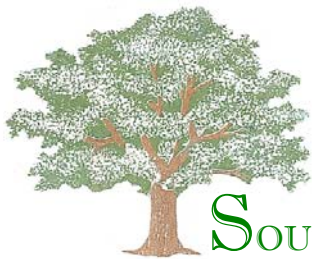


**Waterstone Subdivision
Highway 31 & County Road 100
Lots 1-36
Pine Level, Autauga County, Alabama**

Priced at \$742,500

**36 lots with streets and utilities in; curb & gutters.
Located on Highway 31 & County Road 100 in
Pine Level Community, Autauga County, Alabama
1 Exit north of Prattville, AL**



SOUTHERN TIMBERLANDS

TIMBERLAND SALES AND ACQUISITIONS
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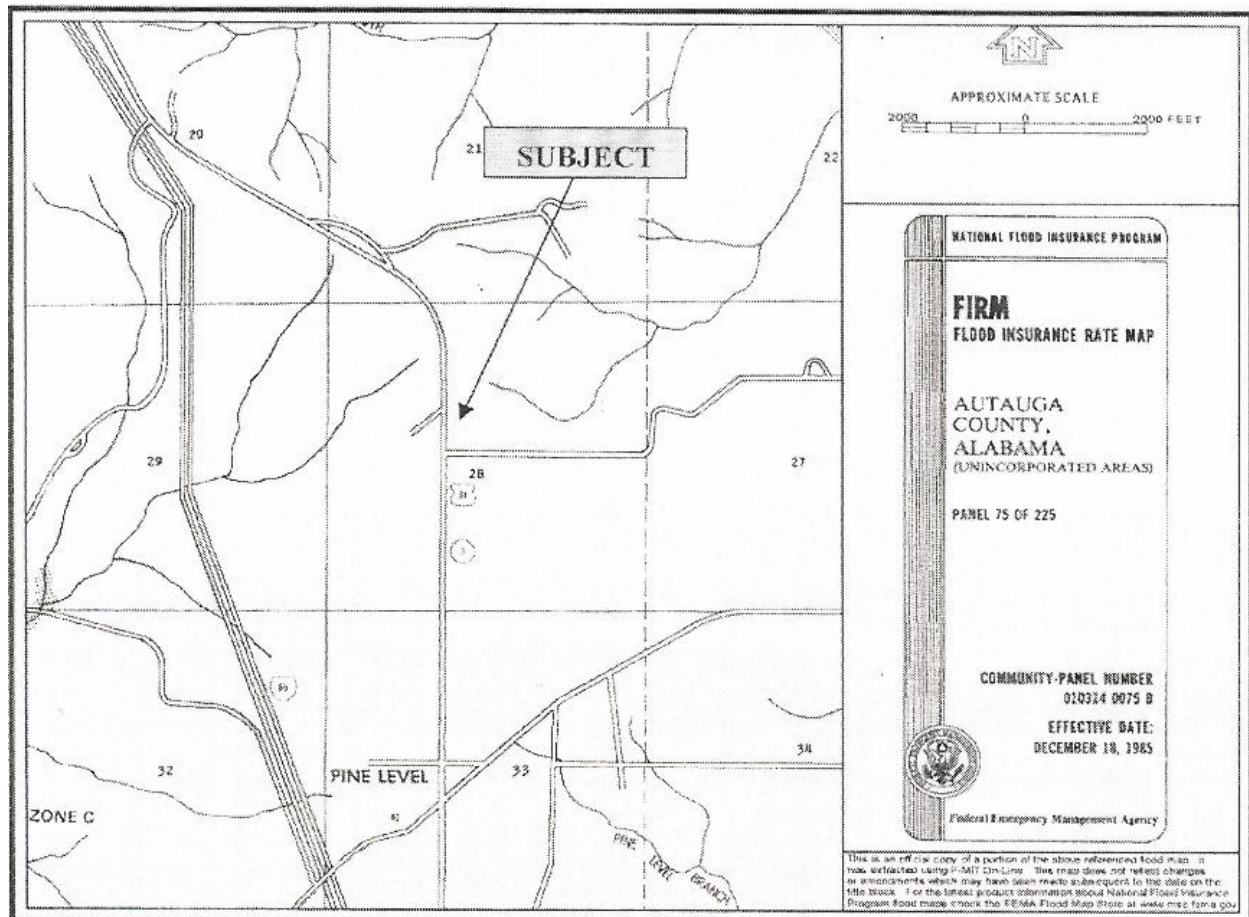
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Waterstone Subdivision
Highway 31 & County Road 100
Lots 1-36
Pine Level, Autauga County, Alabama

- Flood Zone
- Wetlands
- Percolation Tests & Soil Borings
- Utilities
- Access/Exposure
- Site Improvements
- Subdivision Improvements
- Covenants & Restrictions
- Plat
- Boundary Survey
- Road Map
- Subject Photographs
- Disclaimer

Flood Zone: The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Community Panel Number 010314 0075 B (updated 12/18/1985) indicates that the entire site is located within Zone C. This is a designation given to sites that are NOT affected by a 100-year flood.

