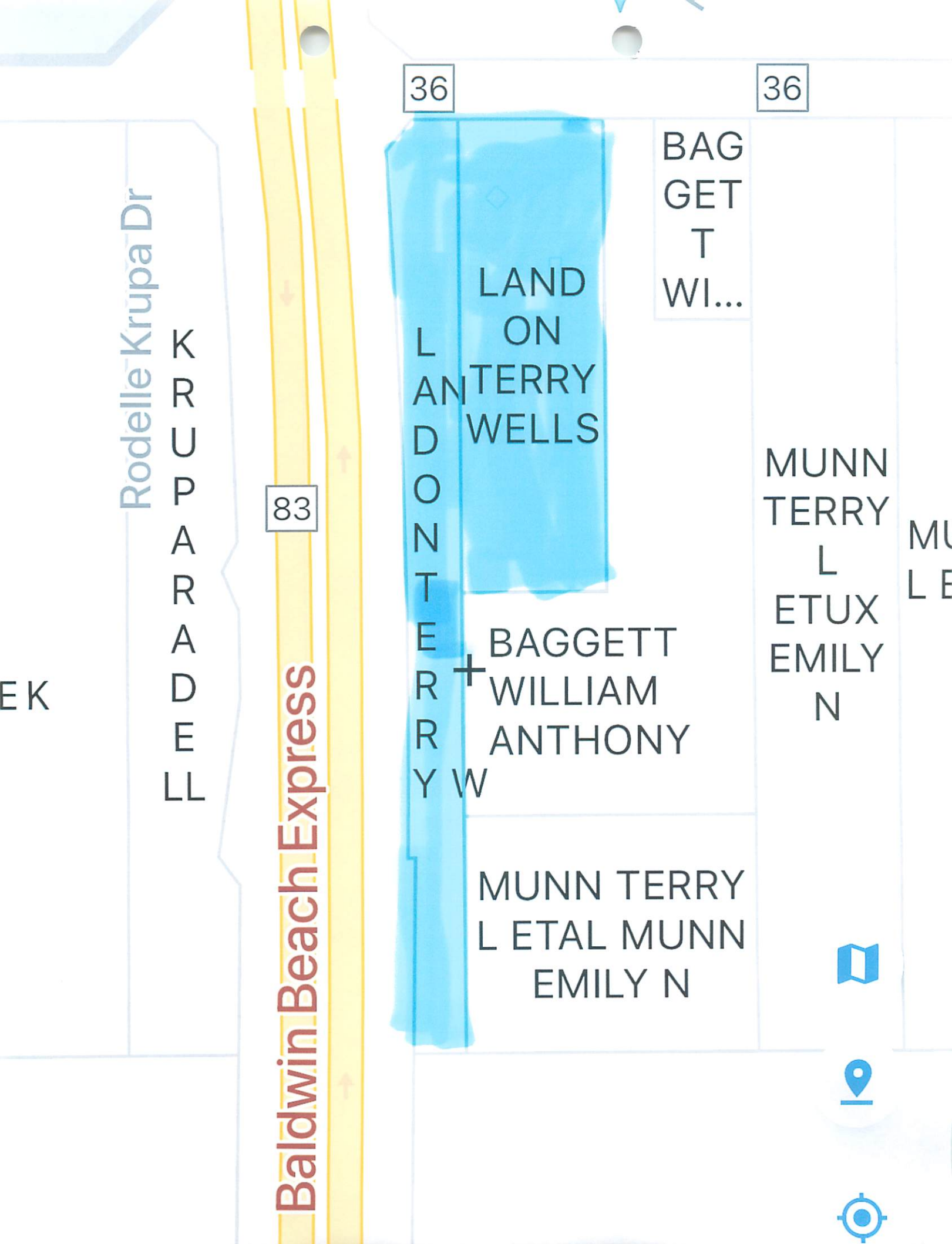
s do not represent a survey


36
36
Rodelle Krupa Dr
KRUPARADELL
83
Baldwin Beach Express
LAND ON TERRY WELLS
LAND ON TERRY W
BAGGETT WILLIAM ANTHONY
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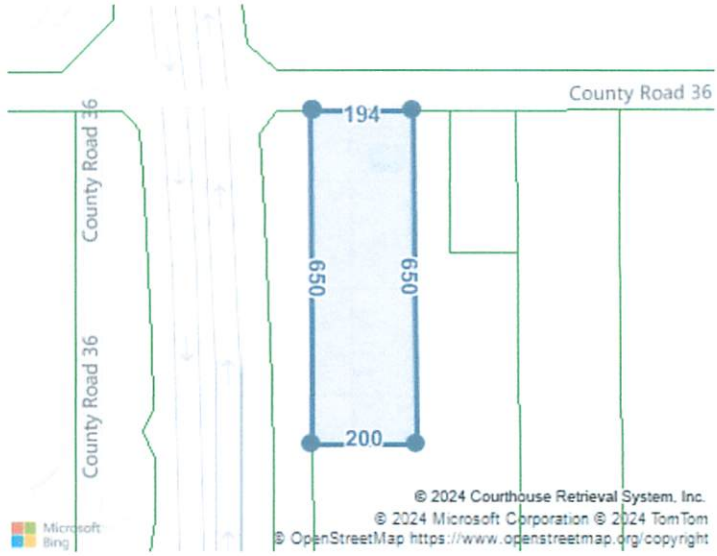
MLS Tax Suite™
Powered by CRS Data

Tuesday, May 07, 2024



LOCATION

Property Address	21076 County Road 36 Summerdale, AL 36580-3182
Subdivision	
County	Baldwin County, AL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	48-08-27-0-000-004.004
Tax PPIN	213402
Account Number	172964
District/Ward	02 - County
2020 Census Trct/Blk	110/2
Zoning Code	
Assessor Roll Year	2022
Fairhope Single Tax	No

PROPERTY SUMMARY

Property Type	Residential
Land Use	Mh-Single
Improvement Type	Manufactured Housing
Square Feet	2094

CURRENT OWNER

Name	Landon Terry Wells
Mailing Address	21076 County Road 36 Summerdale, AL 36580-3182

SCHOOL ZONE INFORMATION

Summerdale School	2.0 mi
Primary Middle: K to 8	Distance
Elberta High School	6.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 04/22/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/22/2005		Landon Terry Wells	Landon Terry W Etux Rebecca B			892456
1/23/1998		Landon Terry W Etux Rebecca B	Simonson Cheryl K			800/171

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	**Assessment Year**	2023
Appraised Land	$73,000	**Assessed Land**	$7,300
Appraised Improvements	$39,900	**Assessed Improvements**	$4,000
Total Tax Appraisal	$112,900	**Total Assessment**	$11,300
		Exempt Amount	

Exempt Reason H1

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		$316.40	$316.40
2021		$223.24	$223.24
2020		$192.44	$192.44
2019		$159.96	$159.96
2018		$159.96	$159.96
2017		$142.04	$142.04
2016		$142.04	$142.04
2015		$139.24	$139.24
2014		$139.24	$139.24
2013		$113.48	$113.48

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Manufactured Housing	**Condition**			**Units**
Year Built	1998	**Effective Year**	1998		**Stories**
BRs		**Baths**	F	H	**Rooms**
Total Sq. Ft.	2,094				

Building Square Feet (Living Space)

Building Square Feet (Other)

