



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
September 17, 2019

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - August 27, 2019 Meeting
3. Treasurer's Report *[handouts provided]*
Community First Bank
 - August 2019
Local Government Investment Pool [State Pool]
 - August 2019
4. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Revisit 2019-2020 Budget
 - Continued discussion and/or action regarding Moore property
 - Continued discussion and/or action regarding William Lyles Estate
 - Discussion and/or action regarding Worthington Hyde Partners
 - Continued discussion regarding Alternate Funding Sources
 - Discussion and/or action regarding Presentation to Oconee County Council
5. New Business
6. Old Business
7. Adjourn

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

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



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: August 31, 2019

DEPOSITS

Month Opening Balance \$14,980.00

EXPENDITURES

Expenditures \$0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$14,980.00

Report Submitted by:


Frank Ables

Oconee County Conservation Bank Board Treasurer



**OCONEE COUNTY
CONSERVATION BANK BOARD**

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

Treasurer's Report
Local Government Investment Pool

Period Ending: August 31, 2019

DEPOSITS

Month Opening Balance \$592,002.88

EXPENDITURES

Expenditures \$0
Reinvestments [Interest] \$1,145.54

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$593,148.42

Report Submitted by:

Frank Ables
Oconee County Conservation Bank Board Treasurer



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

Property Owner Name Peggy Bowen Moore

Property Owner Address 199 Twin Oaks Lane
Westminster, SC 29693

Eligible OCCB Recipient Name and Address _____

Property Owner Telephone Numbers Home: NA
 Cell: (864) 710-1169
 Work: NA = Retired

Description & Size of Your Property in Acres:
36.8 acres
open pasture land

General Location of Your Property:
Highway 24 in Dakway community, house located within a triangle of Pioneer Water office, Dakway Farm & Garden store, and Dollar General.

Oconee County Tax Map Number[s] [required] 290-00-04-010

Your Property's Unique Characteristics:
Prime/statewide Important soils = 50 acres = 54%
Property around my house landscaped in native plants
Very desirable view of Blue Ridge mtns.; can see Table Rock.
Several years ago an EQUIP Grant allowed Bad Creek, us to dig a well, wild life plots, water stations for cattle, fenced off creeks, and planted wildflowers & native grass

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

5-10-18

Date

Peggy B. Moore

Signature of Landowner

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

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council

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

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

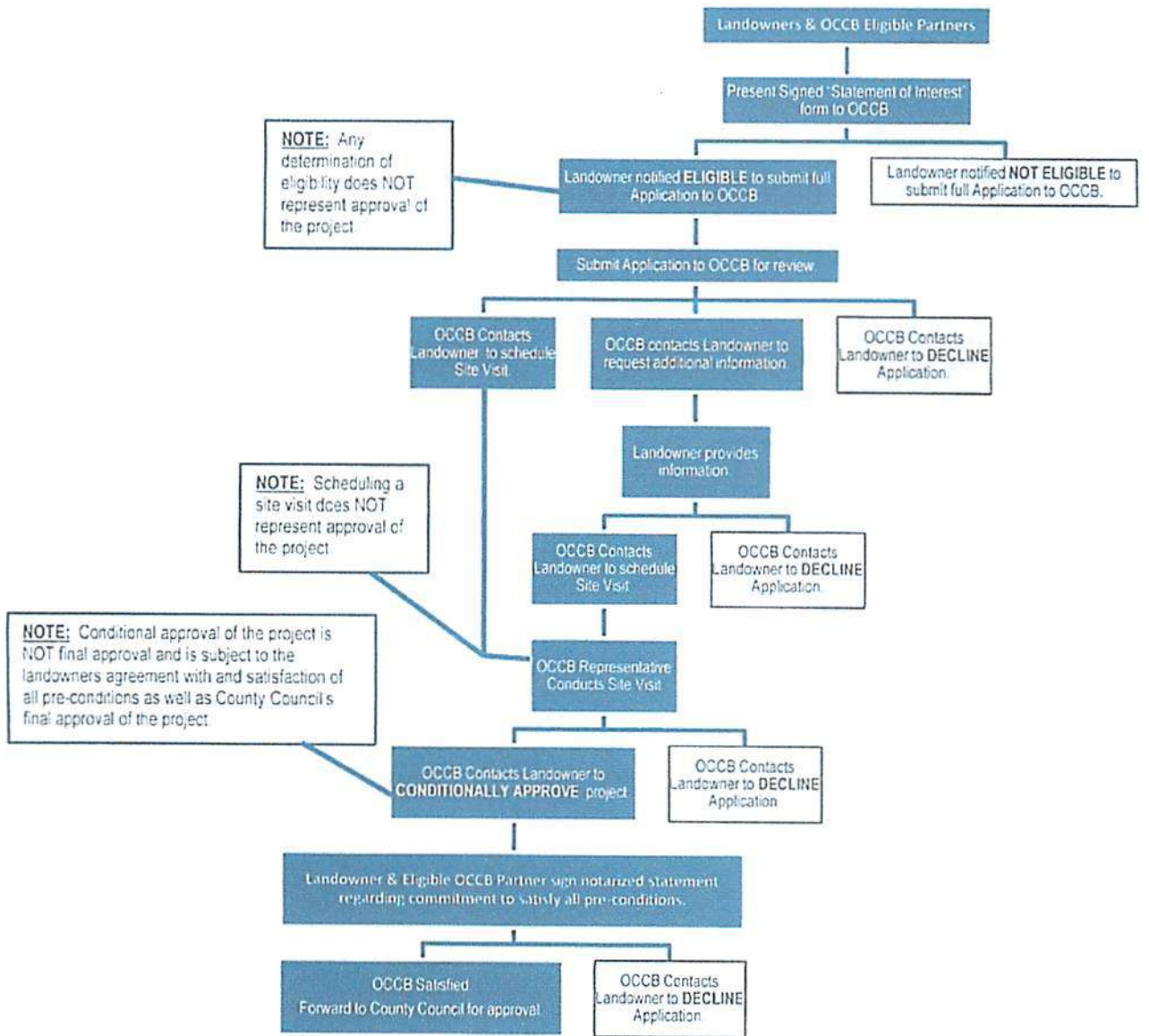
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible “partner” (*e.g., a non-profit managed to hold conservation lands, government body or other eligible entity*) present a signed “Statement of Interest” form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]
2. Landowner and their OCCB eligible “partner” submit full application with substantiation to the OCCB for review.
OCCB contacts landowner to
 - (i) request additional information,
 - (ii) decline the application, or
 - (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
3. Landowner provides additional requested information, if necessary.
OCCB contacts landowner to
 - (i) decline the application, or
 - (ii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
After the site visits are completed, OCCB contacts the landowner to
 - (i) decline the application, or
 - (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner’s agreement with and satisfaction of all pre-conditions as well as County Council’s final approval of the project.]
5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB’s satisfaction that all pre-conditions have been met.
Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

