



REQUEST FOR BIDS

S2026-001

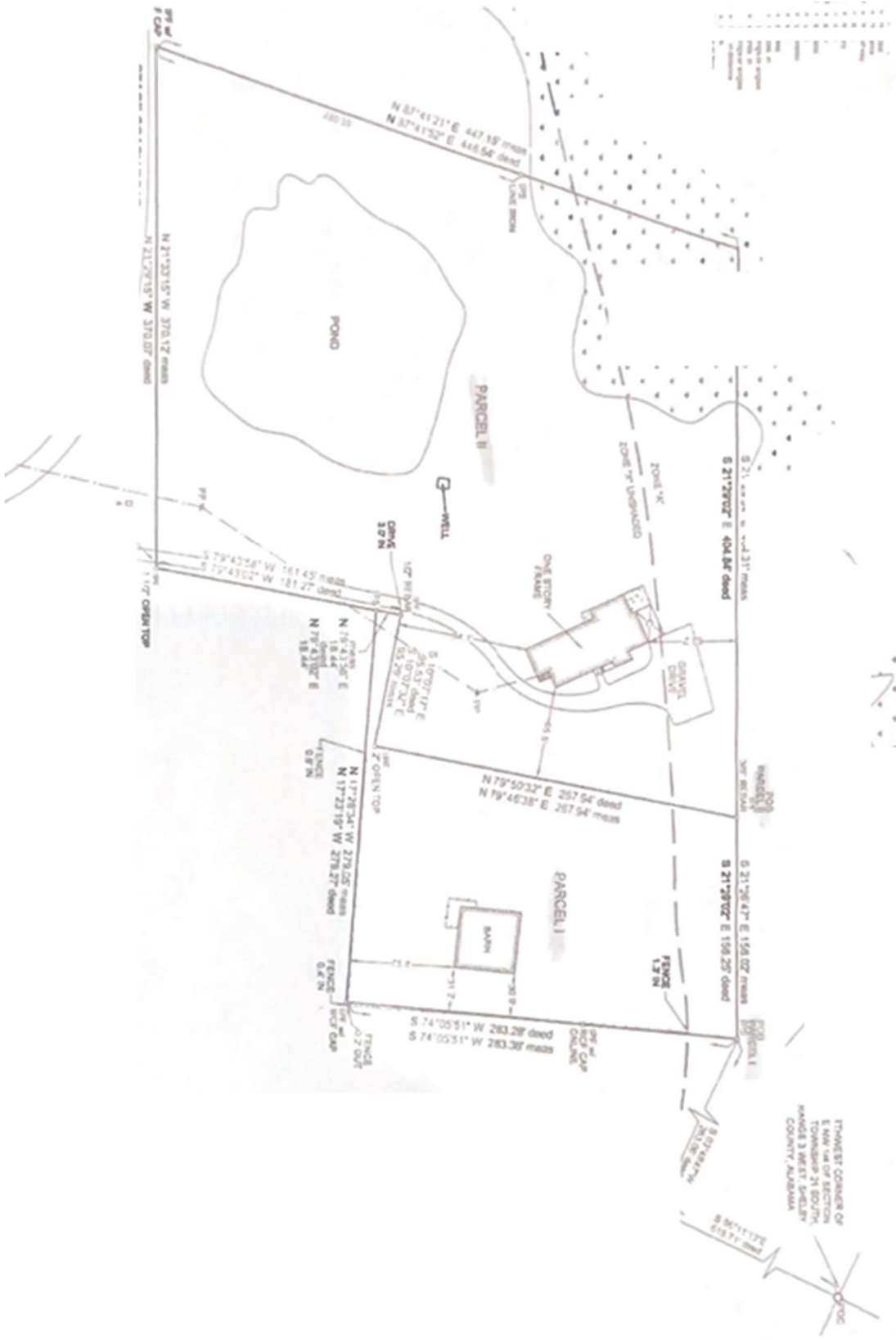
**Home on Five 5± Acres with Pond and Barn
223 Stage Coach Road
Alabaster, AL 35007**