Base Area 2015

- CONSTRUCTION

Quality	**Roof Framing**
Shape	**Roof Cover Deck**
Partitions	**Cabinet Millwork**
Common Wall	**Floor Finish**
Foundation	**Interior Finish**
Floor System	**Air Conditioning**
Exterior Wall	**Heat Type**
Structural Framing	**Bathroom Tile**
Fireplace	**Plumbing Fixtures**

- OTHER

Occupancy	**Building Data Source**

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Mh Skirting			
Utility Wood Or Conc Block	120 SF		
Utility Steel Or Alum Prefab	176 SF		
Utility Steel Or Alum Prefab	160 SF		

PROPERTY CHARACTERISTICS: LOT

Land Use	Mh-Single	**Lot Dimensions**	
Block/Lot		**Lot Square Feet**	130,679
Latitude/Longitude	30.500790°/-87.664665°	**Acreage**	3

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**Special School District 1**	
Zoning Code		**Special School District 2**	
Owner Type		**School District**	Baldwin County Public Schools

LEGAL DESCRIPTION

Subdivision		**Plat Book/Page**	
Block/Lot		**District/Ward**	02 - County
Description	200 X 653.4 Com At The Nw Cor Sec 27 Run S 40 To S R W Co Rd 83 Th E 342.68 For The Pob Th E 200 Th S 653.4 Th W 200 Th N 653.4 To The Pob Containing 3 Acres Sec 27-T6 S-R4e (Clk D)		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01003C0695M	04/19/2019
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01003C0806M	04/19/2019

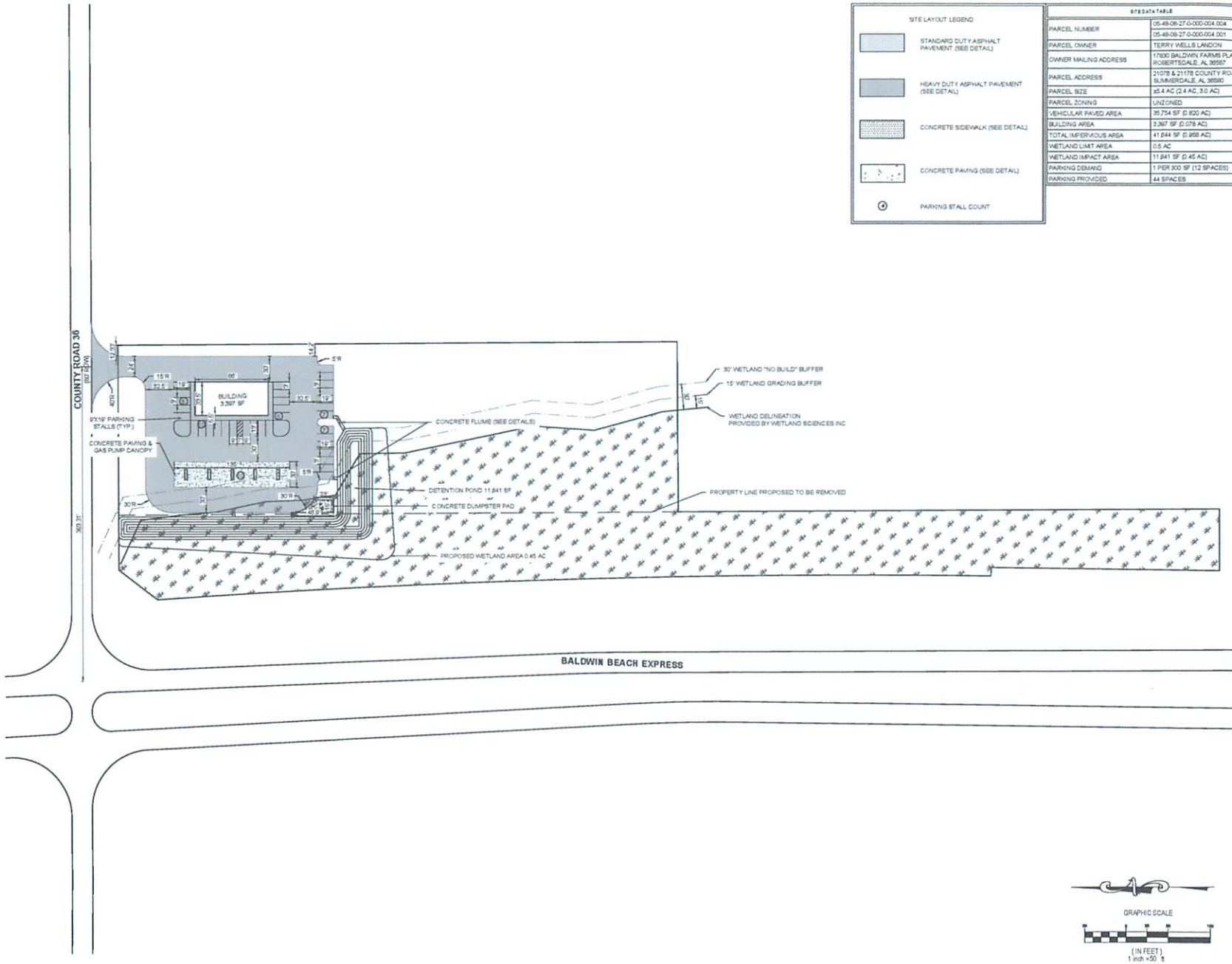
LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
345178	Expired	05/01/2024	04/28/2023	$479,000			Melissa L Singleton	Coldwell Banker Reehl Prop Daphne		

Please note that these comps sold/active/subject are C-Stores Only (with the exception of the subject it could also be storage or dollar store!!)

Appraisal-Comps		Address	City	State	Zip	Acres	Actual/Buildable/Est	List Price	Closed Price	Price per/Acre	Mo/yr sold	Comments
Subject Property:		21176/21076 Co Rd 36	Summerdale	Al	36580	2.70	B	$676,250.00		$250,462.96	Subject	Open, decel lane on BBE, only 1 I/E, below avg
Comp	1	13397 Sorranto Rd	Innerarity Point	Fl	32507	0.37	A		$800,000.00	$2,162,162.16	Feb-20	Circle K, difficult I/E
Comp	2	23679 Canal Rd	Orange Beach	Al	32561	3.91	A		$2,231,500.00	$570,716.11	Jul-20	Cumberland, average
Comp	3	6787 FBE	Foley	Al	36535	2.53	A		$730,000.00	$288,537.55	May-14	Shell, great I/E, old sale
Comp	4	7074 State Hwy 59	Gulf Shores	Al	36542	3.80	A		$1,576,710.00	$414,923.68	Mar-19	Cumberland, average
Comp	5	16161 FBE	Foley	Al	36535	3.38	A		$950,000.00	$281,065.09	Apr-22	Racetrack, below avg-avg
Comp	6A	0 BBE/34	Summerdale	Al	36580	3.00	E=1-1.5	$395,000.00		$263,333.33	Active	All wetlands, a lot of infra cost,per ac cost based on est of buildable acres
Comp	7A	0 Co Rd 8/ Hwy 59	Gulf Shores	Al	36542	3.64	A	$2,500,000.00		$686,813.19	Active	All woods, a lot of site work