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





Oconee County Assessor

Parcel: 290-00-04-010 Acres: 34.318

Name:	MOORE PEGGY ELIZABETH B	Land Value:	109200
Site:		Improvement Value:	57790
Sale:		Accessory Value:	0
Mail:	199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Total Value:	166990



Oconee County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The maps on this site are not surveys. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.
Date printed: 05/14/18 : 09:08:38



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 Conservation Easement

Landowner's Name Peggy B. Moore

Mailing Address: 199 Twin Oaks Lane

Westminster SC 29693

Daytime Telephones (864 710 1169

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

Name of Organization Oconee Soil and Water Conservation District

Authorized Agent Name: Eddie Martin

Mailing Address: 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

II. Property Information

Legal Description

County: Oconee

Tax Map # 290-00-04-010

Assessor's Plat & Lot Numbers:

Deed Reference [Book & Page]

14-N/100

Current Zoning Classification

zone free

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

Brief description of property including:

a. Total Acres	34 .31
b. Total Forested	3.4
c. Total Cleared / Open	27 .5
d. Total Wetlands	zero
e. Creeks and/or Rivers	340 linear feet of stream

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Peggy B. Moore

Address: 199 Twin Oaks Lane Westminster SC 20693

Telephone Number 864 710 1169

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

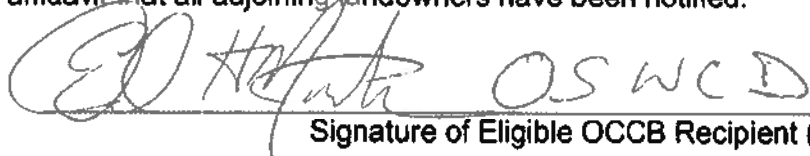
Name Oconee Soil and Water Conservation District

Address: 301 West South Broad Street Walhalla SC 29691

Telephone Number 864 557 6168

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.

 OSWCD
Signature of Eligible OCCB Recipient (Applicant)

See Attachment A

4 8 19
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:

Wells Fargo Mortgage \$18,000.00

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I, Peggy B. Moore, 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.

Peggy B Moore
Signature of Landowner/Agent

4 8 19
Date

Section III

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

Organization Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

Contact Person Eddie Martin

Organization EIN Number: 57-0369135

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.

See attachment B-1 and B-2

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

The applicant will use SCCB funds to purchase a perpetual conservation easement for the tract listed in this proposal. The OSWCD Board will conduct annual inspections to insure the landowner/manager is in compliance with the provisions of the easement.

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

OSWCD holds twenty perpetual conservation easements protecting 2314.918 acres. The OSWCD has also maintained 160 flood pool easements on eight watershed lakes for over forty years.

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.)

OSWCD has a history of working with private landowners for conservation planning since 1938. Their cooperators number approximately 650 landowners, municipalities, civic groups and other units of government. The easements held by OSWCD protect prime and state wide important soils and farmland as well as forested parcels within the 2314.91 acres covered.

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

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.

See Attachment C

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

_____ yes no

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

Administrative and monitoring expenses are funded with a fee to be paid by the landowner to OSWCD at closing, as has been done with all previous closings in our easement program. As a unit of government, OSWCD has taxing authority.

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

yes no

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

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

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

See attachment D

yes no

What is the amount of support sought for this proposal?

\$ \$40,508.00

See attachment E

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.)

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Heather R. Ramsay FKA Heather K Ramsey
Notary Signature

My commission expires: 8-15-2023

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? no

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? no

If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? no

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. **no**

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

1%-25%

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? **no**

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

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

(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.

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? **yes**

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

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.

See Attachment F

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

*Will
Produce
These*

- (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: *See Attments 61 62*

- (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. **yes**
- (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.

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. Pasture and forest land *See Attachments 61 62*

14. Does the proposal for the conservation project on the Property allow... *See Attachment E*

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s). **no**

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

(b) ...Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public. no

If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

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

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?
- (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?

See Attachment I

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. 34.31 See attached tax maps and deed

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? \$81,000
(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? \$40508.00

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)?* 50

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?

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:

_____ 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?

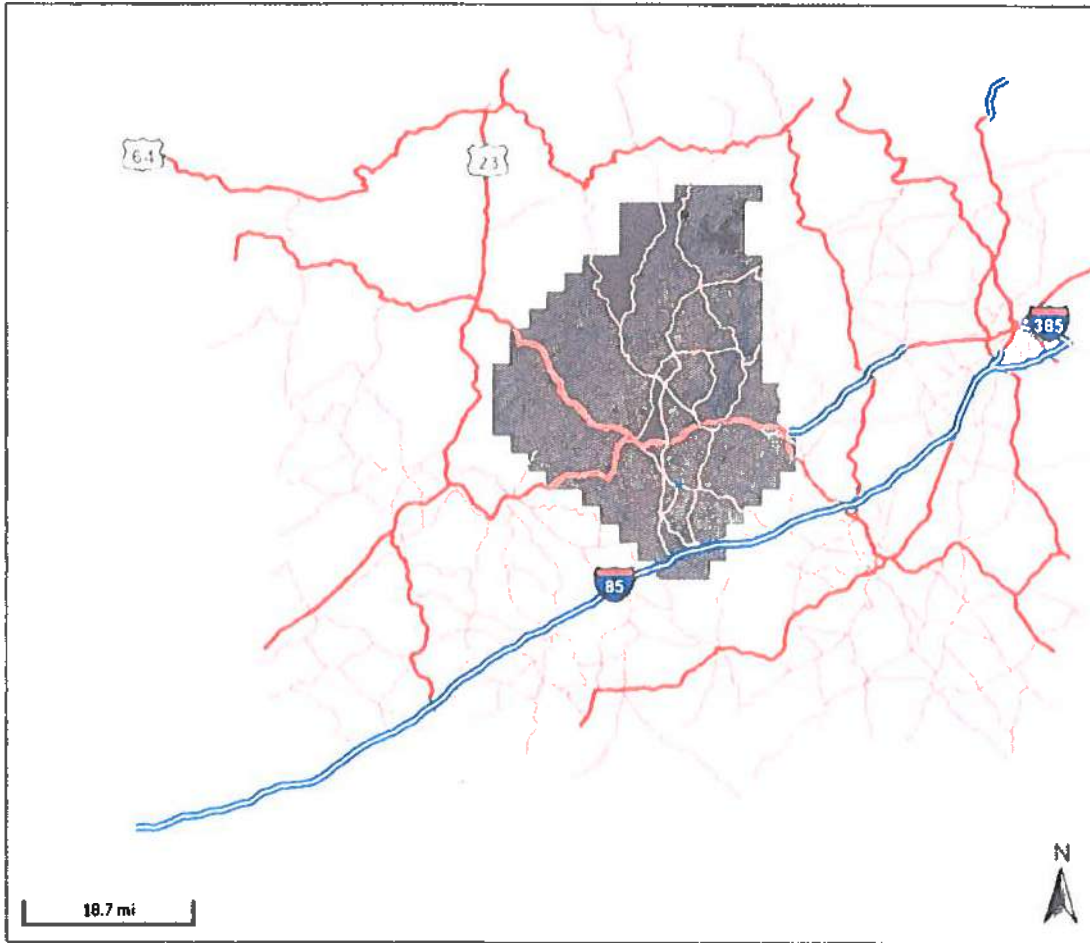
Have matching funds of any kind or services-in-kind been applied for or received? **yes see attached SCCB application**

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?

