

December 22, 2022

Woody Speed  
Coastal Resources  
4697 Walker Avenue  
Orange Beach, Alabama 36561

Re: Phoenix Key Construction Narrative

Dear Mr. Speed,

Following is a brief narrative describing the basic construction land use and sequencing for the Phoenix Key project.

As you are aware, the Phoenix Key site plan approval is for two towers, to be built in two phases. Phase I, which is marketed as Phoenix Key, will consist of Lots 4, 5, 6, 7 (Lot 7 is to be preserved as beach mouse habitat) and a small portion of Lot 10 (also preserved for beach mouse habitat). Phase II, which will be marketed as Phoenix Key II, will consist of Lots 1, 2, 3 and 9 (Lot 9 is to be preserved as beach mouse habitat).

Please note that the Phase I subdivision combining Lots 4, 5, 6 and 7 includes allotting a small portion of Lot 4 to Lot 3, so that the property line between the two towers will be located such that the incremental setbacks from this property line will work for both towers so that each tower can stand alone in full conformance with the Orange Beach Zoning Ordinance.

As Phase II will be contemplated at some point in the future, the following Construction Narrative is focused solely on the construction of Phase I.

The building footprint for Phase I will be located on Lots 4, 5 and 6. Lot 7 will not be used for any type of construction activity, except for the small corner of the trash truck turnaround drive that is located on Lot 7. The perimeter of Lots 4, 5 and 6 around the building footprint will be used for the tower crane, bulk hoist, lay-down of materials, and access to the building during construction. Lots 1, 2 and 3 will be used for the sales trailer (northwest corner of Lot 1), sales trailer parking, construction trailer, administrative parking, and lay-down space. If necessary, Lot 3 will be used for dewatering during pile installation.

Construction worker parking will be located off-site on Brett/Robinson owned or controlled property, with workers being shuttled to and from the job site. There will be no parking in the Right of Way.

All the construction activity described above will occur north of the CCL and within the property boundaries, with two temporary construction/sales drive entrances. Toward the end of construction, Grasspave II or an equal system will be installed in the Right of Way for emergency vehicle access north of Lots 4, 5, 6 and a small portion of Lot 7 as indicated on the approved Site Plans.

It is anticipated that Phase II will move forward sometime during construction of Phase I or immediately after completion of Phase I. At that time, a Construction Narrative will be formulated for construction of Phase II.

However, should Phase II not proceed within 12 months following completion of Phase I (established by the issuance of a Certificate of Occupancy), then Lots 1, 2 and 3 will be restored to natural beach mouse habitat at the end of the 12 months.

If there are any specific construction sequencing details needed that were not provided in the description above, or if any other information is needed, do not hesitate to contact us.

Sincerely,



Forrest Daniell  
President