The applicable portion of the map is shown below:



Wetlands: The subdivision plan identifies a retention pond that was a natural feature here. *This is not an area where one would expect to find wetlands.*

Percolation Test & Soil Borings: Percolation tests and soil borings for Waterstone Subdivision are on file.

Access/Exposure: The subdivision has direct access and exposure to Highway 31 which commences in Prattville to the south and meanders northerly to and beyond Waterstone Subdivision. Highway 31 provides excellent access to Interstate 65 to the south and also is a direct link to Prattville, also located south. Together there is about 1,130 feet of frontage.

The subdivision also direct fronts County Road 100 which commerce at Highway 31 and meanders easterly. This is a lightly travelled road used primarily by the few residential property located east of the subdivision. Waterstone Subdivision utilizes County Road 100 for the only entrance.

Utilities: Public water is available via the Prattville Water System. Gas line that was put in 2 years ago, electricity, and telephone service are also available at this location. As is common in the neighborhood, sewer is via private septic tank. Overhead power lines are found along both Highway 31 and County Road 100. Within the subject subdivision the utilities are underground, a common feature for new residential subdivision.

Site Improvements: The subdivision is complete. Roads are in place, the concrete curbing is complete, the utilities are in place and the retention area appears operable.

Subdivision Improvements: Waterstone Subdivision is improved with roads, curbing, storm drainage, retention and utilities for 36 single-family lots. As shown on the reduction of the plat, the entrance is located along the northern right-of-way of County Road 100, a county maintained 60' right-of-way that is paved from Highway 31 east to and beyond the subject entrance. The entrance street, the main road within the subdivision is identified as Waterstone Drive.

The retention pond, along County Road 100 and north of the entrance, was a natural pond that has been enhanced.

The layout for this single family subdivision shows a variety of lot shapes and sizes, with the average interior lot measuring about 105-110' x 150' and containing about 16,000 SF (roughly 0.37 acres), and a range of about 15,350 SF to 39,000 SF.

A brief description of each lot cluster follows:

Lots 1-6: These are the first lots on the right as one enters the development from County Road 100. They are generally rectangular and range from about 15,600 SF to 20,700 SF. There are no measurable topography changes and all are fully usable.

Lots 6-10: These sites front the eastern side of Waterstone Drive. All are generally rectangular, just above street grade, reasonably level and are fully usable.

Lots 10-18: These lots are found along the curving easterly portion of Waterstone Drive. All are irregular in shape and range from about 15,500 SF to 20,600 SF. All are fully usable, just above street grade of the adjoining road, and reasonably level.

Lots 19-22, 25-30: These lots are found in the two cul-de-sacs. All are fully usable, reasonably level, and just above the grade of the adjoining road.

Lots 23 & 24: These two lots are found in the cul-de-sac of Driftwood Court and are just west of the retention pond. Both are at street grade, mostly level and fully usable.