Comps
BPO



SITE DATA TABLE	
PARCEL NUMBER	05-48-08-27-0-000-004.004
	05-48-08-27-0-000-004.001
PARCEL OWNER	TERRY WELLS LANDON
OWNER MAILING ADDRESS	17930 BALDWIN FARMS PLACE, ROBERTSDALE, AL 36567
PARCEL ADDRESS	21078 & 21178 COUNTY ROAD 36, SUMMERDALE, AL 36580
PARCEL SIZE	±5.4 AC (2.4 AC, 3.0 AC)
PARCEL ZONING	UNZONED
VEHICULAR PAVED AREA	35,754 SF (0.820 AC)
BUILDING AREA	3,397 SF (0.078 AC)
TOTAL IMPERVIOUS AREA	41,644 SF (0.956 AC)
WETLAND LIMIT AREA	0.5 AC
WETLAND IMPACT AREA	11,841 SF (0.45 AC)
PARKING DEMAND	1 PER 300 SF (12 SPACES)
PARKING PROVIDED	44 SPACES

PRELIMINARY - NOT FOR CONSTRUCTION 4/8/2025

PRELIMINARY

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9168
FOLEY, AL
1002 E. LAUREL STREET
FOLEY, AL 36535
(251) 948 - 5960

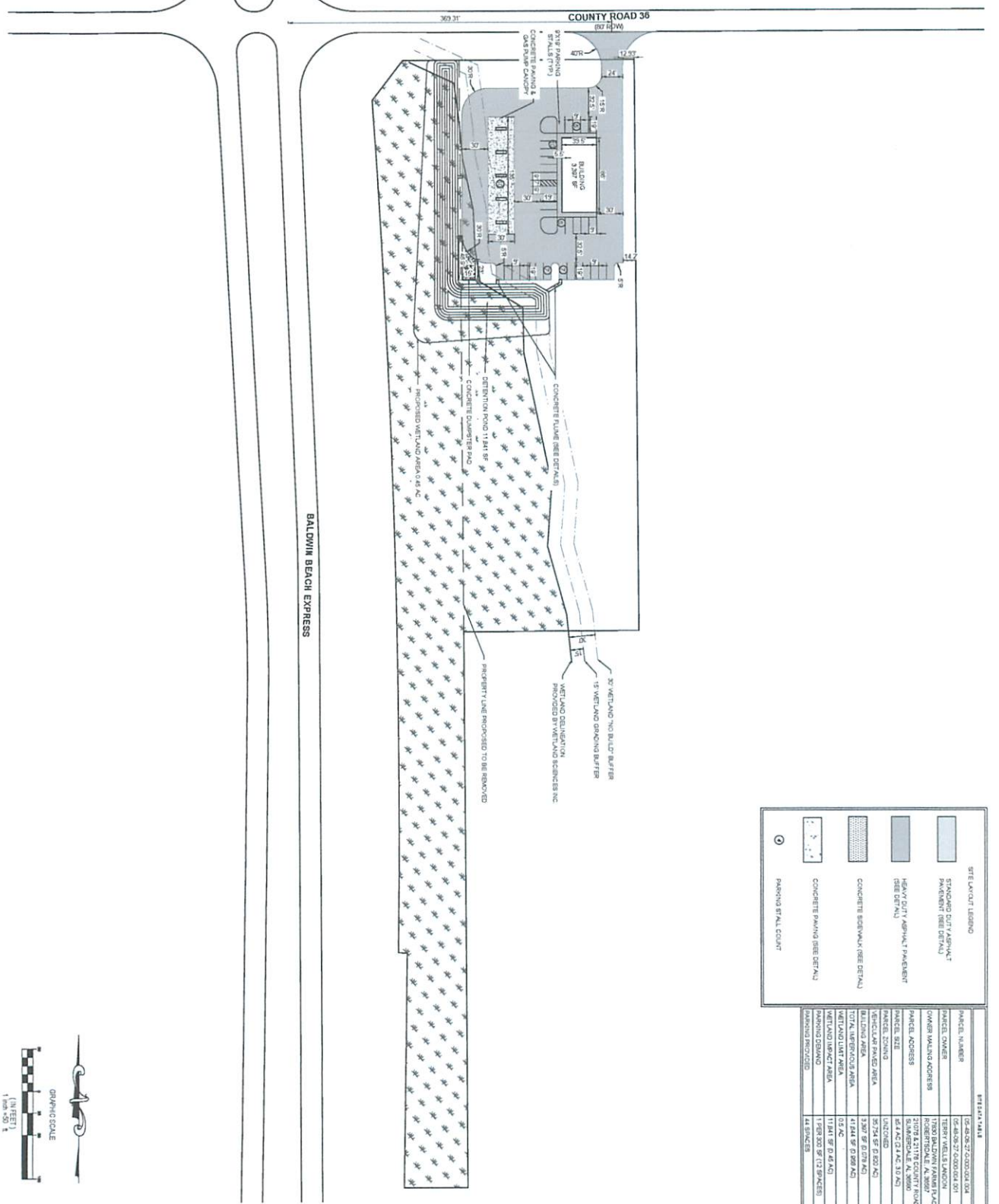
DATE: ISSUED FOR REVIEW
REVISIONS

PROJECT ADDRESS: 21076 COUNTY ROAD 36 SUMMERDALE, AL

SHEET TITLE: CONCEPTUAL SITE PLAN

PROJECT NAME: COUNTY ROAD 36 GAS STATION

DRAWN BY: SRA
CHECKED BY: AGL
PROJECT No.: F_HOWA0023
DATE: April 8, 2025
SHEET No.: EXB



SITE DATA TABLE	
PARCEL NUMBER	05-46-26-27-0-000-004.004 05-46-26-27-0-000-004.001
PARCEL OWNER	TERRY WELLS LANDCO LLC
OWNER MAILING ADDRESS	1300 BALDWIN AVENUE ROBERTSDALE, AL 36567
PARCEL ADDRESS	21076 & 21178 COUNTY ROAD 36, SUMMERDALE, AL 36580
PARCEL SIZE	±5.4 AC (2.4 AC, 3.0 AC)
PARCEL ZONING	UNZONED
VEHICULAR PAVED AREA	35,734 SF (0.820 AC)
BUILDING AREA	3,367 SF (0.078 AC)
TOTAL IMPERVIOUS AREA	41,644 SF (0.956 AC)
WETLAND LIMIT AREA	0.5 AC
WETLAND IMPACT AREA	11,841 SF (0.46 AC)
PARKING DEMAND	1 PER 300 SF (12 SPACES)
PARKING PROVIDED	44 SPACES

PRELIMINARY - NOT FOR CONSTRUCTION 4/8/2025

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PROJECT NAME:
COUNTY ROAD 36 GAS STATION

