100,000 - \$149,999	3.8%	16.3%	13.8%
\$150,000 - \$199,999	36.0%	31.8%	30.3%
\$200,000 - \$249,999	20.4%	14.8%	16.2%
\$250,000 - \$299,999	15.4%	12.6%	12.4%
\$300,000 - \$399,999	17.6%	12.5%	11.1%
\$400,000 - \$499,999	1.0%	2.8%	4.5%
\$500,000 - \$749,999	0.8%	0.7%	2.1%
\$750,000 - \$999,999	0.0%	0.1%	1.5%
\$1,000,000 +	0.3%	0.9%	0.9%
Average Home Value	\$231,738	\$220,673	\$240,252

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,169	13,597	26,983
0 - 4	7.8%	7.6%	7.0%
5 - 9	6.6%	6.2%	5.9%
10 - 14	5.4%	5.2%	5.3%
15 - 24	13.1%	13.1%	12.6%
25 - 34	13.2%	13.8%	13.1%
35 - 44	10.4%	10.8%	11.4%
45 - 54	11.6%	12.4%	13.1%
55 - 64	13.0%	13.0%	13.1%
65 - 74	11.6%	10.4%	10.6%
75 - 84	6.1%	6.1%	6.2%
85 +	1.3%	1.5%	1.8%
18 +	76.6%	77.6%	78.5%
2016 Population by Age			
Total	1,520	16,735	31,892
0 - 4	7.2%	7.0%	6.4%
5 - 9	6.3%	6.1%	5.8%
10 - 14	6.0%	5.5%	5.4%
15 - 24	12.2%	12.1%	11.7%
25 - 34	12.8%	13.4%	13.1%
35 - 44	10.7%	10.9%	11.3%
45 - 54	10.5%	11.1%	11.7%
55 - 64	12.3%	13.2%	13.5%
65 - 74	13.2%	12.2%	12.3%
75 - 84	7.2%	6.6%	6.6%
85 +	1.7%	1.9%	2.1%
18 +	77.4%	78.5%	79.3%
2021 Population by Age			
Total	1,750	19,216	36,289
0 - 4	6.9%	6.7%	6.2%
5 - 9	6.0%	6.0%	5.7%
10 - 14	5.8%	5.7%	5.6%
15 - 24	12.0%	11.3%	10.9%
25 - 34	13.1%	13.4%	12.8%
35 - 44	10.3%	11.2%	11.6%
45 - 54	9.7%	10.1%	10.8%
55 - 64	12.0%	12.8%	13.2%
65 - 74	13.9%	13.3%	13.5%
75 - 84	8.2%	7.4%	7.4%
85 +	2.1%	2.1%	2.3%
18 +	78.2%	78.5%	79.4%
2010 Population by Sex			
Males	544	6,543	13,072
Females	623	7,053	13,910
2016 Population by Sex			
Males	713	8,086	15,498
Females	806	8,648	16,393
2021 Population by Sex			
Males	824	9,313	17,689
Females	927	9,904	18,600

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,167	13,596	26,981
White Alone	78.6%	77.3%	82.9%
Black Alone	15.0%	13.0%	8.8%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	1.5%	1.0%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.5%	6.1%	5.0%
Two or More Races	1.7%	1.8%	1.7%
Hispanic Origin	7.8%	12.9%	10.5%
Diversity Index	45.2	52.4	43.5
2016 Population by Race/Ethnicity			
Total	1,519	16,734	31,890
White Alone	78.0%	76.9%	82.2%
Black Alone	14.6%	12.7%	8.8%
American Indian Alone	0.6%	0.6%	0.7%
Asian Alone	2.0%	1.3%	1.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.5%	6.2%	5.1%
Two or More Races	2.2%	2.3%	2.2%
Hispanic Origin	8.0%	13.2%	10.9%
Diversity Index	46.2	53.1	44.9
2021 Population by Race/Ethnicity			
Total	1,752	19,218	36,290
White Alone	77.1%	76.2%	81.4%
Black Alone	14.4%	12.5%	8.7%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	2.6%	1.6%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.5%	6.2%	5.2%
Two or More Races	2.7%	2.7%	2.6%
Hispanic Origin	8.6%	14.0%	11.6%
Diversity Index	48.0	54.7	46.7
2010 Population by Relationship and Household Type			
Total	1,167	13,596	26,982
In Households	100.0%	99.9%	99.5%
In Family Households	84.4%	82.8%	82.3%
Householder	28.8%	27.5%	27.7%
Spouse	20.3%	19.5%	20.5%
Child	28.3%	27.7%	27.0%
Other relative	4.8%	5.1%	4.4%
Nonrelative	2.3%	2.9%	2.7%
In Nonfamily Households	15.6%	17.0%	17.3%
In Group Quarters	0.0%	0.1%	0.5%
Institutionalized Population	0.0%	0.1%	0.5%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
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	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	1,039	11,591	22,519
Less than 9th Grade	2.5%	4.1%	3.7%
9th - 12th Grade, No Diploma	5.6%	7.5%	6.8%
High School Graduate	27.6%	26.3%	25.2%
GED/Alternative Credential	1.7%	2.4%	4.3%
Some College, No Degree	32.2%	29.0%	27.0%
Associate Degree	8.0%	9.0%	9.8%
Bachelor's Degree	13.6%	13.8%	15.2%
Graduate/Professional Degree	8.8%	7.8%	8.0%
2016 Population 15+ by Marital Status			
Total	1,223	13,623	26,236
Never Married	26.5%	28.2%	24.6%
Married	48.2%	46.4%	51.3%
Widowed	11.9%	9.7%	8.7%
Divorced	13.4%	15.7%	15.4%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	91.1%	90.7%	92.1%
Civilian Unemployed	8.9%	9.3%	7.9%
2016 Employed Population 16+ by Industry			
Total	512	6,483	13,062
Agriculture/Mining	0.0%	2.2%	2.6%
Construction	3.9%	9.7%	8.2%
Manufacturing	6.2%	4.7%	6.0%
Wholesale Trade	0.2%	1.2%	1.2%
Retail Trade	13.1%	18.2%	17.7%
Transportation/Utilities	1.0%	1.6%	2.6%
Information	0.0%	0.5%	0.8%
Finance/Insurance/Real Estate	10.9%	10.4%	8.8%
Services	53.5%	45.7%	48.0%
Public Administration	11.3%	5.8%	4.1%
2016 Employed Population 16+ by Occupation			
Total	512	6,481	13,064
White Collar	58.0%	55.0%	55.4%
Management/Business/Financial	22.1%	14.4%	13.7%
Professional	9.4%	11.6%	15.5%
Sales	15.2%	19.3%	16.7%
Administrative Support	11.3%	9.8%	9.5%
Services	25.8%	22.0%	21.4%
Blue Collar	16.2%	23.0%	23.2%
Farming/Forestry/Fishing	0.0%	0.8%	0.8%
Construction/Extraction	4.1%	9.5%	8.0%
Installation/Maintenance/Repair	4.3%	4.5%	3.9%
Production	6.1%	4.1%	4.9%
Transportation/Material Moving	1.8%	4.1%	5.5%
2010 Population By Urban/ Rural Status			
Total Population	1,167	13,596	26,982
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	90.2%	88.6%	68.9%
Rural Population	9.8%	11.4%	31.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	436	5,572	11,337
Households with 1 Person	25.0%	26.6%	26.9%
Households with 2+ People	75.0%	73.4%	73.1%
Family Households	69.3%	67.0%	66.6%
Husband-wife Families	48.4%	47.5%	49.2%
With Related Children	16.3%	16.3%	16.8%
Other Family (No Spouse Present)	20.9%	19.5%	17.4%
Other Family with Male Householder	3.9%	4.8%	4.6%
With Related Children	2.3%	2.8%	2.8%
Other Family with Female Householder	17.0%	14.7%	12.8%
With Related Children	12.6%	10.6%	8.9%
Nonfamily Households	5.7%	6.4%	6.5%
All Households with Children	31.8%	30.3%	29.0%
Multigenerational Households	4.3%	4.5%	4.1%
Unmarried Partner Households	6.6%	6.8%	6.6%
Male-female	5.9%	6.1%	6.0%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	437	5,571	11,337
1 Person Household	24.9%	26.6%	26.9%
2 Person Household	40.7%	38.3%	39.2%
3 Person Household	15.3%	15.3%	15.0%
4 Person Household	10.3%	10.8%	10.6%
5 Person Household	5.3%	5.3%	4.9%
6 Person Household	2.5%	2.5%	2.2%
7 + Person Household	0.9%	1.1%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	437	5,572	11,337
Owner Occupied	59.3%	60.2%	62.3%
Owned with a Mortgage/Loan	38.4%	37.0%	38.1%
Owned Free and Clear	20.8%	23.2%	24.2%
Renter Occupied	40.7%	39.8%	37.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	569	6,766	14,191
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	91.7%	87.7%	67.9%
Rural Housing Units	8.3%	12.3%	32.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Community Profile

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1. Old and Newcomers (8F)	Old and Newcomers (8F)	Midlife Constants (5E)	
2. Midlife Constants (5E)	Midlife Constants (5E)	Old and Newcomers (8F)	
3. Top Tier (1A)	Down the Road (10D)	Middleburg (4C)	
2016 Consumer Spending			
Apparel & Services: Total \$	\$808,574	\$9,703,917	\$20,134,904
Average Spent	\$1,365.83	\$1,413.53	\$1,501.37
Spending Potential Index	68	70	75
Education: Total \$	\$551,602	\$6,270,203	\$12,821,066
Average Spent	\$931.76	\$913.36	\$956.01
Spending Potential Index	66	65	68
Entertainment/Recreation: Total \$	\$1,174,808	\$14,122,312	\$29,638,375
Average Spent	\$1,984.47	\$2,057.15	\$2,210.00
Spending Potential Index	68	71	76
Food at Home: Total \$	\$2,077,777	\$24,820,582	\$51,646,898
Average Spent	\$3,509.76	\$3,615.53	\$3,851.08
Spending Potential Index	70	73	77
Food Away from Home: Total \$	\$1,258,350	\$15,149,652	\$31,518,301
Average Spent	\$2,125.59	\$2,206.80	\$2,350.18
Spending Potential Index	69	71	76
Health Care: Total \$	\$2,183,273	\$26,215,024	\$55,547,520
Average Spent	\$3,687.96	\$3,818.65	\$4,141.94
Spending Potential Index	70	72	78
HH Furnishings & Equipment: Total \$	\$711,411	\$8,547,415	\$17,832,463
Average Spent	\$1,201.71	\$1,245.07	\$1,329.69
Spending Potential Index	68	71	75
Personal Care Products & Services: Total \$	\$297,790	\$3,567,372	\$7,405,962
Average Spent	\$503.02	\$519.65	\$552.23
Spending Potential Index	69	71	75
Shelter: Total \$	\$6,303,156	\$74,154,354	\$152,307,214
Average Spent	\$10,647.22	\$10,801.80	\$11,356.89
Spending Potential Index	68	69	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$957,545	\$11,419,301	\$24,045,474
Average Spent	\$1,617.47	\$1,663.41	\$1,792.97
Spending Potential Index	70	72	77
Travel: Total \$	\$715,689	\$8,533,457	\$17,841,954
Average Spent	\$1,208.93	\$1,243.04	\$1,330.40
Spending Potential Index	65	67	71
Vehicle Maintenance & Repairs: Total \$	\$424,192	\$5,084,872	\$10,661,998
Average Spent	\$716.54	\$740.70	\$795.02
Spending Potential Index	69	72	77

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Executive Summary

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
Population			
2000 Population	462	8,051	16,867
2010 Population	1,167	13,596	26,982
2016 Population	1,519	16,734	31,891
2021 Population	1,751	19,217	36,290
2000-2010 Annual Rate	9.71%	5.38%	4.81%
2010-2016 Annual Rate	4.31%	3.38%	2.71%
2016-2021 Annual Rate	2.88%	2.81%	2.62%
2016 Male Population	46.9%	48.3%	48.6%
2016 Female Population	53.1%	51.7%	51.4%
2016 Median Age	39.9	40.0	41.5

