



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
February 13, 2018

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - December 18, 2017
3. Treasurer's Report *[handouts provided]*
 - January 2018
4. 2018 Meeting Schedule Establishment *[quarterly – 2nd Tuesday of the month]*
 - April 10, 2018
 - June 12, 2018
 - August 14, 2018
 - October 9, 2018
 - December 11, 2018, and
 - February 12, 2019
5. Discussion Items:
 - Continued Discussion regarding Alternate Funding Sources
 - Additional interested parties requested for the OCCB
 - Update on which positions will be up for re-appointment
 - Discussion and/or action regarding Naturaland Trust
6. New Business
7. Old Business
8. Adjourn

REMINDER: District I and III and one At Large Seat up for appointment in 2018.

[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: January 1, 2018

DEPOSITS

Month Opening Balance	\$ 621,285.00
Deposit	\$ 10.00
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 7,559.54
TOTAL DEPOSITS	\$ 10.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE

\$ 613,735.46

Report Submitted by: _____

Marvin Prater
Oconee County Conservation Bank Board Treasurer



Meetings Dates for 2018

Oconee County Conservation Bank Board

April 10, 2018

June 12, 2018

August 14, 2018

October 9, 2018

December 11, 2018

February 12, 2019



Boards & Commissions

Boards & Commissions	State / OC Code Reference	Reps [DX-At Large]	Co-Terminus	Term Limits	4 Year Term	Meeting Date to Appoint	Edda Cammick	Wayne McCall	Paul Cain	Julian Davis	Glenn Hart		
							2015-2018	2017-2020	2015-2018	2017-2020	2017-2020	2015-2018	2017-2020
							District I	District II	District III	District IV	District V	At Large	At Large
Aeronautics Commission	2-262	5 - 2	YES	2X	YES	Jan - March	Randy Renz [2]	David Bryant [1]	Edward Perry [2]	Marion Lyles [1]	Ronald Chiles [2]	A. Brightwell [1]	Michael Gray [<1]
Ag. Advisory Board	2016-17	5 - 2	YES	n/a	YES	Jan - March	Debbie Sewell [<1]	Doug Hollifield [<1]	Sandra Gray [1]	Ed Land [<1]	Vickie Willoughby [<1]	Kim Alexander [<1]	Rex Blanton [<1]
Arts & Historical Commission	2-321	5 - 2	YES	2X	YES	Jan - March	Bette Boreman [1]	Libby Imbody [1]	Mariam Noorai [1]	Tony Adams [1]	Stacy Smith	Shawn Johnson [1]	Janet Gorman [1]
Board of Zoning Appeals	38-6-1	5 - 2	YES	2X	YES	Jan - March	Allen Medford [2]	Gwen Fowler [1]	Bill Gilster [1]	Marty McKee [<2]	OPEN	Josh Lusk [1]	Charles Morgan [<1]
Building Codes Appeal Board		5 - 0	YES	2X	YES	Jan - March	George Smith [1]	Matt Rochester [1]	Bob DuBose [2]	Kevin Knight	Kenneth Owen		
Conservation Bank Board	2-381	Appointed by Category Preferred		2X	YES	Jan - March	Shea Airey [2]	OPEN	Jennifer Moss [1]	Marvin Prater [2]	Frank Ables [1]	Richard Cain [2]	Frances Rundlett [1]
Destination Oconee Action Committee	n/a	5 - 2	n/a	n/a	n/a	n/a	David Washburn	Luther Lyle [2]	Al Shadwick	Matthew Smith [1]	Bob Hill [2]	Robert Moore	Hal Welch [2]
PRT Commission [members up for reappointment due to initial stagger]	6-4-25 2-381	Appointed by Industry		2X	YES	Jan - March	Shane Smith[1]; Andrew Conkey [1]; Kevin Evans [1]			Becky Wise [2], Rick Lacey [2], Mike Wallace [2]			Darlene Greene
Scenic Highway Committee	26-151	0 - 2	YES	2X	YES	Jan - March						Scott Lusk [1]	Staley Powell [1]
Library Board	4-9-35 / 18 1	0 - 9	YES	2X	YES	Jan - March	M. McMahan [P, 1.15]; M. Jacobson [P, 1.15]; W. Caster [2, 1.15]			B. Brackett [1.17]; A. Griffin [1.17]; K. Holleman [P[1.17]]; L. Martin [P[1.17]]; A. Suddeth [2]; C. Morrison[1.17]			
Planning Commission	6-29-310 32-4	5 - 2	YES	N/A	YES	Jan - March	Brad Kisker	Andrew Gramling [1]	Alex Vassey	Frankie Pearson [1]	Stacy Lyles [1]	Gwen McPhail	Mike Johnson
Anderson-Oconee Behavioral Health Services Commission	2-291	0 - 7	YES	2X	3 yr	N/A	Steve Jenkins [1], Harold Alley [1], Louie Holleman [1], Wanda Long [1], Priscilla Taylor [1], Joan Black [1], Jere DuBois [1] BHS contacts Council w/ recommendations when seats open						
Capital Project Advisory Committee (end 1.17)	2-391	2-7	NO	3X	1 yr	January	Council Representative Wayne McCall/Paul Cain in McCall absence				Use Disual	Frankie Pearson [2]	
Oconee Business Education Partnership	N/A	N/A	NO	N/A	NO	January	Mr. Julian Davis, District IV						
Oconee Economic Alliance	N/A	N/A	NO	N/A	NO	January	Mr. Paul Cain, Council; Mr. Scott Moulder, Administrator; Mr. Sammy Dickson						
Ten At The Top [TATT]				NO	NO	January	Mr. Dave Eldridge						
ACOG BOD				N/A	NO	January	Council Rep: Ms. Cammick [yearly]; 2 yr terms Citizen Rep: Bob Winchester, Minority Rep: Bennie Cunningham						
Worklink Board						N/A	Worklink contacts Council w/ recommendations when seats open [Current: B. Dobbins]						

[#] - denotes term. [<2] denotes a member who has served one term and less than one half of an additional term making them eligible for one additional appointment.
 [SHADING = reappointment requested - questionnaire on file] Denotes Individual who DOES NOT WISH TO BE REAPPOINTED
 Bold Italics TEXT denotes member ineligible for reappointment - having served or will complete serving max # of terms at the end of their current term.



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

SECTION I

I. General Information:

Acquisition type: ___ Fee Simple X Conservation Easement

Landowner's Name Naturaland Trust

Mailing Address: 148 River Street, Suite 110

Greenville, SC 29601

Daytime Telephones (352) 359-0013

Eligible OCCB Recipient Seeking Funding
(See Oconee County Ordinance 2011-16, Section II,G)

Name of Organization Upstate Forever

Authorized Agent Name: Chris Starker

Mailing Address: 507 Pettigru Street

Greenville, SC. 29601

Daytime Telephones (864) 250-0500 extension 15

II. Property Information

Legal Description

County: Oconee

Tax Map # 095-00-01-023

Assessor's Plat & Lot Numbers:

MapPlatB P61; MapPlatP 513

Deed Reference [Book & Page]

61/513

Current Zoning Classification

No zoning

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

Brief description of property including:

- | | |
|-------------------------|-------------|
| a. Total Acres | 53.68 acres |
| b. Total Forested | 53 acres |
| c. Total Cleared / Open | nil |
| d. Total Wetlands | nil |
| e. Creeks and/or Rivers | |

There is a small, unnamed tributary of Oconee Creek on site that drains from the impoundment in Oconee Station.

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

The following documents are included with this application:

1. Oconee Town Project Narrative
2. County Location Map
3. Proximity to Protected Areas Map
4. USGS Topographic Map
5. Boundary Survey/Plat
6. IRS Determination Letter
7. Affidavit
8. Letters to Adjacent Landowners (2)
9. Letter to Naturaland Trust
10. Landowner Notification Acknowledgement
11. Stewardship Endowment Request
12. Stewardship Endowment Calculation
13. USFWS IPaC Resource List
14. Photos and views from site
15. Research information assembled by the OAHC
16. National Register of Historic Places Inventory Form
17. SC Conservation Bank listing for Oconee Town
18. Letter of Transmittal from Appraisal

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust

Address: 148 River Street, Suite 110

Greenville, SC. 29601

Telephone Number (352) 359-0013

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.



Signature of Eligible OCCB Recipient (Applicant)

29 January 2018

Date

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, Mac Stone - Executive Director, 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.



Signature of Landowner/Agent

01-28-18
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

Contact Person Chris Starker

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.

Please see attached IRS Determination Letter dated May 13, 2003.

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

Naturaland Trust has agreed to pursue granting a conservation easement to Upstate Forever prior to donating the property to SC Parks, Recreation, and Tourism. 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. 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 ten counties in the Upstate region of South Carolina region and Polk County in North Carolina. Nearly 4,430 acres are preserved in Oconee County alone. Upstate Forever does not hold title to any lands but only holds and stewards conservation easements on those lands.

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. Please see attached Affidavit and letter to Naturaland Trust.

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 no (Please see attached Narrative)

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.

See attached [Landowner Notification Letter](#), [Stewardship Endowment Request](#), and [Endowment Calculation](#).

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?

\$ 9,567.33

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.)

[Handwritten Signature]

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

[Handwritten Notary Signature]

Notary Signature

My commission expires: 10/29/25



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
If yes, please attach certification by USACOE or NRCS.
2. Does the property contain or adjoin a USGS Blue Line Stream or Lake?
Yes, please see attached USGS Topographic Map.
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.
No
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?
The property does not contain any RTE species, but habitat is suitable for RTE species.
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.
Please see the attached IPaC Resource List generated by USFWS.
5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?
Yes
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?
No
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% Approximately 1,355' of the 5,824' boundary (about 23% of the property boundary) is adjacent to the Oconee Station State Historic Site

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.

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.

The adjacent Oconee Station State Historic Site is listed on the National Historic Register (see attached form).

(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.

(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.

(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.

Yes, see attached research information assembled by Oconee Arts and Historical Commission.

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?

No, only 29% of the property contains soils classified as Prime or Important.

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? Current landowner is not an agricultural entity. However, previous landowner has history of farming site.

- (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;
- (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:

No scenic viewpoint or overlook exists or is planned.

- (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.
- (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.

Property provides a scenic view of Tamassee Knob within the Sumter national Forest (see photos). 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.

14. Does the proposal for the conservation project on the Property allow Access will be limited until SCPRT develops a management plan, then full public access will be available.

- (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).

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.

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?
- (b) Is the property located within 1 mile of a municipality?
- (c) Is the property located from 2-5 miles of a municipality?
- (d) Is the property located greater than 5 miles from a municipality?

The nearest municipalities, Walhalla and Salem, are both approximately 8-10 miles away.

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 Oconee Town tract comprises approximately 53.68 acres.

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? \$134,000
(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? \$9,567.33

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)?* 7.13%

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?
In 2016, the South Carolina Conservation Bank awarded Naturaland Trust \$134,000 to purchase the property for permanent protection for addition to adjacent Oconee Station State Historic Site. Naturaland Trust is the current landowner.

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?

No matching funds or in-kind services have been applied for or received.

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.

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?

This project leverages grant funding awarded in 2016 by the State conservation bank for this project.

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

Oconee Town Project Narrative

General Information

The Oconee Town Village site is situated just north of Scenic Highway 11 (the Cherokee Foothills National Scenic Highway) in Oconee County, directly adjacent to Oconee Station Historical Site at the base of Oconee Mountain. The 53-acre site is currently owned by Naturaland Trust, who plans to place an easement on the property prior to donating it to SCPRT to expand the Oconee Station State Historic Site. Oconee Town and Oconee Station are adjacent to Sumter National Forest, which connects it Oconee State Park, SCDNR Wildlife Management Areas, and two conservation easements held by Upstate Forever, including Stumphouse Mountain. There is a small tributary of Oconee Creek that drains from the impoundment in Oconee Station through a portion of the Oconee Town site.