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

EXHIBIT A



Overview





Legend

USA Major Highways

-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way

County Outlines

-  <all other values>
-  Oconee

Parcel ID	290-00-04-010	Alternate ID	38877	Owner Address	MOORE PEGGY ELIZABETH B 199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Farm with Living Unit			Date	Price	Reason	Qual
Property Address		Acres	34.318			n/a	0	n/a	n/a

District 001
Brief Tax Description (34.318 AC)

MapPlat B-45 MapPlat P 60

(Note: Not to be used on legal documents)

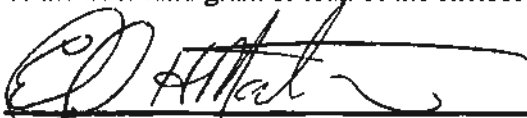
Date created: 4/8/2019
 Last Data Uploaded: 4/8/2019 10:07:08 AM

Developed by  **Schneider**
 GEOSPATIAL

Attachment A

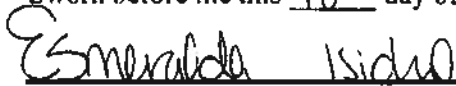
Pursuant to SC Code Sec. 48-59-70, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the SCCB for the Peggy B. Moore Project. We have further informed them that the application may be considered at the Public Meeting to be held prior to April 2019. We have informed each adjoining landowner that they should contact the Executive Director of the SCCB, for further information about when the application will be considered for funding and to express any concerns that they may have about the proposal.

Also, pursuant to SC Code Sec. 48-59-70, B-1, B-2, we, the Oconee County Soil and Water Conservation District Board, have notified all owners of the land that is the subject of the trust fund grant or loan of the enclosed application as of January 09, 2019.



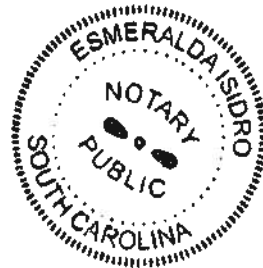
Eddie Martin, District Manager
Oconee County Soil and Water Conservation District

Sworn before me this 18th day of January, 2019.



Notary Public

My Commission Expires: July 21, 2025



Attachment B1

South Carolina Soil Conservation Committee

SC-C13

APPLICATION FOR CERTIFICATE OF ORGANIZATION OF OCONEE SOIL CONSERVATION DISTRICT

Honorable Oscar Frank Thornton
Secretary of State
Columbia, South Carolina

The undersigned supervisors of the Oconee Soil Conservation District respectfully represent:

1. That pursuant to the provisions of the South Carolina Soil Conservation Districts Law (#182 of 1937 S. C. General Assembly, and as amended by Act 812, 1946 S. C. General Assembly, and as amended by Resolutions R.474 and R.492 of the 1951 General Assembly, signed by the Governor May 24, 1951) a petition for the subdivision of the Upper Savannah Soil Conservation District and for the creation of the Oconee Soil Conservation District was filed with the State Soil Conservation Committee; and that proceedings specified in the said Act were taken pursuant to the said petition as more fully appears in the Statement by the State Soil Conservation Committee hereto attached and made a part of this application; that this application is being filed in order to complete the organization of the said district as a governmental subdivision and public body, corporate and politic, as provided by the said act; and that the State Soil Conservation Committee has appointed the undersigned as supervisors of the said Soil Conservation District.

2. That the names and official residences of the undersigned supervisors are as follows:

J. R. Nicholson, Westminster, South Carolina
R. A. Reeves, Seneca, South Carolina

That certified copies of the appointments of the said supervisors, evidencing their right to office are submitted herewith.

3. That the supervisors, J. R. Nicholson and R. A. Reeves, have been appointed for the terms of two years and one year, respectively, from the dates of their respective appointments.

4. That the name which is proposed for the said district is the Oconee Soil Conservation District.

5. That the principal office of the supervisors of the said district is located at Walhalla, South Carolina.

South Carolina Soil Conservation Committee

SC-C13

-2-

Wherefore, the undersigned supervisors of the said District respectfully request that the Secretary of State make and issue to the undersigned supervisors a certificate, under the seal of the State, of the due organization of the said Oconee Soil Conservation District.

J. R. Nicholson
J. R. Nicholson
R. A. Reeves
R. A. Reeves

STATE OF South Carolina)

COUNTY OF Oconee)

I, Bruce M. Latham, a Notary Public in and for the county and State aforesaid do certify that J. R. Nicholson and R. A. Reeves, whose names are signed to the foregoing applications, are personally known to me and known by me to be the officers as affirmed therein, and that each has subscribed hereto in my presence. Given under my hand and seal this 27 day of September 1951.

Bruce M. Latham
Notary Public for the State
of South Carolina

Attachment B-2

South Carolina Soil Conservation Committee

SC-616

OFFICE OF THE STATE SOIL CONSERVATION COMMITTEE
DENMARK, SOUTH CAROLINA

IN THE MATTER OF THE ORGANIZATION
OF THE OCOONEE SOIL CONSERVATION
DISTRICT

STATEMENT BY THE STATE
SOIL CONSERVATION
COMMITTEE

TO ALL TO WHOM THESE PRESENT SHALL COME, GREETINGS:

Be it known that on the 23rd day of April, 1951, a petition for the subdivision of the Upper Savannah Soil Conservation District and the creation of the Oconee Soil Conservation District, signed by a majority of the Board of Supervisors of the Upper Savannah Soil Conservation District was duly filed in the office of the State Soil Conservation Committee pursuant to the provisions of the Amendment to the State Soil Conservation Districts Law, Act 812, 1946;

That on the 21st day of May, 1951, in Room 123, Long Hall, Clemson, South Carolina, public hearing was held after due notice of the said hearing had been given as required by law;

That on the 5th day of July, 1951, the State Soil Conservation Committee did duly determine that there is need in the interest of the public health, safety and welfare, for a soil conservation district to function in the proposed territory, and did define the boundaries thereof, and that the operation of the said district to be administratively practicable and feasible;

That the boundaries of the said district were defined by the State Soil Conservation Committee as follows:

The Oconee Soil Conservation District will include all the lands lying within the county of Oconee, boundaries as fixed by law.

IN WITNESS WHEREOF, the State Soil Conservation Committee has caused these presents to be executed by its secretary under the seal of the Committee this 5th day of July, 1951.


