



STATE OF ALABAMA

ROAD MAINTENANCE AGREEMENT

COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, FB EXPRESS, LLC ("FBE") is an Alabama limited liability company which is the owner of approximately 1,750 acres of real property ("FBE Property") situated in Baldwin County, Alabama, which is more specifically described on Exhibit 1 attached hereto and incorporated herein by reference; and

WHEREAS, FBE consists of the following members (collectively "FBE Members"): AKJ, LLC, an Alabama limited liability company ("AKJ"), Charter Landing, Inc., an Alabama corporation ("Charter Landing"), Clearwater Land & Minerals, LLC, a Louisiana limited liability company ("Clearwater"), EJGRP Express, LLC, an Alabama limited liability company ("EJGRP") and LA Consulting, Inc., an Alabama corporation ("LA Consulting"); and

WHEREAS, independently of its membership interest in FBE, Charter Landing is the owner of additional lands ("Charter Landing Property") more specifically described on Exhibit 2 attached hereto and incorporated herein by reference; and

WHEREAS, an improved but unpaved private roadway ("Roadway") crosses portions of the FBE Property which serves as a primary means of ingress and egress for the benefit of FBE, the FBE Members and Charter Landing, said Roadway being more specifically described on Exhibit 3 attached hereto and incorporated herein by reference; and

WHEREAS, all FBE Members have reached an agreement as to an equitable partition of the FBE Property between and among the FBE Members, such partition and Roadway being more specifically depicted on a survey prepared by Goodwyn, Mills & Cawood dated April 2, 2020, a copy of which is attached hereto as Exhibit 4 and incorporated herein by reference; and

WHEREAS, in contemplation of the proposed partition of the FBE Property among its members, FBE and all FBE Members, with the concurrence of Charter Landing, desire to enter into this agreement for the purpose of providing for the future maintenance and upkeep of the Roadway and the fair and equitable allocation of expenses attributable to such maintenance, including general liability insurance coverage for the protection of the parties bound hereby; and

WHEREAS, after the proposed partition of the FBE Property has been completed, each FBE Member will be the owner of the following amounts of linear feet of real property adjacent to and abutting the Roadway:

AKJ/LA Consulting	7,157 linear feet
Clearwater	5,285 linear feet
Charter Landing	13,900 linear feet
EJGRP	4,000 linear feet; and

WHEREAS, each FBE Member and their respective successors and assigns shall be responsible for the following percentages of costs attributable to the maintenance and upkeep of the Roadway:

AKJ/LA	23.59%
Clearwater	17.42%
Charter Landing	45.81%
EJGRP	13.18%; and

WHEREAS, all FBE Members, on behalf of each such respective member and on behalf of FBE, together with Charter Landing, hereby desire to establish the respective monetary obligations of each FBE Member, Charter Landing, and their respective heirs, successors and assigns, attributable to the future maintenance and upkeep of the Roadway and the cost of Liability Insurance as herein set forth.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, FBE, AKJ, LA Consulting, Clearwater, Charter Landing and EJGRP do hereby mutually covenant and agree as follows:

1. Incorporation of Recital Provisions—Each of the above recital provisions is incorporated into the terms of this agreement (“Agreement”) as fully and to the same extent as if such provisions were set forth in separately numbered paragraphs herein.

2. Obligation for Common Maintenance—Following the partition of the FBE Property, each FBE member and Charter Landing shall be responsible for the following portions of costs attributable to maintenance and upkeep of the Roadway, it being understood that the interests of AKJ and LA Consulting shall be combined for all purposes associated with this Agreement:

AKJ/LA Consulting	23.59%
Clearwater	17.42%
Charter Landing	45.81%
EJGRP	13.18%

3. Definition of “Common Maintenance”—For purposes of this Agreement, Common Maintenance of the Roadway shall be those improvements reasonably necessary to maintain the Roadway for normal vehicular traffic unrelated to any development or regulated subdivision to be constructed on the FBE Property or the Charter Landing Property. Common Maintenance shall not include the paving of the Roadway with asphalt or other wear-surface material.

