



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
December 18, 2017

9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - August 8, 2017
3. Treasurer's Report *[handouts provided]*
 - August 2017
 - September 2017
 - October 2017
 - November 2017
4. Review and/or discussion regarding Morris Property
5. New Business: Statement of Interest from Naturaland Trust / Oconee Town site
 - Re: TMS: 095-00-01-023
6. Old Business
7. Adjourn

[This agenda is not inclusive of all issues which the board may bring up for discussion at this meeting.]

There will not be any Public Comment session at this meeting.



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: August 31, 2017

DEPOSITS

Month Opening Balance	\$ 621,295.00
Deposit	\$ 0
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 0.00
TOTAL DEPOSITS	\$ 0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$ 621,295.00**

Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 29, 2017

DEPOSITS

Month Opening Balance	\$ 621,295.00
Deposit	\$ 0
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 0.00
TOTAL DEPOSITS	\$ 0.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE

\$ 621,295.00

Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



**OCONEE COUNTY
CONSERVATION BANK BOARD**

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: October 31, 2017

DEPOSITS

Month Opening Balance	\$ 621,295.00
Deposit	\$ 0
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 0.00
TOTAL DEPOSITS	\$ 0.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE

\$ 621,295.00

Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: November 10, 2017

DEPOSITS

Month Opening Balance	\$ 621,295.00
Deposit	\$ 0
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 0.00
TOTAL DEPOSITS	\$ 0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE	\$ 621,295.00
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Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name Morris Family Revocable Trust

Property Owner Address 299 Pearson Road, Tamassee, SC 29686

Eligible OCCB Recipient Name and Address Upstate Forever
507 Pettrigru Street
Greenville, SC 29601

Property Owner Telephone Numbers Home: 8649442342
Cell: _____
Work: _____

Description & Size of Your Property in Acres:
This project site is over 25 acres of mostly hardwood forest. The site is bounded by Mill Creek and its tributary.

General Location of Your Property:
In general, the project site is located north of Highway 11, east of Highway 130, adjacent to State Foresty land.

Oconee County Tax Map Number[s] *[required]* 036-00-02-007; 036-00-02-008

Your Property's Unique Characteristics:
The project site's proximity to forestry land and Mill Creek, together with the goal to preserve the native habitat makes this property a valuable refuge to the actively managed forestland.

THIS STATEMENT OF INTEREST, AS PRESENTED, REPRESENTS A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION. IN ADDITION, I HAVE RECEIVED AND READ BOTH THE "KNOW WHAT TO EXPECT" AND "PROCESS" FORMS ATTACHED TO THIS DOCUMENT.

May 18, 2017
Date

Elaine L Morris, trustee
Signature of Landowner

Your signature acknowledges receipt of and a full understanding of the "Know What to Expect" [pg. 3] and the "Process" [pgs.4-5] Forms.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email to: ksmith@oconeesc.com

II. Property Information

Legal Description

County: Oconee

Tax Map # 036-00-02-007, 036-00-02-008

Assessor's Plat & Lot Numbers:

MapPlatB A909 MapPlatP 7 ; MapPlatB P60 MapPlatP 377

Deed Reference [Book & Page]

1829/81

Current Zoning Classification

unzoned

Location on County Map (attach copy as **EXHIBIT A**)

Brief description of property including:

- | | |
|-------------------------|---|
| a. Total Acres | <u>about 26.26 ac</u> |
| b. Total Forested | <u>about 25 ac</u> |
| c. Total Cleared / Open | <u>about 0.64 ac</u> |
| d. Total Wetlands | <u>about 0.6 ac</u> |
| e. Creeks and/or Rivers | <u>over 1,550 feet along Mill Creek</u> |

Please include any surveys, USGS maps, directions, county locator map, or any other pertinent information.

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Elaine Morris

Address: 299 Pearson Road, Tamassee, SC 29686

Telephone Number 864 944-2342

Who is responsible for enforcing any conservation easements or other restrictions on this property?

Name Upstate Forever

Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number 864 250-0500

IV. Adjoining landowners.

Adjoining landowners must be notified of this grant request by Oconee County ordinance. Please attach an affidavit that all adjoining landowners have been notified.

Scott Park

Signature of Eligible OCCB Recipient (Applicant)

August 1, 2017

Date



Protecting Land & Water | Advocacy | Balanced Growth

Affidavit

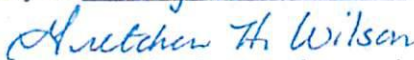
I hereby attest and affirm as follows:

1. I am the Land Conservation Director of Upstate Forever, the eligible recipient and applicant for a grant for the Oconee County Conservation Bank to acquire a conservation easement on the tracts described in the application submitted herewith.
2. I have delivered written notification of the application to the owners of all properties that adjoin the tracts that are the subject to the application.
3. I have delivered written notification of the application to the owner of the property subject to the application and notified the landowner:
 - a. that interests in land purchased with trust funds results in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or its assignees, and
 - b. it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.



Scott Park

Sworn to before me this 01
day of August, 2017


Notary Public for South Carolina

My commission expires: 10.29.25

Section II
To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing:
(See Oconee County Ordinance 2011-16, Section VII)
- a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.
- yes no
- b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.
- yes no
2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?
- yes no If yes, please explain below:

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I, Elaine Morris, as the landowner or landowner's agent agree to allow inspection, or appraisal if necessary, of the property being presented to the OCCB Board for consideration. I agree to allow authorized or designated agent or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

Elaine Morris
Signature of Landowner/Agent

July 5, 2017
Date

Section III
To be filled out by the Eligible OCCB Recipient seeking funding (Applicant)

Organization Name Upstate Forever

Address 507 Pettigru Street, Greenville, SC 29601

Daytime Telephones (864) 250-0500 x 26

Contact Person Scott Park

Organization EIN Number: 57-1070433

NOTE: You are required to attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under Oconee County Ordinance 2011-16, Section II and Section VII.

How will you be able to complete the project and acquire the interests in the proposed lands?

The landowner has agreed to pursue granting a conservation easement to Upstate Forever. In turn, Upstate Forever will steward the property in perpetuity.

How many total acres of lands or projects have you preserved in this State? In this County?

Upstate Forever currently has 110 conservation easements in South Carolina, and of those sites, 21 are located within Oconee County.

Briefly describe the lands your organization has preserved in this State, and then County, including their size, location and method of preservation. Note: this section need not be complied with for specific preserved lands if the privacy or proprietary interests of the owners of such preserved lands would be violated.)

Upstate Forever holds easements on 20,989 acres within the ten-county Upstate South Carolina region as well as Polk County, NC. Nearly 4,430 acres are preserved in Oconee County alone. Upstate Forever only holds and stewards conservation easements without owning the land.

Has the Eligible OCCB Recipient notified the owner of the land that is the subject of the potential OCCB grant of the following in writing? (See Oconee County Ordinance 2011-16, Section VII)

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or it assignees.

Yes, to both a. and b. Please see Exhibit C and preceding affidavit.

b. That it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.

Note: Applications not having affirmation that the notice requirement of this section has been met will not be considered for funding requests.

Does the Eligible OCCB Recipient or the landowner have a general summarized land management plan for this proposal? If so, please attach.

_____ yes X no

Explain how the Eligible OCCB Recipient intends to enforce the easement restrictions on this proposal, if a conservation easement is proposed. Attach additional sheet if necessary.

Upstate Forever stewards its inventory of easements on an annual basis. If a landowner fails to report management of the site outside of the permissions in the easement, then corrective action would be pursued as stated within the easement.

Does the Eligible OCCB Recipient agree that OCCB funds may only be used for the acquisition of interests in land including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands?

yes no

Does the Eligible OCCB Recipient have reasonable documentation to support this request?
Please attach.

The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

(See Oconee County Ordinance 2011-16, Section VII,B,f)

yes no

What is the amount of support sought for this proposal?

\$ 25,000

Explain how this proposal will satisfy the Criteria listed in Sections Four and Five of the ensuing pages. (Please attach a narrative of what your intended plans are and how you plan to accomplish them.)

Scott Park

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Antecher H. Wilson

Notary Signature

My commission expires: 10.29.25

Morris Property, Tamassee, SC

Environmental Condition, Site Management, Implementation Process, Market Value

Environmental Condition

The NRCS observed the following values of the Morris Property on July 12, 2017:

Environmental features

- Frontage on USGS Blue Line Stream and associated wetlands.
- Water quality classification of such stream by the South Carolina Department of Health and Environmental Control.
- Presence of threatened/endangered species.
- Habitat suitable for threatened/endangered species.
- Habitat suitable for native wildlife species.
- Extent of biological diversity.
- Presence of unique geological/natural features.

Historic/cultural features

- Contains historic homestead with an intact stone fireplace and stone pilings

Site Management

The landowner agrees to maintain the site in accordance with the conservation easement. Upstate Forever, as the Grantee of the easement will steward the site in perpetuity on an annual basis as well as advise on any proposed impacts to the habitat and aquatic resources. Our active stewardship program aims to observe and monitor any activity on the site in relation to the conservation easement. Our responsibility also includes directing any mitigation to damaged conservation values (habitat, river, soil, scenic value) on the property.

Implementation Process

Prior to executing the conservation easement, Upstate Forever conducts an in-depth site visit and compiles a baseline report that documents the current condition of the

site. The NRCS statement documenting the environmental condition will also be included in the baseline study.

From the time of a successful easement closing, Upstate Forever will monitor the site on an annual basis. Any proposed changes to the site may require written plans to Upstate Forever prior to executing, especially if those changes affect one of the conservation values listed in the conservation easement. Our goal is to work with the landowner to preserve and/or enhance the natural resources on the site according to the easement. Upstate Forever insures our conservation easements against any legal liabilities and challenges. Furthermore, Upstate Forever will continue to maintain its accredited status with the Land Trust Alliance. Both the insurance and accredited status aid in a robust, process oriented, stable system of support for land trusts and the properties they hold and maintain easements.

**COMPLETE SELF CONTAINED
QUALIFIED APPRAISAL REPORT
FOR
The Morris Family Revocable Trust**

**FOR PROPERTY LOCATED
Pearson Road
Tamassee, South Carolina**

**Prepared By
Michael Phillips**

July 2, 2017

LETTER OF TRANSMITTAL

July 9, 2017

**The Morris Family Revocable Trust
C/O Elaine Morris
299 Pearson Road
Tamassee, SC 29686**

I have conducted a complete, self contained appraisal of the real estate located along Pearson Road near Tamassee, South Carolina as you requested and submit my findings in this letter. The appraisal was made for the purpose of expressing an opinion of the market value of a conservation easement donation as of July 2, 2017. This property is in the name The Morris Family Revocable Trust dated March 17, 2011 and contains approximately 26.26 acres of land at Pearson Road, Tamassee, South Carolina. When there are no sales of similar easement-encumbered parcels, federal tax law requires comparison of the property prior to the donation of the easement and the fair market value after donation of the easement as well as consideration of any offsetting increase in value of other property owned by the donor or family of the donor. The difference is the value of the easement.

The attached report is a "qualified appraisal report" as that term is defined in applicable Internal Revenue Service regulations and was prepared for use in connection with the donation. It has been researched and written in conformity with the requirements of the Code of Professional Ethics of the Appraisal Foundation and the Uniform Standards of Professional appraisal Practice. The report is subject to assumptions and limiting conditions contained in the report.

My fee has not been based in whole or in part upon a percentage of the appraised value, nor has my fee in any way been made contingent upon the appraised value.

The attached report was prepared for your use and for submission to the Internal Revenue Service as evidence of the value of a charitable donation of a conservation easement. It is not to be distributed to or relied upon by others without my written permission. This letter must remain attached to the report in order for the value opinion set forth herein to be considered valid.