Acting Executive Secretary
S. C. Soil Conservation Committee

STATE OF SOUTH CAROLINA

EXECUTIVE DEPARTMENT

BY THE SECRETARY OF STATE

I, Oscar Frank Thornton, Secretary of State of the State of South Carolina, by virtue of the authority in me vested by Act No. 182, Acts of the General Assembly at the 1937 Session, amended by Act 812 of the 1946 South Carolina General Assembly, and amended by Resolutions R.474 and R.492 of the 1951 General Assembly, signed by the Governor May 24, 1951, hereby certify that the Oconee Soil Conservation District has been duly organized under the provisions of the aforesaid mentioned Act, and that said District is authorized to carry out the provisions of the said Act.

Given under my hand and the
Great Seal of the State, at
Columbia, the 18 day of
October, A.D.,
1951.

Oscar Frank Thornton

Oscar Frank Thornton
Secretary of State

Attachment C



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners
Alexander P. Ramsay, Chairman
Lee Keese, Vice-Chairman
Bob Winchester, Secretary-Treasurer
L.J. Jones Carol Hendrix

January 9, 2019

Peggy B. Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore:

Pursuant to Section 48-59-70(B) of the South Carolina Conservation Bank Act, we hereby notify you that:

- (1) Interests in land purchased with trust funds from the Conservation Bank result in a permanent conveyance of such interests from you to the eligible fund recipient or its assignees;
- (2) It may be in your interest to retain independent legal counsel, appraisals and other professional advice.

It has been a pleasure working with you on the application.

Very truly yours,

Rex Ramsay
Chairman

I acknowledge receipt of this notification today.

Peggy B. Moore

Sworn before me this 18th day of January 2019.

Esmeralda Isidro

My commission expires July 21, 2025.



Attachment D

Moore FRPP



Holstein
APPRAISALS

June 1, 2018

Peggy E. Moore

Re: Conservation Easement Appraisal, 34.3 acres of pasture on Twin Oaks Lane, Property of Peggy E. Moore, Oconee County, SC.

At your request, I have prepared an appraisal report on the subject property. The subject property includes 34.3 acres, all of which will be subject to a USDA NRCS Farm and Ranchland Protection Program (FRPP) conservation easement. The effective date of the appraisal is May 17, 2018, the date of the property inspection. The objective of this appraisal was to estimate the value of the subject land before and after the easement.

I estimate the values to be:

Value before the Easement (market value):	\$146,000
Value After the Easement (easement-constrained value):	\$65,000
Value of the Easement (difference):	\$81,000

The appraisal is based on the area delineated by the plats, aerial photographs, deeds, and tax that are included as part of the report. This USPAP-compliant appraisal has been conducted in the *format* of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA—Yellow Book). *However, this is not a formal Yellow Book conservation easement appraisal.* The purpose of this appraisal is only to estimate a before and after easement value for the use of the USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore—this is appraisal to be used for the application of an easement. The appraisal procedures and scope of the appraisal are explained in detail in the body of the report.

I appreciate your business. If there are questions, please do not hesitate to call.

Sincerely,
HOLSTEIN APPRAISALS

Richard H. Holstein IV, P.E.
Certified General Appraiser
SC 5509 | GA 345673 | NC A7477

Attachment E

Satisfaction criteria for Sections Four, Five and Six OCCB Application

By holding an easement on this property OSWCD will be able to protect the natural aspects of this parcel while also preserving the ability for it to remain farmland in its current state. The property has prime and statewide soils, is used for pasture and timberland, and is in the southern part of Oconee County, a location that has been repeatedly targeted for development by real estate and industry interests because of its flat and easily grade-able characteristics. Due to this being a working farm and the intent is for it to remain that way, and due to bio-hazard concerns within the farming production community, public access has not been considered. Public benefit is to be derived by preserving production farmland into perpetuity and providing viewshed opportunities lacking in developed areas.

We plan to accomplish the above by working in partnership with the landowner as we have done on all our acreage parcels to protect this valuable parcel into perpetuity by monitoring and support of the deed restrictions that will be placed upon the parcel at closing.

Attachment F

Possible ACEP Application Parcel

Date: 1/8/2018

Customer(s): PEGGY B MOORE

District: OCONEE SOIL & WATER CONSERVATION DISTRICT

Field Office: WALHALLA SERVICE CENTER

Agency:

Assisted By: HEATHER RAMSAY



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

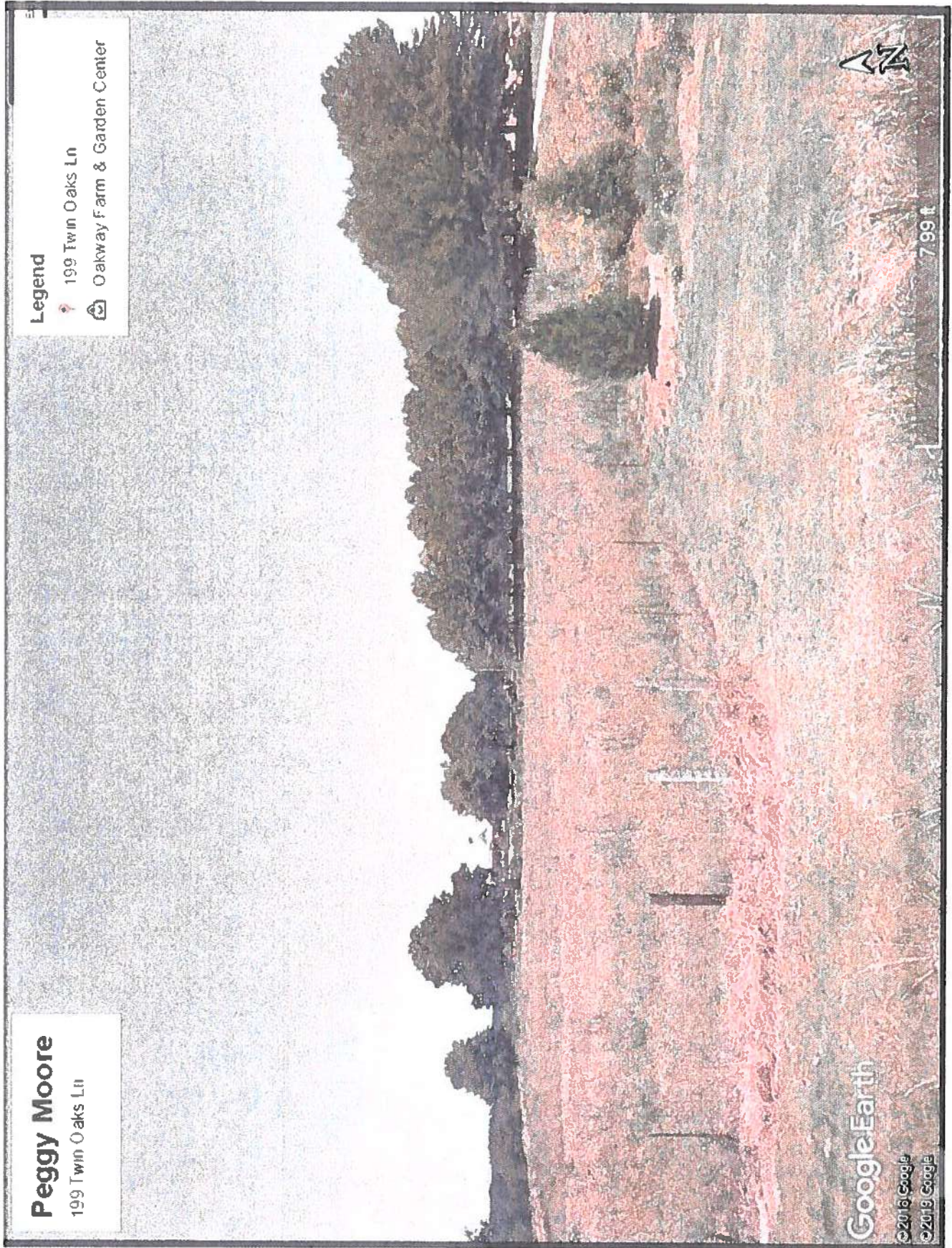
- Parcel Boundary
- statewide_prime
- Property Boundary