PROJECT ADDRESS:
21076 COUNTY ROAD 36
SUMMERDALE, AL

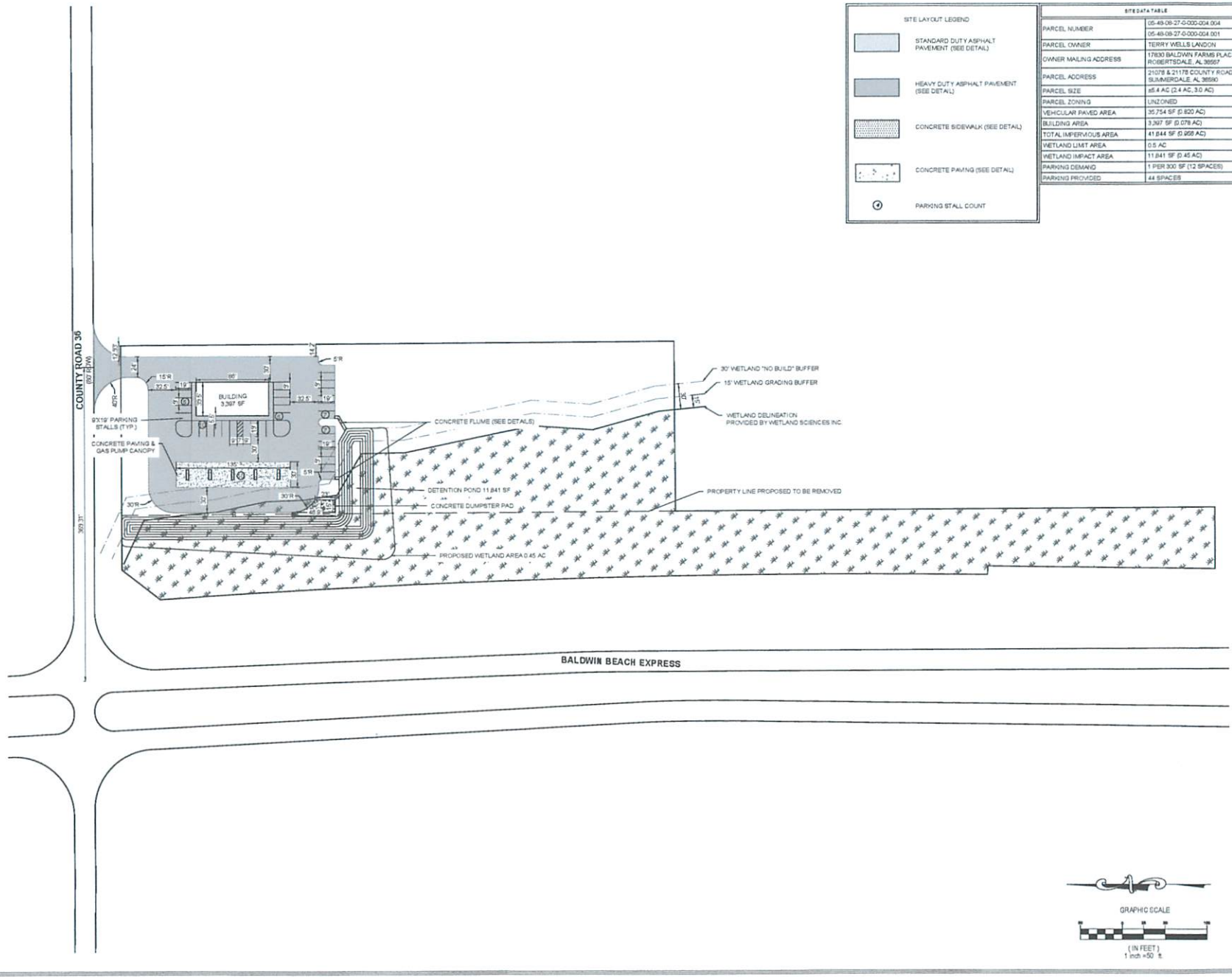
SHEET TITLE:
CONCEPTUAL SITE PLAN

ISSUE: ISSUED FOR REVIEW
REVISIONS:

DRAWN BY: SHA
CHECKED BY: ADL
PROJECT No.: F_HOWA0023
DATE: April 8, 2025
SHEET NO.: EXB

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
105 Bishop Circle 35124
(205) 403-9799
TROY, AL
100 E. Laurel Street 36081
(334) 541-9865

PRELIMINARY



SITE DATA TABLE	
PARCEL NUMBER	05-49-08-27-0-000-004.004
	05-49-08-27-0-000-004.001
PARCEL OWNER	TERRY WELLS LANDON
OWNER MAILING ADDRESS	17830 BALDWIN FARMS PLACE, ROBERTSDALE, AL 36567
PARCEL ADDRESS	21078 & 21178 COUNTY ROAD 36, SUMMERDALE, AL 36580
PARCEL SIZE	±5.4 AC (2.4 AC, 3.0 AC)
PARCEL ZONING	UNZONED
VEHICULAR PAVED AREA	35,754 SF (0.820 AC)
BUILDING AREA	3,397 SF (0.078 AC)
TOTAL IMPERVIOUS AREA	41,844 SF (0.958 AC)
WETLAND LIMIT AREA	0.5 AC
WETLAND IMPACT AREA	11,841 SF (0.45 AC)
PARKING DEMAND	1 PER 300 SF (12 SPACES)
PARKING PROVIDED	44 SPACES

PRELIMINARY - NOT FOR CONSTRUCTION 4/8/2025

PRELIMINARY

EDG
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PELHAM, AL
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FOLEY, AL 36535
(251) 948 - 6965

ISSUE: ISSUED FOR REVIEW
REVISIONS:

PROJECT ADDRESS: 21076 COUNTY ROAD 36 SUMMERDALE, AL

SHEET TITLE: CONCEPTUAL SITE PLAN

PROJECT NAME: COUNTY ROAD 36 GAS STATION

DRAWN BY: SRA
CHECKED BY: AGL
PROJECT No.: F_HOWA0023
DATE: April 8, 2025
SHEET NO.: EXB

EDG

ENGINEERING DESIGN GROUP, LLC

October 18, 2024

PJ Howard
26316 Cotton Bayou Drive
Orange Beach, Alabama 36561

Attn: PJ Howard; pjatthebeach@me.com ; 251-259-7135

Re: Proposal of Professional Engineering and Surveying Services

Dear Mr. Howard

Engineering Design Group, LLC (EDG) is pleased to submit this proposal of professional services associated with the above-referenced project. From discussions with you, we understand that the project is currently located in Baldwin County planning district 18 and is unzoned. The project is further defined by parcel #'s 05-48-08-27-0-000-004.001 and 05-48-08-27-0-000-004.004. We understand that your intent is to maximize the property with a convenience store and provide access to the property from CR. 36 and the Foley Beach Express.

We will provide civil engineering and surveying services for matters related to the site that we have defined in the scope of services on the following pages. Thank you for the opportunity to present our proposal. We look forward to working with you on this project.

This agreement is provided with the expectation that it is not being used in a price comparison with other professional services firms. Alabama law prohibits licensed engineers and land surveyors from participating in any process that solicits prices from two or more licensed engineers or land surveyors simultaneously. The law defines this practice as bidding and participation by a licensee is prohibited. If this agreement is being used in this manner, we must by law, withdraw this agreement from consideration.

Enclosures: Exhibit A – Survey Exhibit Map

1.0 Scope of Services

1.1 Conceptual Site Plan and Site Due Diligence

We will request utility service letters of availability, infrastructure sizes, locations, and capacities to determine if adequate utility service is available. We will develop a conceptual site plan to maximize the project site with a convenience store. Our conceptual plan will be based upon direction from the client and a review of county ordinances for site development compliance. The plan will be submitted to the client for review and approval. EDG will address one round of comments from the client. If additional comments are requested, additional revisions will be billed at our standard hourly rates as Additional Services.

Upon client's approval of the site plan we will request and attend a sketch plan review meeting with Baldwin County's Planning Department and incorporate any comments or required revisions into the final site concept. We will also send the concept to ALDOT for preliminary review and discussion for site access from the Foley Beach Express.

After we complete scope 1.1 we will update the scope and fees for the remainder of the proposal as necessary to align with the scope of the project. We will not begin any surveying or engineering service without the clients notice to proceed.

1.2 Boundary and Topographic Survey

Engineering Design Group will perform a Boundary and Topographic Survey for the subject properties. The subject properties are listed as Tax Parcels 05-48-08-27-0-000-004.001 & 05-48-08-27-0-000-004.004 in the office of the Judge of Probate of Baldwin County, Alabama.