In the identified area, the current year population is 31,891. In 2010, the Census count in the area was 26,982. The rate of change since 2010 was 2.71% annually. The five-year projection for the population in the area is 36,290 representing a change of 2.62% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	78.0%	76.9%	82.2%
2016 Black Alone	14.6%	12.7%	8.8%
2016 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2016 Asian Alone	2.0%	1.3%	1.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	2.5%	6.2%	5.1%
2016 Two or More Races	2.2%	2.3%	2.2%
2016 Hispanic Origin (Any Race)	8.0%	13.2%	10.9%

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	163	3,307	7,001
2010 Households	437	5,572	11,337
2016 Total Households	592	6,865	13,411
2021 Total Households	684	7,900	15,290
2000-2010 Annual Rate	10.36%	5.36%	4.94%
2010-2016 Annual Rate	4.98%	3.40%	2.72%
2016-2021 Annual Rate	2.93%	2.85%	2.66%
2016 Average Household Size	2.57	2.43	2.37

The household count in this area has changed from 11,337 in 2010 to 13,411 in the current year, a change of 2.72% annually. The five-year projection of households is 15,290, a change of 2.66% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2010. The number of families in the current year is 8,847 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016



Executive Summary

10400 Beck Rd, Foley, Alabama, 36535
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37296
Longitude: -87.67199

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$37,464	\$40,003	\$42,906
2021 Median Household Income	\$39,892	\$42,787	\$46,956
2016-2021 Annual Rate	1.26%	1.35%	1.82%
Average Household Income			
2016 Average Household Income	\$51,904	\$53,592	\$57,409
2021 Average Household Income	\$56,994	\$58,561	\$62,877
2016-2021 Annual Rate	1.89%	1.79%	1.84%
Per Capita Income			
2016 Per Capita Income	\$21,731	\$22,174	\$23,973
2021 Per Capita Income	\$23,940	\$24,286	\$26,293
2016-2021 Annual Rate	1.96%	1.84%	1.86%

Households by Income

Current median household income is \$42,906 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$46,956 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$57,409 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$62,877 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,973 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,293 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	202	3,779	8,138
2000 Owner Occupied Housing Units	117	2,441	5,270
2000 Renter Occupied Housing Units	46	867	1,731
2000 Vacant Housing Units	39	471	1,137
2010 Total Housing Units	569	6,766	14,191
2010 Owner Occupied Housing Units	259	3,357	7,064
2010 Renter Occupied Housing Units	178	2,215	4,273
2010 Vacant Housing Units	132	1,194	2,854
2016 Total Housing Units	702	8,318	16,740
2016 Owner Occupied Housing Units	351	4,066	8,194
2016 Renter Occupied Housing Units	241	2,799	5,217
2016 Vacant Housing Units	110	1,453	3,329
2021 Total Housing Units	809	9,539	19,026
2021 Owner Occupied Housing Units	397	4,607	9,251
2021 Renter Occupied Housing Units	288	3,293	6,038
2021 Vacant Housing Units	125	1,639	3,736

Currently, 48.9% of the 16,740 housing units in the area are owner occupied; 31.2%, renter occupied; and 19.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 14,191 housing units in the area - 49.8% owner occupied, 30.1% renter occupied, and 20.1% vacant. The annual rate of change in housing units since 2010 is 7.62%. Median home value in the area is \$175,968, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.37% annually to \$197,866.

Data Note: Income is expressed in current dollars

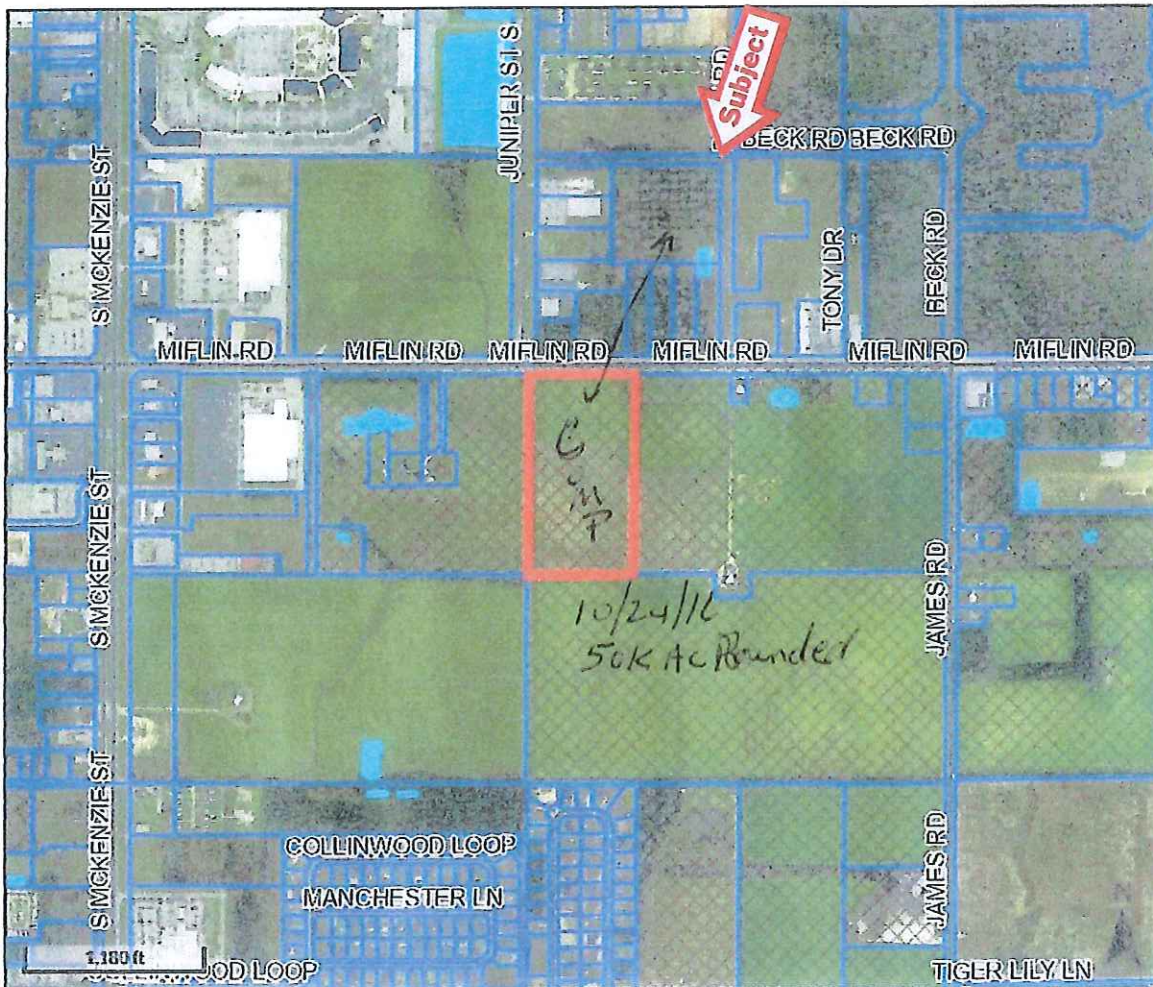
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 06, 2016

2020 LLC

Richard Little Property

Created by: Donna Poole



Overview



Legend

- Centerlines
- Foley City Limits
- County Mask
- Parcels
- Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 256523
 Par Num - 002.001
 Acreage - 19.414
 Subdivision - GRIFF
 Lot - PT 1
 Street Name -
 Street Number - 0
 Improvement -

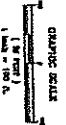
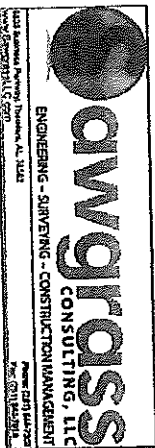
Name - LITTLE, RICHARD D ETUX WYNONA B
 Address1 - 4467 WALLACE RD
 Address2 -
 Address3 -
 City - OXFORD
 State - OH
 Zip - 45056

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 12/15/2016
 Last Data Uploaded: 12/14/2016 8:44:47 PM

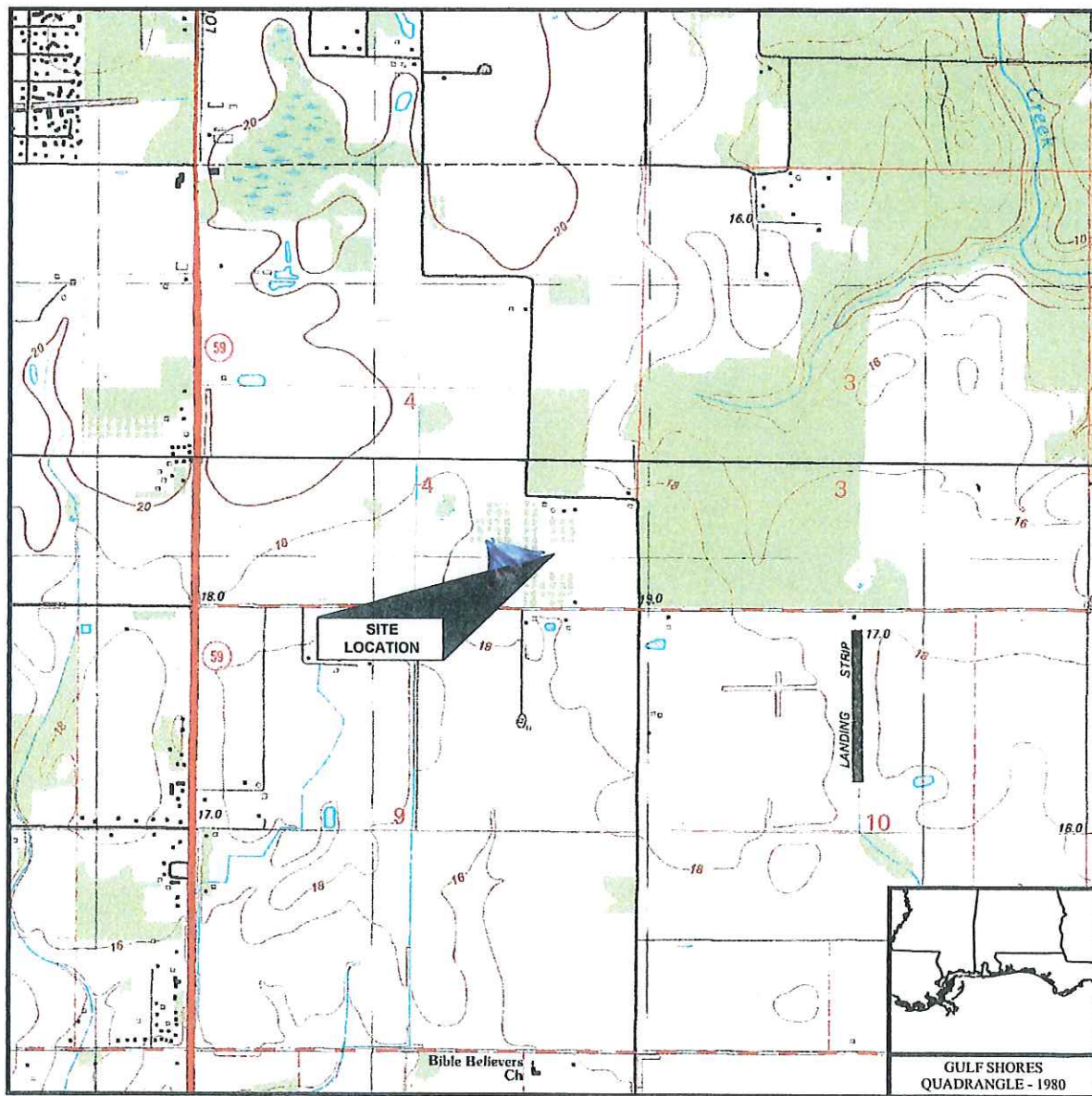
Developed by
 The Schneider Corporation

1.	EXTENDED WORK ROAD	1/20/78
2.	REMOVED DRAINAGE	5/9/78
3.	REMOVED PAVING PER CITY OF TOLEY CONDITIONS	4/10/78
4.	REMOVED PAVING PER CITY OF TOLEY CONDITIONS	4/27/78
5.	REMOVED	5-15