In my opinion, the fair market value of the conservation easement as of the date of the report is:

FIFTY-EIGHTTHOUSAND ONE HUNDRED DOLLARS

(\$58,100.00)

Respectfully submitted,



**Michael Phillips
1514 Breazeale Road
Easley, SC 29640**

Section IV
Conservation Criteria
Oconee County Ordinance 2011-16, Section VI
Information to be considered in filling out the application

1. Does the property contain or adjoin wetlands? Yes _____ No X
Minimal wetlands are associated with the Mill Creek stream bank.
If yes, please attach certification by USACOE or NRCS.
2. Does the property contain or adjoin a USGS Blue Line Stream or Lake?
Yes, Mill Creek and a tributary makes up property boundaries. Please see Exhibit D.
If yes, please provide USGS topographic map showing such stream or lake in relation to property.
3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.
Yes, Mill Creek is considered trout water by DHEC. Please see Exhibit E.
If yes, please provide evidence of such classification by SC DHEC.
4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species?
Yes. Please see Exhibit G.
If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.
5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?
Yes. Please see Exhibit G.
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.
6. Does the property currently contain special or concentrated biodiversity?
Yes. Please see Exhibit G.
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such biodiversity on the property.
7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature?
No.
If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.

(a) If yes, what percentage of a boundary is shared with such Protected Land?

_____ 1%-25%

X 26%-50%

_____ Greater than 50%

(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property. The protected land is owned by SC Dept of Forestry and contains a tributary of Mill Creek that connects the main water course by way of the subject property. Please see Exhibit H.

9. Does the property contain any of the following pre-historic or historic features or designations?

(a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.

(b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.

No designations, but the site has the remains of a historic homesite including fireplace and foundation piers.

(c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.

See photos in Exhibit J.

(d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina?

(a) If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina? Less than 50%

_____ 50%-60%

_____ 61%-75%

_____ Greater than 75 %

(b) If yes, please provide a legible soil overlay map showing such Prime or Important soil types upon the property.

11. Has the property been Actively Farmed as defined under one of the following qualifications?

- (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;
- None. (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing:

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
No, not planned viewing like a scenic overlook, but is adjacent to a public right-of-way.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.

13. Does the property provide a Scenic View to the public or help maintain the Scenic Nature of an area in the County? For purposes of this question, a Scenic View includes mountain, river, lake, forest, pasture, agricultural and other pastoral views which are viewable by the public from a public roadway or other publically accessible area.

Yes, the view of the hardwood forest from Pearson Road, a county-maintained road, will be forever preserved.

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View.

Please see Exhibits F and H.

14. Does the proposal for the conservation project on the Property allow...

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s).

No, only visual access is provided from the public right-of-way.

If yes, please provide documentation supporting such Limited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public.

(b) ...Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public.

No. If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

15. Is the property located in any one or more of the following locations? If yes, for each such location please provide an aerial map and supporting documentation which demonstrates such location in relation to the relevant municipality or other land.

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina? Yes, Exhibit H.
- (b) Is the property located within 1 mile of a municipality? No.
- (c) Is the property located from 2-5 miles of a municipality? Yes, Salem; Exhibit A.
- (d) Is the property located greater than 5 miles from a municipality? Yes.

16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation.

The property is approximately 26.26 acres according to the Oconee County online geographic information system map. Please see Exhibit I.

Section V - Financial Criteria
Oconee County Ordinance 2011-16 Section VI
Information to be considered in filling out the application

1. (a) What is the Total Market Value of the proposed conservation project? \$58,100
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

- (b) What is the amount of the grant requested from the OCCB? \$20,200

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. (Divide Sum (b) by Sum (a) to Find Percentage)? 35%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
The landowner intends to donate 65% of the easement value, but also requests consideration for reimbursing estimated costs associated with the closing totally about \$4,800.

For any listed grant, contribution or gift, please provide evidence or a written pledge of such support from the relevant non-governmental party.

3. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost? Parcel:

 X is available at a low cost per acre

 X is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources?

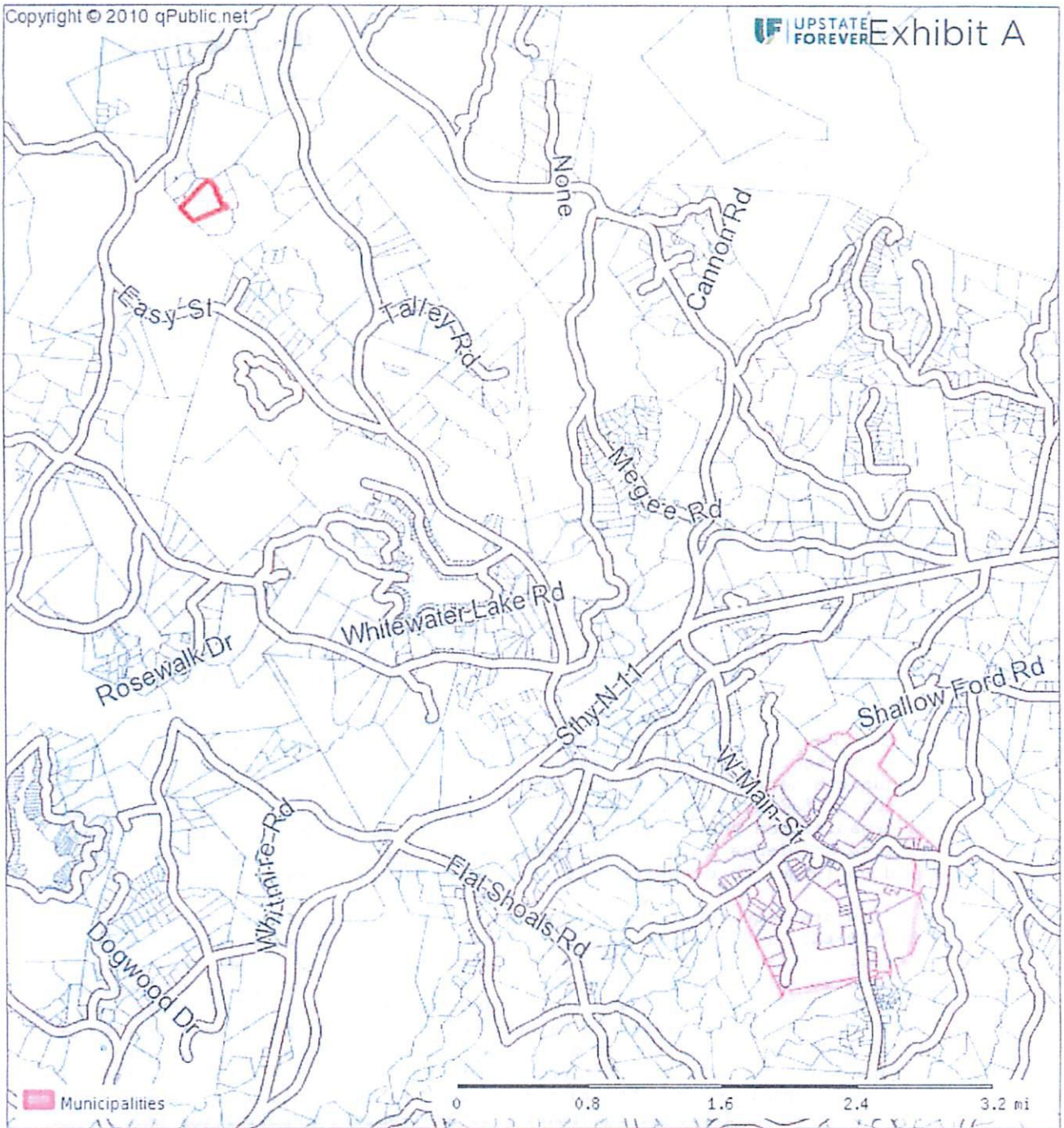
Have matching funds of any kind or services-in-kind been applied for or received? Grant funding from the Pete and Sally Smith Foundation provided staff time to compile this application and meet with the landowner. Furthermore, NRCS has graciously helped to characterize site resources.

Please explain and described the in-kind services or amount of financial support applied for or r received. Please also provide written documentation to support such application or receipt of such support. To date, more than \$600 has been spent for this project from the foundation. Exhibit G documents NRCS's work on the site.

5. Please describe any other financial advantage of the proposed conservation project which helps ensure that the project represents a good use of limited OCCB funds and/or provides a good return on investment for the citizens of Oconee County?

Please explain any other such financial advantage and provide documentation to support your answer to this question.

This project represents an opportunity to connect State forest with Mill Creek via a willing landowner at a fraction of the cost that would otherwise would be incurred through a fee simple purchase.



Distance to Salem, SC	
Parcel: 036-00-02-007 Acres: 15	
Name:	MORRIS FAM REV TR
Site:	
Sale:	\$10 on 2011-04-11 Reason=9 Qual=U
Mail:	299 PEARSON RD TAMASSEE, SC 29686
Land Value:	53600
Improvement Value:	0
Accessory Value:	0
Total Value:	53600



Oconee County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The maps on this site are not surveys. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.
Date printed: 06/15/17 : 15:34:23

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

Date: **MAY 13 2003**

UPSTATE FOREVER
PO BOX 2308
GREENVILLE, SC 29602-0000

Employer Identification Number:
57-1070433
DLN:
17053088824083
Contact Person:
GARY L BOTKINS ID# 31463
Contact Telephone Number:
(877) 829-5500
Our Letter Dated:
December 1998
Addendum Applies:
no

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.



UPSTATE FOREVER

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

A handwritten signature in cursive script that reads 'Lois G. Lerner'.

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

May 18, 2017

Ms. Elaine Morris
299 Pearson Road
Tamassee, SC 29686

Re: Oconee County Conservation Bank grant potential

Dear Ms. Morris:

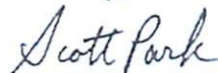
It continues to be a pleasure working with you on your conservation easement for your property. I wanted to let you know that an opportunity exists to apply for a grant with the Oconee County Conservation Bank (OCCB) to help with costs associated with applying the conservation easement on your property. I would like the opportunity to apply for this grant for this benefit.

As part of the application process, and if you agree to move forward with the process, I wanted to reiterate the following points required by the application process:

- interests in land purchased with OCCB funds result in a permanent conveyance of such interests in land from the landowner to the Eligible OCCB Recipient and its assigns; and
- That it may be in the landowner's interest to retain independent legal counsel, perform appraisals, create surveys, and seek other professional advice;

