

Executive Summary

of the Conservation Easement

3850 River Run Trail

Vestavia Hills, Alabama 35243

Pre-Easement Specifications:

- Property Size: 34 acres (+/-)
- Shape: Irregular
- Frontage 1,000 feet (+/-) on River View Trail/River View Dr
- Topography Slopes from the street down to rolling at the river
- Flood Plain 5 acres (+/-) are in the 100 year flood plain (see map)
- Street Access Paved/Public to gated private drive
- Other The conservation easement does not impair the current house, but does prevent development of additional homesites within the easement. Clearing of timber and amenity construction within the easement is prevented. There are 3.5 (+/-) adjacent to the easement but not subject to the easement. In this area, renovations and possible additional amenities and structures could be built, subject only to the R-1 zoning of Vestavia Hills.



Approximate Conservation Easement Map with R-1 Zoning for House and Driveway

DISCLAIMER

This Map is being provided for reference purposes only. The areas shown are approximations only. An actual survey of the areas reflected on the Map will be available if requested, and any Bidder/Buyer will be allowed and is encouraged to undertake its own survey of the area.

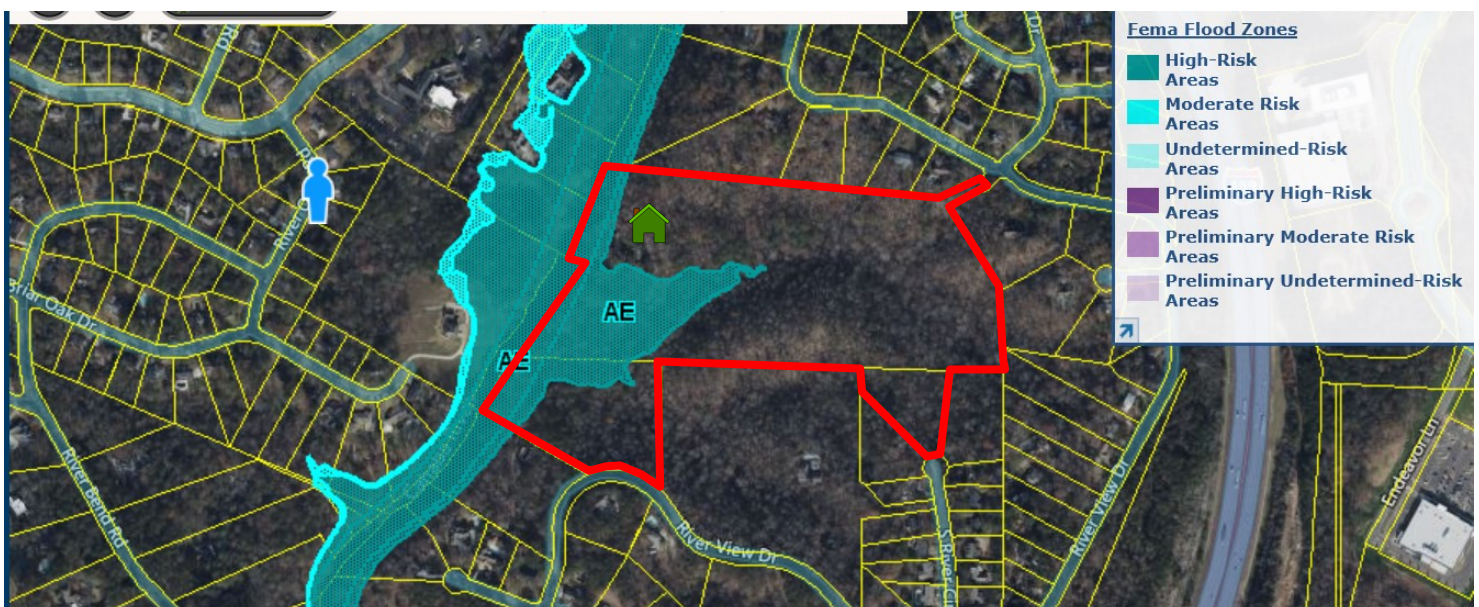
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General Outline of a Conservation Easement

- The easement is a non-cash charitable donation. It may have special tax effects for the original donor only.
- The easement runs with the land, in perpetuity. A new owner is unable to amend or disclaim the conservation easement.
- Permitted uses of the land subject to the conservation easement:
 - Foot trails
 - Walking/hiking and nature observation
- Not permitted, subject to the conservation easement:
 - Commercial or industrial uses
 - Dumping or disposal of waste, refuse or debris
 - Signs or billboards
 - Placement or construction of any structures
 - Alteration of the land surface or any activity likely to cause erosion of the soil or depletion or pollution of the surface or sub-surface water.
 - Anything interfering with the preservation of the property
 - Subdivision of the property of any purpose
 - Pollution, extraction of water or other activities on the land that would change water level or purity, or the flow of the water
 - Use of pesticides, biocides or bug zappers except to control invasive species or exotic plants
 - Pruning or removal of trees and other vegetation except as needed per the Final Master Plan of the greenway project.
 - Other activities considered to disturb the property and its natural surroundings

Flood Plain Map



From crsdata.com, boundaries and dwelling symbol approximate locations