Iron pins will be set at missing or calculated property corners. Visible encroachments onto and beyond the limits of the surveyed parcel will be noted and shown on the survey. The legal description, as recorded in the office of the Judge of Probate of Baldwin County, will be shown on the survey. Engineering Design Group will not perform an independent title search of the surveyed parcel of land. ALTA/NSPS requirements and procedures will not be utilized during the Boundary Survey.

We will show visible utilities and subsurface utilities as marked by utility companies or as shown on maps. We will coordinate with Alabama One Call requesting all subsurface utilities situated in public right-of-way marked to enable an accurate location and depiction of the subsurface utilities. Alabama One Call does NOT mark any utilities that are within the limits of private property.

Visible improvements will be shown including buildings, walls, fences, sidewalks, curbs, parking areas, and paved areas. Landscaped areas, tree lines, individual shrubs and trees will not be shown on survey.

We will perform topographic locations on the subject property. Contours will be shown at 1-foot intervals and based from USGS datum. Spot elevations will be shown in flat areas. Two benchmarks will be set on site. Visible drainage structures will be shown indicating top and invert elevations as well as type and size of pipes. Visible improvements will be shown including buildings, walls, fences, sidewalks, curbs, parking areas, and paved areas. Landscaped areas, tree lines, individual shrubs and trees will not be shown on survey.

The topographic locations will extend twenty-five (25) feet beyond the property lines, the full Right of Way of County 36 within the east and west limits, and a portion of the Right of Way

of Baldwin Beach Express to the west edge of pavement of the north bound lane extending approximately one hundred thirty feet (130) feet north of the intersection of County Road 36

See attached exhibit map

1.3 Civil Construction Documents

We will develop a set of civil construction documents for the site improvements based on the approved conceptual site plan. We assume that you will provide an approved building footprint to us for our use in site design. We will submit the Construction Documents to the Baldwin County for the purpose of obtaining site plan approval. We will meet with you and any necessary City Officials as needed to work through any design issues that arise during permitting. In Section 2.0 we have provided a cost estimate for Civil Construction Documents. Once a clear scope of work is defined, we will update our fee accordingly. The Construction Documents will include the following design information, at a minimum:

a. Site Plan - Plans will provide horizontal control for the layout of the permanent site structures. Dimensional information will be provided to illustrate the location of items within the property. The layout will follow the regulations of the Baldwin County.
b. Site Grading and Drainage Plan- Plan will include existing and finished contours and storm water drainage facilities. The site's stormwater drainage system will be designed per Baldwin County regulations. A stormwater detention pond and outlet control structure will be designed to mitigate the additional runoff generated by the improvements.
c. Hydraulic Calculations and Report - We will complete the required storm drainage calculations and report to support the civil designs as part of this plan.
d. Utility Plan - Plan will include the layout of utility mains and service lines. This includes sanitary sewer, water, electricity, natural gas, and telephone. We will coordinate with the local utility authorities during the design phase. For the sake of the proposal we assume that utilities are available to the site and no offsite utility extensions will be required to serve the project.
e. Phased Erosion Control Plan-Plan will include the necessary structural BMP devices for the control of sedimentation at the site. We will provide phased erosion control plans, the purpose of which will be to mitigate soil erosion at the various stages of site construction. We anticipate two phases: site clearing/grubbing and final stabilization.
f. Notes and Details-We will provide standard notes and details which pertain to the site's specific construction requirements.

1.4 Permitting Services- Baldwin County

We will submit the civil construction plans and permit applications to Baldwin County for Site Plan Approval. Upon completion and review of Civil Construction Documents, we will apply for a Land Disturbance Permit with the Baldwin County. We have budgeted two (2) meetings with county officials. We will address one (1) round of comments and resubmit plans for final approval. Additional revisions or onerous permitting will be billed at our standard hourly rates as Additional Services.

1.5 Permitting Services- ALDOT

Based on your request, we have provided a cost estimate in Section 2.0 of this proposal for Construction Documents and Permitting Services with ALDOT. Since, we do not have a clear scope of requirements from ALDOT, we have provided a cost estimate for a direct connection of a driveway to the Foley Beach Express. Once a clear scope of work is provided, we will revisit the fee and provide a lump sum fee for ALDOT permitting services.

We will create and submit a set of ALDOT construction plans and submit permit applications to ALDOT for review and approval. We will address one (1) round of comments and resubmit plans for final approval.

These plans will follow the requirements provided by the ALDOT local district office's plan development checklist. The documents will include the following design items at a minimum:

a. Entrance Plan- Plan will provide horizontal control for the layout of the permanent site structures. Dimensional information will be provided to illustrate the location of items within the right of way.
b. Drainage Plan- Plan will include existing and finished contours and storm water drainage facilities. The site's stormwater drainage system will be designed per the ALDOT regulations. The plan will include profiles as required by the ALDOT permit checklist.
c. Phased Erosion Control Plan-Plan will include the necessary structural BMP devices for the control of sedimentation at the site. We will provide phased erosion control plans, the purpose of which will be to mitigate soil erosion at the various stages of site construction. We anticipate two phases: site clearing/grubbing and final stabilization.
d. Notes and Details-We will provide standard notes and details which pertain to the site's specific construction requirements within the ALDOT right of way.

1.6 ADEM/ NPDES Permitting

On September 15, 2020, ADEM adopted the new Alabama Environmental Permitting & Compliance System (AEPACS) for the application and management of National Pollutant Discharge Elimination System Permits. Effective April 1, 2016, ADEM established General Permit No. ALR 100000 for discharges associated with regulated construction activity that will result in land disturbance equal to or greater than one acre or from construction activities involving less than one acre and which are part of a common plan of development or sale equal to or greater than one acre. Construction site operators/owners seeking coverage under this general permit must submit a Notice of Intent (NOI) in accordance with the permit requirements. Operators/owners of all regulated construction sites must implement and maintain effective erosion and sediment controls in accordance with a Construction Best Management Practices Plan (CBMPP) prepared and certified by a Qualified Credentialed Professional (QCP). This site is not located within a Priority Construction Zone.

EDG has solicited a proposal from Spectrum Environmental to create the CBMPP Plan (to be kept on-site throughout construction).They will submit the eNOI and CBMPP through ADEM's website and coordinate with the Permittee during the approval process. The application fee associated with the permit is the responsibility of the Owner.

Construction stormwater monitoring is excluded from this proposal and the owner shall establish a contract with a consultant for construction stormwater monitoring.

1.7 Construction Administration

We will be available during the construction phase to answer questions or provide clarifications to the project team. We will respond to RFI's as-needed throughout construction. We will meet with the Contractor, City representatives, Utility representatives and/or the Owner as necessary during construction. This task will be invoice at our standard hourly rates.

1.8 Additional Services

Service needs that arise and are required but have not been included in our original scope of services will be performed on an hourly basis according to the attached fee schedule. We will not proceed with additional work without the Client's approval.

Exclusions

Items specifically **NOT INCLUDED** in this scope of work include: ALTA/NSPS Survey Requirements, Subdivision Platting, Rezoning, Permit fees, Geotechnical Engineering, Geotechnical Testing, Corps of Engineers Permitting, Structural Design, Traffic Studies, Structural Design of Retaining Walls, Sanitary Sewer Lift Station Design, Landscape Design, Site Lighting Plan, Colored Site Renderings, Construction Storm Water Monitoring, Continuous or exhaustive construction inspection, construction survey control, Environmental Phase 1 studies, Wetland Delineation, Utility Main Relocation and any Off-Site Improvements. If any of these items becomes necessary, we will perform those tasks as Additional Services or help you to contract with an entity, which provides that service.