4. Procedure for Requiring Common Maintenance—Common Maintenance of the Roadway shall be required whenever the owners of more than 50% of the interests set forth in

Paragraph 2 above declare in writing to the remaining FBE Members and Charter Landing that the Common Maintenance provisions of this Agreement are being invoked. Such notice shall specify with a reasonable degree of certainty whether Common Maintenance is being invoked for the entire Roadway or for only a portion thereof, in which case such portion shall be described by specific reference to section corners, quarter section corners, boundary lines and natural landmarks such that the subject portion of the Roadway is clearly identified. Such written notification for Common Maintenance may be delivered by United States Mail or by electronic mail delivery unless a majority of the FBE Members and Charter Landing designate otherwise. Upon receipt of such notice, all FBE Members shall use their best efforts to cooperate with each other in the selection of contractors and in the purchase of materials necessary to complete the needed maintenance.

5. Obligation to Maintain General Liability Insurance—Each party bound by this Agreement shall at all times maintain a policy or policies of general liability insurance coverage (“Liability Insurance”) issued by carriers licensed in the State of Alabama with annual coverage limits of not less than \$1,000,000.00. Such policies shall name all parties bound by this Agreement as additional insureds thereunder. The cost of such insurance shall be apportioned among the parties bound hereby in the same percentages as are applicable to the shared cost of Common Maintenance as set forth herein.

6. Enforcement—In the event any party bound by this Agreement shall fail to pay its respective share of Common Maintenance or Liability Insurance, all other parties bound by this Agreement shall, individually and collectively, have the right to record a Verified Statement of Lien (“Lien”) in the Office of the Judge of Probate of Baldwin County, Alabama to enforce the collection of the proportionate share of Common Maintenance and Liability Insurance premiums due from the

defaulting party, together with interest at the rate of six percent (6%) per annum, together with all costs of collection and a reasonable attorney's fee. Such Lien shall be in the form as that permitted by §35-11-213 of the *Code of Alabama* (1975), and may be enforced by the filing of a civil action in a court of competent jurisdiction pursuant to §35-11-220 of the *Code of Alabama* (1975).

7. Obligations for Common Maintenance and Liability Insurance to Run with the Land—It is the intention of FBE, all FBE members and Charter Landing that the obligation for Common Maintenance and Liability Insurance as herein set forth shall be binding on the respective successors and assigns of all signatories to this Agreement and shall run with the land. Such obligation for Common Maintenance and Liability Insurance shall be perpetual until such time as this Agreement is amended or terminated pursuant to Paragraph 9 below.

8. Proportional Obligations for Common Maintenance and Liability Insurance—In the event any portion of the FBE Property described on Exhibit 1 or any portion of the Charter Landing Property described on Exhibit 2 should be conveyed in a manner which vests the grantee with title to real property abutting the Roadway, such grantee shall be responsible for his, her or its share of Common Maintenance and Liability Insurance in proportion to the linear feet of frontage on the Roadway held by such grantee in relation to the percentage of linear feet of frontage on the Roadway held by the remaining parties who are obligated hereunder.

9. Modification and Amendment—No modification of this Agreement shall be deemed effective unless the same is in writing and recorded in the Office of the Judge of Probate of Baldwin County, Alabama. No modification, amendment or termination of this Agreement shall be effective unless the same is executed by the owners of not less than 51% of the aggregate linear feet of frontage held by such parties who are subject to the terms hereof.

10. Governing Law—This Agreement shall be deemed to have been made in the state of Alabama and shall be governed by and construed in accordance with the laws of the state of Alabama, without giving effect to any choice of law provisions arising thereunder.

IN WITNESS WHEREOF, each party to this Agreement has caused the same to be executed by its duly authorized representative on this the 12th day of June, 2020.

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FB EXPRESS, LLC,
an Alabama limited liability company

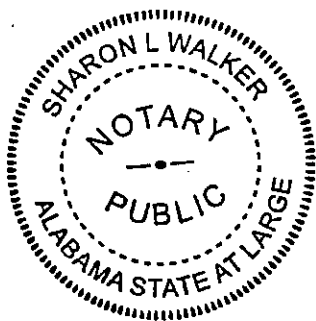
By: *Janice D. Reed*
JANICE D. REED
Its Manager

STATE OF ALABAMA

COUNTY OF BALDWIN

I, *Sharon L. Walker*, a Notary Public, in and for said County in said State, hereby certify that JANICE D. REED, whose name as Manager of FB EXPRESS, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 12th day of June, 2020.