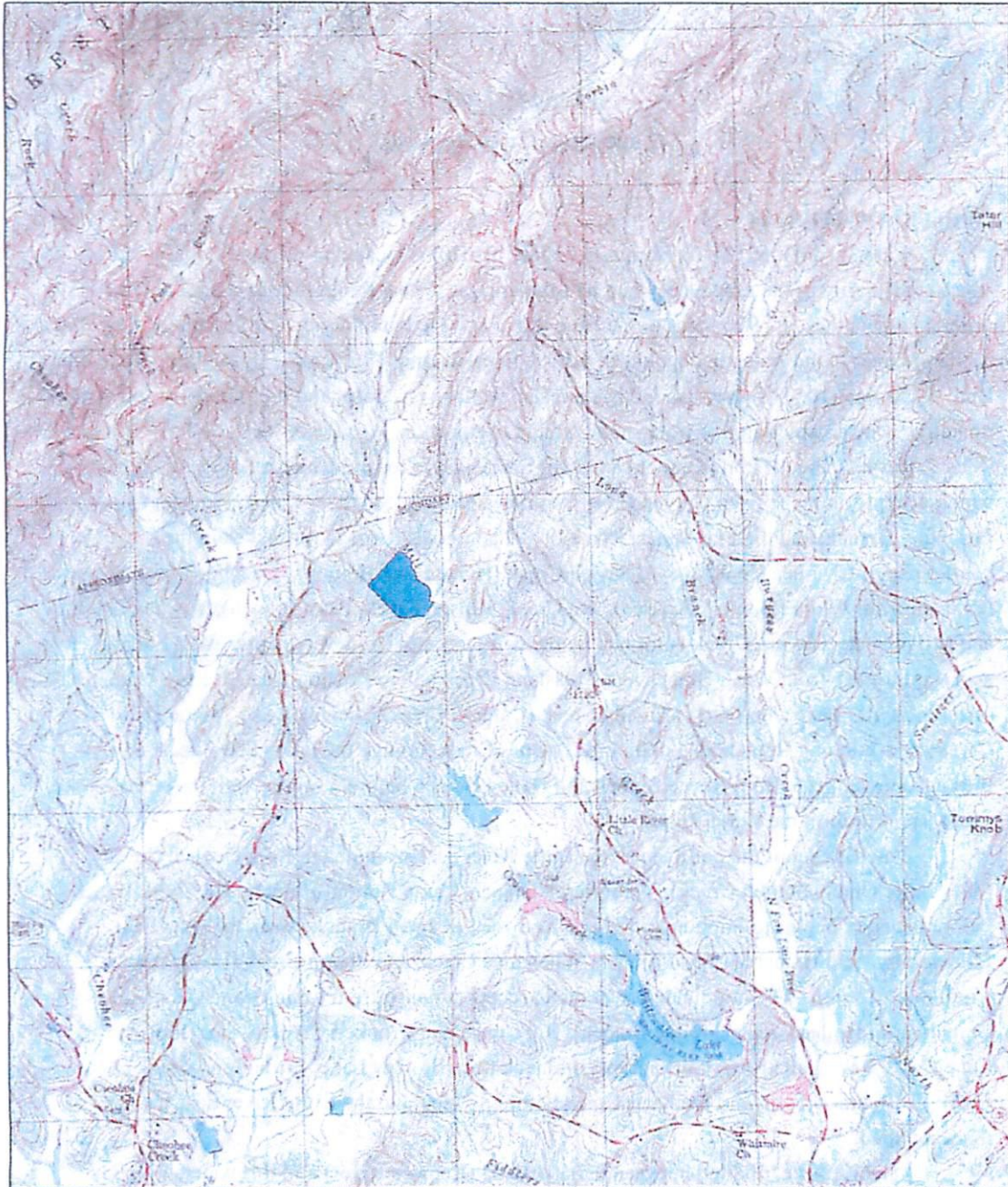
I look forward to continue working with you through this process. Of course, if you have any immediate questions, please feel free to contact me at 864 250-0500 x26 or by email at spark@upstateforever.org.

Sincerely,

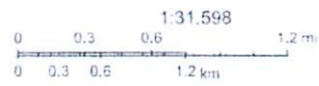


Scott Park
Land Conservation Director

Attachments: OCCB Statement of Interest Form
OCCB Application for Funding



June 20, 2017
Morris property



03060101-03
(Little River/Lake Keowee)

General Description

Watershed 03060101-03 (formerly 03060101-050) is located in Oconee County and consists primarily of the *Little River* and its tributaries as it flow through *Lake Keowee*. The watershed occupies 104,996 acres of the Blue Ridge and Piedmont regions of South Carolina. Land use/land cover in the watershed includes: 65.4% forested land, 17.2% agricultural land, 7.5% urban land, 9.2% water, 0.3% barren land, 0.2% forested wetland (swamp), and 0.2% nonforested wetland (marsh). A map depicting this watershed is found in Appendix A, page A-34.

Burgess Creek (Long Branch) and Mill Creek join to form the North Fork Little River, which accepts drainage from Craven Creek, Whitewater Lake, Smeltzer Creek, Fiddlers Creek, Barbeque Branch, and the Flat Shoals River. The Flat Shoals River is formed from the confluence of Cheohee Creek and Tamassee Creek (Horse Bone Branch). Cheohee Creek accepts drainage from White Rock Creek (Bee Cave Creek, Wilson Creek, Pack Branch), Townes Creek, and Mud Creek. Townes Creek is formed by the confluence of Crane Creek and West Fork and accepts drainage from Wash Branch and Crossland Creek before flowing through Lake Isaqueena (also known as Lake Cherokee). Moody Creek (Cantrell Creek, Cheohee Lake, White Oak Creek) and Jumping Branch also drain into Townes Creek through the lake. Flat Shoals River then accepts drainage from Reece Branch and Davey Branch before merging with the North Fork Little River to form the Little River.

Downstream of the confluence, the Little River accepts drainage from Oconee Creek (Alexander Creek, Station Creek), Yarborough Branch, Camp Bottom Branch, and Todd Branch before the river begins to impound into Lake Keowee. Beaman Branch enters the river next, followed by Neal Branch, Wilson Branch, Whetstone Creek, and Stamp Creek (Davis Branch, Cornhouse Creek). The impounded river then accepts drainage from Long Branch, Barkshed Branch, Von Hollen Creek (Frenge Branch), Big Creek, and Crooked Creek (Cater Branch). Cane Creek (Walhalla Reservoir) accepts drainage from Browns Lake, Little Cane Creek (Beaty Creek, Williams Creek), and Dodgens Creek before flowing into the Little River near the base of the watershed.

Lake Keowee, divided between 03060101-02 (Keowee River) and this watershed, is connected through a narrow channel bisected by SC 130. Waters flowing through this connection flow out of the Keowee dam at the base of 03060101-02 and into the Keowee River in 03060101-03. The Little River Dam is located near the confluence with Cane Creek at the base of this watershed and discharges waters into a segment of the Little River, which flows into the Keowee River in 03060101-03. There are a total of 339.5 stream miles and 9,758.4 acres of lake waters in this watershed. Burgess Creek, Mill Creek, White Oak Creek, Jumping Branch, West Fork, Townes Creek (from headwaters to Lake Isaqueena), and Crane Creek are classified TN. North Fork Little River and its tributaries from the confluence of Mill Creek and Burgess Creek to SC

It is classified TPGT, below that line it is classified FW. Cheohee Creek and Tamassee Creek and their tributaries from their headwaters to the end of U.S. Forest Service land are classified ORW, below that line are classified FW. Moody Creek is classified TN from its headwaters to its confluence with and including Cantrell Creek. West Fork Townes Creek, from its headwaters to its confluence with Lake Isaqueena, is classified TN. Smeltzer Creek is classified TN from its headwaters to SC 130, below that line to its confluence with the North Fork Little River it is classified TN. All other streams in the watershed are classified FW.

Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
RS-02466	RS02	TN	BURGESS CREEK AT S-37-171
SV-684	BIO	FW	CRANE CREEK AT WINDING STAIRS RD
SV-742	BIO	FW	OONEE CREEK AT S-37-129
SV-203	W	FW	LITTLE RIVER AT S-37-247.1 MI NE OF WALHALLA
RL-03354	RL03	FW	LAKE KEOWEE, 1.6 MI NW OF SC 188 & 0.7 MI SE OF S-37-175
SV-312	W	FW	LAKE KEOWEE AT SC 188 - CROOKED CK ARM 4.5 MI N SENECA
RL-05466	RL05	FW	LAKE KEOWEE, 0.25 MI NWN OF S-37-340 & S-37-588
SV-361	INT	FW	LAKE KEOWEE IN FOREBAY OF LITTLE RIVER DAM
SV-342	SPRP	FW	CANE CREEK AT S-37-133
SV-807	SS	FW	LITTLE CANE CREEK AT NELLIE ROAD
SV-808	SS	FW	LITTLE CANE CREEK AT AUSTIN EDWARDS ROAD
SV-809	SS	TN	LITTLE CANE CREEK AT OONEE BELLE LANE
SV-810	SS	FW	LITTLE CANE CREEK AT PICKENS HIGHWAY
SV-811	SS	FW	LITTLE CANE CREEK TRIBUTARY NEAR PICKENS HIGHWAY
SV-812	SS	FW	LITTLE CANE CREEK TRIBUTARY AT TAYLOR ROAD
SV-343	W/BIO	FW	LITTLE CANE CREEK AT S-37-133
SV-311	W	FW	LAKE KEOWEE AT SC 188 - CANE CK ARM 3.5 MI NW SENECA
RL-05394	RL05	FW	LAKE KEOWEE, 5.06 MI NNW OF SENECA

Burgess Creek (RS-02466) - Aquatic life uses are fully supported. Although dissolved oxygen excursions occurred, they were considered natural, not standards violations. Recreational uses are not supported due to fecal coliform bacteria excursions.

Crane Creek (SV-684) - Aquatic life uses are fully supported based on macroinvertebrate community data.

Oconee Creek (SV-742) - Aquatic life uses are fully supported based on macroinvertebrate community data.

Little River (SV-203) - Aquatic life uses are fully supported; however, there is a significant increasing trend in five-day biochemical oxygen demand. Recreational uses are partially supported due to fecal coliform bacteria excursions.

Lake Keowee - There are six SCDHEC monitoring stations along this section of Lake Keowee, and aquatic life and recreational uses are fully supported at all sites (RL-03354, SV-312, RL-05466, SV-361, SV-311, RL-05394). At SV-312, there is a significant increasing trend in pH.

UPSTATE FOREVER Exhibit E, continued

Significant decreasing trends in total phosphorus concentration and fecal coliform bacteria concentration suggest improving conditions for these parameters at this site. At *SV-361*, there are significant increasing trends in total nitrogen concentration and fecal coliform bacteria concentration. A significant increasing trend in dissolved oxygen concentration suggests improving conditions for this parameter at this site. At *SV-311*, there is a significant decreasing trend in dissolved oxygen concentration. There is a significant increasing trend in pH. A significant decreasing trend in total phosphorus concentration suggests improving conditions for this parameter at this site. *Fish tissue analyses on species caught within Lake Keowee indicate no advisories or restrictions on consumption of fish from these waters.*

Cane Creek (SV-342) - Aquatic life uses are fully supported; however, there is a significant increasing trend in five-day biochemical oxygen demand. A significant decreasing trend in total phosphorus concentration suggests improving conditions for this parameter. Recreational uses are partially supported due to fecal coliform bacteria excursions.

Little Cane Creek - There are five SCDHEC monitoring stations along Little Cane Creek. The four upstream sites were special study stations and only examined recreational uses. Recreational uses are partially supported at the furthest upstream sites (*SV-807, SV-808*), and not supported at the next two stations (*SV-809, SV-810*) due to fecal coliform bacteria excursions. At the furthest downstream site (*SV-343*), aquatic life uses are fully supported based on macroinvertebrate community data; however, there is a significant increasing trend in five-day biochemical oxygen demand. Recreational uses are not supported due to fecal coliform bacteria excursions.

Little Cane Creek Tributary - There are two SCDHEC monitoring stations along the Little Cane Creek tributary. The stations were special study stations and only examined recreational uses. Recreational uses were not supported at the upstream site (*SV-811*) and partially supported at the downstream site (*SV-812*) due to fecal coliform bacteria excursions.