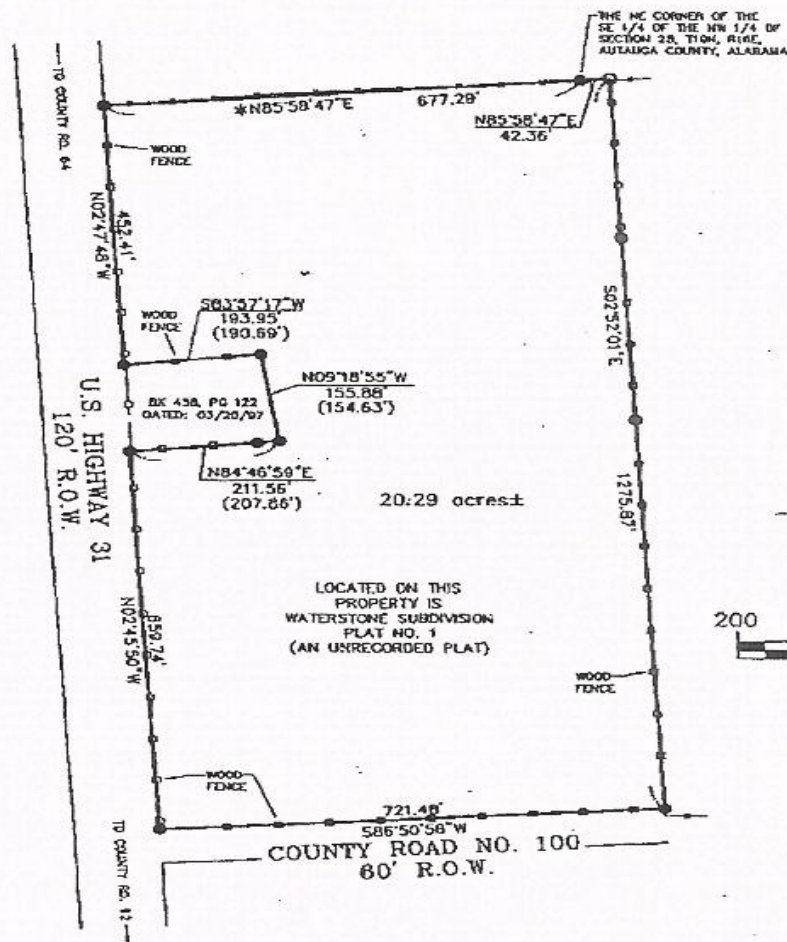
Lots 31-36: These six lots are found on the west side of Waterstone Drive as one enters the development. All are effectively rectangular, just above street grade, reasonably level and fully usable.

In summary, these 36 single family lots are fully usable with an attractive entrance, asphalt paved streets with concrete curbing and storm drainage, a common area retention pond, underground utilities and attractive street lighting.

Covenants & Restrictions: There are no recorded covenants and restrictions as of yet.

[illegible]

Grimes Appraisal & Consulting, Inc.



- ### LEGEND
- | | |
|---------|--|
| ● | IRON PIN FOUND
(JARS - 1/2" CAPPED REBAR)
(UNLESS OTHERWISE NOTED) |
| ○ | IRON PIN SET
(1/2" CAPPED REBAR REG.#18670) |
| ▲ | CALCULATED POINT |
| ■ | CONC. MON. FOUND |
| ⊙ | CORNER POST |
| -- | BARBED WIRE FENCE |
| ○ | UTILITY POLE |
| - OHP - | OVERHEAD POWER LINE |
| () | PLAT BEARING / DISTANCE |

1 inch = 200 ft.

Commence at an Iron pin at the NE corner of the SE ¼ of the NW ¼ of Section 28, T19N, R16E, Autauga County, Alabama; thence North 85 degrees 58 minutes 47 seconds East, 42.36 feet to an iron pin; thence South 02 degrees 52 minutes 01 seconds East, along existing fence, 1275.07 feet to an iron pin on the north right of way of County Road No. 100, 60' R.O.W.; thence South 86 degrees 50 minutes 56 seconds West, along sold right of way and existing fence, 721.48 feet to an iron pin on the east right of way of U.S. Highway No. 31, 120' R.O.W.; thence North 02 degrees 45 minutes 50 seconds West, along sold right of way, and existing fence, 659.74 feet to an iron pin; thence leaving sold right of way, North 84 degrees 46 minutes 59 seconds East, along existing fence, 211.56 feet to an iron pin; thence North 09 degrees 18 minutes 55 seconds West, 155.88 feet to an iron pin; thence South 83 degrees 57 minutes 17 seconds West, 193.95 feet to an iron pin on the east right of way of U.S. Highway No. 31; thence North 02 degrees 47 minutes 48 seconds West, along sold right of way and existing fence, 452.41 feet to an iron pin; thence leaving sold right of way, North 85 degrees 58 minutes 47 seconds East, 677.29 feet to the point of beginning.

