

32.50
PROPERTY TAXES
COUNTY OF ...

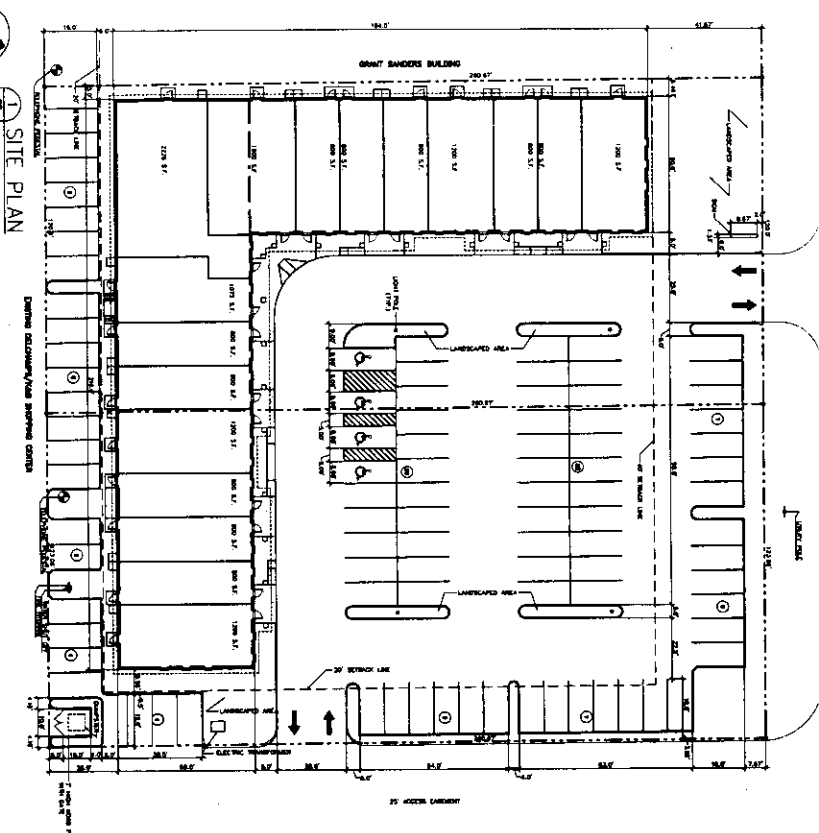
EXHIBIT "C"

1998 JUN 17 A 9 37

PLAT AND PLANS OF CONDOMINIUM DEVELOPMENT misc 99/850-62

The Plat and Plans for the Condominium are found on the immediately following pages. Upon completion of construction the DEVELOPER shall amend this Declaration to include a Plat and Plans reflecting any variations herefrom together with all statutorily required certificates.

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1 SITE PLAN

REVISIONS

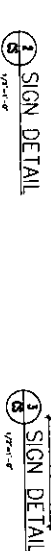
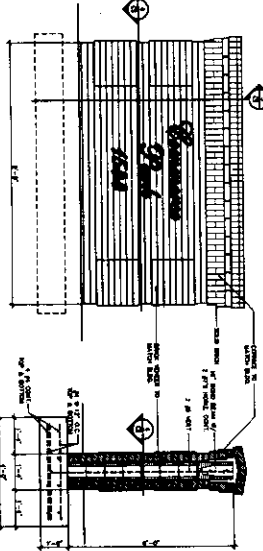
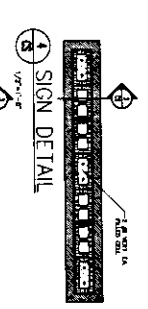
NO.	DATE	DESCRIPTION
1	11/15/08	ISSUED FOR PERMITS
2	11/15/08	REVISIONS TO PERMITTING
3	11/15/08	REVISIONS TO PERMITTING
4	11/15/08	REVISIONS TO PERMITTING
5	11/15/08	REVISIONS TO PERMITTING
6	11/15/08	REVISIONS TO PERMITTING
7	11/15/08	REVISIONS TO PERMITTING
8	11/15/08	REVISIONS TO PERMITTING
9	11/15/08	REVISIONS TO PERMITTING
10	11/15/08	REVISIONS TO PERMITTING
11	11/15/08	REVISIONS TO PERMITTING
12	11/15/08	REVISIONS TO PERMITTING
13	11/15/08	REVISIONS TO PERMITTING
14	11/15/08	REVISIONS TO PERMITTING
15	11/15/08	REVISIONS TO PERMITTING
16	11/15/08	REVISIONS TO PERMITTING
17	11/15/08	REVISIONS TO PERMITTING
18	11/15/08	REVISIONS TO PERMITTING
19	11/15/08	REVISIONS TO PERMITTING
20	11/15/08	REVISIONS TO PERMITTING