See attached maps:

- Oconee Town Location in Oconee County
- Oconee Town Proximity to Protected Areas
- USGS Topographic Map of Oconee Town; and
- Boundary Survey by Stephen R. Edwards and Associates, March 14, 2014.

Upstate Forever is a land conservation and advocacy organization with a mission to protect critical lands, waters, and the unique character of the Upstate of South Carolina. As a nationally accredited land trust operating in the ten-county Upstate Region of SC, Upstate Forever will steward the property in perpetuity. Upstate Forever currently holds 110 conservation easements totaling 20,989 acres in ten counties in the Upstate of SC. Twenty-one (21) of those easements – nearly 4,430 acres – are located within Oconee County alone. Upstate Forever does not hold title to any lands but only holds and stewards conservation easements on those lands. We steward our inventory of easements on an annual basis. Corrective action is pursued as stated within the conservation agreement for any landowner failing to report management of the site outside of the permissions of the easement.

See the following attachments:

- See attached IRS Determination Letter dated May 13, 2003.

As part of the application process to the Oconee County Conservation Bank, Upstate Forever has notified all adjoining landowners of our pending application to the OCCB. In

addition, Upstate Forever has notified the landowner that interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund, and that it may be in their best interest to retain independent legal counsel, appraisals, and other professional advice.

See the following attachments:

- Affidavit signed, dated, and notarized, January 29, 2018
- Letter to Janice Jordan, dated January 25, 2018
- Letter to Alice Butker, Trustee, Todd Farms Family Limited Partnership, dated January 25, 2018
- Letter to Mac Stone, Executive Director, Naturaland Trust, dated January 25, 2018

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.

Upstate Forever understands 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. Naturaland Trust will be donating a conservation easement to Upstate Forever, which will be required to enforce the conditions of the agreement. Upstate Forever typically requests from all donors of conservation agreements for a monetary contribution to our restricted funds, which will be used to cover the costs of long-term monitoring, as well as enforcing and defending the terms of the conservation agreement. The amount needed to achieve this purpose is carefully calculated and is based on the estimated amount needed in the endowment fund to generate the annual cost of stewardship for your property. Factors such as number of reserved rights and the total number of times your property may be subdivided (and thus the potential number of future owners) are considered.

See the following attachments:

- Landowner Notification Acknowledgment, signed and dated January 29, 2018
- Stewardship Endowment Request, letter dated January 29, 2018
- Stewardship Endowment Calculation for Oconee Town

Conservation Criteria

Approximately 23% of the Oconee Town boundary is shared with the Oconee Station boundary along approximately 1,355 feet. Although the property does not contain or adjoin wetlands, the impoundment on Oconee Station drains through the Oconee Town

property and is a tributary of Oconee Creek. The unnamed tributary is classified as Freshwater by the SC Department of Health and Environmental Control. To the best of our knowledge, the property does not currently contain any rare, threatened, or endangered species, although it provides habitat that is *suitable* for RTE species, including four endangered species and ten migratory bird species. Furthermore, the parcel is within close proximity to a site with known occurrences of species of concern. The Oconee Town site will be connected by Oconee Station to the Sumter National Forest, which is known for its black bear, fox, bobcat, turkey, and pheasant. Currently the property includes an abundance of native species as well as some non-native species. Although the property does not contain any unique geological features, it does provide scenic views of Tamassee Knob within the Sumter National Forest as well as the Blue Ridge Mountains beyond. 29% of the soils on the property are considered of statewide importance.

Although the exact location of Oconee Town has long been debated, recent archaeological studies have confirmed its existence at this site. Oconee Station was a Cherokee trading outpost built in the late 18th Century and has perhaps the oldest building in the upcountry of South Carolina. Next door to Oconee Station is the location and ruins of Oconee Town, a Cherokee village for which the county was later named. Located on a main trading path that extended from modern Charleston all the way to the Mississippi River trail, it was an important trading post for the Cherokee and Oconee Town was a thriving Cherokee village until the Creeks vanquished the Cherokees in 1759.

Oconee Town is also an important pre-Revolutionary and Revolutionary War historic site. On two occasions, a British colonial military party camped at Oconee Town in 1761, including South Carolina militia. Those military detachments included the entire lineup of South Carolina's Revolutionary War heroes: Pickens, Marion, Moultrie, Williamson, and others. In addition to Cherokee artifacts, archeologists have found British and colonial artifacts at the site. This is one of those rare historical sites where many of South Carolina's founding fathers were present at one time and in one place.

The conservation community has worked to protect this property for over a decade, although concerted efforts to protect the cultural landmarks like Oconee Station began in the late 60's. This one project will add property to the National Register of Historic Places, buffer a park, increase public access to a cultural and historical site, protect a Cherokee village and a pre-Revolutionary War military camp, and augment educational opportunities for the public. This is a once-in-a-lifetime opportunity for the people of South Carolina and recognized by the SC Conservation Bank, which granted Naturaland Trust \$134,000 in 2016 to purchase the property. SCPRT is excited to add this important property to the Oconee Station State Historic Site. With this addition, it will be the only SC State Park facility that also includes the site of a Native American settlement.

See the following attachments:

- USFWS IPaC Resource List
- Photos and views from site

- Research information assembled by the Oconee Arts and Historical Commission
- National Register of Historic Places Inventory Form for Oconee Station and Richards House
- Listing on SC Conservation Bank for Oconee Town

Financial Criteria

The fair market value of the property is estimated at \$134,000. Upstate Forever is requesting \$9,567.33 from the OCCB to cover stewardship responsibilities associated with the acquired interests of the easement. The total percent of funding request for the project from the OCCB is 7.13% representing a unique value opportunity in that it protects land at a low cost per acre, which is available from a willing seller at a reasonable price. Furthermore, the proposal leverages OCCB funds by contributing to the protection of property already recognized by the State Conservation Bank, which provided the funding for Naturaland Trust to purchase the property.

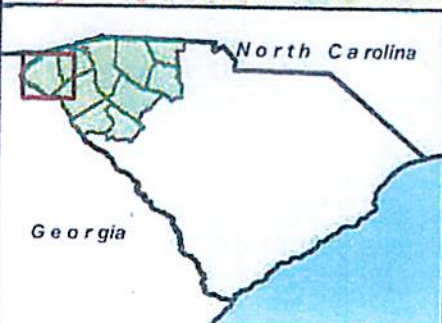
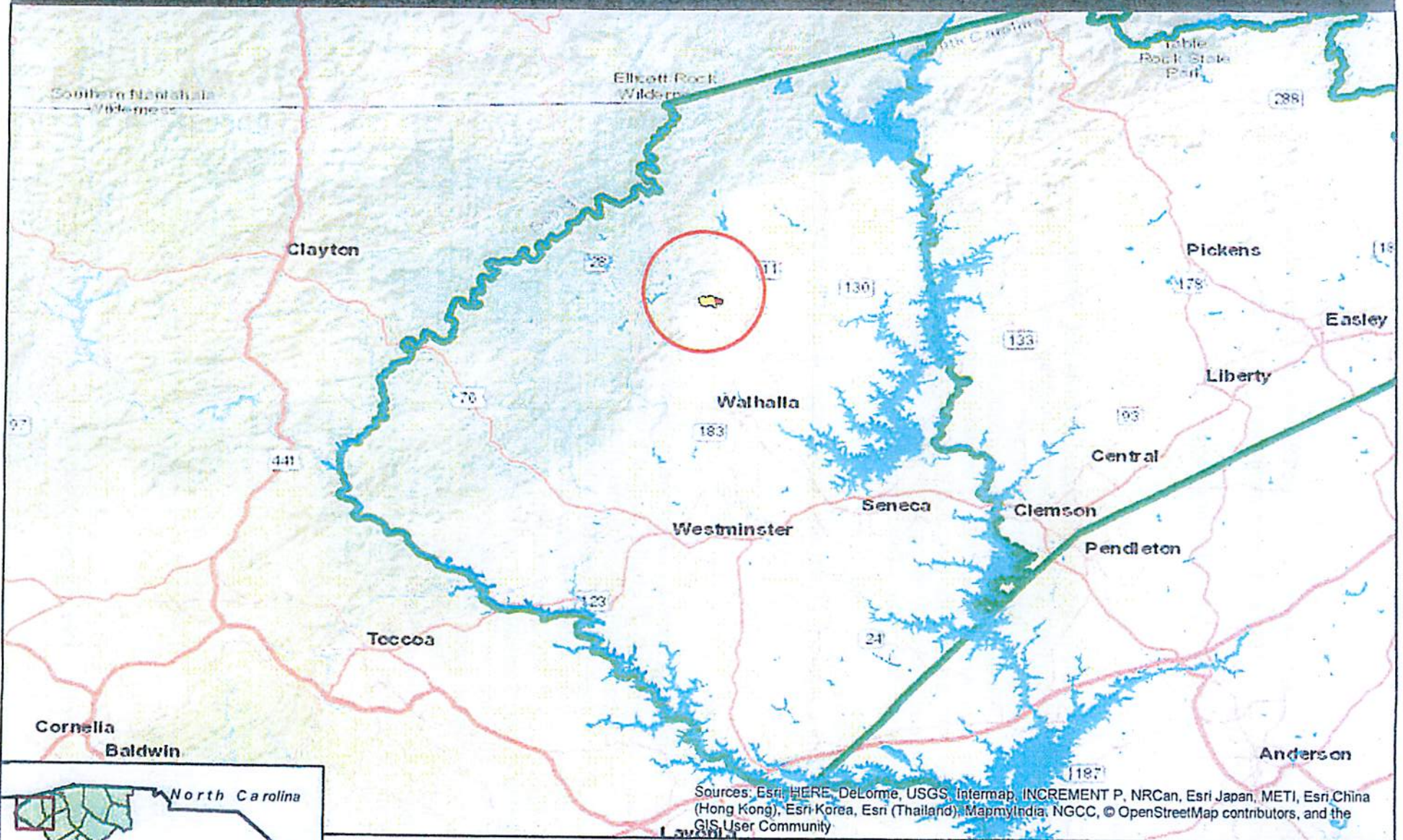
See the following attachment:

- Letter of Transmittal from Certified General Appraiser for Fair Market Value

Summary

The Oconee Town Village site will protect one of the most significant archaeological, historical, and cultural assets of South Carolina's upstate. Adjacent to Oconee Station Historical Site, archaeologists have confirmed this property is the site of the Cherokee Village that gave Oconee County its name and the location where many Revolutionary War icons camped. Naturaland Trust has purchased the Oconee Town tract with the intention of protecting it with a conservation easement prior to donating it to the SC Department of Parks, Recreation, and Tourism to add 53 acres to Oconee Station State Historical Site. The Oconee Town site is also in close proximity to other protected lands, including the Sumter National Forest and the popular trail to Oconee Station Falls. By adding Oconee Town to Oconee Station, the end result would be a singular location that includes an important Native American village site, a frontier outpost/trading post, an early pioneer homestead, waterfalls, and hiking trails.

Oconee Town Location in Oconee County



- Legend**
- Oconee Station State Historic Site
 - Oconee Town Conservation Easement

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.

Chris Starker 9 January 2018

N
 0 1 2 4 6 8 Miles



USGS Topographic Map of Oconee Town



Copyright © 2013 National Geographic Society. Reprinted

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.