RFB POSTED: J u n e 2 5 , 2 0 2 6

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BIDS DUE Tuesday, July 21, 2026

**Opening: 2pm, July 21, 2026
University of Montevallo Campus
Roberson Boardroom, Calkins Hall**



NO.	DESCRIPTION	BEARING	DISTANCE
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NORTHWEST CORNER OF
 E 1/4 OF SECTION
 TOWNSHIP 21 NORTH,
 RANGE 3 WEST, SECTION
 18, COUNTY, ARKANSAS

1" = 100'
 ROAD
 ROAD CAP

OVERVIEW

Offering Summary	The University of Montevallo (“University”) owns two connecting parcels of real property consisting of 5± acres, pond, and two structures (home and barn). The University seeks bids to purchase the property.
Property Location	223 Stage Coach Road, Alabaster, AL 35007 In Shelby County Alabama Situated approximately five miles from I-65 off exit 234
Site / Zoning	5± acres, pond, and two structures (home and barn), within Alabaster city limits, zoned for Alabaster City School System.
Utilities	All major utilities are or can be made available to the subject property. Respondents will be responsible for verifying available utilities and their locations. Current water meter is connected to both the subject property and to restrooms located on a separate, but adjoining, plot of land owned by the University of Montevallo (separate plot with restroom facility is used for educational purposes as an Ecological Preserve and is not included in the sale of subject property). Upon sale of subject of property, the University will disconnect the restroom line and meter from subject property and install a separate line and meter.
Pricing	<p>The subject property is to be sold “as is, where is.”</p> <p>Bid and other supporting data as specified shall be submitted in a sealed, opaque envelope, approximately 9" x 12" or larger and shall be marked on the outside with the words, “Sealed Bid S2026-001 for 223 Stage Coach Road” along with the Bid Date, Bidder’s name and address.</p> <p>The property is appraised at Fair Market Value set for \$320,000.00. An award may be made to the highest responsible and responsive bidder in consideration of stated evaluation criteria. The University reserves the right to reject any and all bids. All closing costs are the responsibility of the purchaser.</p>

Existing Survey	Utilities to Site	Floodplain	ROW/Traffic	Environmental
Yes	Yes	Unknown	Title search indicates right of way and easement for access to utilities	No reports available.

Adjoining property containing the easement to subject property at 223 Stage Coach Road, Alabaster, AL is known to be parcel number 23 7 36 0 002 003.000 and borders subject property. It is the easement that connects subject property to the public road and has been used by current owners and predecessors for ingress and egress for 50+years, thus granting rights of access.

Mandatory Pre-Bid Property Tour and Inspection

In accordance with applicable Alabama competitive bid requirements and to ensure fairness and consistency among all respondents, two mandatory pre-bid property tour will be conducted for prospective purchasers.

Pre-bid tours are intended to provide all respondents with an equal opportunity to inspect the property, observe existing conditions, and obtain information necessary to prepare a responsive and informed bid. Respondents are solely responsible for evaluating the property and all conditions that may affect their bid.

Two pre-bid tours will be held on the subject property located at 223 Stage Coach Road, Alabaster, AL as follows:

1. Date: Tuesday, July 7, 2026 . **Time:**10:00 a.m. CST to 1:00 p.m. CST

2. Date: Thursday, July 9, 2026. **Time:**12:00 p.m. CST to 3:00 p.m. CST

Attendance at **one** of the pre-bid tours is **mandatory**. Respondents must have an authorized representative present and must sign the official attendance log at the time of the tour. Only those firms or individuals recorded on the attendance log will be deemed responsive and eligible to submit a bid. Failure to attend or to properly register attendance will result in automatic disqualification.

To preserve the integrity of the competitive process:

- No private, individual, or alternative tours will be conducted.
- Late arrivals may not be accommodated or allowed to participate.
- All verbal statements made during the tour are non-binding and for informational purposes only.