Natural Swimming Areas

<i>FACILITY NAME RECEIVING STREAM</i>	<i>PERMIT # STATUS</i>
DIAKONIA CENTER CRAVEN CREEK	37-1008N ACTIVE

NPDES Program

Active NPDES Facilities

<i>RECEIVING STREAM FACILITY NAME</i>	<i>NPDES# TYPE</i>
DAVEY BRANCH TAMASSEE DAR SCHOOL	SC0026727 MINOR DOMESTIC

LAKE KEOWEE TYCO HEALTHCARE KENDALL	SCG250067 MINOR INDUSTRIAL
LAKE KEOWEE KEOWEE KEY UTILITY SYSTEMS, INC.	SC0022322 MINOR DOMESTIC
LAKE KEOWEE CITY OF SENECA WTP	SCG641010 MINOR INDUSTRIAL

Nonpoint Source Management Program

Land Disposal Activities

Landfill Facilities

<i>LANDFILL NAME</i> <i>FACILITY TYPE</i>	<i>PERMIT #</i> <i>STATUS</i>
WOOD LCD & YT LANDFILL C&D	372669-1701 ACTIVE
FLAT ROCK LANDCLEARING & YD FILL C & D	372664-1701 INACTIVE
NORTHWEST GRADING LANDCLEARING C & D	372614-1701 ACTIVE

Mining Activities

<i>MINING COMPANY</i> <i>MINE NAME</i>	<i>PERMIT #</i> <i>MINERAL</i>
LOST DUTCHMANS MINING ASSOC. NEW OCONEE CAMP	1310-73 GOLD

Water Quantity

<i>WATER USER</i> <i>STREAM</i>	<i>TOTAL PUMP CAP (MGD)</i> <i>RATED PUMP CAP (MGD)</i>
CITY OF SENECA INTAKE	30.0
LAKE KEOWEE	18.0

Growth Potential

There is a moderate potential for growth in this watershed, which contains the Town of Salem and portions of the Cities of Walhalla and Seneca. Salem and the shoreline of Lake Keowee are predicted for growth in the form of retirement communities. SC 130, running from Salem to Seneca, will be particularly prone to development. The Sumter National Forest extends across the upper portion of the watershed and would limit growth in that area.

Watershed Protection and Restoration Strategies

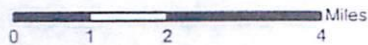
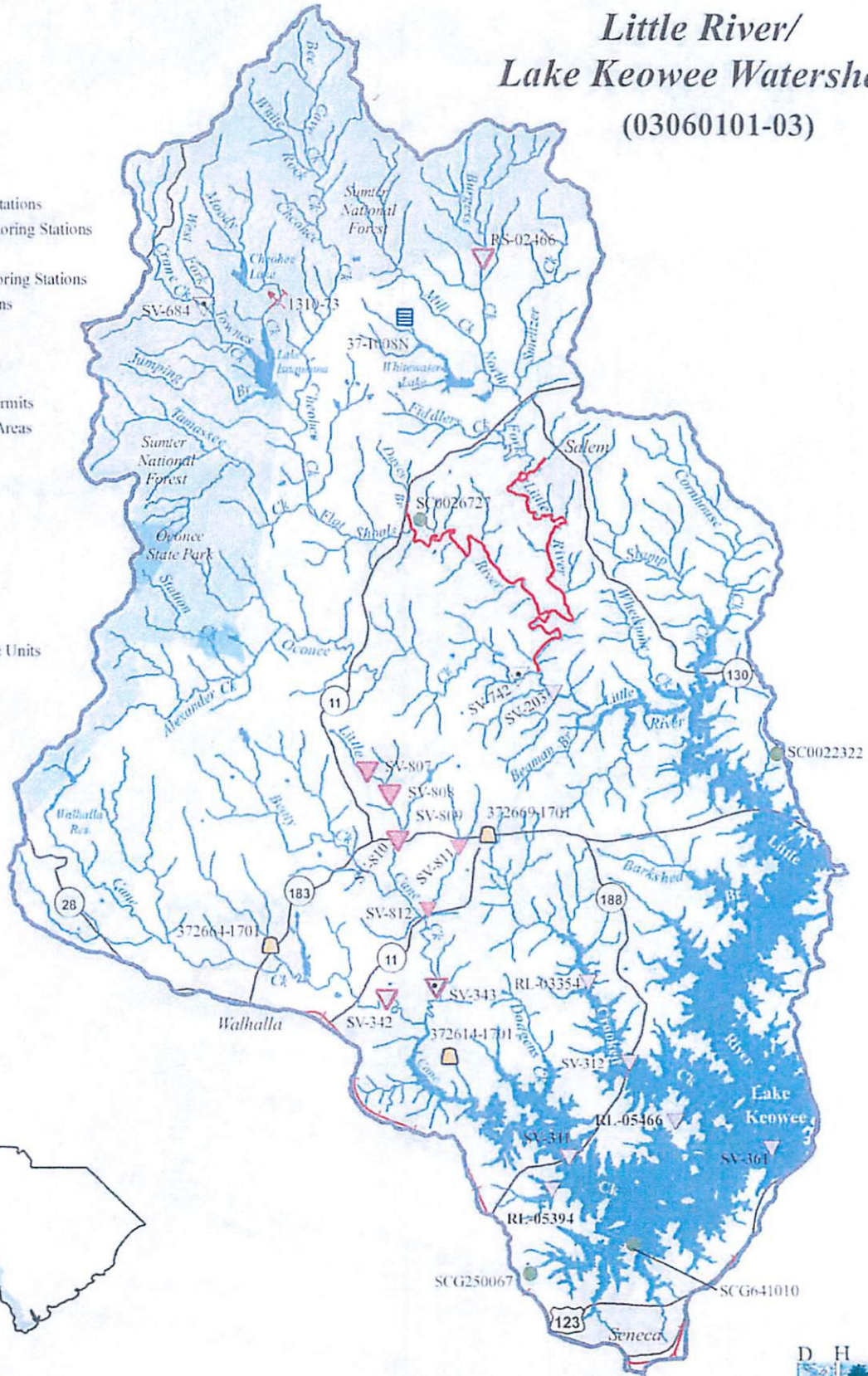
Total Maximum Daily Loads (TMDLs)

TMDLs were developed by SCDHEC and approved by the EPA for Cane Creek (SV-342) and Little Cane Creek (SV-343) to determine the maximum amount of fecal coliform bacteria these creeks can receive from sources and still meet water quality standards. The

nonpoint sources that were identified to be possible contributors to the Cane Creek impairment include grazing livestock, livestock depositing manure directly into streams, failing septic systems, and urban runoff. The possible sources of the impairment of Little Cane Creek were grazing livestock, livestock depositing manure directly into streams, failing septic systems, and land applied manure. Neither stream had a permitted point source within its drainage area. The TMDL would require reductions of 54% for Cane Creek and 65% for Little Cane Creek to the existing loads for the creeks to meet standards. The nonpoint source component of the Cane Creek TMDL has been implemented using §319 grant funds. Implementation was completed in January 2009. For more information on §319 grants, visit <http://www.scdhec.gov/water> and click on Nonpoint Source Program.

Little River/ Lake Keowee Watershed (03060101-03)

- ▽ Macroinvertebrate Stations
- ▽ Water Quality Monitoring Stations
- ▽ Approved TMDL
- ▲ Groundwater Monitoring Stations
- ▽ Special Study Stations
- ✂ Mines
- 🗑 Landfills
- NPDES Permits
- ♦ Land Application Permits
- 🏠 Natural Swimming Areas
- ↔ Interstates
- 🚂 Railroad Lines
- 🛣 Highways
- 🗺 County Lines
- 🌊 Modeled Stream
- 🌊 Stream
- 🌊 Lake
- 🌊 Wetland
- 📏 10-Digit Hydrologic Units
- 🏙 Cities/Towns
- 🌲 Public Lands





	<p>TRIP REPORT</p>	<p>Page 1 of 6</p>
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To: Eddie Martin, Oconee Soil and Water Conservation District
 Scott Park, Land Conservation Director - Upstate Forever

Site: Morris Property

Location assisted: Oconee County

Subject: Conservation technical assistance for the Oconee Soil and Water Conservation District. Conservation partners in the area are working to protect the property through a potential conservation easement. An abbreviated assessment of natural communities present and habitat quality was conducted.

Person providing Assistance: Sudie Daves Thomas

Date of Assistance: 7-12-17

Findings: The Morris property harbors many acres of intact forest communities that reside on various elevations. South-facing and north-facing slopes are present supporting a vast number of plant and animal species that thrive within the mosaic of high quality natural communities. Varying topographic features feature dry upland oak-hickory forests descending to meet lush riparian vegetation along the clear rocky creek. This site has not been disturbed in decades as is evident by the large size of mature trees, the presence of multiple structural layers within the forest as well as high species richness among woody and herbaceous plants, and the general lack of invasive exotic plant invasion. Only a few areas with minimal infestation were noted in the areas walked.

Several natural community types exist and grade from one to another as topography and elevation transition. Site is dominated by Oak-Hickory Forest and Basic Forest with elements of Hemlock Forest on upper slopes and Cove Forest at the slope base along the stream (John Nelson, The Natural Communities of South Carolina, Initial Classification and Description, 1986).

Other life including many bird species, butterflies, fungi, dragonflies, and damselflies were observed during this short inventory. Mature forest stands, lush mid- and understory vegetation, as well as diverse riparian habitats support an abundance of songbirds, including many species of neo-tropical migrants. We observed several woodland butterfly species that depend on the native plants present as larval host plants. Here is a short list of avian species noted. The property supports many more species that could be documented throughout the year and during early morning hours.

Bird list (midday heat, only a few active/singing)
American Goldfinch
Blue Jay
Carolina Chickadee
Carolina Wren
Indigo Bunting
Northern Cardinal
Northern Parula
Ruby -throated hummingbird
Swainson's Warbler
Tufted Titmouse
Yellow Billed Cuckoo



Tangles of Smilax and Giant Cane in riparian areas are preferred nesting habitat of Swainson's Warbler (listed as Highest Priority Conservation Species of SC by SCDNR-Comprehensive Wildlife Conservation Strategy 2005)

Helping People Help the Land

And Equal Opportunity Provider and Employer

Trip Report

Conclusion/recommendations: This property harbors wonderful examples of several high quality Natural Communities of the southeast. With further investigation, it is likely rare plant species can be located and protected here (orchids, trillium, ferns, etc.). Any opportunity to preserve and protect this site will benefit countless organisms, including the humans who are able to visit and learn through their multiple senses. An abundance of possibilities for biological research, environmental education, and land stewardship exists here.

Several small open/sunny areas exist and support many sun-loving herbaceous plants including wild quinine, whorled leaf coreopsis, sunflower (*Helianthus*), *Silphium*, sensitive briar, small flowered partridge pea, native bush clover (*Lespedeza sp.*) and ticktrefoil species (*Desmodium sp.*), and milkwort (*Polygala sp.*). Management efforts that keep these areas open with little soil disturbance will be beneficial in promoting these highly beneficial herbs. The species provide nectar, pollen, host plants, seeds, and structure that benefit countless insects and birds, among other animals. Soil disturbance may introduce and encourage the establishment of harmful exotic invasive plant species. Care should be taken to clean off equipment prior to bringing on site.

Control of invasive exotic plants before they become unmanageable is recommended. The closed canopy here and lack of recent disturbance has protected this property from harmful infestations of exotic plants. A few non-native invasive species were noted. Chinese privet is scattered sparsely near the stream and in a few spots along roads and trails. Foliar spot spraying or cutting and treating stumps of privet during winter with herbicide is recommended. Privet spreads fast and birds spread seeds as well. Other invasive plants found were Chinese lespedeza or Sericea, and Japanese stilt grass (*Microstegium viminium*). A guide for control methods can be found here: <https://www.srs.fs.usda.gov/pubs/36915>

This report serves as documentation of current site conditions and conservation planning recommendations. Please see photos on following pages as well as the plant list provided.

Please contact me with any further questions or to schedule another site visit early in the 2018 growing season.