Attachment 61



Attachment G2



Peggy Moore
199 Twin Oaks Ln

Legend
📍 199 Twin Oaks Ln
🏠 Oakway Farm & Garden Center

Google Earth

©2016, Google
©2019, Google

799 ft



Attachment 1

Tract 9287 Location Map

Date: 8 April 2019

Customer(s): PEGGY B MOORE
District: OCONEE SOIL & WATER CONSERVATION DISTRICT



Field Office: WALHALLA SERVICE CENTER
Agency: USDA-NRCS
Assisted By: R. Jason Davis

Legal Description: Farm 3809 Tract 9287

State and County: SC, Oconee County, South Carolina



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  Seneca
 -  AOI
 -  Soils Map
 -  Parcel Boundary
- ortho_1-1_1n_a_sc073_2017_1.sid
- RGB**
-  Red Band 1
 -  Green Band 2
 -  Blue Band 3



Attachment H

**SCHEDULE F
(Form 1040)**

Profit or Loss From Farming

OMB No. 1545-0074

2015

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
▶ Information about Schedule F and its separate instructions is at www.irs.gov/schedulef.

Attachment
Sequence No. **14**

Name of proprietor: **Donald A Moore** Social security number (SSN): **[REDACTED]**

A Principal crop or activity: **Cattle Pasture, Vegetables** B Enter code from Part IV: **111210** C Accounting method: Cash Accrual D Employer ID number (EIN), (see instr):

E Did you "materially participate" in the operation of this business during 2015? If "No," see instructions for limit on passive losses Yes No

F Did you make any payments in 2015 that would require you to file Form(s) 1099 (see instructions)? Yes No

G If "Yes," did you or will you file required Forms 1099? Yes No

Part I Farm Income—Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9)

1a	Sales of livestock and other resale items (see instructions)	1a			
b	Cost or other basis of livestock or other items reported on line 1a	1b			
c	Subtract line 1b from line 1a	1c			0
2	Sales of livestock, produce, grains, and other products you raised	2			
3a	Cooperative distributions (Form(s) 1099-PATR)	3a		3b Taxable amount	
4a	Agricultural program payments (see instructions)	4a		4b Taxable amount	
5a	Commodity Credit Corporation (CCC) loans reported under election	5a			
b	CCC loans forfeited	5b		5c Taxable amount	
6	Crop insurance proceeds and federal crop disaster payments (see instructions)				
a	Amount received in 2015	6a		6b Taxable amount	
c	If election to defer to 2016 is attached, check here <input type="checkbox"/>	6d	Amount deferred from 2014		
7	Custom hire (machine work) income	7			
8	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	8			1,700
9	Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)	9			1,700

Part II Farm Expenses—Cash and Accrual Method. Do not include personal or living expenses (see instructions)

10	Car and truck expenses (see instructions). Also attach Form 4562	10		23	Pension and profit-sharing plans	23	
11	Chemicals	11		24	Rent or lease (see instructions)		
12	Conservation expenses (see instructions)	12		a	Vehicles, machinery, equipment	24a	
13	Custom hire (machine work)	13		b	Other (land, animals, etc.)	24b	
14	Depreciation and section 179 expense (see instructions)	14		25	Repairs and maintenance	25	
15	Employee benefit programs other than on line 23	15		26	Seeds and plants	26	
16	Feed	16		27	Storage and warehousing	27	
17	Fertilizers and lime	17		28	Supplies	28	
18	Freight and trucking	18		29	Taxes	29	
19	Gasoline, fuel, and oil	19		30	Utilities	30	
20	Insurance (other than health)	20		31	Veterinary, breeding, and medicine	31	
21	Interest:			32	Other expenses (specify)		
a	Mortgage (paid to banks, etc.)	21a		a		32a	
b	Other	21b		b		32b	
22	Labor hired (less employment credits)	22		c		32c	
				d		32d	
				e		32e	
				f		32f	
33	Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions	33					0
34	Net farm profit or (loss). Subtract line 33 from line 9. If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36	34					1,700

35 Did you receive an applicable subsidy in 2015? (see instructions) Yes No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss.
a All investment is at risk. b Some investment is not at risk

**SCHEDULE F
(Form 1040)**

Profit or Loss From Farming

OMB No. 1545-0074

2014

Attachment
Sequence No. **14**

Department of the Treasury
Internal Revenue Service (999)

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **Information about Schedule F and its separate instructions is at www.irs.gov/schedulef.**

Name of proprietor
Donald A Moore

Social security number (SSN)
[REDACTED]

A Principal crop or activity
Cattle Pasture, Vegetables

B Enter code from Part IV
▶ **11210**

C Accounting method
 Cash Accrual

D Employer ID number (EIN), (see instr)

E Did you "materially participate" in the operation of this business during 2014? If "No," see instructions for limit on passive losses

Yes No

F Did you make any payments in 2014 that would require you to file Form(s) 1099 (see instructions)?

Yes No

G If "Yes," did you or will you file required Forms 1099?

Yes No

Part I Farm Income—Cash Method. Complete Parts I and II (Accrual method) Complete Parts II and III, and Part I, line 9.)