All questions arising from the pre-bid tour must be submitted in writing in accordance with the solicitation's question-and-answer procedures. Responses to questions will be issued via written addendum only. No oral interpretations, clarifications, or modifications shall be relied upon.

Condition of Property / Liability Disclaimer

The property is offered "**as-is, where-is, with all faults**", and without warranty of any kind, express or implied. The University makes no representations regarding the condition, suitability, or fitness of the property for any particular purpose.

By attending the pre-bid tour, respondents agree to assume all risks associated with entry onto the property and release and hold harmless the University, its trustees, officers, employees, and agents from any and all claims, damages, or liabilities arising from participation in the tour or inspection of the property.

Objectives of the Sale

The University of Montevallo ("University") seeks to dispose of the subject property in a manner that maximizes overall value to the institution while advancing its academic mission.

Accordingly, the objectives of this solicitation are as follows:

- 1. Maximize Financial Return**
Obtain the highest and best value for the property, taking into consideration purchase price, financial terms, certainty of closing, and the financial capacity of the respondent.
- 2. Ensure Certainty and Timeliness of Transaction**
Select a respondent with demonstrated ability to complete the transaction efficiently, with minimal contingencies and a high likelihood of closing within the proposed timeframe.
- 3. Promote Compatibility with University Interests**
Encourage proposed uses and development plans that are compatible with the University's long-term interests, surrounding properties, and community relationships.
- 4. Support the University's Academic and Educational Mission**
Give consideration to proposals that foster a cooperative and productive relationship with the

University, particularly as it relates to the University's continued ownership and use of the adjoining swamp property for educational, research, and experiential learning purposes.

5. **Facilitate Ongoing Access and Collaboration Opportunities**

Favor respondents willing to accommodate reasonable access, coordination, or partnership opportunities that enable the University to safely and effectively conduct educational activities on its retained property, where appropriate.

Evaluation Statement

Proposals will be evaluated on a **best value basis**, and not solely on purchase price. The University reserves the right to consider qualitative factors, including but not limited to the respondent's willingness to support the University's educational mission and maintain a constructive long-term relationship.

SUBJECT PROPERTY – Shelby County

LOCATION: 223 Stage Coach Road, Alabaster, AL 35007

SUBJECT PROPERTY – FRONT VIEW



SUBJECT PROPERTY – REAR VIEW



SUBJECT PROPERTY – Shelby County

LOCATION: 223 Stage Coach Road, Alabaster, AL 35007

LEGAL DESCRIPTION:

Parcel I

Commence at the NW corner of the NW $\frac{1}{4}$ of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet to the point of beginning; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet; thence North 79 degrees, 50 minutes, 32 seconds East a distance of 267.94 feet; thence South 10 degrees, 07 minutes, 17 seconds East a distance of 95.53 feet; thence North 79 degrees, 43 minutes, 02 seconds East a distance of 18.44 feet; thence North 17 degrees, 23 minutes, 19 seconds West a distance of 279.27 feet; thence South 74 degrees, 05 minutes, 51 seconds West a distance of 283.28 feet to the point of beginning.

Parcel II

Commence at the NW corner of the NW $\frac{1}{4}$ of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of

263.06 feet; thence South 21 degrees, 29 minutes, 02 seconds East f,l distance of 156.25 feet to the point of beginning; thence continue along the last described course a distance of 404.84 feet; thence North 87 degrees, 41 minutes, 52 seconds East a distance of 446.54 feet to the West R.O.W. line of Stage Coach Road (Prescriptive R.O.W.); thence North 21 degrees, 29 minutes, 15 seconds West a distance of 370.07 feet; thence South 79 degrees, 43 minutes, 02 seconds West a distance of 181.27 feet; thence North 10 degrees, 07 minutes, 17 seconds West a distance of 95.53 feet; thence South 79 degrees, 50 minutes, 32 seconds West a distance of 267.94 feet to the point of beginning.

SITE INFORMATION:

The Site is located at 223 Stage Coach Road, Alabaster, Alabama and is within city limits.

PRESENT CONDITION OF THE PROPERTY:

The information below is for informational purposes only and in no way should be used, without further inspection, to construct a response to this RFB.