The remainder of this page has been left blank intentionally.

2.0 Compensation and Payment for Services:

Engineering Design Group, LLC's fee for the scope of services outlined in Part 1.0 is as follows:

2.1 Preliminary Site Plan and Site Due-Diligence	**$ 5,000.00 Lump Sum**
2.2 Boundary and Topographic Survey	**$ 28,000.00 Lump Sum**
2.3 Civil Construction Documents	**$ 40,000.00 (Cost Estimate)**
2.4 Permitting Services- Baldwin County	**$ 4,000.00 Lump Sum**
2.5 Permitting Services- ALDOT	**$ 7,500.00 (Cost Estimate)**
2.6 ADEM/ NPDES Permitting	**$ 2,500.00 Lump Sum**
2.7 Construction Administration	**$ Hourly Rates**
2.8 Additional Services	**$ Hourly Rates**

Our receipt of a signed copy of this proposal will serve as our formal notice to proceed with the above described scope of services.

Engineering Design Group, LLC can commence work immediately upon receipt of your written authorization to proceed. If this proposal is acceptable, please authorize Engineering Design Group, LLC to proceed with the above Scope of Services by signing in the appropriate location and returning a copy to Engineering Design Group, LLC.

Sincerely,
Engineering Design Group, LLC

Austin Lutz, Project Manager

"This cost proposal is accepted as written and Engineering Design Group, LLC is hereby authorized to commence the work as described in the above Scope of Services"

Authorization by: Dyann Cross dotloop verified 12/19/24 3:57 PM CST JURS-YSWG-DBD6-K6FY

Title: Owner Date: _____

HOURLY RATE SCHEDULE AND REIMBURSABLE EXPENSES

Personnel time for additional services covered under this agreement will be invoiced based on the following Rate Schedule. These Rates are subject to adjustment on January 1st of each year.

Engineering Rate Schedule

• Principal in Charge	$150.00 per hour
• Project Manager	$130.00 per hour
• Senior Design Engineer	$120.00 per hour
• Project Engineer	$105.00 per hour
• Engineering Drafter	$ 85.00 per hour

Surveying Rate Schedule

• PLS	$125.00 per hour
• Field Crew	$145.00 per hour
• Field Crew Construction Layout**	$155.00 per hour
• Senior Drafter	$ 95.00 per hour
• Drafter	$ 85.00 per hour

**Construction Layout services requested by the Client to be performed on holidays and weekends will be invoiced at 1.5 times the hourly rate listed above.

Reimbursable Expenses

Expenses incurred for work covered under this contract will be invoiced at cost plus 15 percent. These expenses include, but are not limited to:

- Printing
- Shipping
- Outside Consultant reimbursable expenses
- Travel – (Travel will be reimbursed at the current Federal rate per mile)

Payment

Services rendered in accordance with this proposal will be invoiced monthly based on work completed. Invoices are due upon receipt and will be considered delinquent if not received within 30 days after receipt. Engineering Design Group LLC may, without legal consequence, suspend services until payment is received.

Client agrees that payment for services rendered shall not be contingent or dependent upon any conditions or any action or undertaking of the Client other than those conditions, if any, specifically set forth in this agreement, and the "Civil Engineer and Designer Agreement."

WETLAND SCIENCES
INCORPORATED

May 21, 2024

PJ Howard
Remax Gulf Properties
13700 Perdido Key Drive, Suite 109
Pensacola, FL 32507

Re: Flagged Wetland Assessment
21076-21176 County Road 36, Baldwin County, AL
WSI Reference #2024-403

Dear Mr. Howard,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment of the above-mentioned property located at 21076-21176 County Road 36 in Summerdale, Baldwin County, Alabama. The Baldwin County Revenue Commission identifies the property with parcel identification numbers (PIN): 213402 and 205453.

Wetland Delineation

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. Prior to the field assessment certain desktop references were utilized to assist in the field determination.

The National Wetland Inventory (NWI) was queried, and results of this database are provided as **Exhibit A**. Additionally, the United States Natural Resource Conservation Service (NRCS) provides a soil typology database that is an important desktop resource. The results of the soil survey, national hydric soil dataset for the subject parcel is provided as **Exhibit B**.

The wetland delineation was conducted in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal – Corps). The following is a summary of our findings.

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. The wetland delineation was performed in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coast Supplement (2010).

During inspection of the property, I used technical criteria, field indicators, historic aerial photographs, and other sources of information to assess the site. Wetlands generally have three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. The techniques for evaluating the plant community, soils, and hydrology are described in the following sections.

WETLAND SCIENCES
INCORPORATED

May 21, 2024

PJ Howard
Remax Gulf Properties
13700 Perdido Key Drive, Suite 109
Pensacola, FL 32507

Re: Flagged Wetland Assessment
21076-21176 County Road 36, Baldwin County, AL
WSI Reference #2024-403

Dear Mr. Howard,

As requested, Wetland Sciences, Inc. has completed a field wetland assessment of the above-mentioned property located at 21076-21176 County Road 36 in Summerdale, Baldwin County, Alabama. The Baldwin County Revenue Commission identifies the property with parcel identification numbers (PIN): 213402 and 205453.

Wetland Delineation

The purpose of performing the wetland assessment was to assess if wetlands or Waters of the United States (WOTUS) are present and, if so, to identify the boundaries. Prior to the field assessment certain desktop references were utilized to assist in the field determination.

The National Wetland Inventory (NWI) was queried, and results of this database are provided as **Exhibit A**. Additionally, the United States Natural Resource Conservation Service (NRCS) provides a soil typology database that is an important desktop resource. The results of the soil survey, national hydric soil dataset for the subject parcel is provided as **Exhibit B**.

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During inspection of the property, I used technical criteria, field indicators, historic aerial photographs, and other sources of information to assess the site. Wetlands generally have three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. The techniques for evaluating the plant community, soils, and hydrology are described in the following sections.

Hydric Soils Assessment

Several soil test holes were evaluated to identify field indications of hydric soils. WSI utilized the hydric soil definition provided by the National Technical Committee for Hydric Soils and criteria to determine whether soils within the site are considered hydric. It was determined during the desktop review that the property contains hydric soils. A specific area is not necessarily considered to have hydric soils because it is dominated by soils on a hydric soils list. Hydric soils must be identified by verifying the presence of one or more of the hydric soil indicators.

During our field inspection of the property, hydric soil were verified in the southwestern margins of the subject property.

Wetland Hydrology Assessment

Visual indicators of wetland hydrology were evaluated. Examples of primary wetland hydrology indicators include, but are not limited to, surface water, high water table, soil saturation, water marks, sediment deposits, drift deposits, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, and water-stained leaves. If at least one primary or two secondary indicators are observed, the wetland location was considered to support wetland hydrology.

Both primary and secondary indicators of hydrology were noted within a wetland complex located within the subject property. Observed indicators include inundation, saturation, aquatic fauna, plant morphological adaptations, and drainage patterns.

Plant Community Structure

WSI characterized a distinct wetland community within the subject property: Bayhead Drain.

Bayhead Drain

The canopy is dominated by slash pine (*Pinus elliottii*) subtended by sweetbay magnolia (*Magnolia virgiana*), and pond cypress (*Taxodium ascendens*). Subcanopy was dominated by titi (*Cyrilla racimiflora*), buckwheat tree (*Cliftonia monophylla*), large leaf gallberry (*Ilex coriacea*), and gallberry (*Ilex glabra*). Herbaceous layer dominated by Virginia chain fern (*Woodwardia virginica*) and lizards' tail (*Saururus cernuus*).