PROJECT INFORMATION

PROJECT: COMMERCIAL BUILDING
 CLIENT: [REDACTED]
 ADDRESS: 1544 WEST 2ND AVENUE, GULF SHORES, ALABAMA 36530
 DATE: 11/15/08

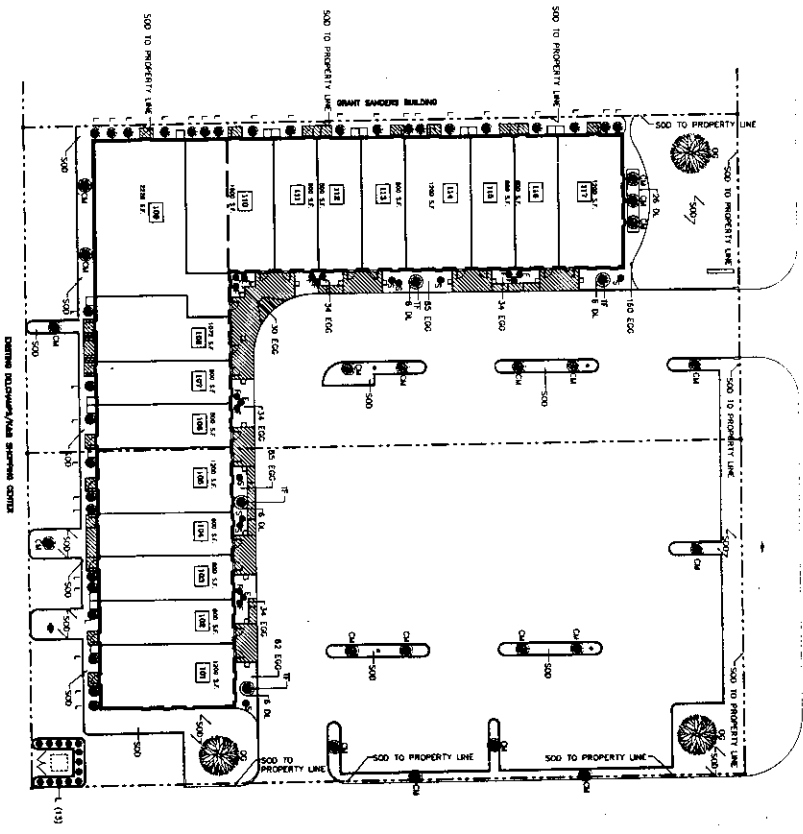
DRAWING INDEX

CS	COVER SHEET
L-1	LANDSCAPE PLAN
A-1	FLOOR PLAN
A-2	UNIT PLANS, CEILING PLANS, SCHEDULES
A-3	BUILDING ELEVATIONS
A-4	ROOF PLAN, WALL SECTIONS, DETAILS
S-1	FOUNDATION PLAN & DETAILS
S-2	ROOF FRAMING PLAN
M-1	HVAC PLANS & LEGENDS
M-2	PLUMBING PLANS & LEGENDS
M-3	MECHANICAL DETAILS & NOTES
E-1	SITE LIGHTING PLAN, DETAILS & NOTES
E-2	ELECTRICAL PLANS, REFLECTED CEILING PLANS
E-3	ELECTRICAL SCHEDULES, RISER DIAGRAM