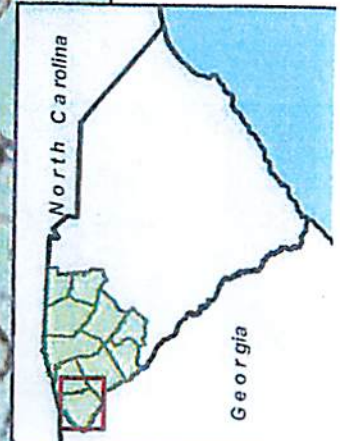
Chris Starker 9 January 2018

0 0.02 0.04 0.08 0.12 0.16 Miles



Legend

- Oconee Town Conservation Easement
- Oconee Station State Historic Site



BOUNDARY SURVEY FOR

UPSTATE FOREVER

WAGENER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

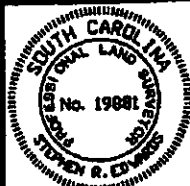
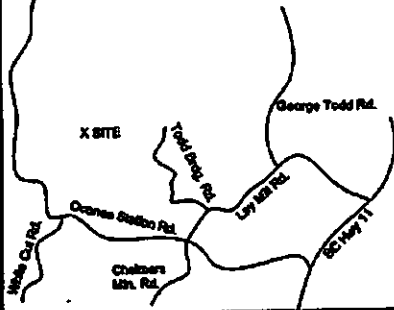
STEPHEN R. EDWARDS & ASSOCIATES, INC.
1432 W. MAIN STREET - WEST UNION, S.C. - 29936
(803) 718-1123

DATE: 03-14-2014

JOB NUMBER: 14-034



LOCATION MAP
no scale



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS O SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

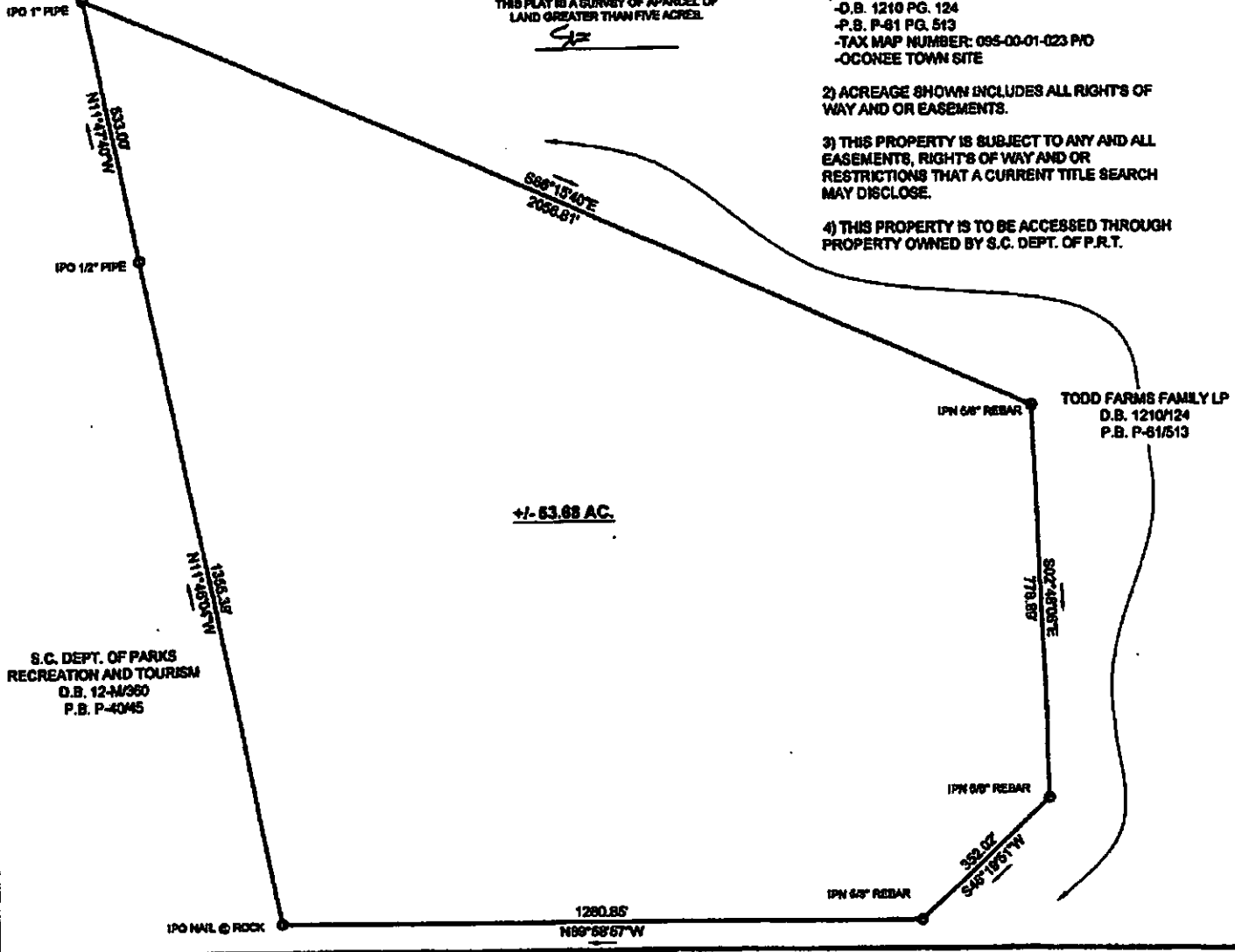
Stephen R. Edwards
STEPHEN R. EDWARDS PLS NO. 19881

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF A PARCEL OF LAND GREATER THAN FIVE ACRES.

SE

NOTES

- 1) REFERENCES
-D.B. 1210 PG. 124
-P.B. P-81 PG. 513
-TAX MAP NUMBER: 095-00-01-023 P10
-OCONEE TOWN SITE
- 2) ACREAGE SHOWN INCLUDES ALL RIGHTS OF WAY AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) THIS PROPERTY IS TO BE ACCESSED THROUGH PROPERTY OWNED BY S.C. DEPT. OF P.R.T.



+/- 63.68 AC.

S.C. DEPT. OF PARKS
RECREATION AND TOURISM
D.B. 12-M/360
P.B. P-4045

① IRS Det. Letter

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

DEPARTMENT OF THE TREASURY

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.

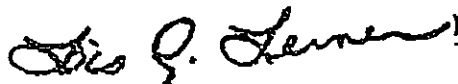
Letter 1050 (09/03)

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,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements



Protecting Land & Water | Advocacy | Balanced Growth

Affidavit

I hereby attest and affirm as follows:

1. I am the Land Conservation Manager 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.

Chris Starker

Chris Starker

Katherine P. Hottel
 Sworn to before me this 29
 day of January, 2018

Notary Public for South Carolina
 My commission expires: 10/29/2025





January 25, 2018

Todd Farms Family Limited Partnership
Alice Butker, Trustee
1936 Silvastone Drive
Decatur, GA 30033

Dear Ms. Butker,

I am excited to share with you news that your neighbor is applying to the Oconee County Conservation Bank (OCCB) to preserve the natural habitat and cultural and historical resources of the Oconee Town tract adjacent to Oconee Station in perpetuity. We are helping with the application to the OCCB Board and are in the process of preserving this beautiful property for the landowner. Getting to know this area of Oconee more, we are very interested in helping other interested landowners to preserve their property as well.

As you may know, many benefits exist to landowners and their community from maintaining natural areas. One way to do this is by securing a conservation easement. Furthermore, easements can help landowners reduce tax burdens from a wide range of instances. Some of the landowners we have worked with enjoyed the decreased market value from the easement so they could transfer ownership to their children without a large tax liability. Other landowners have been successful in attracting grant funds to help them through the easement process with little money of their own being used. We're here to help for those considering this process.

We like to work with landowners that may find themselves in a myriad of status, but want to save their land for future generations. The Oconee County Conservation Bank funding is limited, but we look forward to helping landowners protect their property for future generations.

If you are interested in considering protecting your land or about the proposed OCCB application, please feel free to contact me at (864) 250-0500 at extension 15, or by email at cstarker@upstateforever.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Starker', written in a cursive style.

Chris Starker
Land Conservation Manager



Protecting Land & Water | Advocacy | Balanced Growth

January 25, 2018

Janice Jordan
465 Oconee Station Road
Walhalla, SC 29691

Dear Ms. Jordan,

I am excited to share with you news that your neighbor is applying to the Oconee County Conservation Bank (OCCB) to preserve the natural habitat and cultural and historical resources of the Oconee Town tract adjacent to Oconee Station in perpetuity. We are helping with the application to the OCCB Board and are in the process of preserving this beautiful property for the landowner. Getting to know this area of Oconee more, we are very interested in helping other interested landowners to preserve their property as well.

As you may know, many benefits exist to landowners and their community from maintaining natural areas. One way to do this is by securing a conservation easement. Furthermore, easements can help landowners reduce tax burdens from a wide range instances. Some of the landowners we have worked with enjoyed the decreased market value from the easement so they could transfer ownership to their children without a large tax liability. Other landowners have been successful in attracting grant funds to help them through the easement process with little money of their own being used. We're here to help for those considering this process.

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Starker'.

Chris Starker
Land Conservation Manager



Protecting Land & Water | Advocacy | Balanced Growth

January 25, 2018

Mac Stone, Executive Director
Naturaland Trust
148 River Street, Suite 110
Greenville, SC 29601

Re: Oconee County Conservation Bank grant application

Dear Mr. Stone:

It continues to be a pleasure working with you and your organization to provide a conservation easement for your property. I wanted to inform you we are pursuing an opportunity to apply to the Oconee County Conservation Bank (OCCB) for a grant to help with costs associated with applying the conservation easement on your property.

As part of the grant application process, I am compelled to inform you of two important points:

- 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 (Upstate Forever) and its assignees; and
- It may be in the landowner's (Naturaland Trust) 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 x 15 or by email at cstarker@upstateforever.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Starker', written in a cursive style.

Chris Starker
Land Conservation Manager

**Upstate Forever
Landowner Notification Acknowledgment**

Through this document, Upstate Forever is providing me with important information relevant to the process of negotiating, drafting, signing, and recording a conservation agreement in order to permanently protect my 53.68 acre tract in Oconee County, as well as information on tax deductions that might be associated with such transactions.

I understand and acknowledge the following:

- 1) Upstate Forever cannot provide me with any legal, tax, or financial advice and it is in my best interest to consult with an attorney and tax or financial advisor about the transaction.
- 2) I must demonstrate that I am the rightful owner of the property and have the authority to enter into a conservation agreement by providing clear title that will support the validity and enforceability of the conservation agreement. If there is a mortgage, I will need to discuss as soon as possible with the mortgage lender the steps to make the mortgage subordinate to the conservation agreement. If a clear plat of the property does not exist, a new survey may be required.
- 3) If necessary, I will obtain and pay for one or more of the following services: professional advisors (attorney, or tax or financial advisor); attorney's title opinion / title insurance; qualified appraisal; survey; and environmental assessment.
- 4) Upstate Forever and/or a third-party will prepare a baseline documentation report prior to closing to document the condition of the property as necessary for future compliance monitoring. I will be asked to review and sign a copy of the baseline documentation report. Upstate Forever monitors each property annually and will create and maintain documentation of each inspection.
- 5) If I plan on claiming a tax deduction or state tax credits for the donated portion of my conservation easement, I am responsible for satisfying the appraisal requirements of the Internal Revenue Code and relevant state laws. An appraisal or valuation letter by an appraiser is required at the time of application to the South Carolina Conservation Bank, and a complete appraisal is required before a check can be issued. Also, the appraisal must list Upstate Forever and the South Carolina Conservation Bank as additional intended users. The appraiser must be selected from the Approved Appraiser List provided by the South Carolina Conservation Bank, and the desired appraiser must be approved by the Executive Director of the South Carolina Conservation Bank before the appraisal is ordered. Upstate Forever does not offer any assurance as to the validity of any tax deduction or tax credit that I may claim. In addition, Upstate Forever will not knowingly participate in a project if it has significant concerns about a tax deduction.