1a Sales of livestock and other resale items (see instructions)	1a			
b Cost or other basis of livestock or other items reported on line 1a	1b			
c Subtract line 1b from line 1a				1c 0
2 Sales of livestock, produce, grains, and other products you raised				2
3a Cooperative distributions (Form(s) 1099-PATR)	3a		3b Taxable amount	3b
4a Agricultural program payments (see instructions)	4a		4b Taxable amount	4b
5a Commodity Credit Corporation (CCC) loans reported under election				5a
b CCC loans forfeited	5b		5c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions)				
a Amount received in 2014	6a		6b Taxable amount	6b
c If election to defer to 2015 is attached, check here ▶ <input type="checkbox"/>			6d Amount deferred from 2013	6d
7 Custom hire (machine work) income				7
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)				8 720
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions) ▶				9 720

Part II Farm Expenses—Cash and Accrual Method. Do not include personal or living expenses (see instructions)

10 Car and truck expenses (see instructions). Also attach Form 4562	10		23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions)		
12 Collection expenses (see instructions)	12		a Vehicles, machinery, equipment	24a	
13 Custom hire (machine work)	13		b Other (and animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14		25 Repairs and maintenance	25	500
15 Employee benefit programs (other than on line 23)	15		26 Seeds and plants	26	
16 Feed	16		27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health)	20		31 Veterinary, breeding, and medicine	31	
21 interest			32 Other expenses (specify)		
a Mortgage (paid to banks, etc.)	21a		a Tree Work	32a	800
b Other	21b		b	32b	
22 Labor hired (less employment credits)	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions ▶				33	1,300
34 Net farm profit or (loss). Subtract line 33 from line 9 if a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36				34	-580

35 Did you receive an applicable subsidy in 2014? (see instructions)

Yes No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss

a All investment is at risk **b** Some investment is not at risk

For Paperwork Reduction Act Notice, see the separate instructions.

Schedule F (Form 1040) 2014

H1A

**SCHEDULE F
(Form 1040)**

Profit or Loss From Farming

OMB No. 1545-0074

2013

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.

▶ Information about Schedule F and its separate instructions is at www.irs.gov/schedulef.

Attachment
Sequence No. **14**

Name of proprietor: **Donald A Moore**

Social security number (SSN): **[REDACTED]**

A Principal crop or activity: **Cattle Pasture Vegetables**

B Enter code from Part IV: **111210**

C Accounting method: Cash Accrual

D Employer ID number (EIN), (see instr):

E Did you "materially participate" in the operation of this business during 2013? If "No," see instructions for limit on passive losses: Yes No

F Did you make any payments in 2013 that would require you to file Form(s) 1099 (see instructions)? Yes No

G If "Yes" did you or will you file required Forms 1099? Yes No

Part I Farm Income—Cash Method. Complete Parts I and II (Accrual method) Complete Parts II and III, and Part I, line 9

1a	Sales of livestock and other resale items (see instructions)	1a			
b	Cost or other basis of livestock or other items reported on line 1a	1b			
c	Subtract line 1b from line 1a	1c			0
2	Sales of livestock, produce, grains, and other products you raised	2			
3a	Cooperative distributions (Form(s) 1099-PATR)	3a		3b Taxable amount	3b
4a	Agricultural program payments (see instructions)	4a	2,195	4b Taxable amount	4b
5a	Commodity Credit Corporation (CCC) loans reported under election	5a		5c Taxable amount	5c
b	CCC loans forfeited	5b		5c Taxable amount	5c
6	Crop insurance proceeds and federal crop disaster payments (see instructions)				
a	Amount received in 2013	6a		6b Taxable amount	6b
c	If election to defer to 2014 is attached, check here <input type="checkbox"/>	6d		6d Amount deferred from 2012	6d
7	Custom hire (machine work) income	7			
8	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	8			
9	Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)	9			2,195

Part II Farm Expenses—Cash and Accrual Method. Do not include personal or living expenses (see instructions)

10	Car and truck expenses (see instructions). Also attach Form 4562	10		23	Pension and profit-sharing plans	23	
11	Chemicals	11		24	Rent or lease (see instructions)	24	
12	Conservation expenses (see instructions)	12		a	Vehicles, machinery, equipment	24a	
13	Custom hire (machine work)	13		b	Other (land, animals, etc.)	24b	
14	Depreciation and section 179 expense (see instructions)	14		25	Repairs and maintenance	25	
15	Employee benefit programs other than on line 25	15		26	Seeds and plants	26	
16	Feed	16		27	Storage and warehousing	27	
17	Fertilizers and lime	17		28	Supplies	28	
18	Freight and trucking	18		29	Taxes	29	
19	Gasoline, fuel, and oil	19		30	Utilities	30	
20	Insurance (other than health)	20		31	Veterinary, breeding, and medicine	31	
21	Interest			32	Other expenses (specify)		
a	Mortgage (paid to banks, etc.)	21a		a		32a	
b	Other	21b		b		32b	
22	Labor (less employment credits)	22		c		32c	
				d		32d	
				e		32e	
				f		32f	
33	Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions	33					0
34	Net farm profit or (loss). Subtract line 33 from line 9. If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36	34					2,195
35	Did you receive an applicable subsidy in 2013? (see instructions)						<input type="checkbox"/> Yes <input type="checkbox"/> No
36	Check the box that describes your investment in this activity and see instructions for where to report your loss						
a	<input type="checkbox"/> All investment is at risk						
b	<input type="checkbox"/> Some investment is not at risk						

For Paperwork Reduction Act Notice, see the separate instructions.

Schedule F (Form 1040) 2013

**Application for Funding
South Carolina Conservation Bank
Revised 08/01/2012**

I. General Information: Section One:

Acquisition type: Fee Simple Conservation Easement Loan Other

Landowner's Name: Peggy B. Moore

Mailing Address: 199 Twin Oaks Lane

Westminster SC 29693

Daytime Telephone: 864 710 1169

Eligible Trust Fund Recipient Seeking Funding

Name of Organization: Oconee Soil and Water Conservation District

Authorized Agent Name: Eddie Martin

Mailing Address: 301 West South Broad Street

Walhalla SC 29691

Daytime Telephone: 864 557 6168

II. Property Information

Legal Description: County Oconee

Tax Map # 290-00-04-010

Assessor's Plat and Lot Numbers: _____

Deed Reference (Book and Page Number) 14-N/100

Current local zoning status where property is located zone free

Location on County Map (attach) _____

GPS Coordinates (if available) _____

Brief description of property including:

- a. Total acres 34.31
- b. Total forested 3.4
- c. Total cleared/open 27.5
- d. Total wetlands zero
- e. Creeks or rivers 340 linear feet of stream

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

III. Miscellaneous Information:

a. Who is the party responsible for managing this land? (Code Sec. 48-59-70)

Name Peggy B. Moore

Address 199 Twin Oaks Lane Westminster SC 20693

Telephone Number 864 710 1169

a. Who is responsible for enforcing any conservation easements or other restrictions on this property? (Code Sec. 48-59-70)

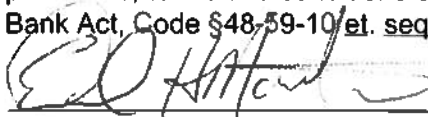
Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street Walhalla SC 29691

Telephone Number 864 638 2213

IV. Adjoining landowners. Adjoining landowners must be notified of this grant request by statute. (Code Sec. 48-59-70). Please attach affidavit that all adjoining landowners have been notified.

V. The undersigned eligible trust fund recipient acknowledges that any grant from the SCCB will be subject to the provisions, terms and conditions of this entire Application and to the provisions of the South Carolina Conservation Bank Act, Code §48-59-10 et. seq.