Sharon L. Walker
Notary Public, Baldwin County, Alabama
My Commission Expires: 1/30/2024

AKJ, LLC,
an Alabama limited liability company

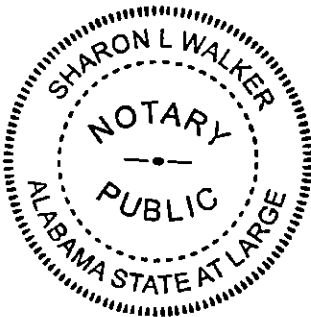
By: *Janice D. Reed*
JANICE D. REED
Its Manager

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Sharon L. Walker, a Notary Public, in and for said County in said State, hereby certify that JANICE D. REED, whose name as Manager of AKJ, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 12th day of June, 2020.



Sharon L. Walker
Notary Public, Baldwin County, Alabama
My Commission Expires: 1/30/2024

LA CONSULTING, INC.,
an Alabama corporation

By: *Janice D. Reed*
JANICE D. REED
Its President

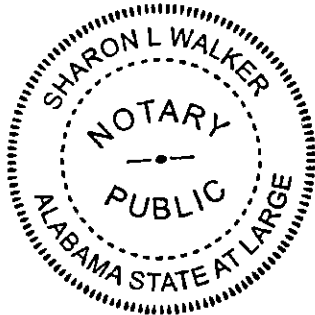
STATE OF ALABAMA

COUNTY OF BALDWIN

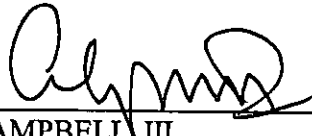
I, Sharon L. Walker, a Notary Public, in and for said County in said State, hereby certify that JANICE D. REED, whose name as President of LA CONSULTING, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of June, 2020.

Sharon L. Walker
Notary Public, Baldwin County, Alabama
My Commission Expires: 1/30/2024



CLEARWATER LAND & MINERALS, LLC,
a Louisiana limited liability company

By: 
E. R. CAMPBELL, III
Its Manager

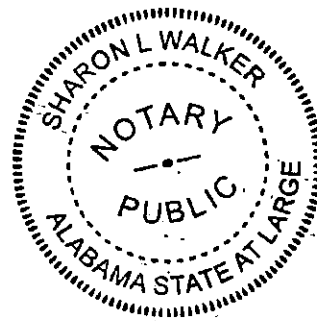
STATE OF LOUISIANA ~~ALABAMA~~

County ~~PARISH~~ OF Baldwin

I, Sharon L. Walker, a Notary Public, in and for said Parish in said State, hereby certify that E. R. CAMPBELL, III, whose name as Manager of CLEARWATER LAND & MINERALS, LLC, a Louisiana limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 12th day of June, 2020.

Sharon L. Walker
Notary Public, _____ Parish, Louisiana Baldwin, AL
My Commission Expires: 1/30/2024



CHARTER LANDING, INC.,
an Alabama corporation

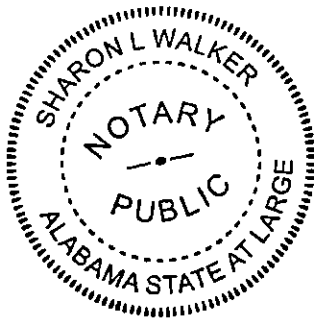
By: Deena Montgomery
DEENA MONTGOMERY
Its President

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Sharon L. Walker, a Notary Public, in and for said County in said State, hereby certify that DEENA MONTGOMERY, whose name as President of CHARTER LANDING, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of June, 2020.



Sharon L. Walker
Notary Public, Baldwin County, Alabama
My Commission Expires: 1/30/2024

EJGRP EXPRESS, LLC,
an Alabama limited liability company

By: 
JAMES R. OWEN, JR.
Its Manager

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Sharon L. Walker, a Notary Public, in and for said County in said State, hereby certify that JAMES R. OWEN, JR., whose name as Manager of EJGRP EXPRESS, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 12th day of June, 2020.