Landowner Initials: *M.C.*
1/10/06

6) The IRS has increased review and scrutiny of tax returns involving conservation agreements and it is my responsibility to make sure all IRS requirements are satisfied in order to claim a tax deduction or credit. Among other requirements, I will discuss with my advisers:

- The "qualified appraisal" by a "qualified appraiser" is required to be dated no earlier than 60 days before the closing of the conservation agreement and no later than the date my taxes are filed. The appraiser I use must follow the Uniform Standards of Professional Appraisal Practice.
- The appropriate forms I must prepare for claiming tax deductions or credits, including IRS Form 8283 and/or state tax forms. If the donation is in excess of \$500,000, the full appraisal must be submitted with the tax return.

7) Upstate Forever will need to be provided with a copy of the final appraisal to retain for its records and will need at least five business days to complete review. I am responsible for preparing IRS Form 8283, including a supplemental statement, and obtaining the signatures of all appraiser(s) prior to requesting signature by Upstate Forever. Although it will review and typically sign an IRS Form 8283, Upstate Forever cannot assure the accuracy of the appraisal and reserves the right decline signing the form if (1) all information required by the form has not been provided, or is inaccurate, (2) the Appraiser has not signed the form, (3) the appraisal clearly does not comply with applicable law and regulation, or (4) the appraisal is determined by Upstate Forever to be grossly excessive.

8) I am responsible for paying Upstate Forever's processing fee of twenty-five (25) percent of the total estimated cost of staff time prior to Upstate Forever undertaking substantial work on my project and, at closing, the remaining seventy-five (75) percent. I will be responsible for paying closing costs.

9) I further understand and recognize that Upstate Forever asks all donors of conservation agreements for a voluntary contribution to meet the stewardship needs of Upstate Forever's Land Trust Program. Those restricted funds are used to assist Upstate Forever in covering the costs of long-term monitoring, enforcing and defending its conservation agreements. I will seriously consider making a contribution to that fund.

This acknowledgment does not impose a binding obligation on me to enter into a conservation agreement.

Acknowledged:

Mac Stone

(Printed Name)



(Signed Name)

01/29/18

(Date)



January 29, 2018

Mac Stone, Executive Director
Naturaland Trust
148 River Street, Suite 110
Greenville, SC 29601

Re: Oconee Station Stewardship Endowment Request

Dear Mr. Stone:

As discussed in a previous meeting and as outlined in the Landowner Notification Acknowledgment, Upstate Forever asks all donors of conservation agreements for a contribution to meet the stewardship requirements of our Land Trust Program to manage the conservation easement for your property. Those restricted funds are used to assist Upstate Forever in covering the costs of long-term monitoring, as well as enforcing and defending its conservation agreements.

The amount needed to achieve this purpose is carefully calculated and is based on the estimated amount needed in the endowment fund to generate the annual cost of stewardship for your property. Factors such as number of reserved rights and the total number of times your property may be subdivided (and thus the potential number of future owners) are considered. Should the terms of your conservation easement change after this date, we may reconsider our request amount (sometimes in your favor).

For your property we request \$9567.33. Please thoughtfully consider making this contribution. Typically, landowners either make this gift at closing or sign a three-year pledge at that time.

You have chosen to work with an accredited land trust, and one that takes a multi-layered approach to ensure the permanent protection of your land through best business practices. Of these, the most important is maintaining a healthy Stewardship Endowment Fund, which is why we need to ensure we have adequate funds in the account to fund stewardship and legal defense of every property we protect. We also have TerraFirma Conservation Defense Insurance.

Thank you for your consideration of this request. We deeply appreciate your commitment to conservation and the greatest gift you are making - the gift of placing a conservation easement on your amazing property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Starker', is written over a light blue horizontal line.

Chris Starker
Land Conservation Manager

Upstate Forever
Oconee Town
Land Trust Stewardship Endowment Calculation

Annual Monitoring Expenses	Total Staff Time (in hours)	Direct Costs	Number of Trips	Total
Pre-Monitoring Staff Time	3			\$79.92
Monitoring Site Visit Staff Time	3			\$79.92
Post-Monitoring Staff Time	3			\$79.92
Monitoring Hard Costs (Camera/GPS/printing/mailing)		\$35.00		\$35
Travel Costs for Site Visit (includes mileage and staff time)			1.2	\$144.12
Annual Cost				\$418.88

Annual Landowner Relations	Total Staff Time (in hours)	Direct Costs	Number of Trips	Total
Cost of annual relations per landowner	1	\$5.00		\$31.64
Total Number Subdivisions Permitted				0.00
Total Cost of Annual Landowner Relations				\$0.00

Negotiations for Violations (Those resolved without litigation)	Total Staff Time (in hours)	Direct Costs	Number of Trips	Total
Legal and Consulting Expenses		\$2,000.00		\$2,000.00
Staff time	20			\$532.80
Travel Costs for Site Visit (includes mileage and staff time)			2	\$240.20
Total projected Cost				\$2,773.00
Percentage Chance of Incurring Cost in any given year				0.05
Projected Annual Cost (Total Cost x Percentage Chance)				\$139

Cost of Reserved Rights	Total Staff Time (in hours)	Direct Costs	Number of Trips	Total
Total Reserved Rights requiring approval				5.25
Staff Cost Involved in Responding to Each Reserved Right Request	10		0.5	\$326.45
Likelihood of a Reserved Right Request in any given year (assuming all rights would be exercised at least once in a 20 year period).				0.2625
Annual Cost for Reserved Rights Request				\$85.69

Cost of Reserved Division Rights	Total Staff Time (in hours)	Direct Costs	Number of Trips	Total
Total cost of Annual Stewardship				\$643.22
Cost Per Subdivision (at 15% each)				\$96.48
Total Number of Additional Subdivisions Permitted (Cost of first already calculated)				0
Additional Cost for Subdivisions				\$0.00

Total Annual Stewardship Cost **\$643.22**

Amount Needed in Endowment Fund to Generate Annual Cost <i>Annual Cost/Rate of Inflation + Long Term Rate of Return</i>	\$7,567.33
Enforcement Fee	\$2,000
Total Endowment Requested:	\$9,567.33

IPaC

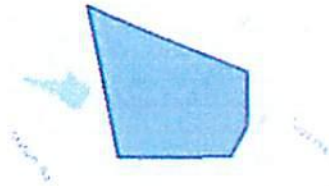
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Oconee County, South Carolina



Local office

South Carolina Ecological Services

☎ (843) 727-4707

📠 (843) 727-4218

176 Croghan Spur Road, Suite 200
Charleston, SC 29407-7558

<http://www.fws.gov/charleston/>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service.

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Flowering Plants

NAME	STATUS
Persistent Trillium <i>Trillium persistens</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3583	Endangered
Small Whorled Pogonia <i>Isotria medeoloides</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1890	Threatened
Smooth Coneflower <i>Echinacea laevigata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3473	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USEWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see maps of where birders and the general public have sighted birds in and around your project area, visit E-bird tools such as the [E-bird data mapping tool](#) (search for the name of a bird on your list to see specific locations where that bird has been reported to occur within your project area over a certain timeframe) and the [E-bird Explore Data Tool](#) (perform a query to see a list of all birds sighted in your county or region and within a certain timeframe). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Blue-winged Warbler *Vermivora pinus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds May 1 to Jun 30

Cerulean Warbler *Dendroica cerulea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <https://ecos.fws.gov/ecp/species/2974>

Breeds Apr 28 to Jul 20

Eastern Whip-poor-will *Antrostomus vociferus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Aug 20

Kentucky Warbler *Oporornis formosus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 20 to Aug 20

Prairie Warbler *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Prothonotary Warbler *Protonotaria citrea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Rusty Blackbird *Euphagus carolinus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds elsewhere

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds.

Probability of Presence (P)

Each green bar represents the bird's relative probability of presence in your project's counties during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (B)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (E)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the counties of your project area. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

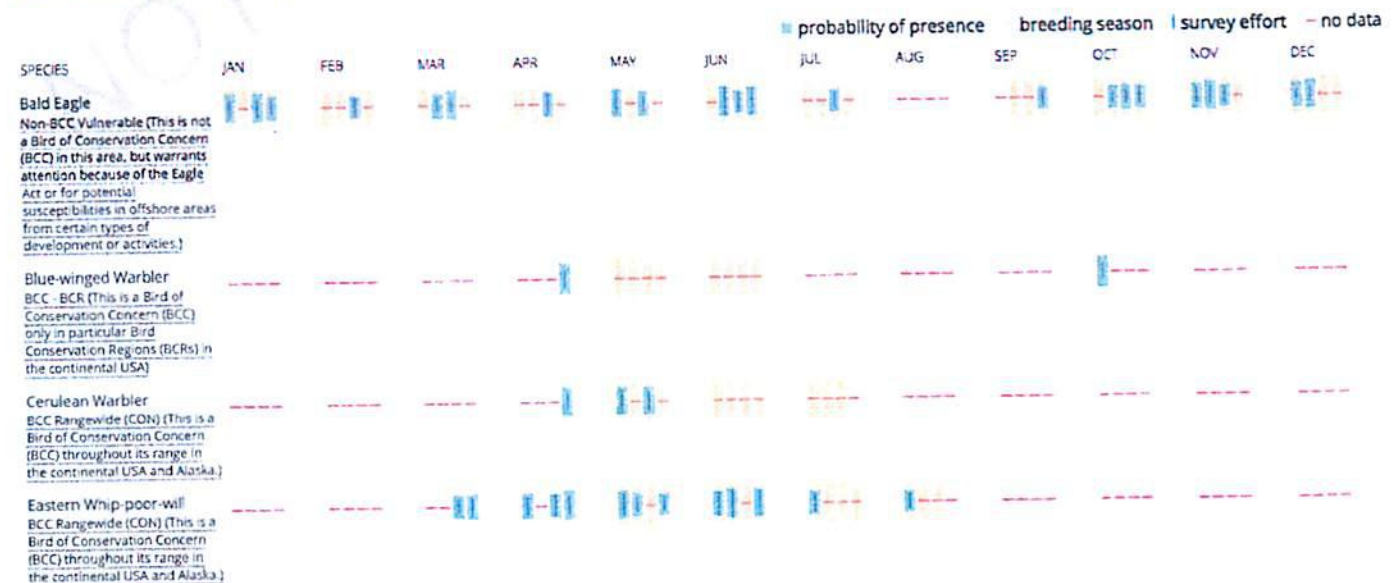
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

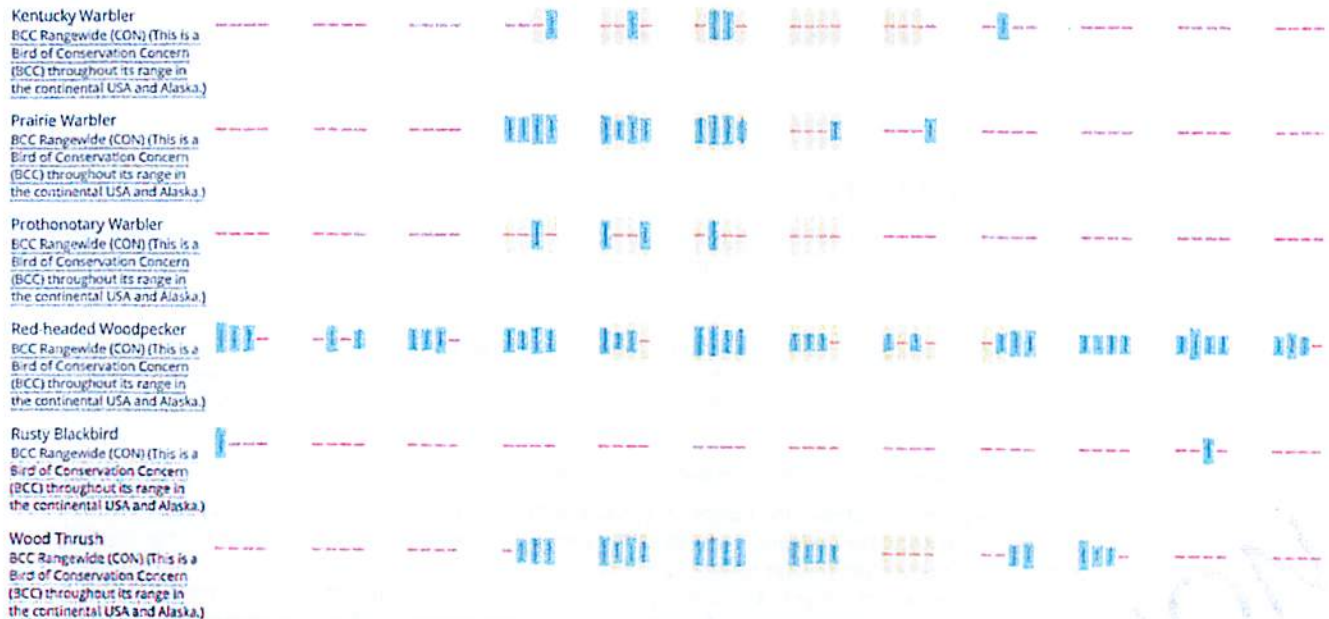
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the counties which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird entry on your migratory bird species list indicates a breeding season, it is probable that the bird breeds in your project's counties at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the BGEPA should such impacts occur.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the Individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Bottomlands of Oconee Town property.