- The Site is being sold “as-is, where-is.” No warranties or representations of any kind are being made by the University, its agents, or assigns.
- It is unknown if the site is within a flood zone.
- All major public utilities are available to the subject property.
- It is possible that there may be hazardous materials present at the Site. Respondents will be responsible for conducting their own environmental assessment and testing. If any remediation is required it is the sole responsibility of the Respondent.

BIDS, ELIGIBILITY, AND SELECTION

BIDS

In addition to meeting the above threshold requirements, the Respondent must submit a complete response to this Request for Bids. The Response must contain the following information:

- The price the Respondent is willing to pay for the Site in “as-is” condition.;
- Respondent to provide a Proof of Funds letter or a pre-qualification letter for financing.
- Place offer in an opaque closed envelope labeled “SEALED BID”.
- If bidder desires that payment of any broker fee be disbursed as a closing cost from the gross sale proceeds then the amount of the fee shall be plainly disclosed in the bid and the bid amount should be increased accordingly so that the net proceeds to the University are not reduced.

All questions must be sent in writing by email to:
purchasing@montevallo.edu

University of Montevallo
Purchasing Department
Station 6010
Montevallo, AL 35115

Trey Felker, 205-665-6070

RE: Stage Coach Property Bid

Questions must be received no later than three (3) business days prior to the date for receipt of Bids. All responses will be in writing in the form of an Addendum to the Request for Bids.

PURCHASE AGREEMENT

Following selection, the selected Respondent will be required to enter into a Purchase Agreement with the University (sample attached as Exhibit A). Respondent will be responsible for the cost of the preparation of the deed and title Insurance. All other closing costs as well as the costs for additional surveys or inspections shall be the responsibility of the selected purchaser.

The selected Respondent will have thirty (30) days from selection to execute a Purchase Agreement with the University.

BID SUBMISSION

RESPONSES DUE: Bids must be received on or before Tuesday, July 21, 2026 at 2:00 p.m. (CST)

All Bids shall be submitted on the Bid Form, marked "SEALED BID FOR STAGE COACH PROPERTY" and provided with this Request. Bids may be delivered or mailed to the following:

Physical Address and Mailing Address for bid submission:
University of Montevallo
Purchasing Department
Station 6010
Montevallo, AL 35115

BID OPENING and SELECTION

Bids will be opened at 2:00 pm on Tuesday, July 21, 2026 on the campus of the University of Montevallo in the Roberson Boardroom of Calkins Hall. All responsible and responsive Bids will be forwarded to the appropriate University officials for review and recommendation for award.

The University reserves the right to reject any or all Bids and/or may make award to the highest, most responsible, and responsive Bidder. In addition to the objectives of the sale and "best value" evaluation statement found in this RFB, determination of the most responsive Bid the University shall take into consideration the Respondent's bid and the following factors;

- The price the Respondent is willing to pay for the parcel;
- The proposed use;
- The proposed schedule for development; and
- Proof of funds from banking institution or pre-qualification letter from lender.

RESERVATION OF RIGHTS

The University reserves the right to:

- Amend, modify, or withdraw this RFB;
- Revise any requirements under this RFB;
- Accept any bid deemed to be in the best interests of the University and to reject any and all bids;
- Require supplemental or clarifying information from any responding party without having been deemed to have changed the terms of the RFB;
- Extend the deadline for submissions of responses; and
- Negotiate or hold discussions with any Respondent to supplement responses.

Additionally:

The University may exercise any and all rights at any time without notice and without liability for expenses incurred in responding to any changes in the RFB. Responses are prepared at the sole cost and expense of the Respondent. Responses are submitted for the benefit of the party identified on the Response Form and are non-assignable.

Nothing stated at any time by any University agent or representative will effect a change or addition to the RFB, unless confirmed in writing by the University and distributed to all responders.