Sharon L. Walker
Notary Public, Baldwin County, Alabama
My Commission Expires: 1/30/2024

This instrument prepared by:

DANIEL G. BLACKBURN of
BLACKBURN & CONNER, P.C.
Attorneys at Law
Post Office Box 458
Bay Minette, Alabama 36507

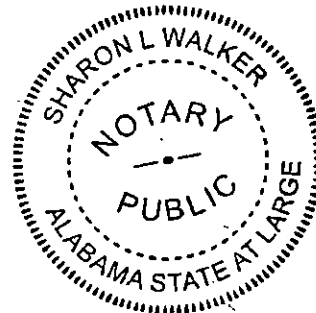


EXHIBIT 1

PARCEL A:

The East Half of the Northeast Quarter, Section 10, Township 7 South, Range 4 East, Baldwin County, Alabama.

LESS AND EXCEPT THOSE PORTIONS ON THE NORTH, SOUTH, AND EAST NOW BEING USED AS PUBLIC RIGHTS-OF-WAY.

ALSO DESCRIBED AS:

Commence at the Northeast corner of Section 10, Township 7 South, Range 4 East, Baldwin County, Alabama for the point of beginning; run thence South 00°03'17" East for 2626.44 feet to the North right-of-way of Woerner Road; run thence South 89°51'05" West along the North right-of-way of said Woerner Road for 1328.65 feet; run thence North 00°01'46" West for 2629.81 feet to the North line of said Section 10; run thence North 89°46'51" East along the North line of said Section 10 for 1327.47 feet to the Northeast corner of said Section 10, Township 7 South, Range 4 East and the Point of Beginning.

PARCEL B:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 2 FOR 1329.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; RUN THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST ALONG THE CENTERLINE OF THE NORTHEAST QUARTER SECTION FOR 40.00 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 32 FOR THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST ALONG THE CENTERLINE OF THE NORTHEAST QUARTER SECTION FOR 2621.23 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; RUN THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR 2664.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; RUN THENCE SOUTH 00 DEGREES 17 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 FOR 1329.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; RUN THENCE SOUTH 89 DEGREES 54 MINUTES 53 SECONDS

EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 FOR 2667.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; RUN THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 FOR 1330.62 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 03 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALONG A PORTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 FOR 3525.94 FEET; RUN THENCE NORTH 89 DEGREES 45 MINUTES 28 SECONDS WEST FOR 3998.63 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 FOR 452.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE SOUTH 89 DEGREES 33 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 FOR 1329.47 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE NORTH 00 DEGREES 01 MINUTE 11 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 FOR 1324.93 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 FOR 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE NORTH 00 DEGREES 03 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 FOR 2646.44 FEET TO THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 00 DEGREES 21 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 2 FOR 3986.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; RUN THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR 1330.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST

QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; RUN THENCE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR 1289.51 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 32; RUN THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 32 FOR 2658.97 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCEL B THE FOLLOWING:

EXCEPTION #1:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 89 DEGREES 33 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR 565.39 FEET TO THE POINT OF BEGINNING; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1216.15 FEET FOR AN ARC DISTANCE OF 1208.02 FEET, A CHORD OF NORTH 29 DEGREES 13 MINUTES 03 SECONDS WEST FOR 1158.97 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE NORTH 00 DEGREES 01 MINUTE 11 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 230.37 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1416.15 FEET FOR AN ARC DISTANCE OF 459.67 FEET, A CHORD OF SOUTH 53 DEGREES 22 MINUTES 05 SECONDS EAST FOR 457.66 FEET; RUN THENCE NORTH 47 DEGREES 03 MINUTES 54 SECONDS EAST FOR 127.19 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET FOR AN ARC DISTANCE OF 448.70 FEET, A CHORD OF NORTH 59 DEGREES 32 MINUTES 42 SECONDS EAST FOR 445.16 FEET; RUN THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST FOR 317.02 FEET; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST FOR 10.00 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET FOR AN ARC DISTANCE OF 726.06 FEET, A CHORD OF SOUTH 68 DEGREES 30 MINUTES 28 SECONDS WEST FOR 709.23 FEET; RUN THENCE SOUTH 47 DEGREES 03 MINUTES 56 SECONDS WEST FOR 127.27 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1416.15 FEET FOR AN ARC DISTANCE OF 1011.55 FEET, A CHORD OF SOUTH 21 DEGREES 10 MINUTES 43 SECONDS EAST FOR 990.18 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; RUN THENCE SOUTH 89 DEGREES 33 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 FOR 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION #2:

Beginning at a 5/8" iron rebar with cap (illegible) at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 7 South, Range 4 East, Baldwin County, Alabama; thence run North 00° 00' 08" West a distance of 1015.54 feet to a 1/2" iron rebar with cap (illegible) on the south right-of-way of Foley-Beach Express (200' R.O.W.); thence run Southeasterly along said right-of-way and a non-tangent curve to the right having a radius of 1216.31 feet, an arc length of 1207.88 feet, a chord bearing South 29° 13' 21" East, and a chord distance of 1158.85 feet to a 5/8" iron rebar with cap (CA#085); thence leaving said right-of-way South 89° 34' 39" West a distance of 565.73 feet to the Point of Beginning.

EXCEPTION #3:

COMMENCING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN NORTH 00°03'58" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1325.21 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 00°04'03" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 459.99 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY MARGIN NORTH 89°45'12" WEST A DISTANCE OF 1302.57 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN NORTH 89°45'31" WEST A DISTANCE OF 650.94 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID POINT BEING A REFERENCE POINT APPROXIMATELY 30 FEET EASTERLY FROM THE EAST BANK OF A POND; THENCE CONTINUE NORTH 89°45'31" WEST A DISTANCE OF 125.53 FEET TO A POINT IN SAID POND; THENCE RUN NORTH 00°00'41" WEST A DISTANCE OF 214.95 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID POINT BEING 30 FEET NORTHERLY OF THE NORTH BANK OF SAID POND AND LYING NORTH 30°13'54" WEST A DISTANCE OF 249.39 FEET FROM THE AFOREMENTIONED REFERENCE POINT; THENCE CONTINUE NORTH 00°00'41" WEST A DISTANCE OF 602.21 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE SOUTH MARGIN OF A 40' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT, SAID STRIP IS SOUTH OF AND CONTIGUOUS TO THE SOUTH RIGHT-OF-WAY LINE OF WOERNER ROAD, 20' WIDE RIGHT-OF-WAY RECORDED IN DEED BOOK 22, PAGE 314 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°58'32"

EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 2080.15 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 00°04'03" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 825.15 FEET TO THE POINT OF BEGINNING.

PARCEL C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA FOR 100.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 FOR 2558.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; RUN THENCE SOUTH 89 DEGREES 45 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST FOR 733.05 FEET; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR 2653.06 FEET TO THE SOUTH LINE OF SAID SECTION 12; RUN THENCE SOUTH 89 DEGREES 47 MINUTES 44 SECONDS WEST FOR 737.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; RUN THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR 1331.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; RUN THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS WEST FOR 1340.07 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST FOR 1330.74 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; RUN THENCE NORTH 00 DEGREES 01 MINUTE 28 SECONDS EAST FOR 3124.45 FEET; RUN THENCE SOUTH 89 DEGREES 45 MINUTES 28 SECONDS EAST FOR 1332.89 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; RUN THENCE NORTH 00 DEGREES 03 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER FOR 3425.82 FEET; RUN THENCE SOUTH 89 DEGREES 53 MINUTES 45 SECONDS EAST FOR 1335.26 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND THE POINT OF BEGINNING. SAID LAND BEING IN SECTIONS 11, 12 AND 14, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, AL.

LESS AND EXCEPT FROM PARCEL C, THE FOLLOWING-DESCRIBED PROPERTY, TO WIT:

EXCEPTION 1:

COMMENCING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°08'06" EAST A DISTANCE OF 1329.18 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°48'03" WEST A DISTANCE OF 1332.77 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE EASTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN NORTH 00°04'03" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 1285.23 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE SOUTH MARGIN OF A 40' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 89°58'21" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 1333.27 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE LEAVING SAID MARGIN SOUTH 00°05'24" WEST A DISTANCE OF 1289.23 FEET TO THE POINT OF BEGINNING.

EXCEPTION #2:

BEGINNING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE) LYING ON THE EASTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN NORTH 00°03'58" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 1325.31 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE LEAVING SAID EASTERLY MARGIN SOUTH 89°48'03" EAST A DISTANCE OF 1332.77 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 00°08'06" WEST A DISTANCE OF 1329.18 FEET TO THE POINT OF BEGINNING.