 District Manager OSWCD 1 18 19

Signature of Eligible Trust Fund Recipient (Applicant) Date

For Office Use Only	
Received By:	_____
Application Number:	_____
Date:	_____

General Information: Section Two- To be filled out by the landowner.

1. Does this land contain property or interest in the property that has been down zoned within three years of the date of this application? (Code Sec. 48-59-70,O-1)

Yes No Not Applicable

2. Has the qualified entity or applicant seeking funding notified you in writing:
(S.C. Code Sec. 48-59-70, B-1, B-2)

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

3. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?

Yes No

If so, please explain:

Wells Fargo

\$ 18,000.00

South Carolina Conservation Bank- Landowner Inspection Consent Agreement

4. The undersigned, as the landowner or landowner's agent agrees to allow inspection, and appraisal if necessary, of the interests in land that is the subject of this Application. I agree to allow authorized or designated agents or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

5. The undersigned as the landowner or landowner's agent acknowledges that any grant from the SCCB will be subject to the provisions, terms and conditions of this entire Application and the provisions of the South Carolina Conservation Bank Act, Code §48-59-10 et. seq.

Peggy B. Moore

Signature of Landowner/Agent

1/18/19

Date

General Information: Section Three - To be filled out by the eligible trust fund recipient seeking funding (Applicant)

1. Organization Name/Contact Oconee Soil and Water Conservation District

Contact Person: Eddie Martin

Address: 301 West South Broad Street
Walhalla SC 29691

Telephone Number: 864 638 2213

Organization FEI number: 57-0369135

Please 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 the S.C. Conservation Bank Act. (Code Sec. 48-59-30, 4-c)

2. How will you be able to complete the project and acquire the interests in the proposed lands? (Code Sec. 48-59-70, H-1)

The applicant will use SCCB funds to purchase a perpetual conservation easement for the tract listed in this proposal. The OSWCD Board will conduct annual inspections to insure the landowner/manager is in compliance with the provisions of the easement.

3. How many total acres of lands or projects have you preserved in this state? (Code Sec. 48-59-70, H-2)

OSWCD holds twenty perpetual conservation easements protecting 2314.918 acres. Ninety Eight percent of these easements were purchased with leveraged funds provided by the USDA Natural Resource Conservation Service. The OSWCD has also maintained 160 flood pool easements on eight watershed lakes for over forty years.

4. Briefly describe the lands your organization has preserved in this state, 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. (Code Sec. 48-59-70, H-3)

OSWCD has a history of working with private landowners for conservation planning since 1938. Their cooperators number approximately 650 landowners, municipalities, civic groups and other units of government. The easements held by OSWCD protect prime and state wide important soils and farmland as well as forested parcels within the 2314.91 acres covered. See Attachment B for a breakdown.

5. Has the trust fund recipients notified the owner of the land that is the subject of the trust fund grant or loan of the following in writing? (Code Sec. 48-59-70, B-1, B-2)

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 its assignees.

Yes No

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

Yes No

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

6. Does the eligible trust recipient or the landowner have a general summarized land management plan for this proposal? Please attach. (Code Sec. 48-59-70, G1-8).

Note: A statement addressing these items is required prior to closing.

Yes No

7. Explain how the eligible trust fund recipient intends to enforce the easement restrictions on this proposal. (Code Sec. 48-59-70, G-6,7 and H). Attach additional sheet if necessary.

Administrative and monitoring expenses are funded with a fee to be paid by the landowner to OSWCD at closing, as has been done with all previous closings in our easement program. As a unit of government, OSWCD has taxing authority. Should there be an increase in expenses, a tax levy may be used to fund operation and maintenance of the easement.

8. If the eligible trust fund recipient uses SCCB funding to acquire Fee Simple title to land, does it understand and agree that public access and use of the land must be permitted, subject to those rules and regulations that are consistent with the conservation purposes for which the land was acquired. (Code Sec. 48-59-80, K)

Yes No

9. Does the eligible trust fund recipient understand and agree that trust funds provided by South Carolina Conservation Bank may only be used for the acquisition of the interests in land described in this application, including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands? (Code Sec. 48-59-110).

Yes No

10. Does the eligible trust fund recipient have reasonable documentation to support this request? Please attach. The proposal will not be considered without adequate substantiation of estimated Fair Market Value **Note:** However, a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing. (Code Sec.48-59-70,M)

Yes No

11. What is the amount of support sought for this proposal? \$ 36457.00

12. What is the total transaction value? \$ 76965.00

13. Explain how this proposal will satisfy the criteria listed in Sections Four, Five, and Six of the ensuing pages. (Code Sec. 48-59-70, G) (Please attach a narrative of what your intended plans are and how you plan to accomplish them.)

By holding an easement on this property OSWCD will be able to protect the natural aspects of this parcel while also preserving the ability for it to remain farmland in its current state. The property has prime and statewide soils, is used for pasture and timberland, and is in the southern part of Oconee County, a location that has been repeatedly targeted for development by real estate and industry interests because of its flat and easily grade-able characteristics. Due to this being a working farm and the intent is for it to remain that way, and due to bio-hazard concerns within the farming production community, public access has not been considered. Public benefit is to be derived by preserving production farmland into perpetuity and providing viewshed opportunities lacking in developed areas.

14. Does the eligible trust fund recipient understand and agree to return to the SCCB any trust funds disbursed by the SCCB to the eligible trust fund recipient that are not spent, in accordance with this Application, within 60 days of the day SCCB disburses the trust funds to the Applicant?

Yes No

15. Does the eligible trust fund recipient understand and agree that incident to acquiring the interest in land proposed to be acquired pursuant to this application, the eligible trust fund recipient will also purchase a title insurance policy acceptance to SCCB insuring the interests in land acquired and naming the SCCB as an additional insured? (Code Section 48-59-80(D))

Yes No

16. Does the eligible trust fund recipient understand and agree to indemnify the SCCB against any loss suffered by the eligible trust fund recipient due to a defect in title to an interest in land acquired by the eligible trust fund recipient with SCCB trust funds, which indemnification obligation is or will be secured by the title insurance policy referenced to in paragraph 11 above? (Code Section 48-59-80(D)). (Note that if the SCCB funding is not the sole source of funding for the acquisition of interests in land by the eligible trust fund recipient, title insurance or indemnification proceeds will be shared in proportion to the cash SCCB trust funds provided for the acquisition of the interests in land and closing costs, as compared to the total cash funds provided from all sources for the acquisition of the interests in the land and closing costs.)

Yes No

17. Does the eligible trust fund recipient understand and agree that funding of all approved applications is subject to the availability of funds to the SCCB ?

Yes No

18. Does the eligible trust fund recipient understand and agree that in the event of the sale of any interests in land purchased in whole or in part with trust funds provided by the SCCB, whether as the result of condemnation or other sale, the proceeds from the sale must be paid in whole or in part to the SCCB? The sale proceeds will be credited to the SCCB in proportion to the cash consideration paid from SCCB trusts fund for the acquisition of the interests in land sold as compared to the total cash consideration paid for the acquisition of the interests in land (Code Sec. 48-59-80(H) and (L).