All information submitted in response to this RFB shall become the property of the University, and as such, may be subject to public review as public records. Any responder who submits records of sensitive internal business affairs, proprietary information, or information that could potentially be used by competitors to achieve an unfair business advantage must identify the information as confidential at the time it is submitted to the University. The University will not release appropriately designated confidential information. If the University finds that the information is not confidential for purposes of the Alabama Open Records Act, it will consult with the responder before releasing it to the public.

Respondents acknowledge and agree that the University will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liability incurred by the Respondent as a result of, or arising out of, responding to this RFB.

This request for bid uses the gender-neutral words “it” and “its” in place of “he” and “she” and “his” and “her, etc., merely for the sake of brevity or to include the possibility that a consulting firm might submit a bid.

DISCLAIMERS

The Property is being sold “as-is, where-is.”

RESPONSE FORM

RESPONDENT hereby bids the lump sum of _____
_____ and 00/100 Dollars (\$_____.00) for the purchase of
the University-owned property described in the Request for Bids, at 223 Stage Coach
Road, Alabaster, Al 35007. The lump sum entered above does not include closing costs
and other costs of the sale.

Estimated Broker's or Finder's Fee, if applicable, is \$ _____ and is included in the
aforementioned lump sum.

CERTIFICATION

I hereby certify that this bid is made without prior understanding, agreement or connection with any
corporation, firm or person submitting a bid for this property and is in all respects fair and
without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am
authorized to sign this Response Form for the Respondent. I further certify that I have read and
understand all the response specifications and conditions. I agree to all terms, conditions and
provisions that pertain to the sale of the specified property.

BIDDER NAME

AUTHORIZED SIGNATURE

BIDDER MAILING ADDRESS

PRINT AUTHORIZED NAME

UNIVERSITY STATE

ZIP CODE

TITLE

AREA CODE/TELEPHONE NUMBER

EMAIL ADDRESS

“EXHIBIT A”
SAMPLE PURCHASE AND SALE AGREEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2026 by and between University of Montevallo, hereinafter referred to as "Seller", and _____, hereinafter referred to as "Buyer";

RECITALS:

WHEREAS, Buyer submitted offer through closed bid process on June 25, 2026; WHEREAS, this purchase is contingent on the approval and consent of the University of Montevallo Board of Trustees;

WITNESSETH:

That the parties hereto in consideration of the mutual promises and covenants hereinafter set forth do hereby agree that Seller promises to sell and Buyer promises to purchase, subject to the terms and conditions contained below, that certain real property, hereinafter referred to as "the Property," owned by Seller and situated in Shelby County, Alabama, more particularly described on Exhibit A-1, attached hereto and made a part hereof.

1. PURCHASE PRICE

The total Purchase Price for the property at _____ in Shelby County shall be

_____ AND NO/100 (\$_____,000.00) DOLLARS.

2. TERMS OF PAYMENT

Buyer shall pay to Seller in cash at the closing of said Purchase and Sale the sum of _____ and NO/100 (\$_____.00) DOLLARS. All earnest money shall be applied to the Purchase Price at Closing.

3. EARNEST MONEY

Within five (5) days of full execution of this contract, Buyer shall deposit FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS (the Earnest Money Deposit in certified funds) evidencing Buyer's good faith, said funds to be deposited in escrow with _____ ("Escrow Holder") to be applied to the purchase price. If the title is not marketable, or other contingencies or provisions as hereinafter specified cannot be met, this deposit is to be refunded to Buyer, otherwise to be retained by Seller. In the event of default by Buyer, all deposits made hereunder may be forfeited as liquidated damages at Seller's election, or alternatively, Seller may retain such deposits as part payment of the purchase price and pursue Seller's legal or equitable remedies hereunder against Buyer.

If Escrow Holder is notified in writing of a dispute between Buyer and Seller regarding the Earnest Money Deposit, Escrow Holder shall be entitled to interplead the Earnest Money into a court of competent jurisdiction in Shelby County, Alabama, whereupon Escrow Holder shall be released from all obligations and liability hereunder.