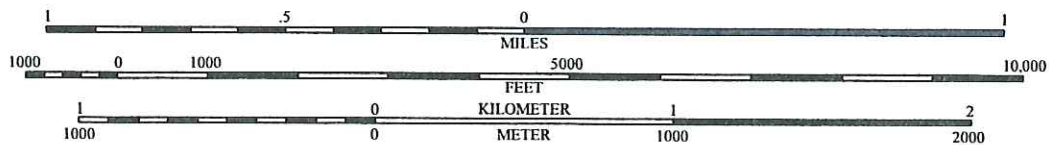
[illegible]

FOLEY TROILEY ROUTE PROJECT OVERVIEW				
FOLEY, ALABAMA				
Project 1-1007 (X-007)	Site Highway 2013	Design yr 20	Construction yr	Scale 3 in = 12

OS-61-02-04-0-000-012,003



SCALE: 1 : 24,000



Market Approach Conclusion

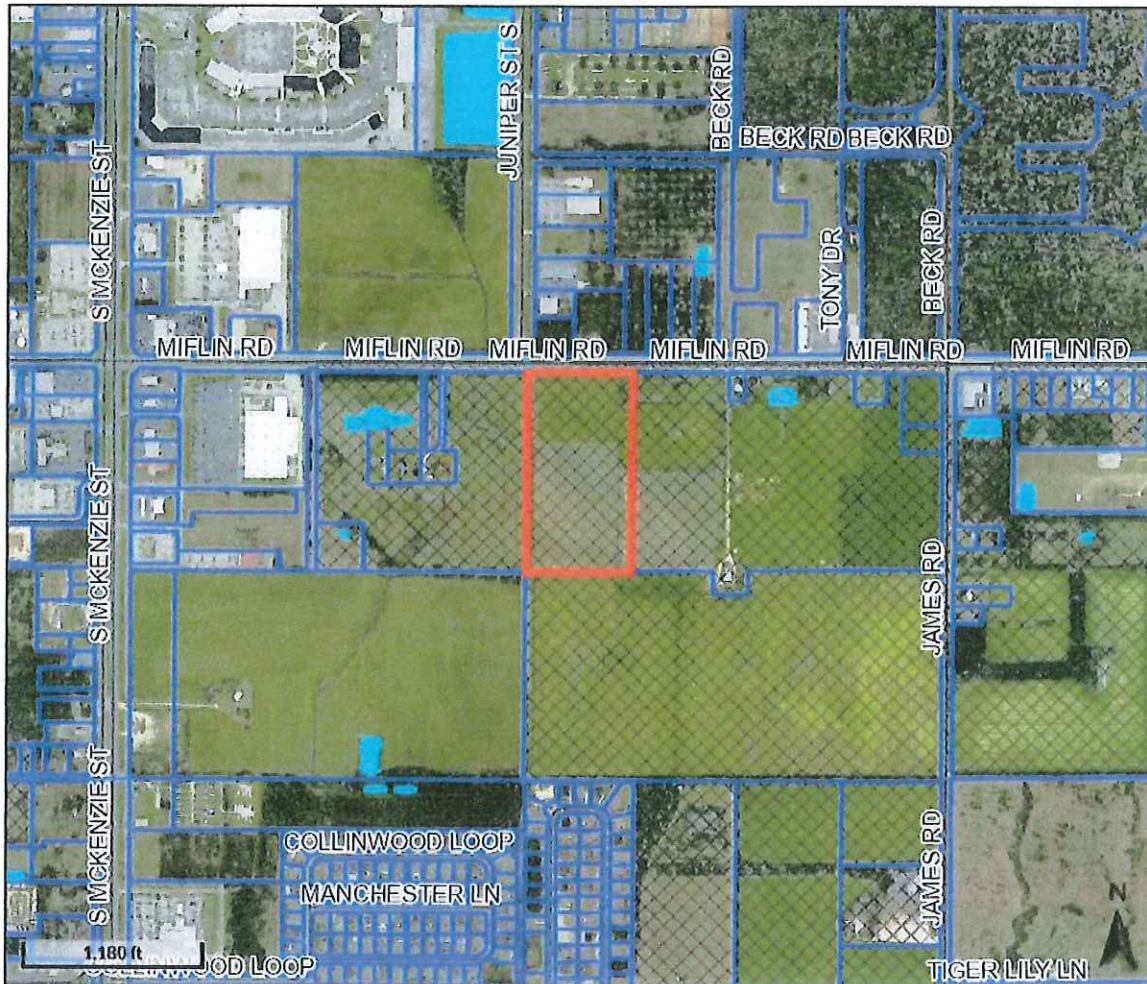
In order to arrive at a value through the Market Approach it is necessary to search the market for recent sales of comparable developments area which are directly compared to the subject. As stated earlier, they are adjusted for dissimilarities to arrive at an estimated unit price for the subject. Generally, the Market Approach provides a highly supported estimated of value for homogeneous properties when adjustments are few in number and relatively simple to compute and understand. In the case of the subject, the Market Approach is considered and attempted with the best comparables available but the area has great differences in values of adjoining and surrounding properties . The area is described as the hottest area in the hottest county in Al for Real Estate. A 20 acre sale nearby sold in 2014 for 1 Million(deeds enclosed) and resold recently to Larry Wireman for 2.7 Million. Several listings near the subject have been recently added \$ 100,00 plus per acre and some as high as \$ 400,00 per acre.

It should be noted that the appraisers attempted and formulated a Sales Comparison Approach to Value but due to the uniqueness of the subject improvement the comparison's the appraisers could formulate were from utilizing sales or listings of other properties from around Baldwin County. Therefore, this comparison, in the appraiser's opinion, would depict the market participants for this type of improvements. THEREFORE, IN THE APPRAISERS OPINION THE FAIR MAKET VALUE AS IS AND AS OF THE EFFECTIVE DATE IS \$ 500,000

2020 LLC

Richard Little Property

Created by: Donna Poole



Overview



Legend

- Centerlines
- Foley City Limits
- County Mask
- Parcels
- Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 256523
Par Num - 002.001
Acreage - 19.414
Subdivision - GRIFF
Lot - PT 1
Street Name -
Street Number - 0
Improvement -

Name - LITTLE, RICHARD D ETUX WYNONA B
Address1 - 4467 WALLACE RD
Address2 -
Address3 -
City - OXFORD
State - OH
Zip - 45056

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Date created: 12/15/2016
Last Data Uploaded: 12/14/2016 8:44:47 PM

CT 1609.10515

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below.

Grantor's Name:	Richard D. Little and Wynona B. Little	Grantee's Name:	2020, L.L.C.
Mailing Address:	<u>4467 Wallace Rd</u> <u>DAFORD OH 45056</u>	Mailing Address:	<u>9563 Commerce Loop</u> <u>Gulf Shores AL 36542</u>
Property Address:	<u>Co Rd 20</u> <u>Foley AL 36535</u>	Date of Sale:	<u>10-24-16</u>
		Purchase Price:	<u>\$ 950,000.00</u>

STATE OF ALABAMA
COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 10/27/2016 9:28 AM
DEED TAX \$ 0.50
TOTAL \$ 15.50
3 Pages

1600251

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS that RICHARD D. LITTLE and WYNONA B. LITTLE, husband and wife ("Grantors"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by 2020, L.L.C., an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, do, subject to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and the successors and assigns of Grantee, the following described real property situated in the County of Baldwin, State of Alabama, to-wit:

The West half of the Northwest Quarter of the Northeast Quarter, Section
9, Township 8 South, Range 4 East, Baldwin County, Alabama.

TO HAVE AND TO HOLD said property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

The property is conveyed subject to any and all applicable zoning and other land use laws, ordinances, regulations, etc. and to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due, and to the following:

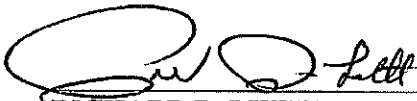
1. Reservation of oil, gas and mineral rights as contained in deed recorded in Deed Book 265, Page 359.
2. Right-of-way along the north portion of the herein described property (Highway 20) as shown in Real Property Book 401, Page 132 and Real Property Book 407, Page 1095.

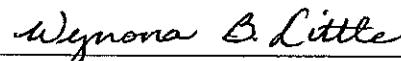
Mortgage Recorded Simultaneously

3. Electric right-of-way easement granted to Baldwin EMC as shown in Real Property Book 609, page 1081.
4. Right of way granted The City of Foley, as recorded at Instrument 1030621.
5. Order of condemnation dated May 19, 2009, Case CV-2008-556, as recorded at Instrument 1179690.

Grantors covenant to and with Grantee that, except as to the matters and exceptions to which reference is made herein, Grantors are lawfully seized of an indefeasible estate in fee simple in and to said property, same is free from other encumbrances and liens, Grantors have a good and lawful right to sell and convey same, Grantors are in quiet and peaceable possession of same, and Grantors shall, and Grantors' heirs and assigns shall, forever warrant and defend the title to said property as herein conveyed, unto Grantee, and the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 19th day of October, 2016.


RICHARD D. LITTLE


WYNONA B. LITTLE

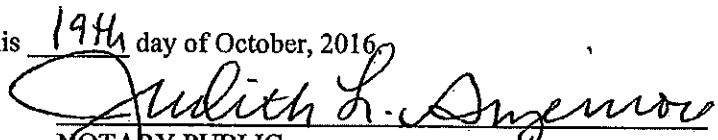
STATE OF Ohio
COUNTY OF Butler

I, the undersigned Notary Public, in and for said County in the said State, do hereby certify that RICHARD D. LITTLE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal on this 19th day of October, 2016.

JUDITH L. SIZEMORE
Notary Public, State of Ohio
My Commission Expires 6/21/2020


NOTARY PUBLIC
My commission expires: 6/21/2020

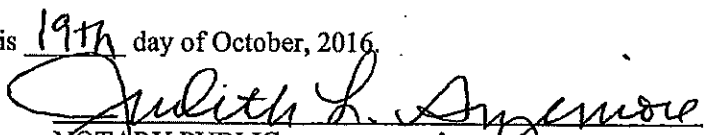
STATE OF Ohio
COUNTY OF Butler

I, the undersigned Notary Public, in and for said County in the said State, do hereby certify that WYNONA B. LITTLE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of October, 2016.



JUDITH L. SIZEMORE
Notary Public, State of Ohio
My Commission Expires 6/21/2020


NOTARY PUBLIC
My commission expires: 6/21/2020

THIS INSTRUMENT PREPARED BY:

RICHARD E. DAVIS, Attorney for Grantee

DAVIS & FIELDS, P.C.