COMMERCE PARK
 1544 WEST 2ND AVENUE
 GULF SHORES, ALABAMA





LANDSCAPING PLAN
SCALE: 1"=20'-0"

LANDSCAPE SCHEDULE

NO.	COMMON NAME	QUANTITY	SIZE	REMARKS
001	COMMON NAME	5/8	1" DIA.	
002	COMMON NAME	7	1" DIA.	
003	COMMON NAME	8	5" DIA.	
004	COMMON NAME	4	8" DIA.	
005	COMMON NAME	15	3" DIA.	
006	COMMON NAME	21	6" - 8"	
007	COMMON NAME	1	10' - 12'	
008	COMMON NAME	31	1" DIA.	

NOTES:
1. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
3. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.

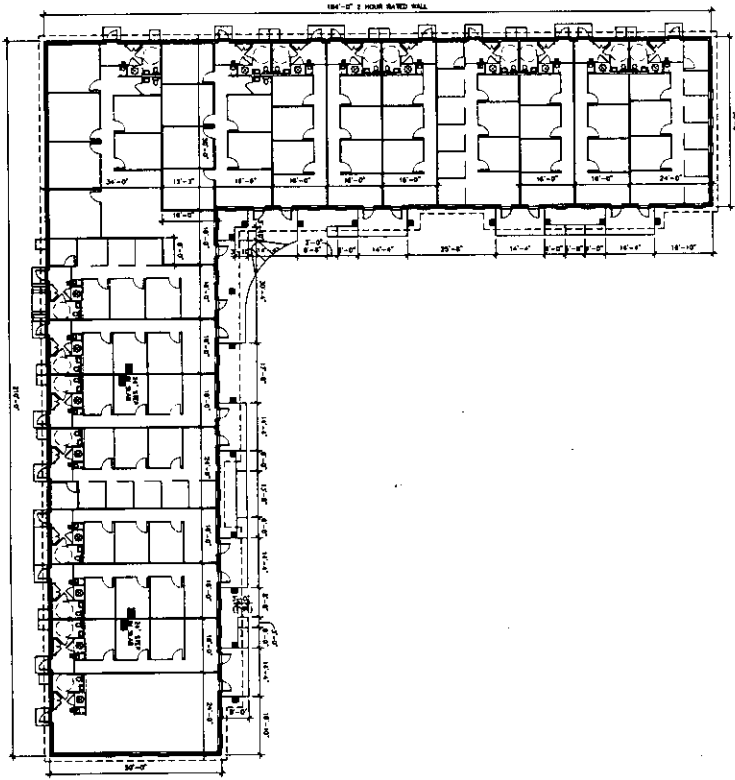
COMMON AREAS

DATE	BY	REVISION



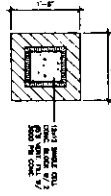
COMMERCE PARK
1544 WEST 2ND AVENUE
GULF SHORES, ALABAMA

12/10/07 1:28 PM

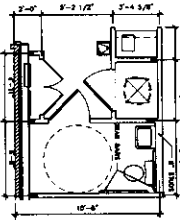


2 FLOOR PLAN

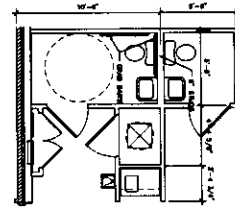
1 COLUMN DETAIL



3 DETAIL PLAN



4 DETAIL PLAN



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dof architects, p.c.

COMMERCE PARK
 1544 WEST 2ND AVENUE
 GULF SHORES, ALABAMA


Engineers • Architects • Surveyors • Planners

FLOOD ZONE CERTIFICATE

I, M. W. Wolfe, a Licensed Professional Land Surveyor in the State of Alabama, for David Volkert & Associates, Inc., state that the Units located in Commerce Park, a business Condominium, which are located on Lots 3 and 4 of Phase II, Ratcliff Village, as recorded on Slide 1486-A in the Office of the Judge of Probate of Baldwin County, Alabama, are located in flood Zone "C" as scaled from the map by the Federal Emergency Management Agency, Federal Insurance Administration Community-Panel Number 015005 0003E as per map revised on January 3, 1985 of the Town of Gulf Shores, Alabama.