4. CLOSING AND POSSESSION

This sale shall be closed at _____ located at _____ on or before thirty (30) days after all terms and conditions herein have been satisfied and complied with and after all paper work has been delivered, reviewed, and accepted by the parties ("Closing Date"). **Seller shall provide the Warranty Deed. Buyer shall pay to record the deed.** In the event Buyer does not close on the property, Buyer shall make available to Seller any additional engineering performed on the property. Buyer shall pay any closing fee charged by the title company. Each party shall be responsible for its cost of legal representation, if any.

5. TITLE AND CONVEYANCE

At the closing, Seller shall convey to Buyer by Warranty Deed, the indefeasible estate in fee simple to the Property, free and clear of all liens and encumbrances and subject only to the following:

- (a) Current ad valorem taxes not yet due and payable at the time of closing.
- (b) Standard exceptions of title insurance commitments issued within the State of Alabama.

6. COMMITMENT FOR TITLE INSURANCE

Within ten (10) days from the date of the complete execution of this Agreement, Buyer, at Buyer's expense, shall obtain commitment for title insurance from _____ in the full amount of the purchase price, said commitment shall obligate its issuer to provide an Owner's Guaranty of Title subject only to the exceptions described in Paragraph 5 above.

7. BUYER'S CONDITIONS PRECEDENT TO CLOSING

This contract of Purchase and Sale is subject to and conditioned upon Buyer satisfying himself to the following:

I. Due Diligence

Buyer shall have thirty (30) days from the complete execution of this document to perform all studies and tests necessary for Buyer's intended project ("Due Diligence Period"). In the event that during the Due Diligence Period all conditions are found to be acceptable, at Buyer's sole discretion, Buyer shall notify Seller in writing to proceed to closing. Should Buyer so proceed, sale shall be closed within three (3) days after all necessary documents are ready. If on or before the expiration of the Due Diligence Period Buyer determines that the Property is not acceptable to Buyer for any reason whatsoever in Buyer's sole and absolute discretion, then Buyer shall have the unqualified right, at its election, to cancel and terminate this Agreement by written notice delivered to Seller on or before the expiration of the Due Diligence Period, whereupon the Earnest Money shall be refunded to Buyer and this Agreement shall be deemed canceled and terminated and neither Seller nor Buyer shall have any further obligation or liability to the other hereunder.

II. Property Inspection

Seller shall grant Buyer or Buyer's agent the right to go upon the subject property and conduct such soil, engineering, environmental, and other tests, as Buyer deems desirable. Buyer shall pay all costs associated with any testing. Buyer agrees to defend, indemnify and hold harmless the Seller from any claims and liabilities arising out of Buyer's actions. Buyer shall not commit any waste of said property and

shall be responsible for restoring the property to its original condition.

Within three (3) days of this executed contract, Seller will provide to Buyer upon request all available tests, studies, inspections, reports, surveys, maps, drawings, or any pertinent information to the subject property to the Buyer without warranty.

8. RISK OF LOSS

Pending the close of this transaction, the risk of loss or damage shall be on the Seller. At closing Seller shall deliver to Buyer possession of the Property in substantially the same condition as on the date of this Agreement.

9. DISCLAIMER

Neither Buyer nor Seller has relied upon, been given, or offered any legal advice or opinions by real estate agents or brokers in connection with this Purchase and Sale Agreement or in the preparation of this Agreement, nor are agents or brokers to be held liable for any condition or non-performance of this Agreement.

10. PRORATIONS

All Ad Valorem taxes and rents are to be prorated as to the date of closing of this transaction. All bills and expenses shall also be prorated as of the closing date.

11. WAIVERS AND OTHER AGREEMENTS

This contract shall constitute the entire Purchase and Sale Agreement for the Property between the Seller and the Buyer, all other Purchase and Sale Agreements between Seller and Buyer for the Property, written or verbal, of any kind whatsoever being superseded and replaced by this Agreement. Any party hereto may waive any condition or requirement in favor of said party, or any default or defect in the performance of any other party hereto by giving notice of such waiver in writing to all parties hereto.