Post Office Box 2925

Daphne, Alabama 36526

(251) 621-1555

69867.wpd



Baldwin County Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 12/15/2016

Tax Year 2016

Valuation Date October 1, 2015

OWNER INFORMATION

PARCEL 61-02-09-0-001-002.001 **PPIN** 256523 **TAX DIST** 02
NAME LITTLE, RICHARD D ETUX WYNONA B
ADDRESS 4467 WALLACE RD
 OXFORD OH 45056
DEED TYPE IN **BOOK** 0000 **PAGE** 0757930
PREVIOUS OWNER LITTLE, RICHARD D ETAL LITTLE, WYNONA B
LAST DEED DATE 9/ 2/2003

DESCRIPTION

20 AC(C) THE W 20 ACRES OF LOT 1 GRIFFITHS SUB SLIDE 2236-C
 ALSO DESC AS THE W1/2 OF THE NW1/4 OF THE NE1/4 LESS RD R/W
 SEC 9-T8S-R4E (WD - SURVIVORSHIP)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS
SUBDIVISION GRIFF **SUB DESC** GRIFFITHS SUBDIVISION
LOT PT 1 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 450000 **CLASS 1:** **TOTAL ACRES:** 20.00
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 ===== **CLASS 3:** 450000
TOTAL PARCEL VALUE: 450000
ESTIMATED TAX: \$28.56
TOTAL USE VALUE: 10196

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET USE</u>
									<u>VALUE</u> <u>VALUE</u>
U	USE	2	MA MA-30000	18.00 acres	8110-CROP (GOOD A1)	3	N	N	9576
U	USE	3	MA MA-30000	2.00 acres	8130-CROP (POOR A3)	3	N	N	620
M	LAND	4	MA MA-30000	20.00 acres	8100-AGRICULTURAL	3	N	N	450000

[View Tax Record](#)



Baldwin County Revenue Commissioner

Property Link

BALDWIN COUNTY, AL

Tax Year 2016

Current Date 12/15/2016

Valuation Date October 1, 2015

Records Last Updated 12/14/2016

PROPERTY DETAIL

OWNER LITTLE, RICHARD D ETUX WYNONA B
4467 WALLACE RD

ACRES : 20.00

OXFORD, OH 45056

APPRAISED VALUE: 10196

ASSESSED : 1020

PARCEL 61-02-09-0-001-002.001

ADDRESS **NA**

TAX INFORMATION

YEAR 2016	TAX DUE	PAID	BALANCE
	28.56	28.56	0.00

LAST PAYMENT DATE 10 / 27 / 2016

MISCELLANEOUS INFORMATION

EXEMPT CODES	DESCRIPTION
	20 AC(C) THE W 20 ACRES OF LOT 1 GRIFFITHS SUB SLIDE 2236-C
TAX DISTRICT 02	ALSO DESC AS THE W1/2 OF THE N
PPIN 256523	Entry 00 W1/4 OF THE NE1/4 LESS RD R/W
ESCAPE YEAR	SEC 9-T8S-R4E (WD - SURVIVORSH
ACCOUNT NUMBER 213659	IP)

TAX HISTORY

Year	Owner	Total Tax Paid(Y/N)	Appraised	Assessed
2015	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 10/ 7/2015	10196	1020
2014	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 10/15/2014	10196	1020
2013	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 10/ 8/2013	10196	1020
2012	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 11/ 6/2012	10196	1020
2011	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 10/14/2011	10196	1020
2010	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 10/13/2010	10196	1020
2009	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 11/ 5/2009	10196	1020
2008	LITTLE, RICHARD D ETUX WYNONA B	28.56 Y 1/29/2009	10196	1020
2007	LITTLE, RICHARD D ETAL LITTLE, W	24.64 Y 1/ 3/2008	8860	880
2006	LITTLE, RICHARD D ETAL LITTLE, W	24.64 Y 11/13/2006	8860	880

TAX SALES

[PURCHASE COUNTY TAX SALE FILES](#)

Year	Sold To	Redeemed Date/By
------	---------	------------------

NO TAX SALES FOUND

MLS #: L227437C (Closed) List Price: \$1,200,000**20750 County Road 20 Foley, AL 36535****SELLING PRICE:** \$950,000
SELLING OFFICE NAME: Bellator Real Estate & Dev Gulf Shores
(#1379)
FSBO: No**SOLD DATE:** 10/20/2016
SELLING AGENT NAME: Donald Ryals
(#215)
NON MEMBER: No**FINANCING:** Conventional
SELLER CONTRIBUTIONS:
\$0**APX ACREAGE:** 20
PRICE PER ACRE: \$47,500.00
MULTIPLE LOTS:
LOTS: 0
RESTRICTIVE COVENANTS:
MINIMUM SQFT:
WATERFRONT PROPERTY: No Waterfront**AREA:** Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Foley Commercial
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Business/Commercial, Outside Corp Limits, Other-See Remarks**INTERSECTING STREET:** Juniper
LOT/BLOCK/UNIT:
LIFETIME LEASE: No
ONE TIME FEES: 0
SUBDIVISION AMENS: None**SECTION/TOWNSHIP/RANGE:** Sec 9 T 8S R 4E
TAX PPIN #:
TAXES OR RENT: 28.56
LOT SIZE:
LOT DESCRIPTION: 10-25 acres
MONTHLY FEES: 0**TYPE:** Land
SUITABLE USE: Business/Commercial, Mobile Home, Multi-Family Residence
MINERAL RIGHTS: All Rights Reserved
ROAD FRONTAGE: 667'
ROAD FRONTAGE TYPES: County Road, Paved
UTILITIES: Sewage-City, Water-City**MISC SEARCH:** None
BOAT FACILITIES: None
DOCS ON FILE: Boundary Survey**REMARKS:** 20 acres on County Road 20 across from Wolf Bay Lodge and just west of the 400 acre development previously referred to as Blue Collar.
DIRECTIONS: 59 South to County Road 20 East to Junction of Juniper Street. 667' Fronting on South side of County Road 20.
AGENT REMARKS: Outstanding opportunity to add your development to the other developments in the fastest growing area of the fastest growing County east of the Mississippi River. Zoning is virtually non restrictive.**OFFICE REMARKS:**
SUB AGENT COMM: 0
BUYER/BROKER COMM: 3
COMMISSION TYPE:
TERMS OF SALE: Cash, Conventional
TYPE OF LISTING: Exclusive Right to Sell Contract
PROJECTED CLOSING DATE: 10/26/2016
DISPLAY ON THE INTERNET: Yes
ALLOW AVM: No
DAYS ON MARKET: 490
ALLOW COMMENTS: No**Office Name:** Coastal Real Estate and Development (#144)
Main: (251) 955-1165**Listing Agent:** Skip Davis (#19)
Agent Email: fsdava@outtel.com
Contact #: (251) 747-1727

MLS #: L247148A (Active) List Price: \$1,500,000**0 Pride Drive Foley, AL 36535**

APX ACREAGE: 10
PRICE PER ACRE: \$150,000.00
MULTIPLE LOTS: Yes
LOTS: 24
RESTRICTIVE COVENANTS:
MINIMUM SQFT:
WATERFRONT PROPERTY: No Waterfront
AREA: Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Foley
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Business/Commercial

INTERSECTING STREET: Juniper Street
LOT/BLOCK/UNIT:
LIFETIME LEASE: No
ONE TIME FEES: 0
SUBDIVISION AMENS: None
SECTION/TOWNSHIP/RANGE: S-4 T8S R4E
TAX PPIN #:
LEASE EXPIRE DATE:
TAXES OR RENT:
LOT SIZE: 50 x 300
LOT DESCRIPTION: 5-10 acres
MONTHLY FEES: 0

TYPE: Land
SUITABLE USE: Business/Commercial
MINERAL RIGHTS: All Rights Reserved
ROAD FRONTAGE: 1250
ROAD FRONTAGE TYPES: City Street, Paved
UTILITIES: Sewage-City, Sewage-City Available
MISC SEARCH: None
BOAT FACILITIES: None
DOCS ON FILE: None

REMARKS: Prime location close to the Beach Express and OWA 500 acre development, the parcel has 1250' along Pride Drive East and 300' along Juniper Street. Engineering and Permitting completed. May be purchased as a 10 acre parcel or seller will consider selling in 50' increments.

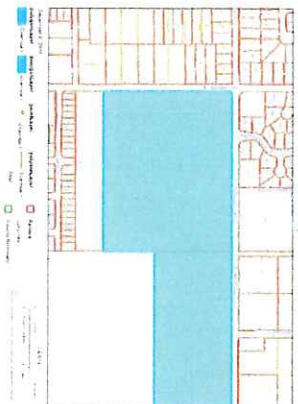
DIRECTIONS: Hwy 59 to Michigan Avenue East to Juniper Street South to the corner of the new Pride Drive extension.
AGENT REMARKS: For more information, Call Skip 251-747-1727 or Lisa 251-223-3304

OFFICE REMARKS:	SUB AGENT COMM:	BUYER/BROKER COMM:	COMMISSION TYPE:	PERCENT	REFER TO ML #:
TERMS OF SALE: Cash, Conventional	0	5	PROJECTED CLOSING DATE:		DAYS ON MARKET: 14
TYPE OF LISTING: Exclusive Agency Listing Agreement			ALLOW AVIM:	No	ALLOW COMMENTS:
DISPLAY ON THE INTERNET: Yes					

Office Name: Coastal Real Estate and Development (#.144)
Main: (251) 955-1165
Listing Agent: Skip Davis (#.19)
Agent Email: lsadara@quintel.com
Contact #: (251) 747-1727

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 Information Herein Deemed Reliable but Not Guaranteed

0 Juniper St Foley, AL 36535



AREA: Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Foley
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Single Family Residence

DATE: TAXES OR RENT:
LOT DESCRIPTION: 25-50 acres

MISC SEARCH: None
BOAT FACILITIES: None
DOCS ON FILE: None

REMARKS: 31 Acres zoned R-1D residential subdivision with 147 lots. Engineering and permitting has been approved. all utilities available to the site. Prime location close to the Beach Express and the OWA 500 Acre development.

DIRECTIONS: Highway 59 to Michigan Ave. East, follow to Juniper Street. Property is on the South East corner of Michigan Ave and Juniper.

AGENT REMARKS: For More Information: Call Skip 251-747-1727 or Lisa 251-223-3304

OFFICE REMARKS:	SUB AGENT COMM:	BUYER/BROKER COMM:	COMMISSION TYPE:	REFER TO ML#:
	0	5	Percent	
TERMS OF SALE:	Cash, Conventional			
TYPE OF LISTING:	Exclusive Agency Listing Agreement			
DISPLAY ON THE INTERNET:	Yes			
		PROJECTED CLOSING DATE:		DAYS ON MARKET: 14
		ALLOW AVIM: No		ALLOW COMMENTS: No

Office Name: Coastal Real Estate and Development (#.144)
Main: (251) 955-1165
Listing Agent: Skip Davis (#.19)
Agent Email: fsdavis@quintel.com **Contact #:** (251) 747-1721

MLS #: L247149A (Active) List Price: \$1,350,000**0 Juniper St Foley, AL 36535**

APX ACREAGE: 28.7
PRICE PER ACRE: \$47,038.33
MULTIPLE LOTS: Yes
LOTS: 175
RESTRICTIVE COVENANTS:
MINIMUM SQFT:
WATERFRONT PROPERTY: No Waterfront

AREA: Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMUNITY: Foley
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Single Family Residence

INTERSECTING STREET:**LOT/BLOCK/UNIT:****LIFETIME LEASE:** No**ONE TIME FEES:** 0**SUBDIVISION AMENS:** None**SECTION/TOWNSHIP/RANGE:** S-4 T8S R4E**TAX PPIN #:****LEASE EXPIRE DATE:****LOT DESCRIPTION:** 25-50 acres**TAXES OR RENT:****LOT SIZE:****MONTHLY FEES:** 0**TYPE:** Land**SUITABLE USE:** Single Family Residence**MINERAL RIGHTS:** All Rights Reserved**ROAD FRONTAGE:** 1000**ROAD FRONTAGE TYPES:** City Street, Paved**UTILITIES:** Sewage-City, Water-City**MISC SEARCH:** None**BOAT FACILITIES:** None**DOCS ON FILE:** None

REMARKS: Prime location to the Beach Express and the OWA 500 Acre development. The parcel has 1,000' along South Juniper Street. Engineering and Permitting is completed for 175 lots zoned GPH-1. All utilities available to this property.

DIRECTIONS: Highway 59 to East Michigan Ave. to Juniper street South. Property will be on the West side of Juniper.