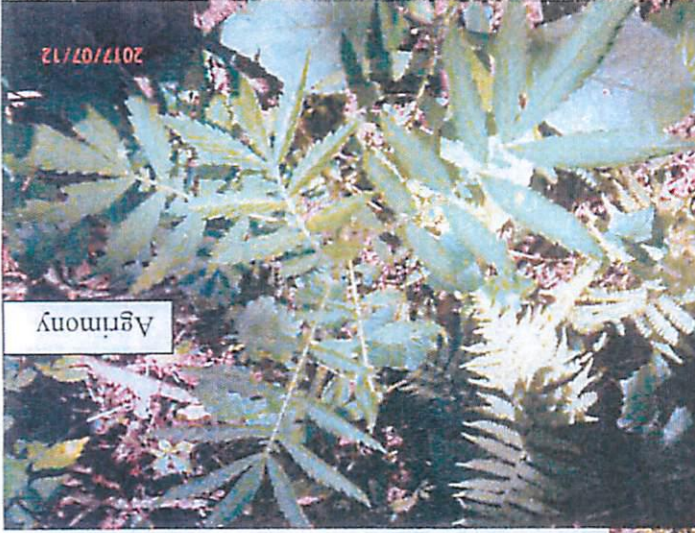
Sudie Daves Thomas
Wildlife Biologist, NRCS/USDA
803-664-0806, sudie.thomas@sc.usda.gov

Date Prepared: 7-31-17

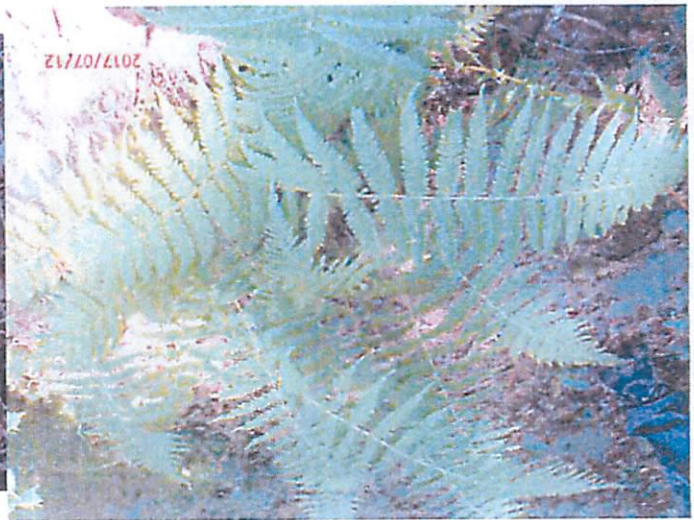
Cc: Beau Sorenson, Assistant State Conservationist - Field Operations, NRCS
Heather Ramsay, NRCS District Conservationist, Oconee County



Wild Quinine



Agrimony

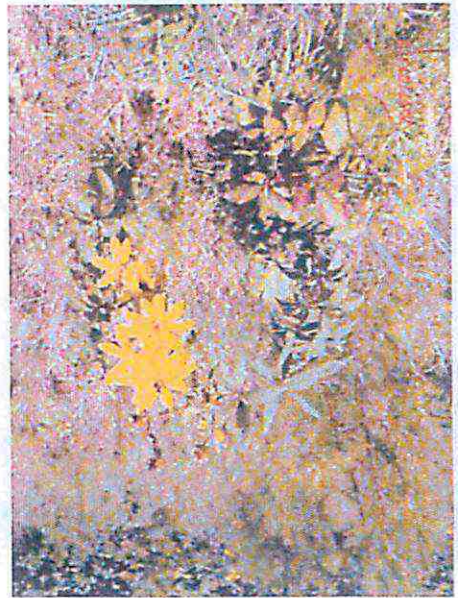
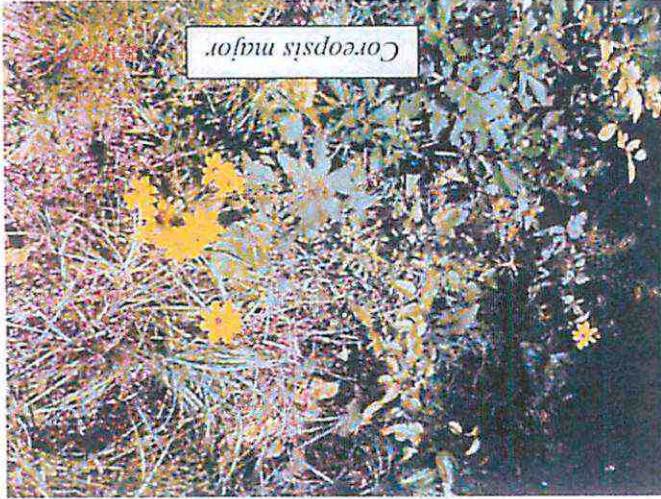


Orchid (need to check back in spring to ID!)

Stream



Leucothoe axillaris



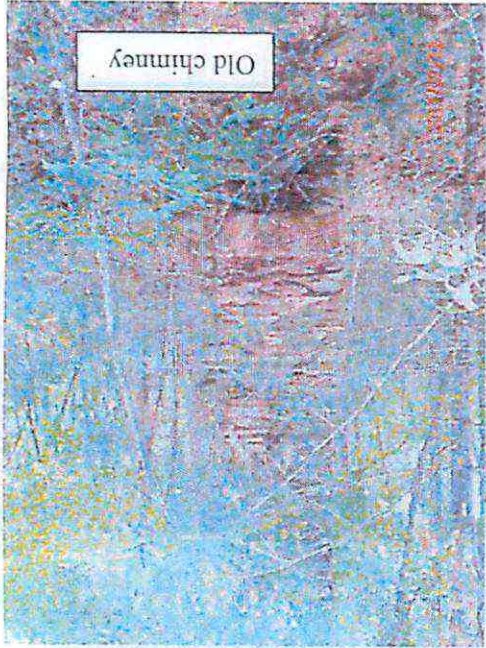




Exhibit G, continued

Morris property, Oconee County species observed 7-12-17 (many more species exist here, a more complete list can be created through multiple inventory efforts in various seasons)

Species Type	Family	Common Name	Genus (Radford)	Species (Radford)	Origin
Herbaceous	Rosaceae	Agrimony	<i>Agrimonia</i>	<i>sp.</i>	locally native
Herbaceous	Fabaceae	Hog-Peanut	<i>Amphicarpa</i>	<i>bracteata</i>	locally native
Herbaceous	Araceae	Jack in the Pulpit	<i>Arisaema</i>	<i>triphyllum</i>	locally native
Herbaceous	Asteraceae	Pale Indian Plantain	<i>Arnoglossum</i>	<i>atriplicifolium</i>	locally native
Herbaceous	Poaceae	Giant Cane	<i>Arundinaria</i>	<i>gigantea</i>	locally native
Herbaceous	Aspleniaceae	Ebony Spleenwort	<i>Asplenium</i>	<i>platyneuron</i>	locally native
Herbaceous	Dryopteridaceae	Lady Fern	<i>Athyrium</i>	<i>filix-femina</i>	locally native
Herbaceous	Scrophulariaceae	Smooth Yellow False Foxglove	<i>Aureolaria</i>	<i>flava</i>	locally native
Herbaceous	Fabaceae	a Baptisia, Horseflyweed	<i>Baptisia</i>	<i>tintoria</i>	locally native
Herbaceous	Utricaceae	False Nettle	<i>Boehmeria</i>	<i>cylindrica</i>	locally native
Herbaceous	Ophioglossaceae	Grape Fern sp.	<i>Botrychium</i>	<i>sp.</i>	locally native
Herbaceous	Cyperaceae	Hop Sedge	<i>Carex</i>	<i>lupulina</i>	locally native
Herbaceous	Fabaceae	Wild Sensitive Plant/Partridge Pea	<i>Cassia</i>	<i>nictitans</i>	locally native
Herbaceous	Asteraceae	Whorled-Leaved Coreopsis	<i>Coreopsis</i>	<i>major</i>	locally native
Herbaceous	Fabaceae	a Beggar's Lice	<i>Desmodium</i>	<i>nudiflorum</i>	locally native
Herbaceous	Fabaceae	Beggar's Lice sp.	<i>Desmodium</i>	<i>sp.</i>	locally native
Herbaceous	Dioscoreaceae	Wild Yam sp.	<i>Dioscorea</i>	<i>sp.</i>	locally native
Herbaceous	Asteraceae	Carolina or Leafy Elephant's Foot	<i>Elephantopus</i>	<i>carolinianus</i>	locally native
Herbaceous	Asteraceae	Sweet Joe-Pye Weed	<i>Eupatorium</i>	<i>purpureum</i>	locally native
Herbaceous	Asteraceae	Round-Leaf Thoroughwort	<i>Eupatorium</i>	<i>rotundifolium</i>	locally native
Herbaceous	Euphorbiaceae	Flowering Spurge	<i>Euphorbia</i>	<i>corollata var. zinniiflora</i>	locally native
Herbaceous	Rubiaceae	Bedstraw sp.	<i>Galium</i>	<i>sp.</i>	locally native
Herbaceous	Asteraceae	Short Leaf Sneezeweed	<i>Helenium</i>	<i>brevifolium</i>	locally native
Herbaceous	Asteraceae	Sunflower sp.	<i>Helianthus</i>	<i>sp.</i>	locally native
Herbaceous	Saxifragaceae	Alumroot	<i>Heuchera</i>	<i>americana</i>	locally native
Herbaceous	Aristolochiaceae	a Heartleaf, Wild Ginger	<i>Hexastylis</i>	<i>arifolia</i>	locally native
Herbaceous	Rubiaceae	Venus' Pride (Bluet)	<i>Houstonia</i>	<i>purpurea</i>	locally native
Herbaceous	Hypericaceae	Saint Peter's Wort	<i>Hypericum</i>	<i>stans</i>	locally native

Species Type	Family	Common Name	Genus (Radford)	Species (Radford)	Origin
Herbaceous	Amaryllidaceae	Yellow Star Grass	<i>Hypoxis</i>	<i>hirsuta</i>	locally native
Herbaceous	Balsaminaceae	Jewel-weed, Touch-me-not	<i>Impatiens</i>	<i>capensis</i>	locally native
Herbaceous	Iridaceae	Dwarf Crested Iris	<i>Iris</i>	<i>cristata</i>	locally native
Herbaceous	Juncaceae	Juncus/Needlerush sp.	<i>Juncus</i>	<i>sp.</i>	locally native
Herbaceous	Asteraceae	Wild Lettuce	<i>Lactuca</i>	<i>canadensis</i>	locally native
Herbaceous	Fabaceae	Chinese Lespedeza, Sericea	<i>Lespedeza</i>	<i>cuneata</i>	exotic
Herbaceous	Fabaceae	Virginia/Slender Bush Clover	<i>Lespedeza</i>	<i>virginica</i>	locally native
Herbaceous	Campanulaceae	Indian Tobacco	<i>Lobelia</i>	<i>inflata</i>	locally native
Herbaceous	Lycopodiaceae	Ground Cedar, Running-Pine	<i>Lycopodium</i>	<i>digitatum</i>	locally native
Herbaceous	Lycopodiaceae	Clubmoss sp.	<i>Lycopodium</i>	<i>sp.</i>	locally native
Herbaceous	Liliaceae	Indian Cucumber-Root	<i>Medeola</i>	<i>virginiana</i>	locally native
Herbaceous	Poaceae	Japanese grass	<i>Microstegium</i>	<i>vimineum</i>	exotic
Herbaceous	Rubiaceae	Partridge Berry	<i>Mitchella</i>	<i>repens</i>	locally native
Herbaceous	Aspidiaceae	Sensitive Fern	<i>Onoclea</i>	<i>sensibilis</i>	locally native
Herbaceous	Poaceae	Beaked Panicum	<i>Panicum</i>	<i>anceps</i>	locally native
Herbaceous	Poaceae	Panicum sp.	<i>Panicum</i>	<i>sp.</i>	locally native
Herbaceous	Asteraceae	Wild Quinine/Feverfew	<i>Parthenium</i>	<i>integrifolium</i>	locally native
Herbaceous	Passifloraceae	Yellow Passionflower	<i>Passiflora</i>	<i>lutea</i>	locally native
Herbaceous	Polygalaceae	Orange Milkwort	<i>Polygala</i>	<i>lutea</i>	locally native
Herbaceous	Polygalaceae	Curtiss' Milkwort	<i>Polygala</i>	<i>curtissii</i>	locally native
Herbaceous	Liliaceae	Solomon's Seal	<i>Polygonatum</i>	<i>biflorum</i>	locally native
Herbaceous	Aspidiaceae	Christmas Fern	<i>Polystichum</i>	<i>acrostichoides</i>	locally native
Herbaceous	Lamiaceae	Heal-all	<i>Prunella</i>	<i>vulgaris</i>	locally native
Herbaceous	Melastomataceae	Maryland Meadow-Beauty	<i>Rhexia</i>	<i>mariana</i>	locally native
Herbaceous	Melastomataceae	Virginia Meadow Beauty, Handsome Harry	<i>Rhexia</i>	<i>virginica</i>	locally native
Herbaceous	Lamiaceae	Lyre-Leaf Sage	<i>Salvia</i>	<i>lyrata</i>	locally native
Herbaceous	Fabaceae	Sensitive Briar	<i>Schrankia</i>	<i>micorphylla</i>	locally native
Herbaceous	Liliaceae	flowering	<i>Trillium</i>	<i>spp.</i>	locally native
Herbaceous	Poaceae	Slender Wood-Oats	<i>Uniola</i>	<i>laxa</i>	locally native
Herbaceous	Violaceae	Arrow-Leaf Violet	<i>Viola</i>	<i>sagittata</i>	locally native