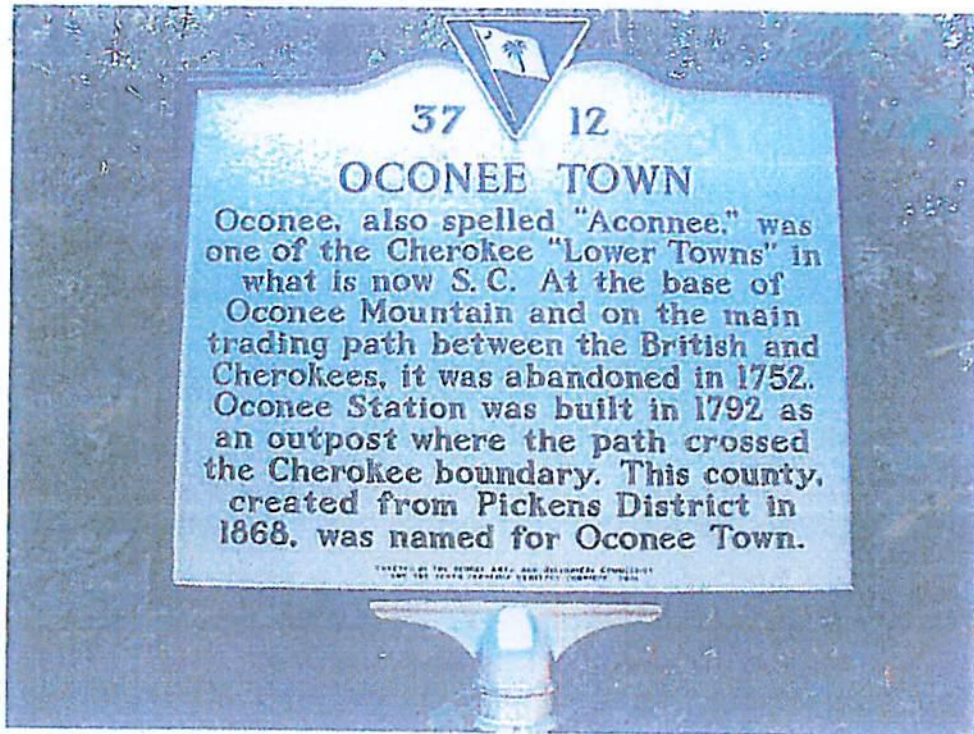
Oconee Creek near Oconee Town property.



View of the Blue Ridge Mountains from Oconee Town.



View of Tamassee Knob from Oconee Town.



OCONEE TOWN PROJECT

Research information assembled by
Oconee Arts and Historical Commission.

lutheriyle@bellsouth.net
864-710-9210

Narrative Summary:

The important cultural, historical, and archaeological significance of the Oconee Town site is without question, and the acquisition of this property by SCPRT would give the state of South Carolina a park with features that are unmatched by any other state or national park in the entire United States.

Oconee Station State Historic Site currently has the unique distinction of having a frontier outpost/trading post and an early pioneer homestead all at one site. If the historic Cherokee village site of Oconee Town were acquired and combined with the adjacent Oconee Station State Historic Site, the interpretation of that park could be expanded to include the important archaeological site of the Cherokee village that both Oconee Station and Oconee County were later named for

By adding the Oconee Town site to our park system we would then have a park that has an important Native American village site, a frontier outpost/trading post, an early pioneer (William Richards) homestead, plus waterfalls and hiking trails all in one park. No other park anywhere in the United States can offer that.

Oconee Town: a brief background

Oconee, in the northwestern corner of South Carolina, was one of the "lower towns" of the Cherokee nation. The Cherokee villages in South Carolina were lower in topographic elevation than the villages in the mountains of North Carolina and Tennessee, and were also closer to early pioneer settlements. Oconee was situated at the base of the Blue Ridge mountain escarpment and was the last of the lower towns to be passed through before crossing the mountains traveling from east to west on the Cherokee trading path between Charles Town and the Mississippi River.

There are at least twelve known variations in the spelling of the name "Oconee." As with the names of all early Cherokee towns, the English spelling was derived phonetically from local pronunciation. It seems possible that the great variety of spellings used by early journalists and mapmakers in writing the names of Cherokee towns resulted from varying pronunciation by different individuals or groups within the Cherokee complex.

Although the earliest written reference to Oconee Town was in the Francis Varnod census of Cherokee towns in 1721, there is much evidence available to demonstrate that it was inhabited much earlier. An archaeological survey conducted by the South Carolina Institute of Archaeology and Anthropology in 1972, and a recent (2009) archaeological excavation indicates that it was used as a seasonal campsite for thousands of years before it was a settlement. In 1730, Sir Alexander Cuming recorded that upon his arrival at Oconee there was "a Solemnity performing in the Town-House." The fact that Oconee had a town house (or council house) is indicative of Oconee's important standing, for the smaller villages did not have town houses.

The generations-long war between the Creeks and Cherokees burst into increased violence in the early 1750s with the consequence of most of the Cherokee lower towns being abandoned. Oconee was abandoned in 1752, never again to be reoccupied on a permanent basis. Its name, however, had been applied to the nearby mountain, and because the site of the town was on the main road to the important overhill town of Chota, it continued to be known for years to come.

When British Col. James Grant's army fought the Cherokees in 1761, his army camped for one night at the abandoned site of Oconee. Among the young soldiers serving under him on this expedition were Thomas Middleton, Henry Laurens, Andrew Williamson, Isaac Huger, Andrew Pickens, Thomas Sumter, William Moultrie, and Francis Marion, all of whom later played major roles in the American Revolution.

The noted botanist William Bartram in 1775 mentioned seeing "the ruins of the ancient Oconee Town." In 1792, a frontier outpost was constructed nearby and named "Oconee Station". When the War Between the States began in 1861, a unit of volunteers from this area adopted the name "Oconee Rifles." Later, when Pickens District was divided in 1868, the western part was named "Oconee County."

References about Oconee Town from historic records:

" From Keowee we went to Occounny, being 12 miles, where I stayed at Mr. Dawie's (Indian Trader): Here I looked for Roots, Springs, Stones and Minerals, and found there a Solemnity performing in the Town-House, about the creation of a new King..."

Journal of Sir Alexander Cuming,
March 24, 1730

Capt. Richard Kent writes that "Keowee, Hywae (Little Hiwassee), and Oconee have made peace with the French."

South Carolina, Journal of Council,
April 11, 1746

Sunday, June 7 (1761) "The Army march'd from Fort Prince George; at about six we pass'd Keowee river, which reached to the middle, about 5 miles from there we passed another River, call'd the Little River which is Rocky, as also two Creeks at small distances which reach'd to the Knee. At Twelve we reach'd Ocunnih Old Town (12Miles) formally a Cherokee settlement, but destroy'd by the Creeks. Here we encamp'd, or rather wigwam'd in a Square, having left our Tents behind, excepting two soldiers Tents of Canvas allow'd the Officers. This Place is well clear'd and is a fine Country. An Indian Track was seen by some of our Indians and closely persued, but he made his escape."

Monday, June 8 "We march'd about five, and about 2 Miles distance we reach'd Ocunnih Mountain which is extremely high and about four Miles over, the prospect from it behind us was very extensive."

Journal of an Expedition to South Carolina,
(under the command of Col. James Grant)
Captain Christopher French
Dec. 22, 1760- Nov.14, 1761

"Now at once the mountains divide; and disclose to view the ample Occonee vale, encircled by a wreath of uniform hills; their swelling bases clad in cheerful verdure, over which issuing from between the mountains, plays along a glittering river, meandering through the meadows. Crossing these at the upper end of the vale, I began to ascend the Occonee mountain. On the foot of the hills are ruins of the ancient Occonee town."

William Bartram Journal,
May 1775, (p. 273)

INSTITUTE OF ARCHEOLOGY AND ANTHROPOLOGY
UNIVERSITY OF SOUTH CAROLINA
SITE SURVEY RECORD

68-1

- County: Oconee State: South Carolina Site No: 380C37
1. Site name: Oconee Town Project: Combes Independent Research
 2. Map reference: U.S.G.S. Walhalla, Quadrangle
 3. Type of site: Open site
 4. Cultural affiliation: Cherokee 18th Century
 5. Location: 3/4 mile east of Oconee Station on terrace 40 to 60' above river flood plane - currently under cultivation, NE side of Oconee Creek.
 6. Owner and address: J. N. Todd - Box 191, Coral Gables, Fla. 33134
 7. Previous owners: Unknown
 8. Tenant: J. T. Cowen
 9. Informants: None
 10. Previous designations for site: None
 11. Site description: This site is no doubt the site of Oconee Town. It is located on a high terrace above the flood plain of Oconee Creek and covers easily 6 - 8 acres. The majority of this site is at this time cultivated; however, some of the site is still in woods.
 12. Position of site and surroundings: See items 5 & 11.
 13. Area of occupation: 6 to 10 acres.
 14. Depth and character of fill: About 12" of plow zone primarily.
 15. Present condition: Farmed - some erosion.
 16. Previous excavations and reports: None
 17. Material collected: Good size sherd collection was made; some early historic items, i.e. pipestems, wine bottle glass, iron pot fragment, gun flint, etc.
 18. Material observed: None
 19. Material reported and owner: None
 20. Recommendations for further work: This site should be tested for architectural features.
 21. Photograph Nos: _____
 22. Maps of site: _____
 23. Additional remarks: This site may be driven to by going towards E. C. Cowen's house, turning right before going down his lane. Follow road down hill to flood plain, drive across bridge, and walk up bluff. See attached map.
 24. Recorded by: John D. Combes Date: December 29th & 30th, 1972