AGENT REMARKS: For More Information: Call Skip 251-747-1727 or Lisa 251-223-3304

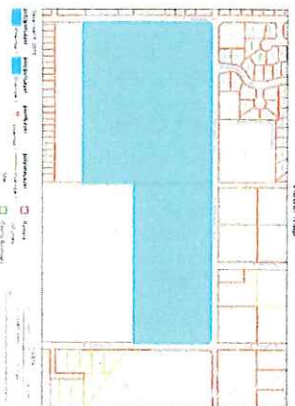
OFFICE REMARKS:**SUB AGENT COMM:** 0**BUYER/BROKER COMM:** 5**TERMS OF SALE:** Cash, Conventional**TYPE OF LISTING:** Exclusive Agency Listing Agreement**DISPLAY ON THE INTERNET:** Yes**COMMISSION TYPE:** Percent**PROJECTED CLOSING DATE:****ALLOW AVIM:** No**ALLOW COMMENTS:** No**REFER TO ML#:****DAYS ON MARKET:** 14**ALLOW COMMENTS:** No

Office Name: Coastal Real Estate and Development (#:144)
Main: (251) 955-1165

Listing Agent: Skip Davis (#:19)
Agent Email: skpdavis@aol.com **Contact #:** (251) 747-1727

MLS #: L247179A (Active) **List Price:** \$1,350,000

0 Michigan Avenue Foley, AL 36535



APX ACREAGE: 19
PRICE PER ACRE: \$71,052.63
MULTIPLE LOTS: Yes
LOTS: 0
RESTRICTIVE COVENANTS:
MINIMUM SQFT:
WATERFRONT PROPERTY: No Waterfront

AREA: Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMUNITY: Foley
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Other-See Remarks

INTERSECTING STREET: Pecan Street
LOT/BLOCK/UNIT:
LIFETIME LEASE: No
ONE TIME FEES: 0
SUBDIVISION AMENS: None
LEASE EXPIRE DATE:
TAX PIN #:
TAXES OR RENT:
LOT DESCRIPTION: 10-25 acres
LOT SIZE:
MONTHLY FEES: 0

TYPE: Land
SUITABLE USE: Multi-Family Residence
MINERAL RIGHTS: All Rights Reserved
ROAD FRONTAGE: 1200
ROAD FRONTAGE TYPES: City Street, Paved
UTILITIES: Sewage-City, Water-City
MISC SEARCH: None
BOAT FACILITIES: None
DOCS ON FILE: None

REMARKS: 19 Acre residential subdivision with 208 approved dwelling units Zoned R-3. Engineering and permitting has been approved. All utilities available to the site. Prime location to the Beach Express and the OWA 500 Acre development.
DIRECTIONS: Highway 59 to Michigan Ave. East, pass through Juniper street. Property is on the South West corner of Michigan Ave and Pecan Street.

AGENT REMARKS: For more information: Call Skip 251-747-1727 or Lisa 251-223-3304

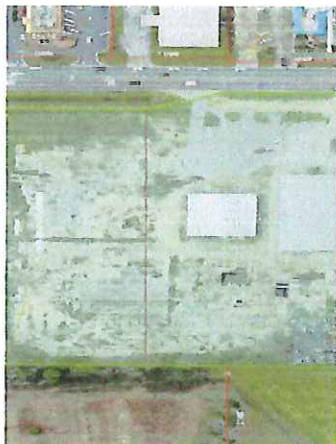
OFFICE REMARKS:
SUB AGENT COMM: 0 **BUYER/BROKER COMM:** 5 **COMMISSION TYPE:** Percent **REFER TO ML#:**
TERMS OF SALE: Cash, Conventional **PROJECTED CLOSING DATE:** **DAYS ON MARKET:** 14
TYPE OF LISTING: Exclusive Agency Listing Agreement **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No
DISPLAY ON THE INTERNET: Yes

Office Name: Coastal Real Estate and Development (#.144)
Main: (251) 955-1165

Listing Agent: Skip Davis (#.19)
Agent Email: lsdavis@quintel.com **Contact #:** (251) 747-1727

MLS #: L232655A (Active) **List Price:** \$1,500,000

803 South McKenzie St Foley, AL 36535



APX ACREAGE: 2.18
PRICE PER ACRE: \$688,073.39
MULTIPLE LOTS: No
LOTS: 1
RESTRICTIVE COVENANTS: Yes
MINIMUM SQFT:
WATERFRONT PROPERTY: No Waterfront
AREA: Foley (36535)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Foley
COMPLEX NAME OR COMMUNITY: Foley
COUNTY: Baldwin
SCHOOL AREA: Foley
ZONING: Business/Commercial

INTERSECTING STREET:
LOT/BLOCK/UNIT: 4
LIFETIME LEASE: No
ONE TIME FEES: 0
SUBDIVISION AMENS: None
SECTION/TOWNSHIP/RANGE:
TAX PPIN #:
LEASE EXPIRE DATE:
LOT SIZE: 243x409+-
TAXES OR RENT:
LOT DESCRIPTION: 1-3 acres
MONTHLY FEES: 0

TYPE: Lot
SUITABLE USE: Business/Commercial
MINERAL RIGHTS:
ROAD FRONTAGE: 243
ROAD FRONTAGE TYPES: State Road
UTILITIES: None
MISC SEARCH: None
BOAT FACILITIES: None
DOCS ON FILE: Boundary Survey

REMARKS: Vacant Lot in Foley with 243+- Road Frontage on Hwy 59
DIRECTIONS: Hwy 59 south across the street from Family Dollar and Burger King
AGENT REMARKS: For more information call Skip Davis 251-747-1727 or Randy Davis 251-747-1729
OFFICE REMARKS:

SUB AGENT COMM:	BUYER/BROKER COMM:	COMMISSION TYPE:	REFER TO ML#:
0	2	Percent	

TERMS OF SALE:	PROJECTED CLOSING DATE:	DAYS ON MARKET:
Cash, Conventional		407

TYPE OF LISTING:	ALLOW AVIM:	ALLOW COMMENTS:
Exclusive Right to Sell Contract	No	No

DISPLAY ON THE INTERNET:	ALLOW COMMENTS:
Yes	No

Office Name: Coastal Real Estate and Development (#.144)
Main: (251) 955-1165
Listing Agent: Skip Davis (#.19)
Agent Email: skpdavis@coastalreal.com
Contact #: (251) 747-1727

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).

Bellator Real Estate & Development

Gaines Zarzour — (251) 895-2612

Land For Sale

5.9 Acres Next to Tanger Outlets

0 Juniper St., Foley, AL 36535



Price: \$775,000
 Lot Size: 5.90 AC
 Property Type: Land
 Property Sub-type: Retail (land)
 Listing ID: 19681302
 Last Updated: 22 days ago

[Find Out More...](#)

1 Lot Available

Lot 1	Price:	\$775,000
	Lot Size:	5.90 AC
	Price/AC:	\$131,355.93
	Lot Type:	Retail (land)
	APN/Parcel ID:	302838
	Commission Split:	3%

Description

Incredible opportunity directly adjacent to Tanger Outlet Center in Foley. This property also sits directly across from the new Foley Sports Tourism Complex that will be finished in May 2016. The Foley Sports Tourism Complex will feature 16 state of the art, lighted, multi-use fields with a championship field featuring stadium seating and a press box. The city will also be expanding Juniper St to 3 lanes with sidewalks on either side (Completion date of July 2016) and Pride Dr to a 4-lane Boulevard (Completion date of July 2016). This parcel features access to all city utilities, road grade elevation, and level topography. Excellent retail/hospitality location.

From Hwy 59, East onto Riviera Blvd. Right at roundabout. Property located on Left.

Map of 0 Juniper St., Foley, AL 36535 (Baldwin County)

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).



Additional Photos



5.9 Acres Next to Tanger Outlets

Created 3/11/2016

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).

Herrington Realty, inc

Colby Herrington — (251) 490-6995

Land For Sale

Foley, Alabama Development Site across from OWA

County Road 20, Foley, AL 36536



Price:	\$1,150,000
Lot Size:	3 AC
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Multifamily (land) Retail (land) Retail-Pad (land)
Listing ID	20074548
Last Updated	14 days ago

[Find Out More...](#)

1 Lot Available

Lot 1	Price:	\$1,150,000
	Lot Size:	3 AC
	Price/AC:	\$383,333.33
	Lot Type:	Commercial/Other (land)
	APN/Parcel ID:	61-02-10-0-000-002.002

Description

3 Acre site across the street from the new OWA amusement park in Foley, Alabama.

Also across the street from the new Foley Sports complex which houses regional tournaments and events yearly.

Also, down the street from Tanger Outlets which has many name brand retail, and restaurant shops.

The acre with frontage: Asking price \$450,000 perfect for retail, restaurant.

The back 2 acres without frontage \$700,000. Perfect for Multi-family or Hotel.

10 minute drive from beaches.

Located down County Road 20 inbetween Hwy 59 and the Foley Beach Express.

Map of County Road 20, Foley, AL 36536 (Baldwin County)

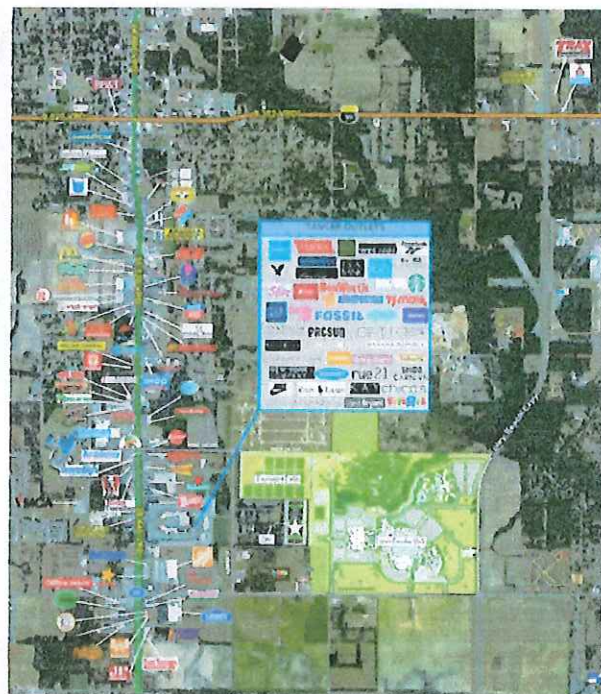
By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).



Additional Photos



Foley, Alabama Development Site across from OWA





MLS #: C232977C (Closed) List Price: \$2,099,000 10340 South Juniper St Foley, AL 36535

SELLING PRICE: \$1,700,000 SOLD DATE: 8/16/2016 FINANCING: Conventional
 SELLING OFFICE NAME: Fairhope Realty Group SELLING AGENT NAME: Sarah Hofferber SELLER CONTRIBUTIONS:
 (#1002) (#236) \$0
 FSBO: No NON MEMBER: No



UNITS: 61
 BUILDING SQFT: 432
 HEATED & COOLED SQFT: 0
 HEATED ONLY SQFT: 0
 UNHEATED ONLY SQFT: 0
 # BUILDINGS: 0
 APX YEAR BUILT: 1998
 APX AGE: Other-See Remarks
 WATERFRONT PROPERTY: No Waterfront ZONING: Other-See Remarks

REASON FOR WITHDRAWAL:
 AREA: Foley (36535)
 STREET 2:
 STREET NAME 2:
 UNIT #:
 SUBDIVSN OR COMMUNITY: Foley
 COUNTY: Baldwin
 BUSINESS NAME:
 ZONING: Other-See Remarks

LOT/BLOCK/UNIT: M&B
 LIFETIME LEASE: No
 LEASE EXPIRES:
 LOT DESCRIPTION: 5-10 acres, Level, Some Trees
 ROAD FRONTAGE: 325
 ROAD FRONTAGE TYPES: City Street, Paved Road
 LOT SIZE: 325x1250
 MULTIPLE LOTS:
 # LOTS: 1
 APX ACREAGE: 9.4
 ANNUAL INCOME: 216000
 OPERATING EXPENSES: 26031
 INSURANCE: 1409
 ONE TIME FEES: 0