UPSTATE FOREVER Exhibit G, continued

Species Type	Family	Common Name	Genus (Radford)	Species (Radford)	Origin
Herbaceous	Violaceae	Violet sp.	<i>Viola</i>	<i>sp.</i>	locally native
Woody	Aceraceae	Red Maple	<i>Acer</i>	<i>rubrum</i>	locally native
Woody	Aceraceae	Southern Sugar Maple	<i>Acer</i>	<i>saccharum ssp floridanum</i>	locally native
Woody	Betulaceae	Tag Alder	<i>Alnus</i>	<i>serrulata</i>	locally native
Woody	Bignoniaceae	Cross Vine	<i>Anisostichus</i>	<i>capreolata</i>	locally native
Woody	Malvaceae	Devil's Walking Stick	<i>Aralia</i>	<i>spinosa</i>	locally native
Woody	Annonaceae	Paw Paw	<i>Asimina</i>	<i>triloba</i>	locally native
Woody	Betulaceae	Sweet Birch	<i>Betula</i>	<i>lenta</i>	locally native
Woody	Verbenaceae	Beauty Berry	<i>Callicarpa</i>	<i>americana</i>	locally native
Woody	Bignoniaceae	Trumpet Vine	<i>Campsis</i>	<i>radicans</i>	locally native
Woody	Betulaceae	Ironwood/American Hornbeam	<i>Carpinus</i>	<i>caroliniana</i>	locally native
Woody	Juglandaceae	Shagbark Hickory	<i>Carya</i>	<i>ovata</i>	locally native
Woody	Juglandaceae	Mockernut Hickory	<i>Carya</i>	<i>tomentosa</i>	locally native
Woody	Cornaceae	Flowering Dogwood	<i>Cornus</i>	<i>florida</i>	locally native
Woody	Cornaceae	Swamp, Stiff, Southern Swamp Dogwood	<i>Cornus</i>	<i>stricta</i>	locally native
Woody	Ebenaceae	Persimmon	<i>Diospyros</i>	<i>virginiana</i>	locally native
Woody	Celastraceae	American Strawberry Bush	<i>Euonymus</i>	<i>americanus</i>	locally native
Woody	Fagaceae	American Beech	<i>Fagus</i>	<i>grandifolia</i>	locally native
Woody	Oleaceae	Green Ash	<i>Fraxinus</i>	<i>pennsylvanica</i>	locally native
Woody	Styracaceae	Carolina Silverbell	<i>Halesia</i>	<i>carolina</i>	locally native
Woody	Hamamelidaceae	Witch-Hazel	<i>Hamamelis</i>	<i>virginiana</i>	locally native
Woody	Saxifragaceae	Wild Hydrangea	<i>Hydrangea</i>	<i>arborescens</i>	locally native
Woody	Hypericaceae	St. Andrew's Cross	<i>Hypericum</i>	<i>hypericoides</i>	locally native
Woody	Aquifoliaceae	Deciduous Holly/Possumhaw	<i>Ilex</i>	<i>decidua</i>	locally native
Woody	Aquifoliaceae	American Holly	<i>Ilex</i>	<i>opaca</i>	locally native
Woody	Juglandaceae	Black Walnut	<i>Juglans</i>	<i>nigra</i>	locally native
Woody	Ericaceae	Mountain Laurel	<i>Kalmia</i>	<i>latifolia</i>	locally native
Woody	Ericaceae	Highland Doghobble	<i>Leucothoe</i>	<i>axillaris var. editorium</i>	locally native
Woody	Oleaceae	Chinese Privet	<i>Ligustrum</i>	<i>sinense</i>	exotic
Woody	Lauraceae	Spicebush	<i>Lindera</i>	<i>benzoin</i>	locally native

UPSTATE FOREVER Exhibit G, continued

Species Type	Family	Common Name	Genus (Radford)	Species (Radford)	Origin
Woody	Hamamelidaceae	Sweet-Gum	<i>Liquidambar</i>	<i>styraciflua</i>	locally native
Woody	Magnoliaceae	Tulip Poplar, Yellow Poplar	<i>Liriodendron</i>	<i>tulipifera</i>	locally native
Woody	Magnoliaceae	Frasier Magnolia	<i>Magnolia</i>	<i>fraseri</i>	locally native
Woody	Myricaceae	Wax Myrtle/Southern Bayberry	<i>Myrica</i>	<i>cerifera</i>	locally native
Woody	Nyssaceae	Black Gum/Tupelo	<i>Nyssa</i>	<i>sylvatica</i>	locally native
Woody	Ericaceae	Sourwood	<i>Oxydendrum</i>	<i>arboreum</i>	locally native
Woody	Vitaceae	Virginia Creeper	<i>Parthenocissus</i>	<i>quinquefolia</i>	locally native
Woody	Rosaceae	Black Cherry	<i>Prunus</i>	<i>serotina</i>	locally native
Woody	Fagaceae	Red Oak (Northern)	<i>Quercus</i>	<i>rubra</i>	locally native
Woody	Fagaceae	Chestnut Oak	<i>Quercus</i>	<i>montana</i>	locally native
Woody	Fagaceae	Willow Oak	<i>Quercus</i>	<i>phellos</i>	locally native
Woody	Ericaceae	Azelea sp.	<i>Rhododendron</i>	<i>sp.</i>	locally native
Woody	Anacardiaceae	Winged Sumac	<i>Rhus</i>	<i>copallina</i>	locally native
Woody	Anacardiaceae	Poison Ivy	<i>Rhus</i>	<i>radicans</i>	locally native
Woody	Anacardiaceae	Smooth Sumac	<i>Rhus</i>	<i>glabra</i>	locally native
Woody	Rosaceae	Swamp Rose	<i>Rosa</i>	<i>palustris</i>	locally native
Woody	Rosaceae	Blackberry sp.	<i>Rubus</i>	<i>sp.</i>	locally native
Woody	Caprifoliaceae	Elderberry	<i>Sambucus</i>	<i>canadensis</i>	locally native
Woody	Lauraceae	Sassafras	<i>Sassafras</i>	<i>albidum</i>	locally native
Woody	Liliaceae	Catbrier, Fringed Greenbrier	<i>Smilax</i>	<i>bona-nox</i>	locally native
Woody	Liliaceae	Catbrier, Round leaf Greenbrier	<i>Smilax</i>	<i>rotundifolia</i>	locally native
Woody	Pinaceae	Eastern Hemlock	<i>Tsuga</i>	<i>candensis</i>	locally native
Woody	Ulmaceae	American Elm	<i>Ulmus</i>	<i>americana</i>	locally native
Woody	Ericaceae	Sparkleberry	<i>Vaccinium</i>	<i>arboreum</i>	locally native
Woody	Ericaceae	Highbush Blueberry	<i>Vaccinium</i>	<i>corymbosum</i>	locally native
Woody	Ericaceae	Elliott's Blueberry	<i>Vaccinium</i>	<i>elliottii</i>	locally native
Woody	Vitaceae	Muscadine Grape	<i>Vitis</i>	<i>rotundifolia</i>	locally native
Woody	Vitaceae	Grape sp.	<i>Vitis</i>	<i>sp</i>	locally native
Woody	Ranunculaceae	Yellow-root	<i>Xanthorhiza</i>	<i>simplicissima</i>	locally native

NONEXEMPT
GST & SCHILE
FAMILY TRST

USA
% DEPT OF
AGRICULTURE

PORTER
FRANKIE L
& RUTH E

STANCIL NORA

SMITH KELLY S

OCCONEE SOIL &
WATER CONSERVATI
ON DISTRICT

PEARSON
JAMES
WILLIAM

HOLCOMBE
JUNE B

STANCIL
NORA

MORRIS FAM
REV TR

PEARSON A
JEFFERSON

Public Road viewshed

MORRIS
FAM
REV TR

Oconee County
Conservation Bank -
Morris Family Revocable
Trust Property

SC COMM OF
FORESTRY

ADAMS THEODORE C
& BONNIE H J/ S

HOLCOMBE
MILTON W
& BETTY M

MEDLICOTT
CHARLES E
& JOAN A

PALMER
JOHN &
CANDACE L L/E

PALMER
JOHN &
CANDACE L L/E

PALMER
JOHN &
CANDACE L L/E

PALMER
JOHN &
CANDACE L L/E

PALMER
JOHN &
CANDACE L L/E

Legend

- subject property
- parcel
- water

DISCLAIMER:

This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Metastat, NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



OCONEE COUNTY

Assessor's Office

"Land Beside the Water"

UPSTATE FOREVER Exhibit I

[Recent Sales in Neighborhood](#)
[Recent Sales in Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search](#)

[Oconee Home](#)

Owner and Parcel Information

Owner Name	MORRIS FAM REV TR	Today's Date	June 20, 2017
Mailing Address	299 PEARSON RD TAMASSEE, SC 29686	Parcel Number	036-00-02-007 Tax ID: 182 (District 002)
Location Address		2015 Millage Rate	
Legal Description	MapPlatB A909 MapPlatP 7	Acres	15
Property Class / Property Type	/ Unclassified Farm	Parcel Map	Show Parcel Map
Neighborhood	WHITEWATER TWP		

[Generate Owner List By Radius](#)

2016 Tax Year Value Information

Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
\$ 53,600	0	\$ 53,600

Land Information

Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
74	0	0	0	14	609,840
71	0	0	0	1	43,560

Residential Building Information

No residential building information available for this parcel.

Commercial and Miscellaneous Improvement Information

Building Type	Year Built	Eff Year Built	Length/Width/Height	Size	Grade	Sketch
No miscellaneous information available for this parcel.						