Field Identification of Wetlands

During the site inspection, Wetland Sciences, Inc. identified a wetland complex under the regulatory jurisdiction of the Department of the Army Corps of Engineers and Baldwin County. Attached is our wetland sketch of the property **(Exhibit C)**.

Please be advised, the information presented within this report represents the professional opinion of the scientist that performed the work and is intended to furnish the client with the status of wetland resources on the site under consideration.

Any proposed development activities within or adjacent to the wetland area may require approval from the Department of the Army Corps of Engineers and Baldwin County. Wetland Sciences, Inc. is keenly familiar with this process and would be happy to facilitate a discussion.

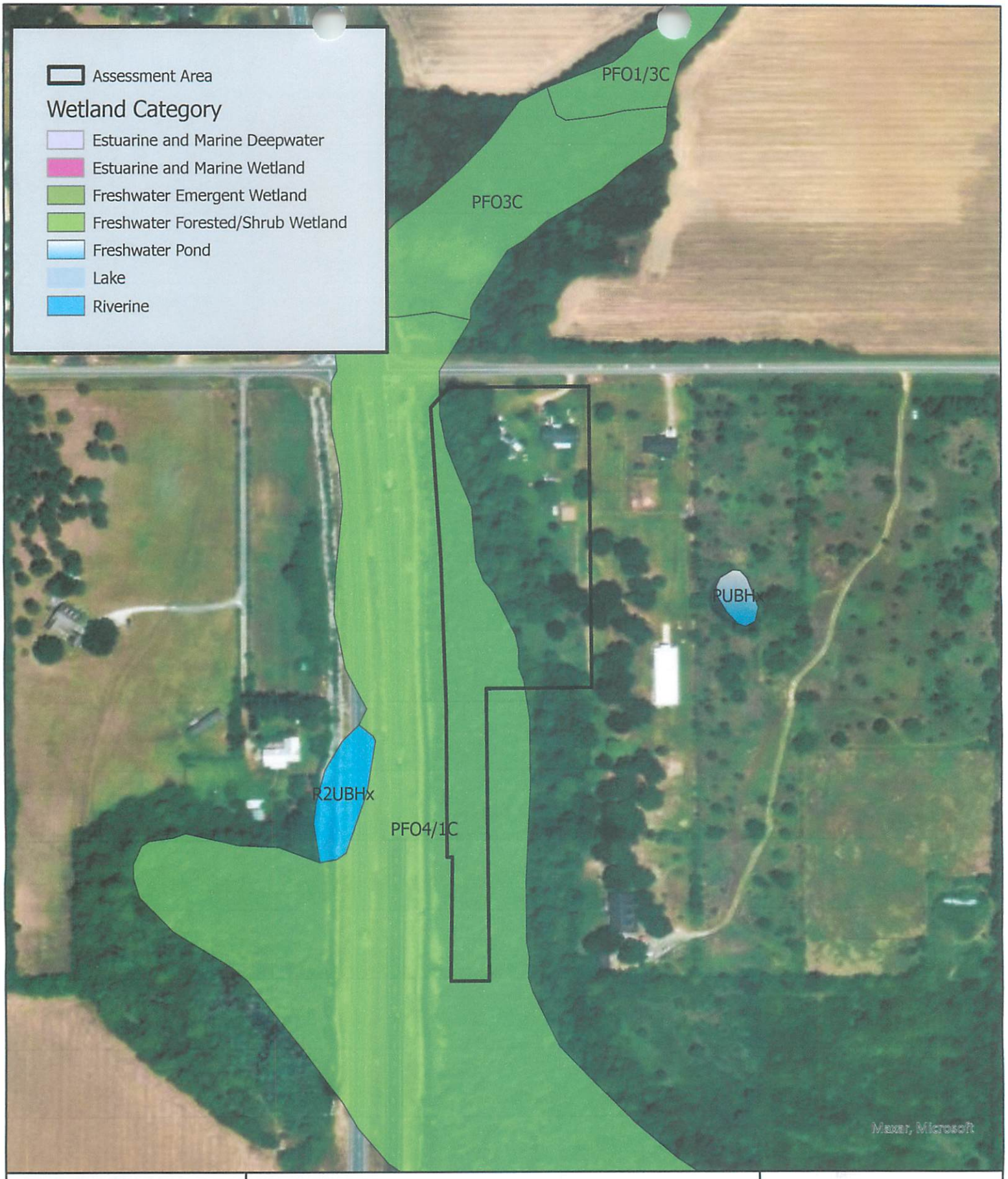
Finally, I have included a statement from our firm for services rendered and expenses incurred associated with this effort. If you find this statement in order, please place it in line for payment. If you have any questions, please do not hesitate to contact me at (850) 453-4700.

Respectfully,
WETLAND SCIENCES, INC.