INSTITUTE OF ARCHEOLOGY AND ANTHROPOLOGY
UNIVERSITY OF SOUTH CAROLINA
SPECIMEN CATALOG

68-5

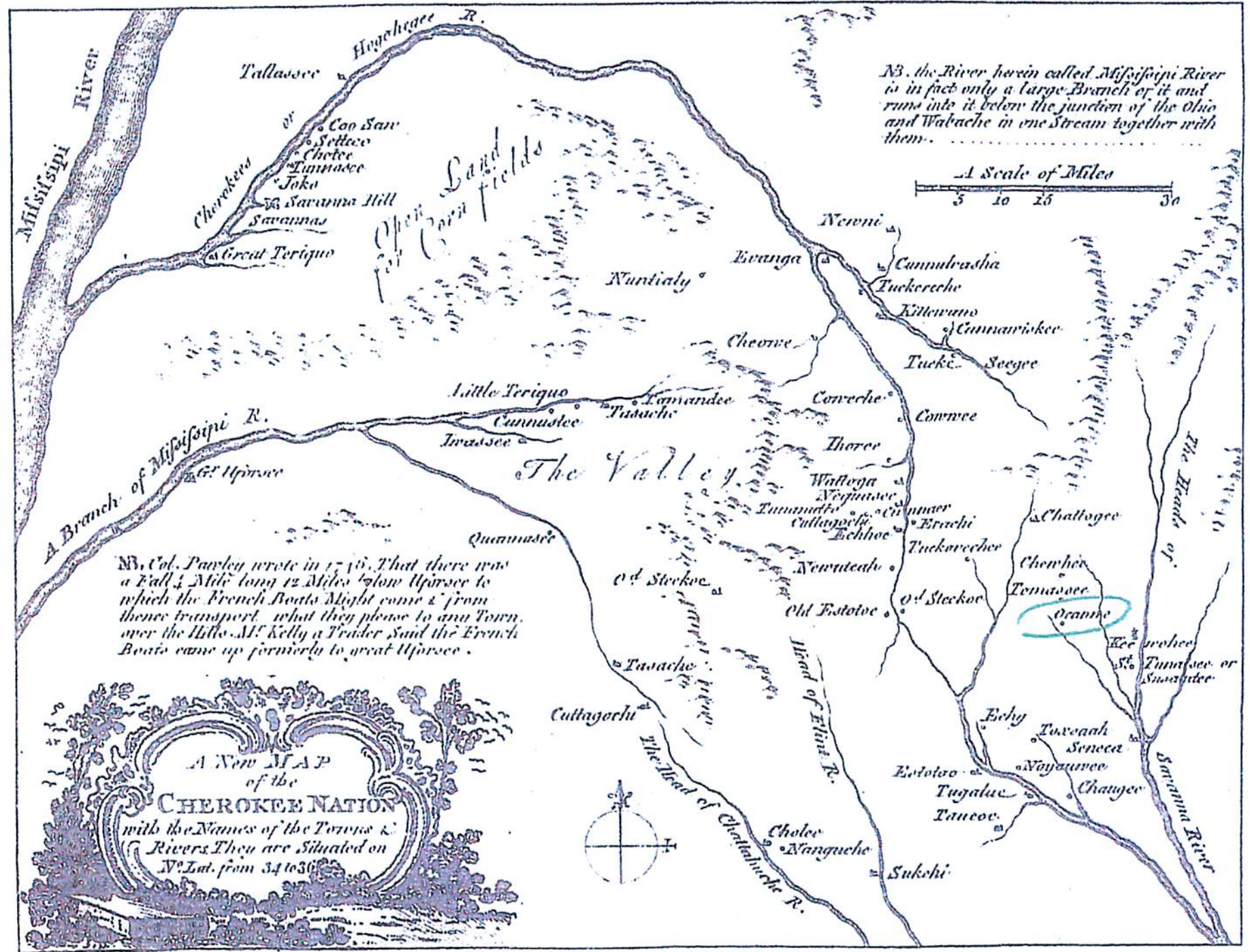
County: Oconee State: S.C. Site No: 38 Oc 37
Site Name: Oconee Town Project: _____

Catalog Number	Description	Excav. Vertical Horizontal			Date Found
		Unit	Locat.	Location	
1	26 Quartz bifacially worked point & tool fragments			area "B"	
2	1 Iron wire fragment				
3	1 flat iron fragment				
4	1 quartz flint				
5	1 Kaolin pipe stem fragment	5"			
6	3 Pottery rim sherds				
7	58 Pottery sherds (body)				
8	1 Hematite object fragment				
9	2 Glass - Green wine bottle frag.				
10	1 Shale - Frag.				
11	2 Kaolin - Pipe stem frag.	5"			
12	6 Quartz - Projectile Point frag.				
13	81 Pottery - Rim frag.				
14	2 Hematite				
15	2 Pottery - Rim sherds				
16	1 Glass - wine bottle base frag.			Area "A"	
17	3 Quartz bifacially worked				
18	2 Quartz - Projectile Point frags.				
19	12 Pottery - body sherds				



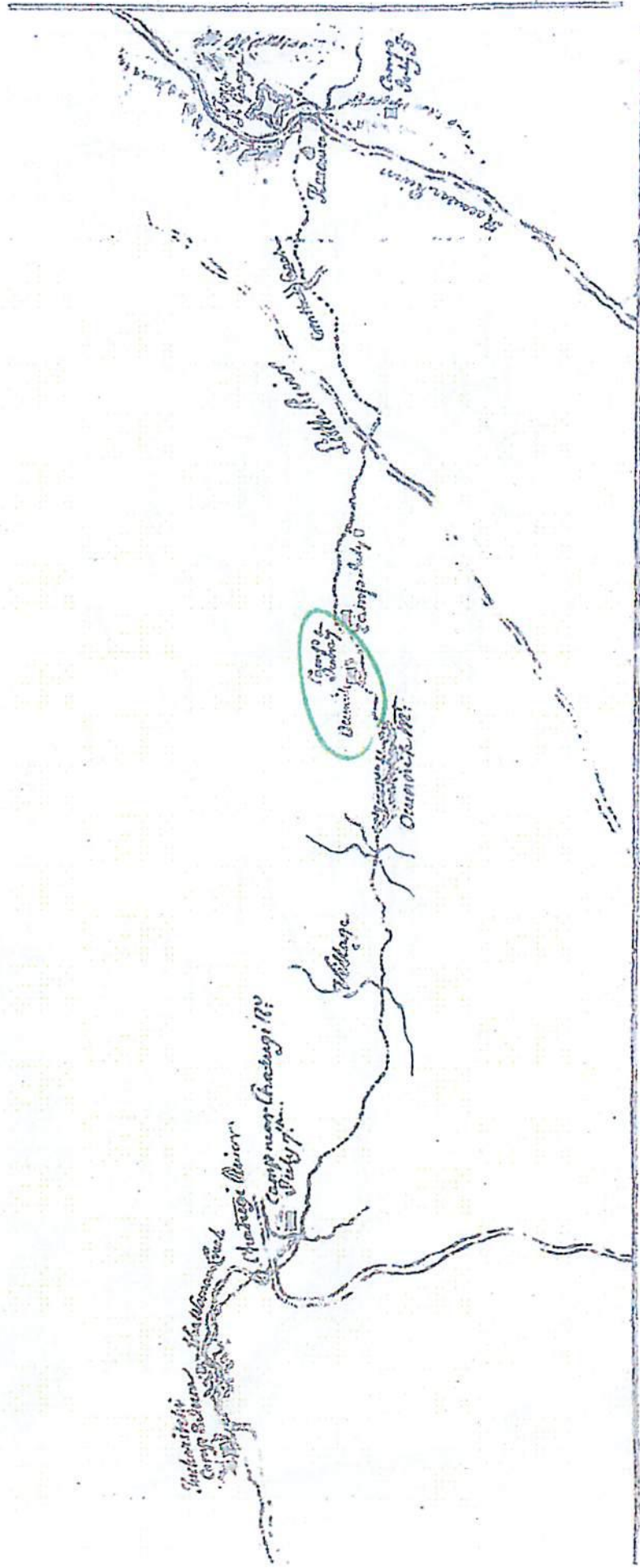
2009





Entered from an Indian Draught by T. Kitchin.

In June-July, 1761, British Lieutenant-Colonel James Grant led an army of 2,800 men in a military expedition against the Cherokee nation. Among the men serving under him were Thomas Middleton, Henry Laurens, Andrew Williamson, Isaac Huger, Andrew Pickens, Thomas Sumter, William Moultrie, and Francis Marion, all of whom later played major roles in the American Revolution. On June 7, 1761 they encamped at the abandoned Cherokee village site of Ocunnih (Oconee).



This British map shows the route taken by the Grant expedition of 1761 through what is now Oconee County, SC. Right-of-center on the map is the Oconee (Ocunnih)Town site.



FOR THE KEOWEE COURIER.

"Oconee Rifles'" Sympathies

At roll-call on the evening of the 27th inst., Captain M. M. Norton announced the death of our beloved fellow-soldier, Milton R. Hunnicutt, jr., who nobly fell and gallantly died at his post in the battle fought at Manassas, Va., on the 21st July, inst.

The following resolution was offered by Lieut. Andrew H. Ramsay :

Resolved, That we, the members of this Company deeply sympathize with our fellow-soldier, Thomas W. Hunnicutt, in the death of his brother, Milton R. Hunnicutt, who gallantly fell at the post of duty on the battle-field of Manassas.

The above resolution was unanimously adopted by the Company.

After being earnestly and eloquently advised and requested, by Lieut. O. M. Doyle, to prepare ourselves as speedily as possible to avenge our friend's death, the Company was dismissed.

Dan'l. P. Robins, O. S.

Sandy Spring, July 29, 1861

Long before Oconee County was created in 1868, the western part of Pickens District was known as "Oconee."

When the War Between the States began in 1861, a company of Confederate volunteers who lived west of the Keowee River named themselves "Oconee Rifles."



3 December 2009

To whom it may concern,

I write to support efforts to preserve the site of Oconee Town through purchase by, or donation to, the State of South Carolina as a site significant to our state heritage and history.

Oconee Town is located in Oconee County, South Carolina. It was an important Cherokee village in the mid-18th century, located on the Cherokee trading path and situated about halfway between Keowee Town and Chattooga River. It stood at the base of Oconee Mountain and the site was at the intersection of the trading path and the Cherokee treaty line of 1777.

The village was destroyed by the Creek Indians in 1752 and was abandoned that year, but the ruins of Oconee Town were still evident in May of 1775 when William Bartram passed through the area: "... I began to ascend the Oconnee mountain. On the foot of the hills are the ruins of the ancient Oconnee town" (Bartram's Journal, part 3, chapter 3). During the British-Cherokee War, the site was used as a military campsite in the expeditions of both Col. Montgomery in 1760, and Col. Grant in 1761 on their campaigns against the Cherokee. In 1792, Oconee Station was constructed adjacent to the site of Oconee Town and was named accordingly.

A recent archaeological effort at the site of Oconee Town led by myself during my previous employment with the South Carolina Institute of Archaeology and Anthropology, University of South Carolina, recovered a pewter button, glass, and a steel tomahawk indicative of trade and interaction between the Cherokee of Oconee Town and the British. Additional data in the form of stone tools indicates that the site was probably used as a seasonal campsite for thousands of years by Archaic and Woodland peoples.


Oconee County was named for Oconee Town when it was formed in 1868. The site is culturally and historically important to Oconee County and the State of South Carolina, and I strongly support efforts to bring it under State ownership.