Sale Information

Sale Date	Sale Price	Deed Book	Deed Page	Qualification Reason	Grantor	Grantee
2011-04-11	\$ 10	1829	81	Other Not Valid	Multiple Owners	MORRIS FAM REV TR
2003-05-21	\$ 10	1280	196	Valid Arms-length sale tran	PEARSON PAUL E & MILDRED R	MORRIS RICHARD T & ELAINE L
1998-12-03		1006	0001	Valid Arms-length sale tran	PEARSON PAUL E	PEARSON PAUL E & MILDRED R

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OCONEE COUNTY

Assessor's Office

"Land Beside the Water"



Exhibit I, continued

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Owner and Parcel Information

Owner Name	MORRIS FAM REV TR	Today's Date	June 20, 2017
Mailing Address	299 PEARSON RD TAMASSEE, SC 29686	Parcel Number	036-00-02-008 Tax ID: 183
Location Address	299 PEARSON RD	Tax District	(District 002)
Legal Description	MapPlatB P60 MapPlatP 377	2015 Millage Rate	11.26
Property Class / Property Type	/ Farm with Living Unit	Acres	11.26
Neighborhood	WHITEWATER TWP	Parcel Map	Show Parcel Map

[Generate Owner List By Radius](#)

2016 Tax Year Value Information

Land Taxable Market Value

\$ 53,040

Improvement Taxable Market Value

\$ 149,420

Total Taxable Market Value

\$ 202,460

Land Information

Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
74	0	0	0	10.26	446,925
90	0	0	0	1	43,560

Residential Building Information

Occupancy	Style	Base Area Sq Ft	Finished Living Area Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
11	12 Bungalow	3,518	2,658	1.5	Normal for Class	AL/VINYL	1979	1979
Roof Material	Roof Type	Roof Frame	Roof Pitch	Heating Type	Rooms/Bedrooms/Bathrooms	Grade	Sketch	
Metal	Gable	Std for class		Forced hot air	7/5/2.0	Avg	Show Building Sketch	

Commercial and Miscellaneous Improvement Information

Building Type	Year Built	Eff Year Built	Length/Width/Height	Size	Grade	Sketch
UTLSHED	0	0	12 / 10 / 1	120 SF	Avg	Show Sketch
POLEBLDG	0	0	33 / 24 / 10	792 SF	Avg	Show Sketch
UTLSHED	1979	1979	10 / 10 / 10	100 SF	Avg	Show Sketch
UTLSHED	1979	1979	16 / 10 / 10	160 SF	Avg	Show Sketch

Sale Information

Sale Date	Sale Price	Deed Book	Deed Page	Qualification Reason	Grantor	Grantee
2011-04-11	\$ 10	1829	81	Other Not Valid	Multiple Owners	MORRIS FAM REV TR

[Recent Sales In Neighborhood](#)
[Recent Sales in Area](#)

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[Next Parcel](#)

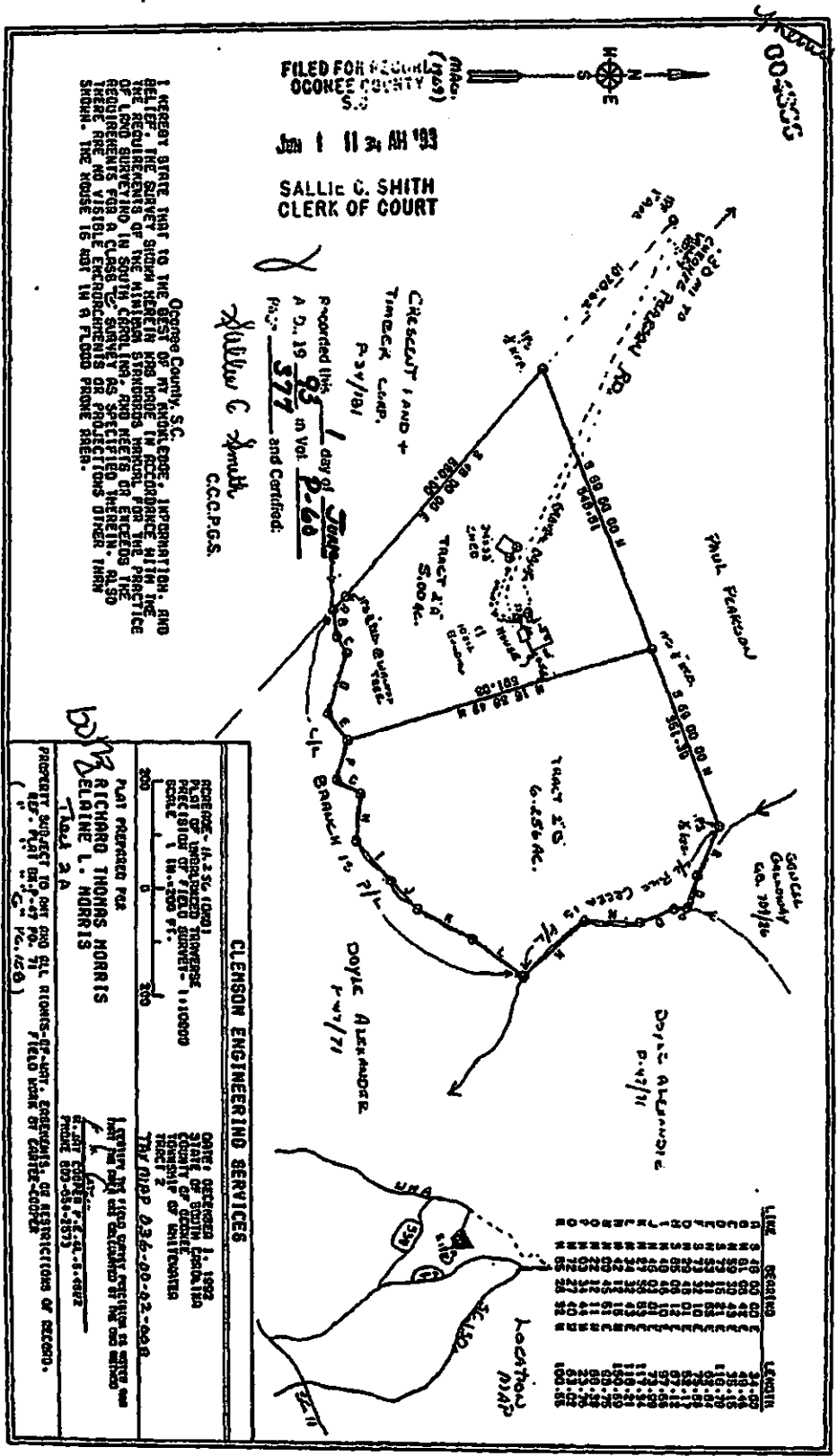
[Field Definitions](#)

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PROPERTY OF RICHARD THOMAS MORRIS

WATER TOWNSHIP - DOUGLASS COUNTY - SOUTH CAROLINA

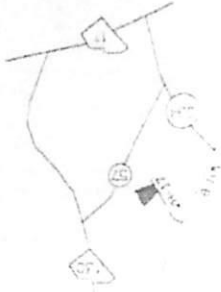
OCTOBER 19, 2002
 TAX MAP #88-02-02-001
 # WDRS RICHARD THOMAS

NO.	DISTANCE	BEARING	NO.	DISTANCE	BEARING
1	34.48	S76°17'26"E	13	66.40	S36°38'08"E
2	57.08	S2°08'48"W	14	66.67	S53°06'39"E
3	51.77	S71°48'13"E	15	55.57	S53°06'39"E
4	57.93	S18°41'48"E	16	32.20	S11°48'13"E
5	58.20	S65°20'47"E	17	43.31	S46°10'25"W
6	58.24	S25°24'50"E	18	21.90	S42°22'19"E
7	58.01	S80°11'00"E	19	40.66	S56°11'00"E
8	52.37	S23°31'E	20	44.81	S18°26'24"E
9	56.17	S51°27'31"E	21	32.35	S74°44'51"E
10	54.93	S45°37'20"E	22	37.79	S56°26'07"E
11	51.24	S12°34'27"E	23	41.57	S36°36'34"E
12	53.52	S38°52'41"W	24	44.04	S72°47'01"E
13	51.27	S19°27'26"E	25	40.21	S53°37'33"E

UPSTATE FOREVER

Exhibit I

SECTION MAP - NO SCALE



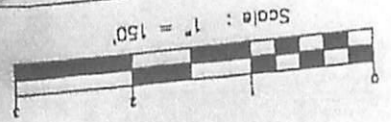
NOTE: THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS LOCATED ON THIS PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING FOOTPRINT DOES NOT LIE WITHIN A DESIGNATED FLOOD AREA.

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARD FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SUPERVISED BY JAMES G. HART
 REG. S. # 6674
 266 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29678
 TELEPHONE (864) 882-9288

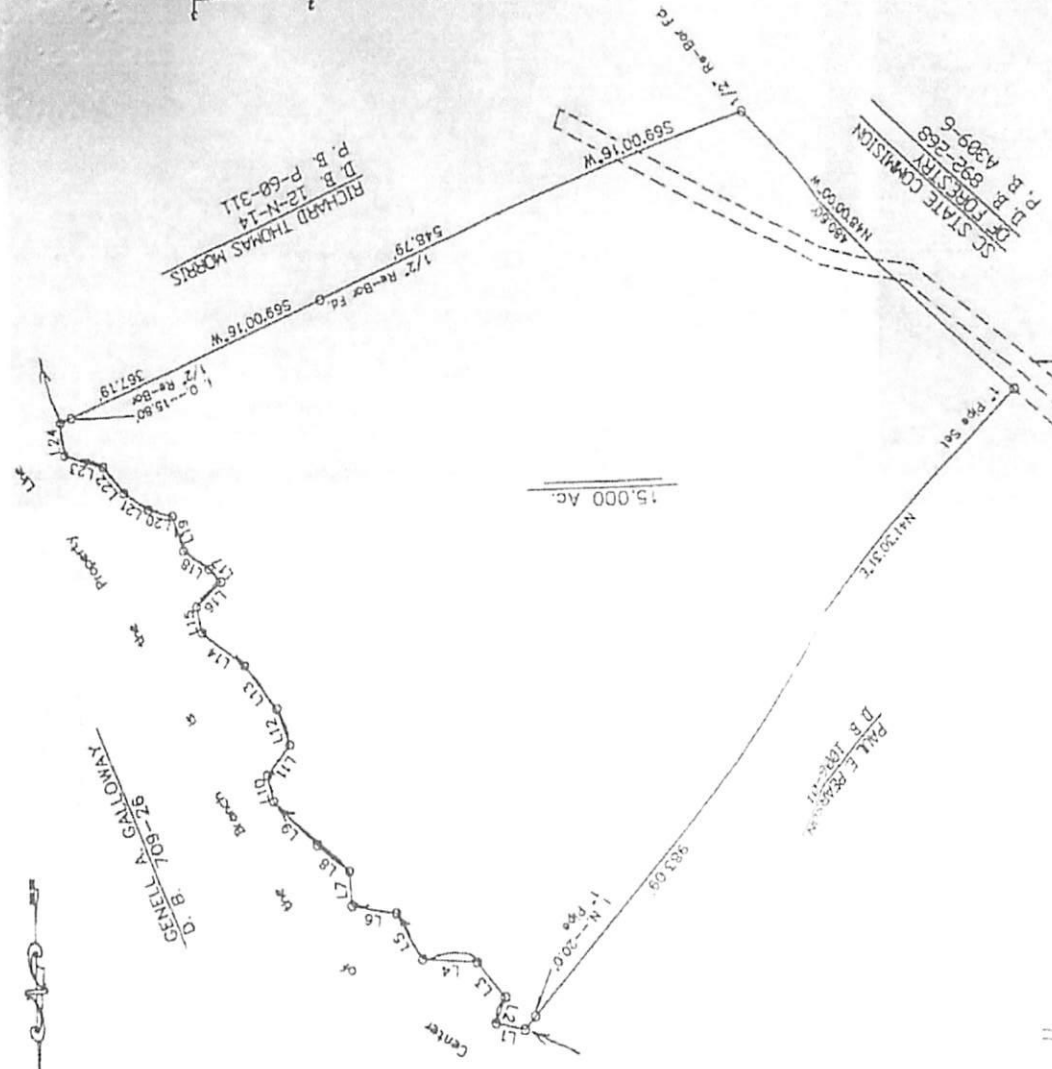
PEARSON ROAD WH-17

SC STATE COMMISSION
 DE FORESTRY
 P. B. # 4399-6
 892-268



15,000 Ac.