Craig D. Martin
Senior Scientist

Exhibit A

National Wetlands Inventory Map



WETLAND SCIENCES INCORPORATED

National Wetlands Inventory Map

21076-21179 CR 36
Baldwin County, Florida

0 0.02 0.04 0.08 0.12 0.15 Miles

Data Source: USFWS
Imagery Source: ESRI

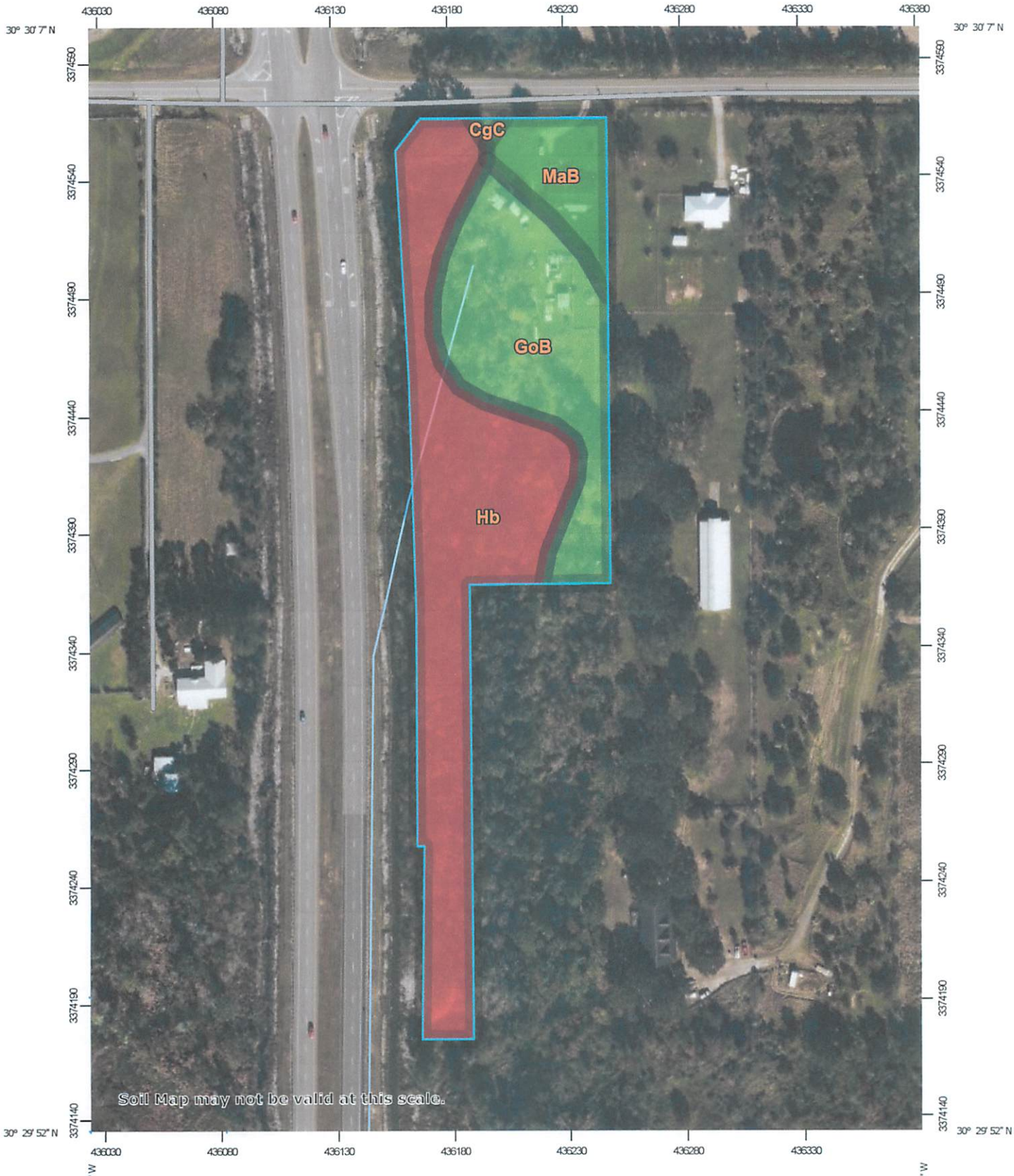
N W E S

Coordinate System: NAD 1983 AL State Plane West

Exhibit B

Hydric Soils Map

Hydric Rating by Map Unit—Baldwin County, Alabama
(21076 & 21176 CR 36)



Map Scale: 1:2,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama
Survey Area Data: Version 16, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CgC	Carnegie very fine sandy loam, 5 to 8 percent slopes	5	0.0	0.4%
GoB	Goldsboro fine sandy loam, 2 to 5 percent slopes	5	1.8	34.5%
Hb	Hyde, Bayboro, and Muck soils	100	2.9	55.1%
MaB	Malbis fine sandy loam, 2 to 5 percent slopes	0	0.5	10.0%
Totals for Area of Interest			**5.3**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

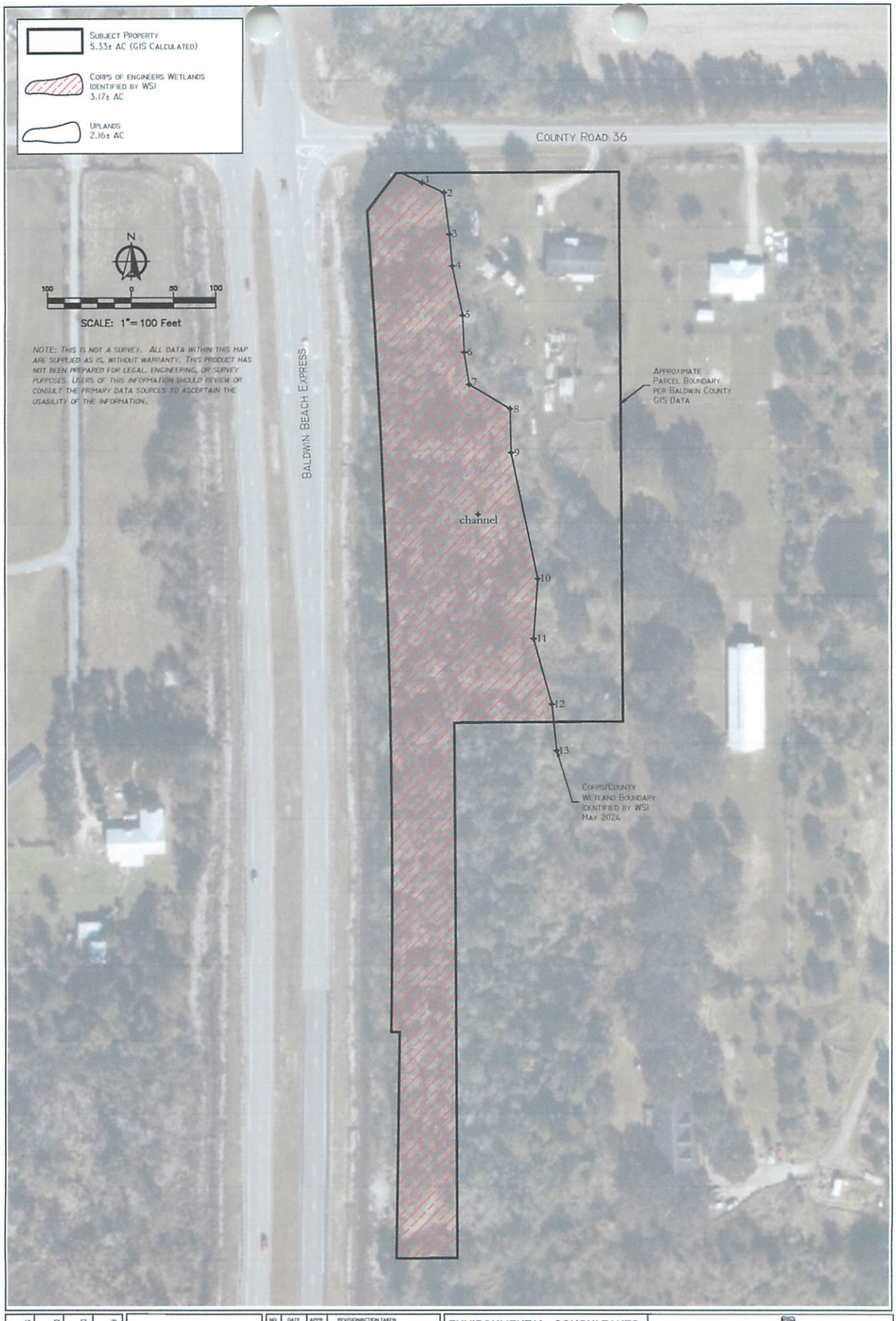
Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Exhibit C

Sketch of Wetland Resources



SHEET:	1 OF 1
DATE:	08/12/2024
DRAWN BY:	CF
PROJECT NO.:	2024-073

21076 & 21176 County Road 36 Baldwin County, Al

SKETCH OF WETLAND RESOURCES

NO.	DATE	APPR.	REVISION/ACTION TAKEN

ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
KEITH@WETLANDSCIENCES.COM

WETLAND SCIENCES INCORPORATED

Done

Chasity Davis 8:42 AM
To: Courtney Harris >

Re: Zoning question

It absolutely can be commercial property. If they are going to do a commercial site, they would just need to submit permit applications to our Building Department. It would be reviewed by our Building Official and our Fire Marshal. They would need to make sure they talk to Baldwin County Hwy Dept since they would have to have turn outs off of Co Rd 36..even though there is a driveway there. The use of the property could alter what the County Hwy Dept may need from them. IF they are going to utilize the property as is with the structures as is, they would just need to set up a meeting with our Fire Marshal and our Building Inspector, to ensure the structures being utilized for commercial use meet the current codes. For instance, if there is a barn on the property currently and they want to convert it to a cabinet shop, the building code or fire code may require a tweak to the structure that would allow for that use. Same as the home currently on the property. If they wanted to convert the home from residential use to commercial use, they would just need to meet with our officials first.

Chasity Y. Davis
Community Development Director
Planning & Zoning
Business Licenses