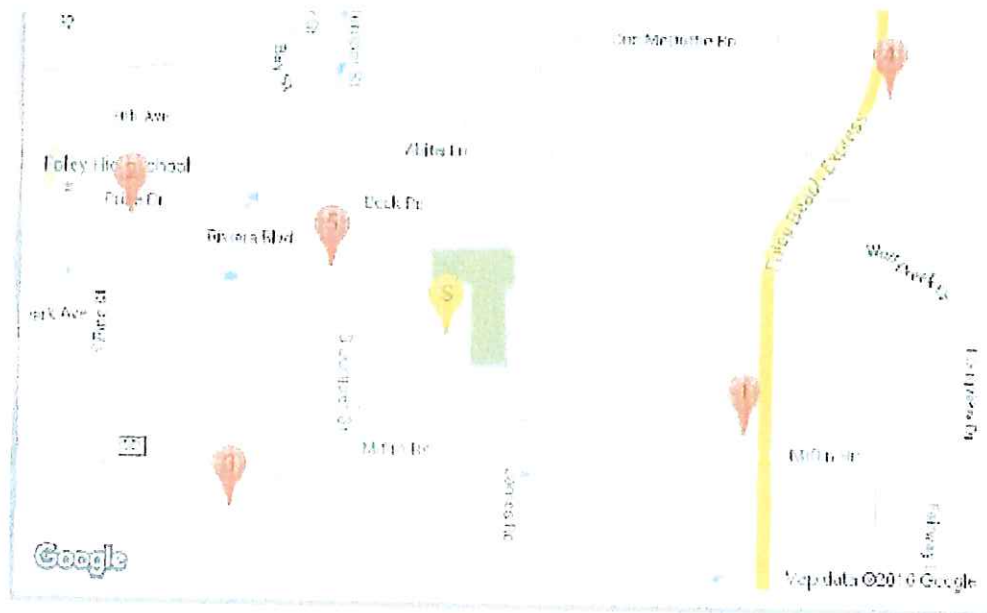
RESTRICTIVE COVENANTS:
 TAX PPIN #: 032203
 TAXES OR RENT: 4215
 TYPE OF BUSINESS/BLDG: Other
 SUITABLE USE: Other-See Remarks
 TERMS OF LEASE: Long Term Lease, Month to Month
 MISC SEARCH: Other-See Remarks
 BOAT FACILITIES: None

CONSTRUCTION/FOUNDATION: Other Foundation-See Remarks
 HEAT/COOLING: Other-See Remarks
 UTILITIES: Sewage-Septic, Water-Well, RV Hookup
 ENERGY SAVING FEATURES: None
 # PARKING SPACES: 0
 PARKING: Lot (51+ spaces), On Street
 NUMBER DOORS AT DOCK HEIGHT/TRUCK DOOR HEIGHT:
 No Truck Door
 NUMBER DOORS AT GROUND LEVEL: No Truck Door
 AVG CEILING HEIGHT: Other-See Remarks
 CEILING HEIGHT:
 ROOF HEIGHT:

REMARKS: Well established 61 unit mobile home park located adjacent to Foley's new Sports Complex on Beach Express and County Road 20. The seller currently owns 1 mobile home and the remainder are lot rents. Well water and septic. Seller pays for electricity & trash. Many mature live oaks. Great location to remain as a park or redevelop to take advantage of the rapid growth and development in this area. Soon the property adjacent to Complex is slated for entertainment development. 325' on Juniper.

DIRECTIONS: From Hwy 59, travel east on County Road 20, turn left at the Juniper red light, park is on the right, just south of Victoria Place condominiums. The park has frontage on Juniper and backs up to Beck Road and the new Sports Complex.

AGENT REMARKS: The operating expenses include annual garbage of \$6280.41 and electricity of \$19,750.76. Gross rent roll without vacancy is approximately \$46,000 / month. The park is about 0.4 miles with 925' on Juniper. Current zoning is RMU 4.



Transaction			
ID	5803	Date	5/28/14
Address	Pine Street	Price	\$2,476,500
City	Foley	Acre Unit Price	\$180,500.00
State	Alabama	Financing	Conventional
Legal Description	Please See Comments	Property Rights	Fee Simple
Grantor	HRM, LLC	Verification Source	Buyer
Grantee	Foley Square, LLC	Verification Phone No.	251 341 5777
Sale Recording	1475231		

Land			
Acres	13.0	Topography	Level
Land SF	566,280	Zoning	D 1A
Shape	Rectangular	Flood Zone	K
Utilities	City water & sewer	Encumbrance or Easement	None Noted
		Environmental Issues	None Noted

Comments

This property is located on the east side of Highway 59, south of County Road 20, adjacent to Lowe's. The property was purchased for the construction of a Hobby Lobby and Big Lots Store.

LAND COMPARABLE NO. 1



Transaction			
ID	6891	Date	3/31/16
Address	Corner of Foley Beach Express	Price	\$2,323,000
City	Foley	Acre Unit Price	\$59,190.65
State	Alabama	Financing	Conventional
Legal Description	Please See Comments	Property Rights	Fee Simple
Grantor	GW SOD I, LLC	Verification Source	Metro Market Trends, Public Records
Grantee	Foley Holdings, LLC	Verification Phone No.	
Sale Recording	Deed # 1563150		

Land			
Acres	23.90	Topography	Level
Land SF	1,041,084	Zoning	PUD
Shape	Irregular	Flood Zone	K
Utilities	City water & sewer	Encumbrance or Easement	None Noted
		Environmental Issues	None Noted

Comments

This property is located at the corner of the Foley Beach Express and CD RD 20 in Foley, Alabama. The site is partially improved with a small 1,400 prefabricated office structure. The land is separated into two lots separated by an access road in the Magnolia Walk subdivision.

NIBT 13217

Sales \$1,000,000.00

Send tax notice to:

3411 Mills St.
Carver LA 70524

This instrument prepared by:
LONG, FLANAGAN & McDONALD, LLC
1321 Gunter Avenue
Guntersville, Alabama 35976

STATE OF ALABAMA
COUNTY OF BALDWIN

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 9/20/2013 8:41 AM
DEED TAX \$ 1000.00
TOTAL \$ 1018.00
4 Pages

1421233

WARRANTY DEED



KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Scott Boone, a married man and Daniel E. McGuire, a married man**, (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Castille Real Estate Co., LLC, a Louisiana limited liability company**, (hereinafter referred to as GRANTEE) the following real estate situation in Baldwin County, Alabama, to-wit:

The West Half of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, of St. Stephens Meridian, LESS AND EXCEPT a strip of land 20 feet wide along the West side and South side of the West Half of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama. **As referenced in survey attached.**

GRANTORS HEREBY WARRANT THAT THE ABOVE DESCRIBED PROPERTY IS NO PART OF THEIR HOMESTEAD NOR THAT OF THEIR SPOUSES.

THIS CONVEYANCE AND WARRANTIES HEREUNDER ARE MADE SUBJECT TO THE FOLLOWING:

1. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, if any.
2. Taxes and/or assessments for the year 2013, not yet due and payable, and for subsequent years. Taxes assessed for Parcel ID/Tax ID # 61-02-04-0-000-006.000 / PPIN 025665 are due and payable October 1, 2013, but are not delinquent until December 31, 2013. (Subject to the Tax Assessment.)
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property. Anything to the contrary notwithstanding, nothing herein attempts to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured.
4. That portion of property described herein which lies within the right of way of the public road.
5. Any claim arising as a result of the fence not being located on the property lines as shown on plat of survey by Tim Cosby of Southern Land Surveyors, Inc. dated 08/19/1997, Job No. 2001.
6. Encroachment of telephone box, power pole, power line, power pole with guy wire, and asphalt as shown on plat of survey by Tim Cosby of Southern Land Surveyors, Inc. dated 08/19/1997, Job No. 2001.

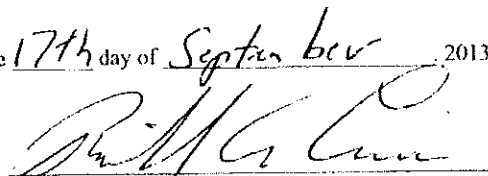
TOGETHER WITH all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

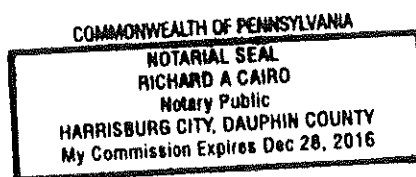

Daniel E. McGuire

STATE OF PA
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Daniel E. McGuire, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and seal this the 17th day of September, 2013.

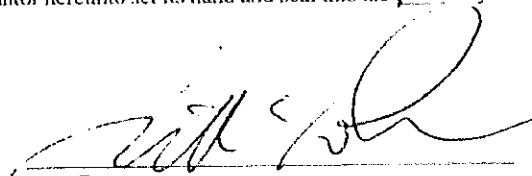

NOTARY PUBLIC
My Commission Expires: _____



TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2013 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the Grantor hereunto set its hand and seal this the 17th day of September, 2013.

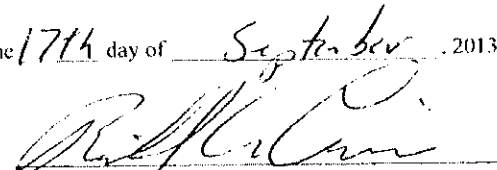


Scott Boone

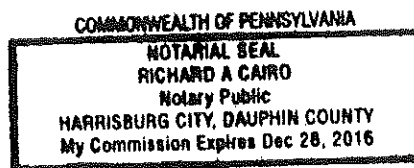
STATE OF PA
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Scott Boone, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and seal this the 17th day of September, 2013.



NOTARY PUBLIC
My Commission Expires: _____



0714



LARRY WIREMAN
JUDY R. WIREMAN
PO BOX 510
ORANGE BEACH, AL 36561

Security Features. Details on back.

12-29-15

00

\$25,000.

PAY TO THE ORDER OF
3D Properties LLC
Twenty Five Thousand & 00/100

DOLLARS



Larry Wireman
AUTHORIZED SIGNATURE

MEMO 20 Ac / Castile R.E. Co.

⑈0000714⑈ ⑆082902757⑆ 0020002335⑈

0714

LARRY WIREMAN
JUDY R. WIREMAN

3D Prop, LLC
12-29-15

25,000.-

0737

LARRY WIREMAN
JUDY R. WIREMAN
PO BOX 510
ORANGE BEACH, AL 36561



Wireman® Check Book
Printed on Demand

3.30.16

PAY TO THE
ORDER OF

Castille Real Estate Co, LLC

\$125,000.⁰⁰

One Hundred, Twenty Five Thousand & 00/100

DOLLARS

MEMO

Contract Extension



Judy R. Wireman
AUTHORIZED SIGNATURE

⑈000737⑈ ⑆082902757⑆ 0020002335⑈

LARRY WIREMAN
JUDY R. WIREMAN

0737

Castille Real Estate Co, LLC

Contract Extension

3.30.16

\$125,000.



Baldwin County Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 7/ 7/2016

Tax Year 2016

Valuation Date October 1, 2015

OWNER INFORMATION

PARCEL	61-02-04-0-000-006.000	PPIN 025665	TAX DIST 07
NAME	CASTILLE REAL ESTATE CO L L C		
ADDRESS	3411 MILLS RD		
	CARENCRO LA 70520		
DEED TYPE IN	BOOK 0000	PAGE 1421233	
PREVIOUS OWNER	BOONE, SCOTT ETAL MCGUIRE, DANIEL E		
LAST DEED DATE	9/17/2013		

DESCRIPTION

20 AC W1/2 OF NE1/4 OF SE1/4 LESS R/W SEC 4-T8S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS	BECK RD
NEIGHBORHOOD	FOLEYSO
PROPERTY CLASS	SUB CLASS
LOT BLOCK	
SECTION/TOWNSHIP/RANGE	00-00 -00
LOT DIMENSION	ZONING

PROPERTY VALUES

LAND:	800000	CLASS 1:	TOTAL ACRES:	20.00
BUILDING:		CLASS 2:	TIMBER ACRES:	20.00
	=====	CLASS 3:	800000	
TOTAL PARCEL VALUE:	800000			
ESTIMATED TAX:	\$2,642.00			

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET</u>	<u>USE</u>
								<u>VALUE</u>	<u>VALUE</u>
M	LAND	2	MA	MA-40000	20.00 acres	9100-UNDEVELOP	LAND 3	N N	800000

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PURCHASE AGREEMENT

The undersigned Seller ("Seller") agrees to sell, and 3D PROPERTIES, LLC ("Buyer") agrees to buy, in its AS IS condition, the real property consisting of approximately 20 acres, located on Beck Road, Foley, Alabama, bearing Baldwin County Revenue Department PPIN 25665 ("the Property") for \$2.7 million payable at Closing, via electronic funds transfer or cashier's check. Buyer has delivered to Coastal Real Estate & Development, Inc. the sum of \$10,000.00 earnest money deposit ("the EMD") to be applied to the purchase price at Closing, returned to Buyer pursuant to expressed provisions of this Agreement, or, in the event of Buyer's default, paid to Seller as liquidated damages, the parties hereby stipulating that the amount of the EMD is a reasonable estimate of actual damages that would be suffered in the event of such default and that would otherwise be difficult to determine. Buyer shall have until 5:00 p.m. on the 60th day after the Effective Date ("Due Diligence Period") to complete, at Buyer's expense, a physical inspection, survey, title review, economic analysis, and such other due diligence as Buyer shall elect to conduct. Seller shall deliver to Buyer within five (5) days of the Effective Date all surveys, wetland delineations, soil tests, environmental assessments, title policies, and governmental permits and notices Seller has relating to the Property. If Buyer's due diligence is not satisfactory to Buyer, Buyer may terminate this Agreement by written (including email) notice to Seller or Seller's agent during the Due Diligence Period, in which case, the EMD shall be refunded to Buyer. Closing shall take place at a mutually agreeable time and location no later than January 31, 2016. At the Closing, Seller shall deliver a general warranty deed, subject only to the lien for current ad valorem taxes and to any existing recorded utility easements. Seller shall also, at its expense deliver an owner's title policy in customary form in favor of Buyer; Buyer shall be responsible for deed preparation, deed recording costs, and the title company's closing fee, and ad valorem taxes will be prorated. This Agreement contains the entire understanding between the parties. No amendment shall be binding unless in writing and signed by both parties. If any period of time would end on a weekend or any federal holiday, such period shall instead be automatically extended to the next succeeding business day. This Agreement shall be deemed an offer to buy unless Seller accepts such offer by emailing this Agreement, signed by Seller, to rdavis@davis-fields.com or Randydavisrealty@gmail.com before noon, October 24, 2015. The Effective Date shall be the day on which such signed offer is returned by said email.