EXCEPTION #3:

COMMENCING FROM A 5/8" IRON REBAR AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID IRON LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT, FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°03'41"

WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1340.25 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE LEAVING SAID WESTERLY MARGIN NORTH 89°42'05" WEST A DISTANCE OF 1300.72 FEET TO A 5/8" IRON REBAR WITH CAP (CA#085); THENCE RUN NORTH 00°02'50" EAST A DISTANCE OF 1342.07 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°37'18" EAST A DISTANCE OF 1301.06 FEET TO THE POINT OF BEGINNING.

EXCEPTION #4:

COMMENCING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°37'18" WEST A DISTANCE OF 1301.06 FEET TO A 1/2" CRF (CA#604); THENCE RUN NORTH 00°01'03" EAST A DISTANCE OF 1782.22 FEET TO A 1/2" CRF (CA#604); THENCE RUN SOUTH 89°45'12" EAST A DISTANCE OF 1302.57 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 00°04'03" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 459.99 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 00°03'58" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1325.21 FEET TO THE POINT OF BEGINNING.

PARCEL D:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-00°06'24"-W, ALONG THE EAST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE WEST LINE OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, 100.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N-89°53'56"-W, LEAVING SAID EAST LINE, 1335.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN N-00°03'45"-E, 100.24 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE SOUTH LINE OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N-00°09'48"-E, LEAVING SAID NORTH LINE OF SECTION 11, INTO SAID SECTION 2, 2661.01 FEET TO POINT SITUATED AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN S-89°33'49"-E, 1336.29 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2, SAID LINE ALSO BEING THE WEST LINE OF SECTION 1, TOWNSHIP 7 SOUTH,

RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-00°10'43"-W, ALONG SAID EAST LINE, 1990.08 FEET TO A POINT SITUATED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N-89°57'09"-E, LEAVING SAID EAST LINE OF SECTION 2, INTO SAID SECTION 1, 1372.41 FEET TO A POINT SITUATED AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N-00°19'42"-W, 1992.92 FEET TO A POINT SITUATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N-00°29'36"-W, 664.39 FEET TO A POINT SITUATED AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N-89°56'44"-E, 1385.45 FEET TO A POINT SITUATED AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S-01°25'44"-E, 661.81 FEET TO A POINT SITUATED AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S-00°03'30"-W, 2661.06 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 12; THENCE RUN S-00°00'59"-W, LEAVING SAID SECTION 1, INTO SAID SECTION 12, 1335.16 FEET TO A POINT SITUATED AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE RUN N-89°53'16"-W, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12, 2758.66 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 11; THENCE RUN N-00°06'24"-E, ALONG SAID WEST LINE OF SECTION 12, 1229.36 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 1, 2, 11, AND 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL E:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N-00°10'43"-E, ALONG THE WEST LINE OF SAID SECTION 1, SAID LINE ALSO BEING THE EAST LINE OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, 663.36 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING; THENCE CONTINUE N-00°10'43"-E, ALONG SAID WEST LINE OF SECTION 1, 1990.08 FEET TO A POINT SITUATED AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N-89°49'58"-E, LEAVING SAID WEST LINE OF SAID SECTION 1, 1354.79 FEET TO A POINT SITUATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE RUN S-00°19'42"-E, 1992.92 FEET TO A POINT SITUATED AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S-89°57'09"-W, 1372.41 FEET TO THE POINT OF BEGINNING, AND LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL F:

Commence at the Northwest corner of Section 12, Township 7 South, Range 4 East, Baldwin County, Alabama; thence run North 89° 59' 30" East, along the North line of said Section 12, 2756.57 feet to the Northwest corner of the Northeast Quarter of said Section 12; thence run South 00° 00' 59" West, along the West line of said Northeast Quarter of Section 12, 426.75 feet to the Point of Beginning; thence run North 89° 59' 30" East, 2757.23 feet to a point on the East line of said Northeast Quarter of Section 12; thence run South 00° 04' 20" East, along said East line of the Northeast Quarter of Section 12, 2265.56 feet to the Southeast corner of said Northeast Quarter of Section 12; thence run North 88° 42' 00" West along the South line of said Northeast Quarter, said line also being the North line of the Southeast Quarter of said Section 12, 1370.53 feet to the Northeast corner of the Northwest Quarter of said Southeast Quarter of Section 12; thence run South 00° 05' 44" West, along the East line of said Northwest Quarter of the Southeast Quarter of Section 12, 1345.98 feet to the Southeast corner of said Northwest Quarter; thence run North 89° 51' 20" West, along the South line of said Northwest Quarter, said line also being the North line of the Southwest Quarter of the Southeast Quarter of Section 12, 1377.59 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 12; thence run South 00° 30' 03" West, along the West line of said Southwest Quarter of the Southeast Quarter, 1328.27 feet to the Southwest corner of said Southeast Quarter of Section 12, said point also being the Southeast corner of the Southwest Quarter of said Section 12; thence run North 89° 31' 58" West, along the South line of said Southwest Quarter of Section 12, 2026.91 feet to a point; thence run North 00° 00' 07" West, 2652.93 feet to a point on the North line of said Southwest Quarter of Section 12, thence run South 89° 46' 02" East, along said North line of the Southwest Quarter of Section 12, 2033.40 feet to the Northeast corner of said Southwest Quarter of Section 12, said point also being the Southwest corner of the Northeast Quarter of said Section 12; thence run North 00° 13' 19" West, along the West line of said Northeast Quarter of Section 12, 1335.19 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 12; thence run North 00° 00' 59" East, continuing along said West line of the Northeast Quarter of Section 12, 908.41 feet to the Point of Beginning.

EXHIBIT 2

CHARTER LANDING PROPERTY:

PARCEL A:

BEGINNING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE) LYING ON THE EASTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN NORTH 00°03'58" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 1325.31 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE LEAVING SAID EASTERLY MARGIN SOUTH 89°48'03" EAST A DISTANCE OF 1332.77 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 00°08'06" WEST A DISTANCE OF 1329.18 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING FROM A 5/8" IRON REBAR AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID IRON LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT, FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°03'41" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1340.25 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE LEAVING SAID WESTERLY MARGIN NORTH 89°42'05" WEST A DISTANCE OF 1300.72 FEET TO A 5/8" IRON REBAR WITH CAP (CA#085); THENCE RUN NORTH 00°02'50" EAST A DISTANCE OF 1342.07 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°37'18" EAST A DISTANCE OF 1301.06 FEET TO THE POINT OF BEGINNING.

PARCEL C:

COMMENCING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°37'18"

WEST A DISTANCE OF 1301.06 FEET TO A 1/2" CRF (CA#604); THENCE RUN NORTH 00°01'03" EAST A DISTANCE OF 1782.22 FEET TO A 1/2" CRF (CA#604); THENCE RUN SOUTH 89°45'12" EAST A DISTANCE OF 1302.57 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 00°04'03" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 459.99 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 00°03'58" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1325.21 FEET TO THE POINT OF BEGINNING.

PARCEL D:

COMMENCING FROM A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°38'03" WEST A DISTANCE OF 1331.18 FEET TO A 5/8" IRON REBAR WITH CAP (ILLEGIBLE); THENCE RUN NORTH 89°37'17" WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN NORTH 00°03'58" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 1325.21 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 00°04'03" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 459.99 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY MARGIN NORTH 89°45'12" WEST A DISTANCE OF 1302.57 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN NORTH 89°45'31" WEST A DISTANCE OF 650.94 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID POINT BEING A REFERENCE POINT APPROXIMATELY 30 FEET EASTERLY FROM THE EAST BANK OF A POND; THENCE CONTINUE NORTH 89°45'31" WEST A DISTANCE OF 125.53 FEET TO A POINT IN SAID POND; THENCE RUN NORTH 00°00'41" WEST A DISTANCE OF 214.95 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156), SAID POINT BEING 30 FEET NORTHERLY OF THE NORTH BANK OF SAID POND AND LYING NORTH 30°13'54" WEST A DISTANCE OF 249.39 FEET FROM THE AFOREMENTIONED REFERENCE POINT; THENCE CONTINUE NORTH 00°00'41" WEST A DISTANCE OF 602.21 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE SOUTH MARGIN OF A 40' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT, SAID STRIP IS SOUTH OF AND CONTIGUOUS TO THE SOUTH RIGHT-OF-WAY LINE OF WOERNER ROAD, 20' WIDE RIGHT-OF-WAY RECORDED IN DEED BOOK 22, PAGE 314 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°58'32" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 2080.15 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE WESTERLY MARGIN OF A 30' WIDE STRIP OF LAND RESERVED FOR AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 00°04'03" WEST ALONG SAID

WESTERLY MARGIN A DISTANCE OF 825.15 FEET TO THE POINT OF
BEGINNING.