RICHARD THOMAS MORRIS
 D. B. # 12-N-14
 P. B. # P-60-311

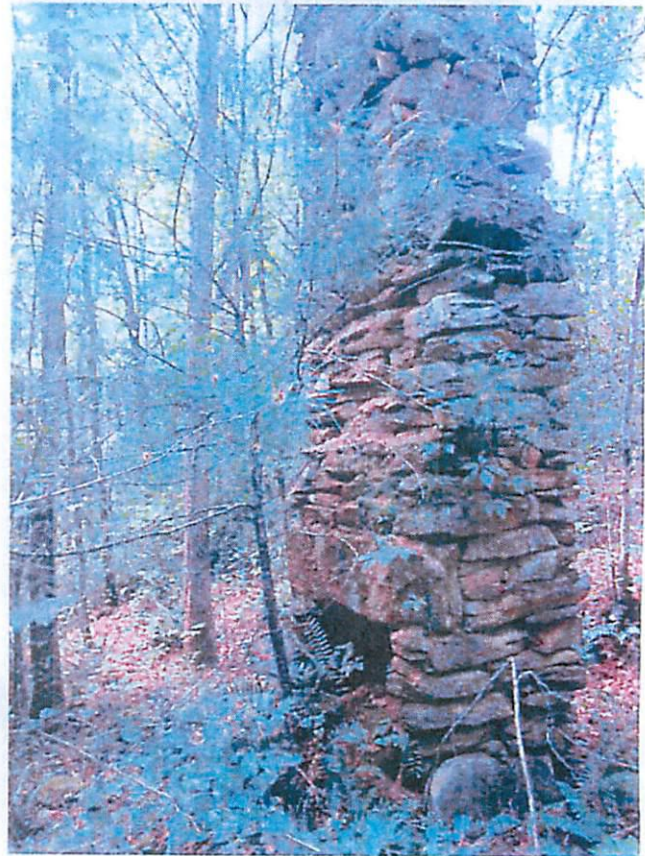


GENIE A. GILLOWAY
 D. B. # 79-59-78

*Located near the tributary of Mill
Creek, this old homesite still
contains remnant stacked rock piers
(foreground) and fireplace
(background, right of center)*



*Intact fireplace of old homesite near
the tributary of Mill Creek.*



October 31, 2017

To: Oconee County Conservation Board
From: Richard Cain, Board Member
RE: Morris Tract Site Visit

I visited the Morris property October 11 and again on October 16.

On the first visit I confirmed the location of the property and walked the grounds near the house and outbuildings. I realized that I was woefully unprepared for the heat, humidity, insects and vegetation.

Humidity and temperatures were much lower on the second visit. I walked south from the shed into the woods. I found the Forestry Commission property line and followed it to the tributary of Mill Creek. The small stream was clear flowing and showed little evidence of sedimentation. Vegetation was lush and diverse. I won't attempt to duplicate the vegetative inventory provided by Sudie Davis Thomas but I did observe many of the species on that list.

I continued to the confluence with Mill Creek and proceeded generally east. There were open spaces between the creek and the hillside providing considerably more sunlight and resulting in a wider variety on vegetation.

I was struck by the small number and limited amount of exotic invasive plants. That was a pleasant surprise, as was the absence or near absence of erosion.

I saw nothing to contradict the observations of, and agree with the conclusions and recommendations of the NRCS/USDA report.



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name Naturaland Trust

Property Owner Address 148 River Street, Suite 110, Greenville, SC 29601

Eligible OCCB Recipient
Name and Address Upstate Forever
Contact Person: Scott Park
507 Pettigru Street
Greenville, SC 29601

Property Owner Telephone Numbers Home: _____
Cell: _____
Work: (352) 359-0013

Description & Size of Your Property in Acres: The 53-acre Oconee Town site was a thriving Cherokee village until the Creeks vanquished them in 1759. It is also an important pre-Revolutionary War historic site. Naturaland Trust will donate this property to SCPRT to add to the existing Oconee Station State Historical Site, which would then include an important native American village, a frontier outpost/trading post, an early pioneer homestead, waterfalls, and hiking trails available to the public for recreation and education.

General Location of Your Property:
Oconee Town is situated just north of Scenic Highway 11 (Cherokee Foothills National Scenic Highway) directly adjacent to Oconee Station Historical Site at the base of Oconee Mountain. The exact location of Oconee Town has long been debated but recent archaeological studies have confirmed its existence at this site.

Oconee County Tax Map Number[s] *[required]* 095-00-01-023

Your Property's Unique Characteristics: The Oconee Town site was a Cherokee village for which the county was later named. Situated on the main Cherokee trail, it was an important trading post for the Cherokee along the path from modern Charleston all the way to the Mississippi River. It was also an important pre-Revolutionary War historic site where on two occasions in 1761 a British colonial military party camped and included Revolutionary War heroes Pickens, Marion, Moultrie, Williamson, and others.

THIS STATEMENT OF INTEREST, AS PRESENTED, REPRESENTS A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION. IN ADDITION, I HAVE RECEIVED AND READ BOTH THE "KNOW WHAT TO EXPECT" AND "PROCESS" FORMS ATTACHED TO THIS DOCUMENT.

08-28-17

Date



Mac Stone
Executive Director - Naturaland Trust

Signature of Landowner

Your signature acknowledges receipt of and a full understanding of the "Know What to Expect"[pg. 3] and the "Process"[pgs.4-5] Forms.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

What you need to know before you begin the process of having your property considered by the Oconee County Conservation Bank Board [OCCB]:

The Application will require the following to be provided by the property owner at their expense:

- An appraisal of the property
- May require surveys and additional professional work which the landowner is solely responsible to secure.
- The landowner will be required to sign that you understand that you are solely responsible for the costs of securing any work required to complete the application and that the OCCB is not responsible for such costs. [While each applicant may apply for a grant to cover, in whole or in part, the costs of such required work, the OCCB is under no obligation to approve any application.]

If the OCCB requires additional information it may include but is not limited to the following items:

- Detailed information about their property including deed and tax map references.
- Detailed information about their properties value which will require a detailed appraisal.
- May require and updated survey.
- Coordination with a non-profit managed to conserve land and similar resources or other eligible entity as described in the Oconee County ordinance creating the OCCB.
- Maps, photos and other documentation to support the conservation values of the land.

ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible “partner” (e.g., a non-profit managed to hold conservation lands, government body or other eligible entity) present a signed “Statement of Interest” form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]

2. Landowner and their OCCB eligible “partner” submit full application with substantiation to the OCCB for review.

OCCB contacts landowner to

- (i) request additional information,
- (ii) decline the application, or
- (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]

3. Landowner provides additional requested information, if necessary.

OCCB contacts landowner to

- (i) decline the application, or
- (ii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]

4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]

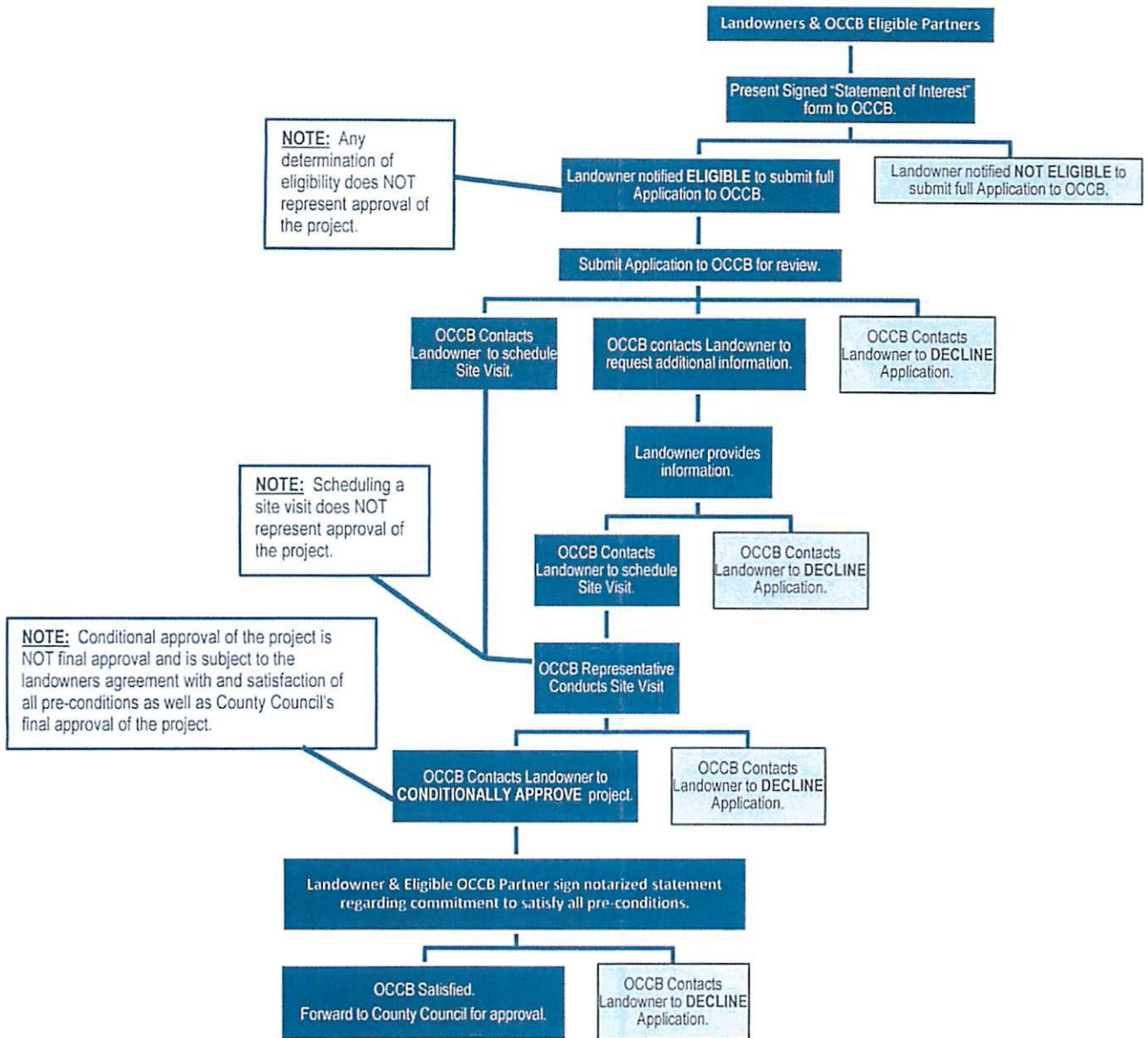
After the site visits are completed, OCCB contacts the landowner to

- (i) decline the application, or
- (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner’s agreement with and satisfaction of all pre-conditions as well as County Council’s final approval of the project.]

5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB’s satisfaction that all pre-conditions have been met.

Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

NOTE: Only Oconee County Council can finally approve any project and no project shall be considered approved or final until such final approval is granted. The landowner and eligible OCCB partner remain fully responsible for all expenses and costs associated with application to and interaction with the OCCB throughout the application process. The landowner and eligible OCCB partner will only be reimbursed for those expenses and costs associated with application to and interaction with the OCCB if such reimbursement is sought in the grant application and finally approved by the OCCB and Oconee County Council.



Katie Smith

From: Katie Smith
Sent: Monday, December 04, 2017 8:47 AM
To: classadmgr@upstatetoday.com
Cc: Katie Smith
Subject: Legal Ad Request

Please run in the next edition of your publication. Please respond to the email to confirm receipt.

“The Oconee County Conservation Bank Board will meet at 9:00 a.m., Monday, December 18, 2017 in the Oconee County Council Chambers, 415 S. Pine Street, Walhalla, SC 29691.”

Please confirm receipt of this email by way of reply.

Best Regards,
Katie

Katie D. Smith
Clerk to Council
Oconee County
415 S. Pine St. Walhalla
864.718.1023
Fx. 864.718.1024
ksmith@oconeesc.com

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OCONEE COUNTY CONSERVATION BANK BOARD
RECUSAL FORM

Member Name: Shea Airey
[Please Print]

Member Signature: *Shea Airey*

Meeting Date: 12/18/2017

Item for Discussion/Vote: Morris Property

Reason for Recusal I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other: I have known and
represented Ms. Morris
in previous legal matters.

Katie D. Smith
Katie Smith
Clerk to Council