Sincerely,

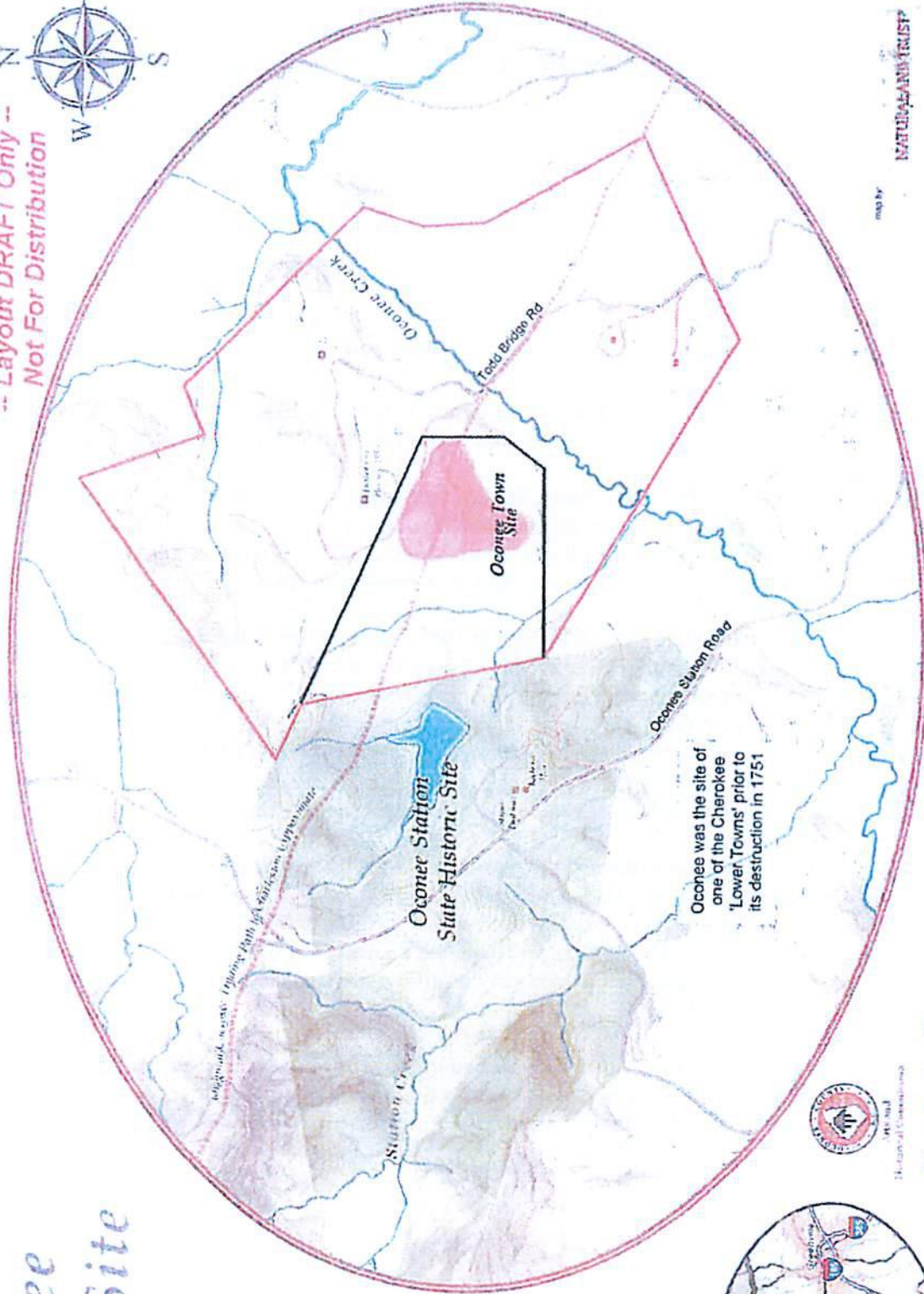
Christopher Ohm Clement, Ph.D.

Oconee Town Site

in Oconee County,
South Carolina

 Todd Farm

-- Layout Draft Only --
Not For Distribution



SC DOT
South Carolina Department of Transportation

Upstate **Forever**

10/2008 \$



MAP BY
NATURELAND TRUST



Officers of the South Carolina Regiment in the Cherokee War, 1760-61

Source: *The South Carolina Historical and Genealogical Magazine*, Vol. 3, No. 4 (Oct., 1902), pp. 202-206

Published by: South Carolina Historical Society

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OFFICERS OF THE SOUTH CAROLINA REGIMENT
IN THE CHEROKEE WAR, 1760-61.

[About the middle of the eighteenth century the settlement of the Up-Country of South Carolina began, and it was not very long after settlements had been established before they began to suffer from deprivations of the Cherokee Indians living in the northern part of the Province. Hostilities commenced in 1759 and Governor Lyttelton in person led an expedition against them and arranged a treaty, which was soon broken by the Indians. Col. Montgomery, with two regiments of British regulars and some South Carolina militia and volunteers, next marched against the Cherokees in the spring of 1760 and reduced their towns and villages in the valley of the Keowee to ashes, but returned to Charles Town without completing the conquest. In the spring of 1761 another expedition, under Col. James Grant, was sent against the Cherokees, and this expedition so humbled them that it was fifteen years before they gave any more trouble. To assist the regulars in that expedition the Province of South Carolina raised a regiment. The following record of the appointment by Lieutenant-Governor Bull of the officers of that regiment is taken from the records of the Probate Court of Charleston County, Book 1758-63, pp. 305 to 307, inclusive.]

South Carolina,¹

By the Honourable William Bull Esq^r Lieu^t
Gov^r and Commander in Chief in & over the s^d Pro^{vs}
To Thomas Middleton Esq^r

¹ In the upper left hand corner of the recorded copy of the commission (the original of which was given to Col. Middleton, of course) a rough sketch of Gov. Bull's arms is given as the seal used on the commission. The arms there depicted are the same as those shown on the Bull monument at Ashley Hall, with the same motto: *Ducit Armor Patriæ*. In the right upper corner of the 'scutcheon is the crescent indicating a younger son.

Whereas in the present situation of affairs, it is thought necessary for the immediate protection of the several Inhabitants of this province, to raise a Regiment of Foot, to consist of one thousand men besides officers into which, the three provincial Companies, called the Buffs, are to be Incorporated, as part of the said Regiment. And reposing especial Trust and Confidence in the Loyalty Courage and Good Conduct of you the said Thomas Middleton; have commissioned, constituted and appointed, and by these presents Do commission, Constitute and Appoint you the said Thomas Middleton to be Colonel of the said Regiment; which said Regiment you are to Lead, Train, Muster and exercise, according to Military discipline. And you are to follow and observe all such orders and Instructions as you shall, from time to time, receive from me or the Commander in chief for the time being; according to the Rules and discipline of War, and in pursuance of the Trust hereby reposed in you, and all Inferior officers and soldiers belonging to the said Regiment, are hereby strictly required & commanded to obey you as Colonel of the same.

This Commission to continue during Pleasure.

Given under my Hand and Seal at Charles Town
this sixteenth day of Septem^r Anno Domini 1760.
and in the Thirty fourth year of His Majesty's
Reign.

W^m Bull

By his Honour's Command

W^m Murray Depy Secry

Commission from His Honor the Lieut Governor, To Henry, Laurens Esq^r to be Lieut Colonel of the said Regiment, ut supra, dated the Sixteenth day of Sept^r 1760.

Commission, from His Honor the Lieutenant Governor, To John Moultrie Esq^r to be Major of the said Regiment, ut supra, dated the 16th day of Septem^r 1760.

Commission from His Honour The Lieutenant Governor, To

- Joseph Loyd to be Quarter-master of the said Regiment, ut supra, dated, the sixteenth day of Septem^r 1760.
 Commission from His Honour the Lieutenant Governor To Peter Bacot to be Pay-Master of the said Regiment, ut supra, dated, the sixteenth day of Septemb^r 1760.
 Commission from His Honor the Lieutenant Governor To John Grenan to be Captain of a Company in the said Regiment, ut supra, dated the nineteenth of Sept^r 1760.
 Commission from His Honor the Lieut^r Governor To William Moultrie to be Captain of a Company in the said Regiment, ut supra, dated the 16th of Septem^r 1760.
 Commission from His Honor the Lieutenant Gov^r To Owen Roberts, to be Captain of a Company in the said Regiment, ut supra, dated the 17th Septem^r 1760.
 Commission, from His Honor The Lieutenant Governor, To Elias Vanderhorst to be Captain of a Company in the said Regiment, ut supra, dated the 20th of Septem^r 1760.
 Commission from his Honor the Lieutenant Governor, to Thomas Bell to be Lieut^r of Cap^t John Grenan's Company in the s^d Regiment, ut supra, dated the 18th Sept^r 1760.
 Commission from His Honor the Lt Gov^r to John Lloyd, to be Lieut^r in Company in the said Regiment, ut supra, dated the 19th Septem^r 1760.
 Commission from His Honor the Lt Gov^r To Thomas Savage to be Lieut. in Comp^y in the said Reg^t, ut supra, dated the 20th of Sept^r 1760.
 Commission from His Honor the Lt Governor, To Joseph Loyd to be Lieut^r of Company in the said Regiment, ut supra, dated the 21 Sept^r 1760.
 Commission from His Honor the Lt Governor, To Andrew Williamson to be Lieut^r of Company in the said Regiment, ut supra, dated 22 Septem^r 1760.
 Commission, from His Honor the Lt Gov^r To Joseph Levy to be Lieut^r of Company in the said Regiment, ut supra, dated 23 September 1760.
 Commission from His Honor the Lieut^r Gov^r to James Coach-

man, to be Lieut of Company in the said Regiment,
 ut supra, dated 24th Septemb: 1760.

Commission, from His Honor the Lieut Gov: To Francis
 Marion to be Lieuten: of Company in the said Regi-
 ment, ut supra, dated 25th Septem^r 1760.

Commission from His Honor the Lt Governor, To Josiah
 Tattenell to be Lieut of Company in the said Regi-
 ment, ut supra, dated the 16 of Sept^r 1760.

Commission from His Honour the Lieut Governor to Jeremia^h
 Terry to be Lieut of Company in the s^d Reg^t ut
 supra, dated the 26 of Septem^r 1760.

Commission from His Honor the Lt Governor to David Bailey
 to be Ensign of Company in the s^d Regiment ut
 supra, dated the 19th Sept^r 1760.

Commission from His Honor the Lt Governor to John
 Mathews to be Ensign of Comp^y in the said Regiment
 ut supra, Dated the 20th Sept^r 1760.

Commission from His Honor the Lieut Governor to Thomas
 Vanderdussen to be Ensign in Comp. in the said
 Regiment, ut supra, dated 21st Sept^r 1760.

Commission from His Honor the Lieut Gov: To Will^m Ward
 Croethwaite to be Ensign of Company in the s^d Regi-
 ment ut supra dated 24th Sept^r. 1760.

Commission from His Honor the Lieut Governor To William
 Mason to be Lieutenant of Company in the said
 Regiment, ut supra, dated the 3^d October 1760.

Commission, from His Honor The Lieut Governor To William
 Partridge to be Lieut of Company in the said Regi-
 ment, ut supra, dated the 4th October 1760.

Commission from His Honor The Lt Governor To Moses
 Thomson to be Lieutenant of Cap^t John Grenan's Company
 in the s^d Regim^t ut supra, dated the 6th October 1760.

Commission from His Honor The Lt Governor To Bellamy
 Crawford To be Ensign of Company in the said
 Regiment, ut supra, dated 25 Sept^r 1760.

Commission from his Honor the Lieut Governor To John

Creighton to be Cap^t Lieuten^t in Co^l Middleton's Company in the said Regiment, ut supra dated the 8th Oct^r 1760.

Commission from His Honor the Lieu^t Governor to James Conner to be Ensign in Company in the sd Regiment ut supra, dated October 1760.

Commission from His Honor the Lient Governor to John Remington to be Lieutenant of Company in the said Regiment ut supra, dated October 1760.

Commission from His Honor the Lieuten^t Governor to Thomas Lennon to be Lieu^t of Cap^t Grenan's Comp^y in the Room of Moses Thomson, in the said Reg^t ut supra dated the 10th October 1760.