EXHIBIT 3

ROADWAY EASEMENT #1

INGRESS/EGRESS & UTILITY EASEMENT #1

COMMENCING FROM A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°02'04" WEST A DISTANCE OF 40.07 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE) ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 32 (80' WIDE R.O.W.); THENCE RUN NORTH 89°59'42" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1329.79 FEET TO A 4" CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°09'37" WEST A DISTANCE OF 2620.79 FEET TO A 1/2" IRON REBAR; THENCE RUN SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 679.44 FEET, AN ARC LENGTH OF 221.75 FEET, A CHORD BEARING SOUTH 07°19'29" EAST, AND A CHORD DISTANCE OF 220.77 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 206.33 FEET, A CHORD BEARING SOUTH 08°34'38" EAST, AND A CHORD DISTANCE OF 205.65 FEET TO A POINT; THENCE RUN SOUTH 00°09'22" WEST A DISTANCE OF 943.78 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 151.51 FEET, A CHORD BEARING SOUTH 06°06'12" WEST, AND A CHORD DISTANCE OF 151.24 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 139.09 FEET, A CHORD BEARING SOUTH 06°06'08" WEST, AND A CHORD DISTANCE OF 138.84 FEET TO A POINT; THENCE RUN SOUTH 00°09'19" WEST A DISTANCE OF 1106.88 FEET TO A POINT; THENCE RUN SOUTH 00°03'53" WEST A DISTANCE OF 2600.45 FEET TO A POINT; THENCE RUN NORTH 89°58'32" WEST A DISTANCE OF 59.97 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 89°58'32" WEST A DISTANCE OF 2080.15 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 89°58'32" WEST A DISTANCE OF 1889.89 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 89°03'15" WEST A DISTANCE OF 167.43 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604) ON THE NORTHERLY RIGHT-OF-WAY OF WOERNER ROAD; THENCE RUN NORTH 00°15'16" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 9.90 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°55'55" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 317.18 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°08'45" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN NORTH 89°54'52" EAST A DISTANCE OF 317.13 FEET TO A POINT; THENCE RUN SOUTH 89°03'11" EAST A DISTANCE OF 167.26 FEET TO A POINT; THENCE RUN SOUTH 89°58'32" EAST A DISTANCE OF 2667.14 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 89°58'32" EAST A DISTANCE OF 1308.25 FEET TO A POINT, SAID POINT LYING SOUTH 89°58'32" EAST A DISTANCE OF 5 FEET FROM A REFERENCE 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN NORTH 00°03'53" EAST A

DISTANCE OF 2540.54 FEET TO A POINT; THENCE RUN NORTH 00°09'19" EAST A DISTANCE OF 1106.92 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 150.50 FEET, A CHORD BEARING NORTH 06°06'08" EAST, AND A CHORD DISTANCE OF 150.23 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 140.10 FEET, A CHORD BEARING NORTH 06°06'12" EAST, AND A CHORD DISTANCE OF 139.84 FEET TO A POINT; THENCE RUN NORTH 00°09'23" EAST A DISTANCE OF 943.14 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 190.82 FEET, A CHORD BEARING NORTH 08°34'34" WEST, AND A CHORD DISTANCE OF 190.18 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 734.44 FEET, AN ARC LENGTH OF 237.73 FEET, A CHORD BEARING NORTH 07°24'05" WEST, AND A CHORD DISTANCE OF 236.69 FEET TO A POINT; THENCE RUN NORTH 00°09'40" EAST A DISTANCE OF 2620.84 FEET TO SOUTH RIGHT-OF-WAY TO COUNTY ROAD 32 (80' WIDE R.O.W.); THENCE RUN SOUTH 89°58'53" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT 4

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