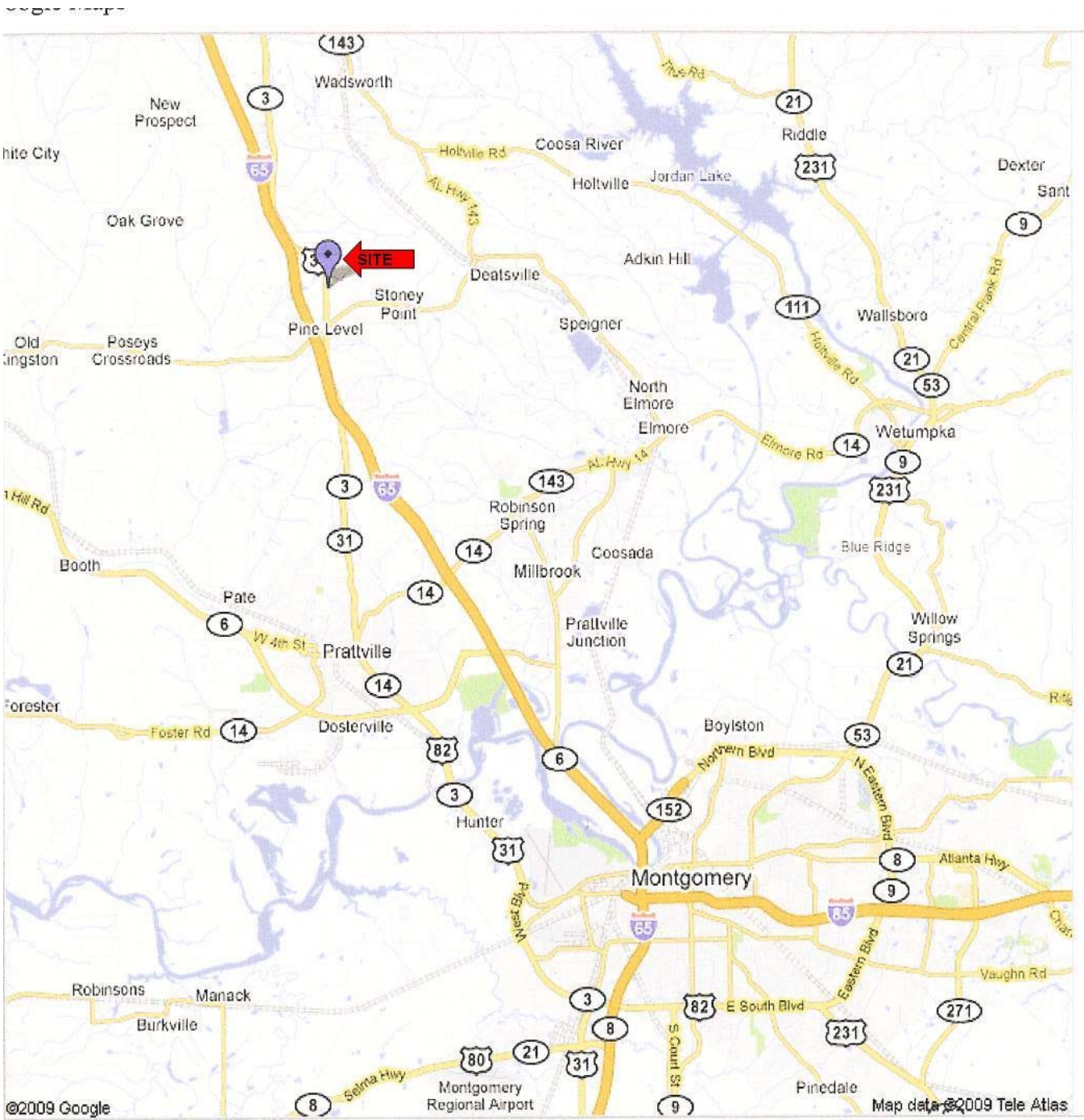
STATE OF ALABAMA)
AUTAUGA COUNTY)

According to my survey this the 28th day of October, 2008.

Ronald Burke - Alabama License No. 16670



ROAD MAP



SUBJECT PHOTOGRAPHS



Waterstone Subdivision Entrance-
View from Waterstone Drive



Waterstone Subdivision Entrance-
View from County Road 100



SUBJECT PHOTOGRAPHS



Waterstone Subdivision
Common Area
Retention Pond



Waterstone Subdivision
Common Area
Retention Pond



SUBJECT PHOTOGRAPHS



Typical Interior View of
Waterstone Subdivision

Typical Interior View of
Waterstone Subdivision



Typical Interior View of
Waterstone Subdivision

SUBJECT PHOTOGRAPHS



Typical Interior
View of
Waterstone Subdivision

Typical Interior View of
Waterstone Subdivision
Depicting Utilities and
Attractive Lighting



SUBJECT PHOTOGRAPHS



View of then Cul-De-Sac



View of the Other Cul-De-Sac

SUBJECT PHOTOGRAPHS



County Road 100 Facing
South at Entrance

Due West from
Highway 31



Facing South from
Highway 31

DISCLAIMER

All information is assumed to be accurate and substantially correct, but no assumptions of liability are intended. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.