Buyer discloses that M. Rand Davis and F. A. (Skip) Davis are principals of both Buyer and of Coastal Real Estate & Development, Inc.

The listing company, Buena Vista Property Management, LLC, is (two blocks may be checked):

- ☒ An agent of the Seller.
- ☐ An agent of the Buyer.
- ☐ An agent of both Seller and Buyer and is acting as a limited consensual dual agent.
- ☐ Assisting the _____ Buyer _____ Seller as a transaction broker.

The selling company, Coastal Real Estate & Development, Inc. is (two blocks may be checked):

- ☐ An agent of the Seller.
- ☒ An agent of the Buyer.
- ☐ An agent of both Seller and Buyer and is acting as a limited consensual dual agent.
- ☐ Assisting the _____ Buyer _____ Seller as a transaction broker.

MRD

Buyer's Initials

[Signature]

Seller's Initials

At Closing, Seller shall pay a real estate commission of \$100,000.00 to be shared evenly between the listing and selling companies.

BUYER: 3D PROPERTIES, LLC

By: M. Rand Davis

M. RAND DAVIS, As a Manager

SELLER: Castille Real Estate Co., L.L.C.

By: [Signature]

As President

**ASSIGNMENT OF BUYER'S RIGHTS, AND
ASSUMPTION OF BUYER'S OBLIGATIONS UNDER PURCHASE AGREEMENT**

3D PROPERTIES, L.L.C. ("Assignor") hereby assigns to WS FOLEY, LLC, a Florida limited liability company ("Assignee") all of Assignor's right, title and interest under that certain Purchase Agreement between Assignor as Buyer and CASTILE REAL ESTATE CO., L.L.C., as Seller, as amended, pursuant to which Assignor has the right to purchase that certain approximately 20 acre tract of land, located on Beck Road, Foley, Alabama, bearing Baldwin County Revenue Department PPIN 25665 ("the Property") for \$2.7 million, at a Closing to occur not later than April 15, 2016 with a Due Diligence Period expiring at 5:00 p.m., March 1, 2016. Assignee hereby (1) assumes Assignor's obligations under said Purchase Agreement, (2) agrees to indemnify and hold Assignor harmless from any claims, liability, or expenses (including reasonable attorney fees) arising from said Agreement and/or this Assignment, (3) simultaneously herewith, delivers to Assignor the sum of \$10,000.00 to reimburse Assignor the \$10,000.00 earnest money deposit posted by Assignor under said Purchase Agreement, (4) agrees to pay said Seller the additional sum of \$15,000.00 non-refundable additional earnest money in accordance with the amendment dated on or about December 23, 2015, and (5) otherwise agrees to close the purchase in accordance with said assigned Purchase Agreement as amended and, at such Closing, to pay Assignor and Buena Vista Property Management & Sales, L.L.C. an assignment fee of \$100,000.00, to be split evenly between Assignor and said Buena Vista Property Management & Sales, L.L.C. (said assignment fee to be in addition to the \$100,000.00 commission payable by said Seller to Coastal Real Estate & Development, Inc. and said Buena Vista Property Management & Sales, L.L.C.).

ASSIGNEE ACKNOWLEDGES THAT PRINCIPALS OF ASSIGNOR ARE ALSO PRINCIPALS OF COASTAL REAL ESTATE & DEVELOPMENT, INC. ACTING FOR THE BENEFIT OF ASSIGNOR AND WHO WILL BE PAID A COMMISSION BY SAID SELLER AT THE CLOSING OF THE PURCHASE BY ASSIGNEE.

ASSIGNOR:
3D PROPERTIES, LLC

By: M. Rand Davis
M. RAND DAVIS, As a Manager

ASSIGNEE:
WS FOLEY, LLC

By: Darryl Wain
As Member

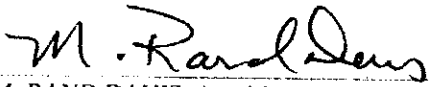
AMENDMENT TO PURCHASE AGREEMENT

With respect to that certain Purchase Agreement between CASTILLE REAL ESTATE CO., L.L.C. ("Seller") and 3D PROPERTIES, L.L.C. ("Buyer") for approximately 20 acres on Beck Road, Foley, Alabama, the parties hereby extend the Due Diligence Period to 5:00 p.m., March 1, 2016, and the outside Closing date to April 15, 2016. Additionally, Seller acknowledges that Buyer has increased the EMD to \$25,000.00, and Buyer agrees that the EMD, as increased may be paid to Seller immediately upon execution of this Amendment. All other terms and conditions in said Purchase Agreement remain in full force and effect.

Dated this 23rd day of December, 2015.

Buyer:
3D PROPERTIES, LLC

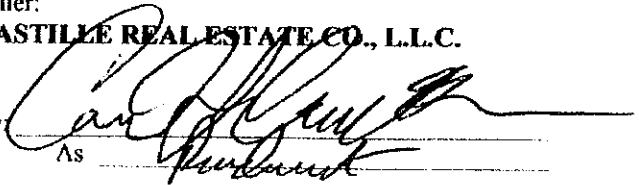
By:


M. RAND DAVIS, As a Manager

Seller:
CASTILLE REAL ESTATE CO., L.L.C.

By:

As



Market Approach Conclusion

In order to arrive at a value through the Market Approach it is necessary to search the market for recent sales of comparable developments area which are directly compared to the subject. As stated earlier, they are adjusted for dissimilarities to arrive at an estimated unit price for the subject. Generally, the Market Approach provides a highly supported estimated of value for homogeneous properties when adjustments are few in number and relatively simple to compute and understand. In the case of the subject, the Market Approach is considered and attempted with the best comparables available but the area has great differences in values of adjoining and surrounding properties . The area is described as the hottest area in the hottest county in Al for Real Estate. A 20 acre sale nearby sold in 2014 for 1 Million(deeds enclosed) and resold recently to Larry Wireman for 2.7 Million. Several listings near the subject have been recently added \$ 100,00 plus per acre and some as high as \$ 400,00 per acre.

It should be noted that the appraisers attempted and formulated a Sales Comparison Approach to Value but due to the uniqueness of the subject improvement the comparison's the appraisers could formulate were from utilizing sales or listings of other properties from around Baldwin County. Therefore, this comparison, in the appraiser's opinion, would depict the market participants for this type of improvements. THEREFORE, IN THE APPRAISERS OPINION THE FAIR MAKET VALUE AS IS AND AS OF THE EFFECTIVE DATE IS \$ 500,000

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

**CITY OF FOLEY
PUBLIC FACILITIES
COOPERATIVE DISTRICT
20801 MIFLIN ROAD
FOLEY, ALABAMA**

PPM PROJECT NO. 20014701-ESA2

MAY 7, 2014

Environmental Science
and Engineering



PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

AT

**20801 MIFLIN ROAD
FOLEY, ALABAMA**

PREPARED FOR:

**CITY OF FOLEY
PUBLIC FACILITIES COOPERATIVE DISTRICT
407 EAST LAUREL AVENUE
FOLEY, ALABAMA**

PREPARED BY:



**30704 SERGEANT E. I. "BOOTS" THOMAS DRIVE
SPANISH FORT, ALABAMA 36527
(251) 990-9000**

PPM PROJECT NO. 20014701-ESA2

MAY 7, 2014

PREPARED BY:

A handwritten signature in blue ink, appearing to read "D. Zimmermann", is written over a horizontal line.

**D. ZIMMERMANN, CHMM
PROJECT MANAGER**

REVIEWED BY:

A handwritten signature in blue ink, appearing to read "Greg Stover", is written over a horizontal line.

**GREGORY P. STOVER, P.G.
SENIOR GEOLOGIST**

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FIGURES (Appendix A)

- Figure 1 – Site Location Map
- Figure 2 – Site Map
- Figure 3 – Soil Analytical Summary

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TABLES (Appendix B)

Table 1 – Regional Background Metals Data

Table 2 – Soil Analytical Results

APPENDICES

Appendix A – Figures

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Appendix C– Analytical Reports

1.0 INTRODUCTION

PPM Consultants, Inc. (PPM) has been retained by the City of Foley to conduct a Phase II Environmental Site Assessment (ESA) of the 20801 Miflin Road property located in Foley, Alabama. Prior environmental reports indicate a history of activities at the site that could contribute to soil and groundwater impact. This investigation was conducted to investigate whether past uses of the site and/or surrounding area have resulted in soil and/or groundwater contamination above regulatory standards.

1.1 BACKGROUND

The subject property is an irregularly shaped 30.85-acre parcel located at 20801 Miflin Road in Foley, Alabama. The parcel is currently owned by the City of Foley Public Facilities Cooperative District and is developed with one 7,500-square foot warehouse building and one open 7,400-square foot farm-market style pavilion building. The center of the site is located at approximately latitude 30.3724000° North and longitude 87.6701000° West as shown in **Figure 1, Site Location Map in Appendix A, Figures.**

The site layout is shown in **Figure 2, Site Map in Appendix A.**

The property is located in a formerly agricultural (primarily pecan orchards) part of Foley, south of the downtown business district, east of Highway 59. The surrounding property also has historically been used for rural residential and agricultural purposes, with some small, scattered restaurants and businesses.

According to the previous Phase I ESA, the “subject property was a pecan plantation from prior to 1974 until at least 1997.” The warehouse building currently onsite was constructed in 1993 and the pavilion in 2013.

1.2 RECOGNIZED ENVIRONMENTAL CONDITIONS

PM Environmental and Engineering Services (PM) conducted a Phase I ESA of the property in conformance with the scope of American Society for Testing and Materials (ASTM) Standard Practice E 1527-13. The Phase I ESA, dated March 4, 2013, reported the following *recognized environmental conditions (REC)* in connection with the property:

- **Historical Use of the Property.** The findings from PM Phase I are as follows: “The subject property was historically utilized as a pecan plantation... from prior to 1974 until at least 1997. Plantations utilize specific herbicides and pesticides with higher metal contents than traditional farm crops. The long-term use of these agri-chemicals

may have a residual negative impact on the soil and groundwater at the subject property.... PM observed soil piles on the north-central portion of the property, which were reportedly from topsoil and excavation activities on the subject property. Contamination from pecan plantations is oftentimes in the upper soils due to deposits of herbicides and pesticides from spraying trees. The potential exists for the soil piles to be contaminated.”