Commission from His Honor the Lieu^t Governor to Benje Ward to be Ensign of Company in the said Regiment, ut supra, dated 28th Sept^r 1760.

D^o To D^o to be Surgeon's Mate in the said Reg^t ut supra, dated 13th Oct^r 1760.

Commission from His Hon^r The L^t Gov^r To John Blamyre to be Captain of a Company in the said Regiment ut supra, dated the seventh day of Octob^r 1760.

Commission from His Hon^r The Lieu^t Governor, to John Bell to be Lieu^t of a Comp^y Commanded by in the s^d Regiment ut supra, dated 7 Nov^r 1760.

Commission from his Hon^r the Lieu^t Governor to John Mathews to be Lieu^t of Company in the said Regiment ut supra dated 16 Novem^r 1760.

Commission from His Honour the Lieutenant Governor To John Huger to be Ensign in Comp^y in the said Regiment ut supra dated 12 Nov^r 1760.

Commission from his Honour the L^t Gov^r To Loockock To be Surgeon to the said Regiment dated Tenth day of October 1760.

Com^p from his Hon^r the L^t Gov^r To Roger Kelsal to be Ensign in Company in the said Reg^t dated 26 Sept^r 1760.

Theme (3): Development of the English Colonies, 1700-1775

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: South Carolina	
COUNTY: Oconee	
FOR NPS USE ONLY	
ENTRY NUMBER 71.2.45.0009	DATE 2/24/71

1. NAME

COMMON:
Oconee Station and Richards House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
County road 95, off S. C. Hwy 11. (11 miles north of Walhalla to Picket

CITY OR TOWN:
Post: turn on S37-95 about 1-1/2 miles)

STATE: South Carolina CODE: 45 COUNTY: Oconee CODE: 37

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation (Who? Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:
Edward M. Fearney

STREET AND NUMBER:
University of Florida

CITY OR TOWN:
Gainesville

STATE:
South Carolina

CODE:
45

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Oconee County County Courthouse

STREET AND NUMBER:
West Main Street

CITY OR TOWN:
Walhalla

STATE:
South Carolina

CODE:
45

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
South Carolina Preliminary Survey of Historic Places

DATE OF SURVEY: 1969 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
South Carolina Dept. of Archives and History

STREET AND NUMBER:
1430 Senate Street PO Box 11,188 Capitol Station 29211

CITY OR TOWN:
Columbia

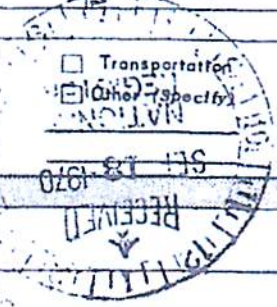
STATE:
South Carolina

CODE:
45

SEE INSTRUCTIONS

STATE:
ENTRY NUMBER
DATE

FOR NPS USE ONLY
71.2.45.0009
2/24/71



7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Oconee Station is a rectilinear fieldstore building with gable roof with small windows in gable, wooden leanto porch with four supports in front of central main entrance. Both front casement windows, which were originally loopholes, are set high on either side of entrance and are four over four. Colonial batten doors and shutters. Shutters also have long iron strip hinges. Walls are two feet thick.

Interior has brick fireplaces, one on each floor, in large central chimney. In basement are old loom, spinning wheel, and bullet molds.

Richards House, adjacent to Oconee Station, has two stories and a basement, and is constructed of handmade brick laid in a combination of English and Flemish bond. House has fieldstone foundation, two-piece batten shutters with iron strip hinges, front facade entablature and leanto porch. Also has end chimneys.

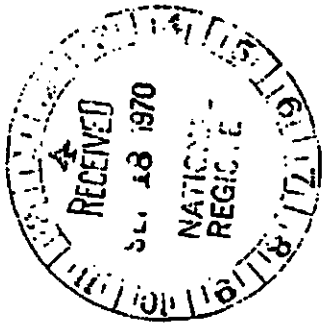
Inside, house has two fireplaces on each floor. Brick parquet floor was recently discovered on ground floor, beneath about six inches of dirt. Second story floor is wood.

Both buildings have been restored for use as a single summer home. Mortar has been added to the walls of Oconee Station and its interior has been redesigned to create bedrooms. The kitchen, living and dining rooms, etc. are housed in the Richards House.

SEE INSTRUCTIONS



SEE INSTRUCTIONS

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1760, 1805			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input checked="" type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input checked="" type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____
STATEMENT OF SIGNIFICANCE			
<p>Oldest building in Oconee County, Oconee Station was erected before 1760 to afford the few settlers nearby a measure of protection against numerous Cherokee Indians in area. Last of three guardhouses built by Lt. Col. Archibald Montgomerie, who commanded English and Scottish troops in ill-starred 1762 attacks on Cherokees.</p> <p>Building marks farthest point in South Carolina to which white settlers ventured prior to the Revolution, and is believed to have housed British soldiers, at least periodically, until after that war.</p> <p>During the early 1800s the Indians used the building as a trading post. Later it became a storage place for furs, and then a residence.</p> <p>The adjacent Richards house, constructed in 1805, is believed to be the first brick house built in the northwest corner of the state. It was erected by William Richards, one of three brothers who came to this area as soldiers under Col. Montgomerie, and decided to stay here after the Revolution. During the early 19th century the house served as a stagecoach stop.</p>			
			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Davis, Ted, "Place Names in and Around Walhalla." Names in South Carolina 12 (1965): 17.
 Julien and Milling, Beneath So Kind a Sky. Columbia, 1958.
 League, Paul, "Mountain Beauty of Greenville, Oconee, and Pickens Counties." Sandlapper, April, 1968, pp. 9-16.
 McFall, Pearl, So Lives the Dream. New York, 1953.
 McClure and Hodges, South Carolina Architecture: 1670-1970. Clemson, 1970.
 Pendleton District Historic and Recreational Commission, Arrows to Atoms. WPA, South Carolina: a Guide to the Palmetto State. New York, 1941.
 Doyle, Historic Oconee in South Carolina, Greenville, 1935.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		34 ° 50 ' 47.9	83 ° 04 ' 15 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Mary Schuette, Historic Resources Division

ORGANIZATION: South Carolina Dept. of Archives and History DATE: August 29, 1970

STREET AND NUMBER: 1430 Senate Street PO Box 11,188 Capitol Station 29211

CITY OR TOWN: Columbia STATE: South Carolina CODE: 4

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Charles Lee

Title Director, S. C. Dept. of Archives and History

Date August 29, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest A. Connally
 Chief, Office of Archeology and Historic Preservation

FEB 24 1971

Date _____

ATTEST:

William J. Smoot
 Keeper of The National Register

Date JAN 5 1971

SEE INSTRUCTIONS

Improving Quality of life in S.C. through land conservation



[Home](#) > [Grants Map](#) > Oconee Town Village

Oconee Town Village

Year of Grant:	2016
County:	Oconee
Acres Conserved:	53.68
Deed Type:	Fee Simple
Grant Recipient:	Naturaland Trust
Amount Awarded:	\$134,000
Fair Market Value:	\$134,000
Public Access:	Full



Property Description

Oconee Town Village site will protect one of the most significant archaeological, historical, and cultural assets of South Carolina's upstate. The property will connect with Sumter National Forest via the 210-acre Oconee Station, thus enlarging the protected landscape and providing an important extension for wildlife habitat. This area is known for its black bear, fox, bobcat, turkey, and pheasant. This property contains view of the stunning Tamassee Knob within Sumter National Forest. The land will be donated to SCPRT for inclusion in Oconee Station Historic Site which will allow visitors the chance to access Oconee Town through a network of trails once established by the Park.

Property Map

A map for [Oconee Town Village](#) has been provided in Google Map format.

Property Images



LETTER OF TRANSMITTAL

June 20, 2016

**Mr. Mac Stone
Executive Director
Naturaland Trust
Greenville**

I have conducted an appraisal of the real estate located at Todd Bridge Road in Tamasee, South Carolina, as 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 parcel of property. This property is in the name Todd Family Farms, LLC and contains vacant land.

Market value is defined as the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self interest, and assuming that neither is under undue stress.

According to your request, I have performed an Appraisal Report under Standards Rule 2-2. The purpose of this appraisal report is for use in the possible land purchase by the client for this report. The intended use of this report is for the use of the client in evaluating the subject for use in the possible purchase of the land.

In our opinion the subject has a market value as of the date of appraisal of:

ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS

(\$134,000.00)

Respectfully submitted,



**Michael Phillips
South Carolina Certified General Appraiser
1514 Breazeale Road
Easley, SC 29640**

**Oconee County
Council**

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-364-5136
Fax: 864 718-10246

E-mail:
ksmith.com

Edda Cammick
District I

Wayne McCall
District II

Paul Cain
District III

Julian Davis
District IV

J. Glenn Hart
District V



.....LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE
OF YOUR NEWSPAPER**

The Oconee County Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised:

May 9, 2017, August 8, 2017, November 14, 2017, and February 13, 2018.
All meetings are scheduled for 9:00 a.m.

Katie Smith

From: Katie Smith
Sent: Tuesday, May 02, 2017 8:53 AM
To: classadmgr@upstatetoday.com
Cc: Katie Smith
Subject: Legal Ad Request
Attachments: 05092017 - Council-Cmtes 2017 meeting schedule.pdf

.....**LEGAL**
AD.....

**PLEASE ADVERTISE IN THE NEXT
ISSUE
OF YOUR NEWSPAPER**

The Oconee County Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised:

May 9, 2017, August 8, 2017, November 14, 2017, and February 13, 2018. All meetings are scheduled for 9:00 a.m.

Please respond to this email to confirm receipt. Thank you!

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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NAME:

YOU WILL PLEASE TAKE NOTICE that the original Complaint, Cover Sheet for Civil Actions and Certificate of Exemption from ADR in the above entitled action was filed in the Office of the Clerk of Court for Oconee County on February 28, 2017.

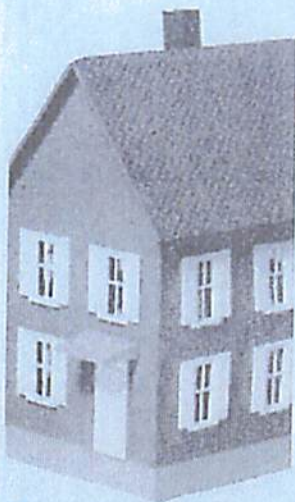
Bradford M. Stokes, SC Bar No. 78032
Brock & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Phone 844-856-6646 Fax 803-454-3451
Attorneys for Plaintiff

THE OCOONEE COUNTY

Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised:

May 9, 2017, August 8, 2017, November 14, 2017, and February 13, 2018. All meetings are scheduled for 9:00 a.m.

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PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

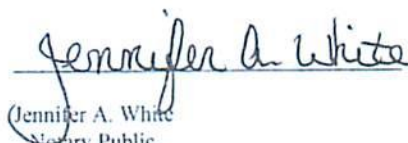
IN RE: Meeting of The Oconee County Conservation Bank Board

BEFORE ME the undersigned, a Notary Public for the State and County above named. This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 05/06/2017 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

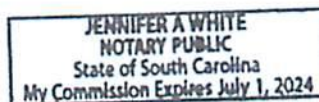


Hal Welch
General Manager

Subscribed and sworn to before me this
05/06/2017



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024





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: January 1, 2018

DEPOSITS

Month Opening Balance	\$ 621,285.00
Deposit	\$ 10.00
TOTAL DEPOSITS	\$ 621,295.00

EXPENDITURES

Expenditures	\$ 7,559.54
TOTAL DEPOSITS	\$ 10.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE

\$ 613,735.46

Report Submitted by:

Marvin Prater, on behalf of *Marvin Prater*
Marvin Prater
Oconee County Conservation Bank Board Treasurer