12. NOTICES

All notices, deliveries, or tenders given or made in connection herewith shall be deemed complete and legally sufficient if in writing and if delivered or mailed by U.S. First Class Mail, postage prepaid, and deposited in a post office in the continental United States, or by facsimile with verification of transmission and properly addressed to the respective party for whom same is intended, to wit:

To the Seller:

University of Montevallo
Purchasing Department
Station 6010
Montevallo, AL 35115

Trey Felker, 205-665-6070
purchasing@montevallo.edu

To the Buyer:

13. HEADINGS

The numbered headings herein written are for the purposes of easy reference only and have no other application or effect.

14. SPECIAL PROPERTY ASSESSMENT

All special property assessments that have become a lien on the subject Property prior to the date of closing shall be paid by the Seller without proration.

15. GOVERNING LAW

This contract shall be governed by and interpreted under the laws of the State of Alabama, and jurisdiction for any dispute shall be Shelby County, Alabama.

16. BINDING EFFECTS

The covenants herein contained shall be binding upon and inure to the benefit of the heirs, personal representatives, administrators, executors, successors and assigns of the respective parties hereto.

17. TIME

Time is of the essence with this Agreement.

18. CONSTRUCTION OF AGREEMENT

All provisions of this Agreement have been subject to full and careful review by and negotiation between Buyer and Seller. Each such party has availed itself of such legal advice and counsel as it, respectively, has deemed appropriate. The parties hereto agree that neither one of them shall be deemed to be the drafter or author of this Agreement, and in the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement or any portion hereof against either party as the drafter of this Agreement.

19. INDEMNIFICATION

Purchaser shall indemnify, defend and hold harmless University and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

20. NON-DISCRIMINATION.

Purchaser shall comply with all Federal, State and local laws concerning nondiscrimination.

IMMIGRATION.

By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

IN WITNESS HEREOF, the parties hereto have executed or caused to be executed this instrument as of the day and year first above written.

SELLER:
UNIVERSITY OF MONTEVALLO

BY _____ Date ____ / ____ / ____
Terry Roberson
Its Interim President

ATTEST: _____
Witness

BUYER: _____

BY _____ date ____ / ____ / ____

As Its _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for the said County in said State, hereby certify that _____, whose name as signed to the foregoing Agreement for Sale and Purchase and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Agreement for Sale and Purchase, s/he, in his/her capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 2026.

Notary Public

My Commission Expires:

EXHIBIT "A-1"
Real Property Address: 223
Stage Coach Road,
Alabaster, AL 35007
Legal Description:

Parcel I

Commence at the NW corner of the NW ¼ of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet to the point of beginning; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet; thence North 79 degrees, 50 minutes, 32 seconds East a distance of 267.94 feet; thence South 10 degrees, 07 minutes, 17 seconds East a distance of 95.53 feet; thence North 79 degrees, 43 minutes, 02 seconds East a distance of 18.44 feet; thence North 17 degrees, 23 minutes, 19 seconds West a distance of 279.27 feet; thence South 74 degrees, 05 minutes, 51 seconds West a distance of 283.28 feet to the point of beginning.

Parcel II

Commence at the NW corner of the NW ¼ of said Section 36; thence South 86 degrees, 11 minutes, 13 seconds East along the North line of said Section 36 a distance of 618.71 feet; thence South 03 degrees, 48 minutes, 47 seconds West a distance of 263.06 feet; thence South 21 degrees, 29 minutes, 02 seconds East a distance of 156.25 feet to the point of beginning; thence continue along the last described course a distance of 404.84 feet; thence North 87 degrees, 41 minutes, 52 seconds East a distance of 446.54 feet to the West R.O.W. line of Stage Coach Road (Prescriptive R.O.W.); thence North 21 degrees, 29 minutes, 15 seconds West a distance of 370.07 feet; thence South 79 degrees, 43 minutes, 02 seconds West a distance of 181.27 feet; thence North 10 degrees, 07 minutes, 17 seconds West a distance of 95.53 feet; thence South 79 degrees, 50 minutes, 32 seconds West a distance of 267.94 feet to the point of beginning.