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DONE this the 3rd day of June, 1998.

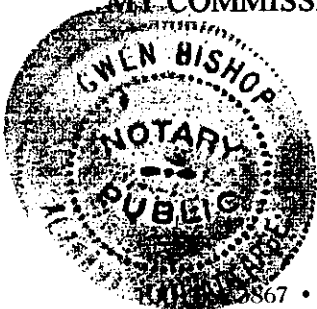


M. W. Wolfe
ALA License Number 14978

Sworn to and subscribed before me on this the 3rd day of June, 1998.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/99



967 • Gulf Shores, AL 36547 • 3440 Gulf Shores Parkway 36542 • (334) 968-7551 • Fax (334) 968-2318
A subsidiary of David Volkert & Associates, Inc.

EXHIBIT "D", PAGE 1

RULES AND REGULATIONS CONCERNING THE USE
OF COMMERCE PARK, A BUSINESS CONDOMINIUM

1. Limitations. The following limitations shall apply to the use of a Unit:
 - (A) No Unit shall be used for any use other than a Commercial Use.
 - (B) No Unit shall be used, in whole or in part, for a Prohibited Use.
 - (C) No business operating in a Unit shall over-burden or consume a substantially disproportionate share of parking, trash removal, water, sanitary sewer or other services or facilities of the Condominium to the detriment of the other businesses or Units.
 - (D) Each Unit is restricted to non-residential use and the parking spaces shall be used exclusively for the parking of passenger automobiles (except for delivery trucks making deliveries to the businesses located in the Condominium).
 - (E) There shall be no obstruction of the Common Elements or Limited Common Elements, nor shall anything be kept or stored in the Common Elements or Limited Common Elements, nor shall anything be constructed on or planted in or removed from the Common Elements or Limited Common Elements, nor shall the Common Elements in any other way be altered without the prior written consent of the Association.
 - (F) No immoral, improper, offensive or unlawful use shall be made of any Unit or Common Elements or Limited Common Elements, or any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Condominium Property shall be observed.
 - (G) No Owner shall permit anything to be done or kept in an Owner's Unit or in the Common Elements or Limited Common Elements which will result in any increase of fire or hazard insurance premiums or the cancellation of insurance on any part of the Condominium Property, or which would be in violation of any law. No waste shall be committed to the Common Elements or Limited Common Elements.
 - (H) No sign of any kind shall be displayed to the public view on or from any part of the Condominium Property, without the prior written consent of the Association, except signs temporarily used by the Developer in the selling or leasing of the Units.

EXHIBIT "D", PAGE 2

(I) No noxious or offensive activities shall be carried on, nor shall any outside lighting or sound speakers or other sound producing devices be used, nor shall anything be done, on any part of the Condominium Property which, in the judgment of the Association, may be or become an unreasonable annoyance or nuisance to the other Owners.

(J) No Owner shall cause or permit anything to be placed on the outside walls of an Owner's Unit, and no sign, awning, canopy, window air conditioning unit, shutter, or other fixture shall be affixed to or placed upon the exterior walls or roof of any building or any part thereof, without the prior written consent of the Association.

(K) No signs, clothes, or inventory or sales merchandise of any kind shall be hung or exposed on any part of the Common Elements or Limited Common Elements. The Common Elements and Limited Common Elements shall be kept clear of rubbish, debris and other unsightly materials.

(L) No Owner of a Unit nor the Association may paint or alter the exterior of the building in which the Units are located which would contrast or be incompatible with the buildings located in close proximity to the Condominium Property.