1.3 PURPOSE AND SCOPE

The Phase II ESA had the objective to determine the presence, if any, of soil impact from historical onsite usage of pesticides/herbicides associated with the historical agricultural use of the property as identified in the Phase I ESA. Impact is defined as concentrations of chemicals of concern that exceed the Alabama Department of Environmental Management (ADEM) Preliminary Screening Values (PSVs). The Phase II ESA scope of work is designed to confirm the presence or absence of environmental impacts by collecting surficial soil samples in the locations where impact is considered most likely to exist based on the findings of the Phase I ESA. It is not the purpose of this assessment to delineate impacts or to support the design of a remedial action plan. If there is a need for additional assessment, such recommendation will be made in this report. The scope of the Phase II ESA included the following:

- Prepare a site-specific Health and Safety Plan.
- Collect a total of 16 surficial soil samples in a grid pattern across the subject property to determine if pesticide/herbicide usage has impacted the subject property at the following locations:
 - One soil sample from two retention ponds onsite;
 - Four samples from each of the four soil piles on the north, northeast portion the property to determine whether the soil piles were impacted by historical use of pesticide/herbicides;
 - Ten samples collected in a grid pattern across the remainder of the site.
- Analysis of surficial soil samples for those organochlorine pesticides/herbicides and organophosphate pesticides listed on the ADEM list of PSVs. The organochlorine pesticides were analyzed per Environmental Protection Agency (EPA) Test Methods 8081, organophosphate pesticides per EPA Test Method 8141, organochlorine herbicides per EPA Test Method 8151. Soil samples were analyzed for the following metals: Arsenic and Lead by EPA Method SW-846.
- Prepare a comprehensive Phase II ESA report.

2.0 PHYSICAL SETTING

2.1 BACKGROUND SOIL CONSTITUENTS

Soil samples collected during this Phase II ESA were analyzed for the metals arsenic and lead. Background statistics for these metals were obtained from *United States Geological Survey Professional Paper 1270* for the eastern United States, and from data collected by PPM in coastal Alabama and Florida. This data is provided in **Table 1, Regional Background Metals Data, Appendix B, Tables.**

3.0 FIELD METHODOLOGY

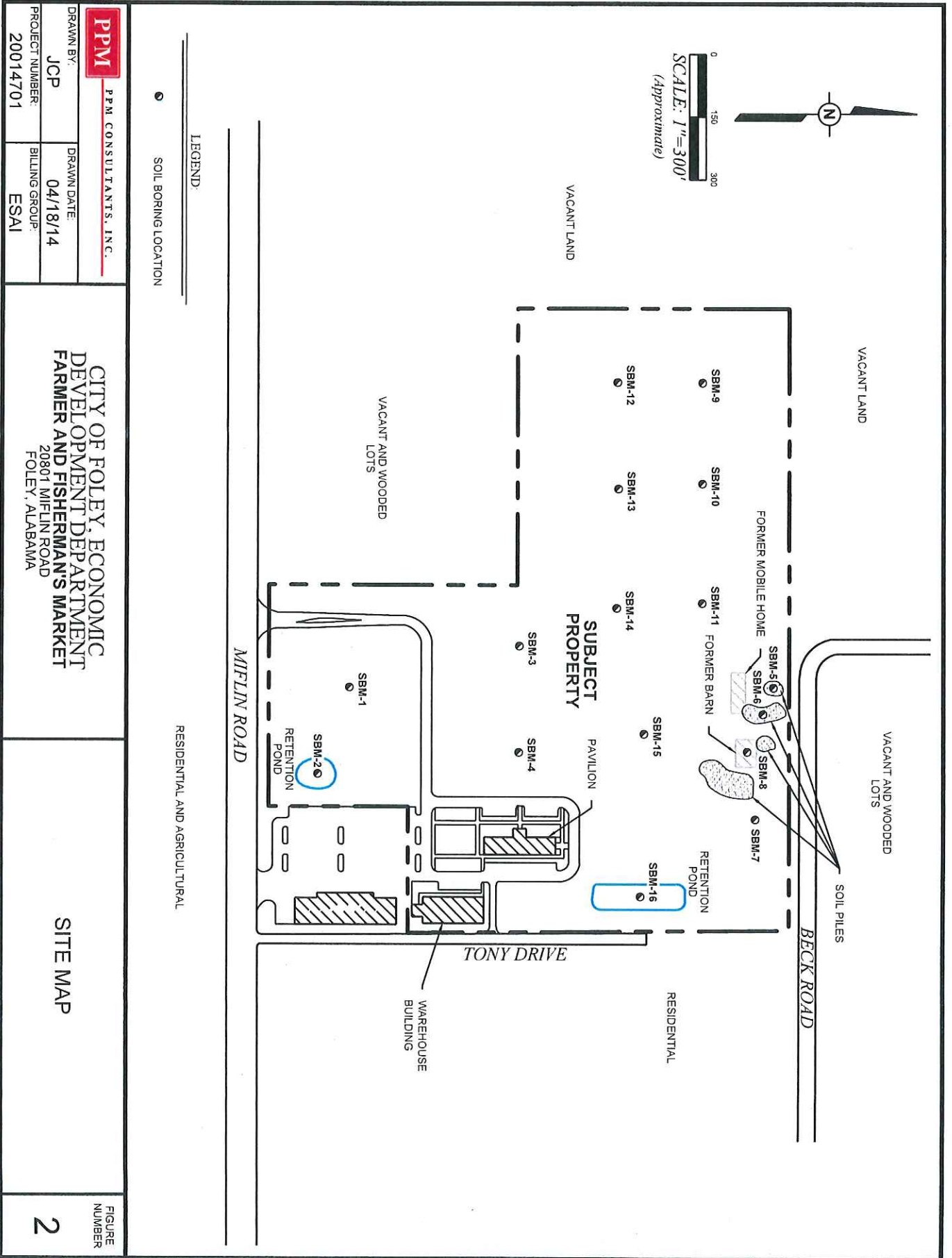
Field activities for the Phase II ESA were conducted on April 9, 2014.

3.1 SAMPLING LOCATIONS

Sixteen surficial soil samples (SBM-1 through SBM-16) representing the zone from 0-6 inches below ground surface (BGS) were collected April 9, 2014. Ten sample locations were placed in a grid pattern across the entire property; two were placed in the onsite retention ponds and four from the soil piles on the north portion of the site. PPM used a grid-pattern sampling design in order to fully characterize the pecan orchard with respect to historical pesticide/herbicide use. The soil sample locations are shown in **Figure 3, Soil Analytical Summary, Appendix A, Figures.**

Surficial (0-6") soil samples (SBM-1 through SBM-16) were collected at the site on April 9, 2014. Site geology was characterized by the visual inspection of soil samples during the collection of soil samples. The surficial soils encountered across the subject property were medium to fine-grained sandy loam, varying in color from red to dark brown or black, with substantial amounts of organic matter.

Soil samples were collected from each of 16 sample locations using a stainless steel spoon and stainless bowl. Disposable nitrile gloves were worn during sample handling and changed between each sample acquisition. All sampling equipment was decontaminated between soil borings by a wash with Alconox® detergent, followed by a rinse with isopropyl alcohol and then distilled water.



APPENDICES

Grab soil samples were placed in sterile 4 oz. glass jars provided by the analytical laboratory then placed on ice prior to shipment to the laboratory. Disposable nitrile gloves were worn during the sample collection and changed after each sample was collected.

3.2 GROUNDWATER SAMPLING

No groundwater samples were collected during this investigation.

3.3 LABORATORY ANALYSIS

Soil samples were shipped to Gulf Coast Analytical Laboratories in Baton Rouge, Louisiana. All soil samples were analyzed for organochlorine and organophosphate pesticides, organochlorine herbicides and the metals arsenic and lead. The organochlorine pesticides were analyzed per Environmental Protection Agency (EPA) Test Methods 8081, organophosphate pesticides per EPA Test Method 8141, organochlorine herbicides per EPA Test Method 8151. Soil samples were analyzed for arsenic and lead by EPA Method SW-846.

3.4 SCOPE DEVIATIONS

There was no deviation to the approved scope of work for the Phase II investigation. The final locations of the samples are shown in **Figure 3, Appendix A**.

4.0 FINDINGS

4.1 SITE GEOLOGY

Site geology was characterized by the visual inspection of soil samples SBM-1 through SBM-16 during the collection of the samples. The surficial soils encountered across the subject property were medium to fine-grained sandy loam, varying in color from red to dark brown or black, with substantial amounts of organic matter.

4.2 SOIL ANALYTICAL RESULTS

Pesticide/herbicide concentrations were below ADEM PSVs in all soil samples (SBM-1 through SBM-16). Three pesticides were detected in soil samples at the site. The pesticide 4,4'-DDE was detected in nine surficial soil samples (SBM-1 through SBM-3 and SBM-8 through SBM-14), from 0.00047 to 0.00536 milligrams per kilogram (mg/kg), which is well below the ADEM PSV for residential soil of 1.70 mg/kg. The pesticide 4,4'-DDT was detected in three soil samples (SBM-1 at 0.052 mg/kg, SBM-12 at 0.0019 mg/kg, and SBM-13 at 0.00137 mg/kg) all of which are below the ADEM PSV for residential soil of 1.70

mg/kg. Two soil samples, SBM-3 and SBM-15, had detectable quantities of dieldrin (0.000648J mg/kg and 0.00152J mg/kg); however these concentrations are below ADEM's PSV for residential soil of 0.030 mg/kg.

Lead was detected in all soil samples (SBM-1 through SBM-16) at concentrations that were below residential PSVs. Arsenic was detected at concentrations above its PSV (0.400 ppm) at all sampling locations. Concentrations ranged from 0.38 mg/kg at SBM-4 to 1.19 mg/kg at SBM-5.

Soil sample analytical results are summarized in **Table 2 Soil Analytical Results, Appendix B**, and illustrated in **Figure 3, Appendix A, Figures**. Copies of the analytical reports are included in **Appendix C, Analytical Reports**.

4.3 GROUNDWATER ANALYTICAL RESULTS

No groundwater samples were collected.

5.0 CONCLUSIONS

The following conclusions are based on the results of field observations, available research and specific laboratory analysis:

- Arsenic was detected in soil at concentrations ranging from 0.37 to 1.19 mg/kg and an average of 0.72 mg/kg. Naturally-occurring arsenic concentrations in the eastern United States reported in USGS PP1270 ranged from <0.1 to 73 mg/kg, with an average concentration of 3.38 mg/kg. Regional background metals data collected by PPM showed that arsenic concentrations in the region ranged from 0.543 to 9.5 mg/kg with an average concentration of 2.65 mg/kg. Based upon the available information, it is probable that the arsenic concentrations detected at the site most likely represent background for the area.
- Lead was below ADEM's PSV for residential soil (400 mg/kg) with results ranging from 3.78 mg/kg to 14.4 mg/kg. Based upon the available information, it is probable that the lead concentrations detected at the site most likely represent background for the area.
- Pesticide/herbicide concentrations were below ADEM PSVs for residential soil in all soil samples.

Based upon these findings, PPM found no evidence of soil impact from historical onsite usage of pesticides/herbicides associated with the historical agricultural use of the property, and does not consider historical pesticide/herbicide use to represent a recognized environmental condition at the subject property. PPM does not recommend any further investigation at 20801 Mifflin Road in Foley, Alabama.

CERTIFICATION OF THE APPRAISER(S)

I certify that, to the best of my knowledge and belief,

- 1.) The statements of fact contained in this report are true and correct.
- 2.) The reported analysis, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analysis, opinions, and conclusions.
- 3.) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- 4.) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5.) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6.) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7.) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the American Institute of Real Estate Appraisers.
- 8.) The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
- 9.) I have made a personal inspection of the property that is the subject of this report.
- 10.) No one provided significant professional assistance to the person(s) signing this report, except as noted in the report if applicable.
- 11.) This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board.
- 12.) I have performed any real estate services on this property over the past 3 years.
- 13.) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Weldon Payne

State of Alabama



This is to certify that

Weldon R. Payne

having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a

Certified General Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: G00253
EXPIRATION DATE: 09/30/2017

Debra V. Snodden

Executive Director
ALABAMA REAL ESTATE APPRAISERS BOARD