EXHIBIT "B-1"

Floor Plan

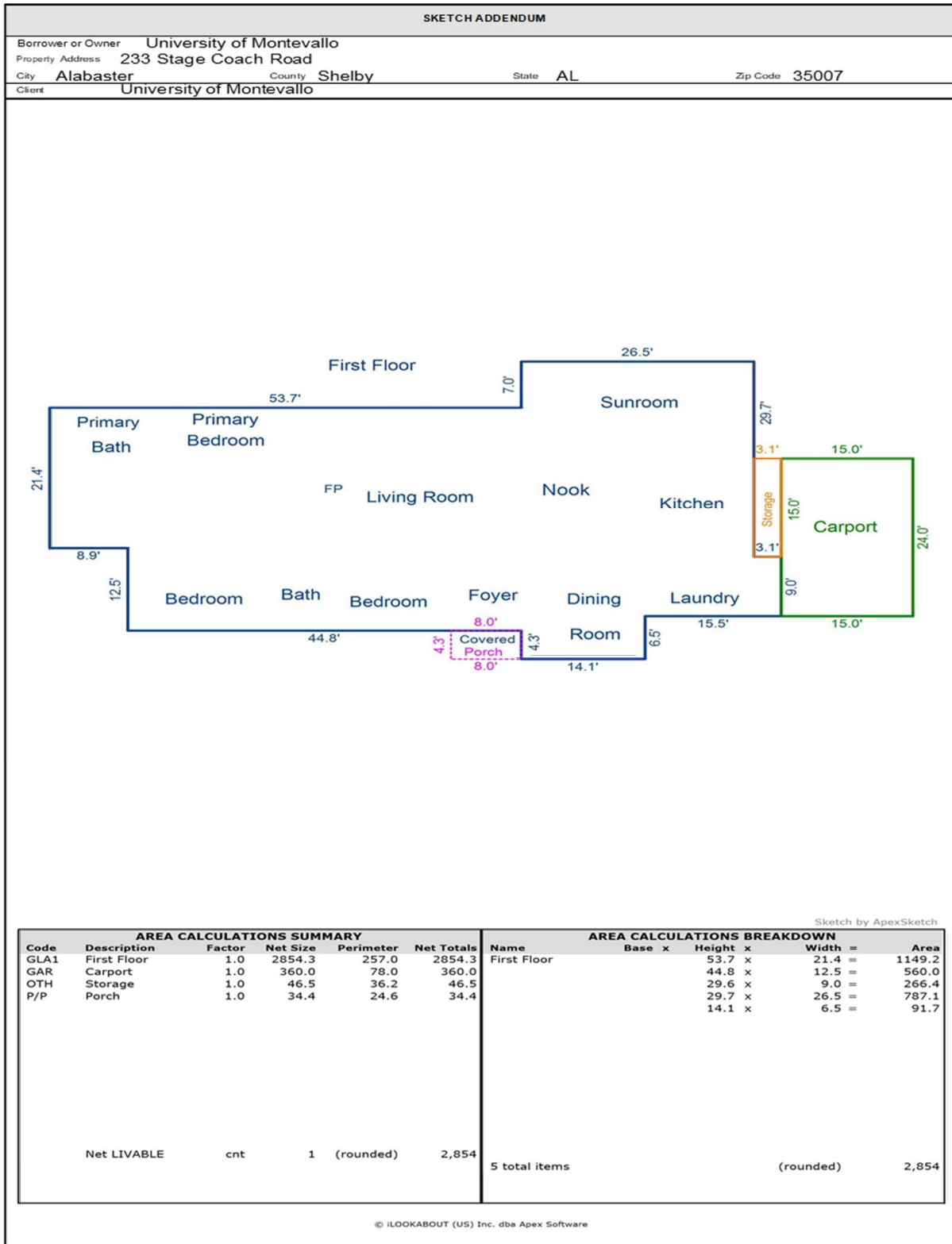


EXHIBIT "C-1"

Site Plan