(M) No Owner, tenant or occupant of a Unit may deposit or leave any trash, rubbish, garbage, or debris of any kind on any of the Common Areas or Limited Common Areas, temporarily or otherwise. All garbage and trash must be properly deposited in the trash receptacles designated by the Developer or the Association. Each Owner must keep the Unit and the Common Areas adjacent to the Owner's Unit free of all trash and debris at all times.

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EXHIBIT "E"

**RECORDED LIENS, EASEMENTS AND RESTRICTIONS
OF RECORD AFFECTING THE CONDOMINIUM PROPERTY**

1. 1998 ad valorem property taxes which are a lien upon the subject property, but which are not due and payable until October 1, 1998.
2. Reservation of one half oil, gas and other minerals, and all rights in connection therewith as contained in deed from Ratcliff Properties, Inc. to Gulf Market Development Co., dated July 7, 1984 and recorded in Real Property Book 164, Page 1593.
3. Oil, gas and mineral lease, and all rights in connection therewith, by Ratcliff Properties, Inc. to Louis Mullin dated July 7, 1980 and recorded in Real Property Book 95, Page 5.
4. Drainage and utility easement as shown on plat recorded in Map Book 12, Page 53 and Page 103.
5. Easement Agreement affecting land as set forth in Real Property Book 433, Page 1402, as amended by instrument dated July 13, 1994 and recorded in Real Property Book 586, Page 343.
6. Easement granted Baldwin County Electric Membership Corporation in Deed Book 69, Page 321.
7. Drainage and utility easement as set forth on plat recorded in Slide 1486-A.
8. Easement granted Water Works Board of the Town of Gulf Shores in Deed Book 445, Page 674.
9. Easement agreement as set forth in Real Property Book 442, Page 1228.

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

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EXHIBIT "F"

COMMERCE PARK, A BUSINESS CONDOMINIUM

Percentage Ownership of Common Elements and
Allocation of Common Expenses and Votes

<u>Unit</u>	<u>Size (S/F)</u>	<u>% Ownership</u>	<u>Votes Per Unit</u>
101	1200	6.7797	3
102	800	4.5198	2
103	800	4.5198	2
104	800	4.5198	2
105	1200	6.7797	3
106	800	4.5198	2
107	800	4.5198	2
108	1072	6.0565	2.68
109	2228	12.5872	5.57
110	1600	9.0395	4
111	800	4.5198	2
112	800	4.5198	2
113	800	4.5198	2
114	1200	6.7797	3
115	800	4.5198	2
116	800	4.5198	2
117	<u>1200</u>	<u>6.7797</u>	<u>3</u>
	17,700	100.0000	44.25

Total Square Footage = 17,700

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EXHIBIT "G"

COMMERCE PARK, A BUSINESS CONDOMINIUM

Projected Operating Budget

	<u>Per Month</u>	<u>Annual</u>
Maintenance	\$ 200	\$2,400
Insurance	\$ 500	\$6,000
General Maintenance	\$ 100	\$1,200
Landscape Maintenance & Parking Lot	\$ 300	\$3,600
Electrical	\$ 125	\$1,500
Bank/Accounting	\$ 165	\$1,980
Taxes (Common Area Only)	\$ 75	\$ 900
Refuse Collection	\$ 125	\$1,500
Reserve for Replacement	<u>\$ 200</u>	<u>\$2,400</u>
Total Expense (Approximate)	\$1,790 Mo.	\$21,480 Year

Allocation of Common Area Expenses:

Based on 17,700 SF, the annual projected common area expenses would be \$1.2136 per SF. Monthly would be \$.1011 per SF.

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EXHIBIT "H"

Certificate of Exclusive Use

This form is to be filed with the Commerce Park, a Business Condominium Association in accordance with the Declaration of Condominium.

The Principal Use of Unit _____ of Commerce Park, a Business Condominium, which is owned by _____, will be _____. This use is not prohibited under the Declaration of Condominium and shall be the Exclusive Use, as such term is defined in the Declaration of Condominium.

Unit Owner:

Date: _____

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