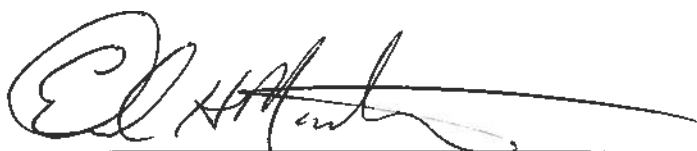
Yes No

19. Does the Applicant understand and agree that any other eligible trust fund recipient to which the interests in land that are the subject of the Application might be transferred will acknowledge that the transferee receives the interests in land subject to the terms and conditions of this Application?

Yes No

20. Does the Applicant understand and agree that amounts spent for acquisition of interests in land include only the actual purchase price of the interests in land, plus customary closing costs associated with a normal real estate transaction (e.g. title insurance, abstractor fees, recording fees and attorney's fees directly associated with the closing)?

Yes No



Signature of Authorized Agent for Eligible Trust Fund Recipient (Applicant)



Notary Signature

My commission expires: July 21, 2025



Section Four- Conservation Criteria
Code Section 48-59-70 Sec. C and D
Information to be considered in filling out the application

1. The extent to which the proposal conserves unique or important wildlife habitat.

Wildlife Habitat Values: The habitat potential of a parcel for all types of wildlife and fisheries species including those hunted and fished. For example parcel contains:

- excellent habitat or habitat potential for game species including black bear, white-tailed deer, wild turkey, waterfowl, bobwhite quail and others.
- excellent habitat or habitat potential for game fish including cold-water trout, black bass, sunfish and others.
- significant populations of resident species.
- good or excellent habitat or habitat potential for forest inhabiting birds.
- good or excellent habitat or habitat potential for significant populations of forest inhabiting mammals, reptiles, amphibians and invertebrates.
- areas for resting and feeding of migratory species.
- exhibits connective habitats, corridors, habitat linkages and areas that reduce biological isolation.
- other (Please attach description)

2. The extent that proposal conserves rare or endangered species.

Threatened and Endangered Species: The parcel contains populations or suitable habitats of rare, threatened or endangered species of fish, wildlife or plants. For example parcel contains:

- known occurrences of rare, threatened or endangered species of animals or plants.
- Parcel is within close proximity to a site with known occurrences of species of concern.
- habitats that are suitable for reoccupation of such species.
- habitats that often harbor such species.
- other (Please attach description)

3. The extent that the proposal conserves a relatively undisturbed or outstanding example of an ecosystem indigenous to South Carolina. For example parcel contains:

- Carolina Bay
- Spartina Marshlands
- other (Please attach description)

4. The extent the parcel conserves riparian habitats, wetlands, water quality, watersheds of significant ecological value, critical aquifer recharge areas, estuaries, bays or beaches.

Riparian and Hydrologic Values: The parcel contains wetlands that have ecological values including unique habitats, flood control, sediment filtration, and contaminant filtration. For example parcel:

- is situated on a river, stream or marine shore.
- has extensive river, stream or marine shoreline.
- includes the 100-year floodplain.

- includes a designated scenic river, stream or wetland.
- contains minimum 50-foot buffer of trees along shorelines as a sediment buffer.
- contains ecologically significant wetlands such as isolated bays, bogs, depression meadows and ponds.
- is adjacent to or near other protected wetlands
- includes the surface watershed or the ground water aquifer of a public water supply.
- other (Please attach description)

5. The extent the parcel has for conserving outstanding geologic features. For example parcel:

- contains mountains.
- contains significant rock formations/waterfalls.
- contains significant earth strata.
- contains limestone bluff
- other (Please attach description)

6. The extent to which the parcel conserves a site of unique historical or archeological significance.

Cultural and Historic Resources: The parcel contains known or likely sites of significant historic or cultural value. For example parcel:

- contains cultural resources such as a historic forest, mill site, or tar kiln.
- contains other historic or archeological resources such as Native American sites, historic structures or historic sites
- other (Please attach description)

7. The extent the parcel conserves an area of critical forestlands, farmlands, or wetlands.

For example parcel has:

- the soil productivity and natural vegetative community to produce high quality timber, pulpwood and other forest products.
- growing timber stock in place.
- diverse timber age and type.
- prime soils
- is agriculturally unique
- contains unique wetlands
- other (Please attach description)

8. The extent the parcel conserves an area of forestlands or farmlands which are located on prime soils, in microclimates or have strategic geographical significances.

The potential of a parcel to produce forest products including productivity, accessibility, vegetative community, standing timber, management history and location. For example parcel:

- has the soil productivity and natural vegetative community to produce high quality timber, pulpwood, forest and agricultural commodities.
- has growing timber stock in place.

- has diverse timber age and type.
- has growing crops in place.
- other (Please attach description)

9. The extent that the parcel conserves an area for public recreation, greenways, or parkland.

Public Recreation Potential: The potential of a parcel to provide the public with outdoor recreational potential including hunting, fishing, hiking, birding, horseback riding, wildlife observation, and other types of recreation. For example parcel has:

- externally accessible to the public by automobile and internally accessible by vehicle, foot, boat or bicycle. The public must be able to reach the tract by auto and transit the tract reasonably under most environmental conditions.
- the potential for hiking, cycling and horseback riding trails.
- potential water-based recreational value.
- unique habitat, geological formation, wildlife population or other special recreational attraction.
- potential for inclusion in the Wildlife Management Area Program.
- other (Please attach description)

10. The extent the parcel conserves a larger area or ecosystem already containing protected lands or as a connection between natural habitats or open space that are already protected. For example parcel:

- adjoins or is close to a state park.
- adjoins or is close to a state or federal forest or refuge.
- orders on other protected and managed lands.
- borders a scenic highway or river.
- other (Please attach description)

11. The extent that the parcel conserves a significant acreage. Parcel contains:

- less than 100 acres
- 100-500 acres
- 501-1000 acres
- 1001-5000 acres
- 5,001-10,000 acres
- over 10,000 acres

12. The extent the parcel presents a unique opportunity to accomplish one or more of the criteria in Items 1-11, where the same or similar opportunity is unlikely to present itself in the future. For example parcel:

- is in danger of conversion to non-traditional use within 10 years.
- is currently for sale on the open market
- may remain as is, but will become further subdivided within 10 years.
- is located where infrastructure extensions and improvements are imminent.
- may remain as is, but is in danger of non-sustainable management.
- other (Please attach description)

**Section Five-Financial Criteria
Code Section 48-59-70 Section E
Information to be considered in filling out the application**

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

Parcel:

- is available at a low cost per acre.
 is available from a willing seller at a reasonable price.

2. How does the proposal leverage trust 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; have any been received; in what amount or percentage of this proposal from any other governmental source?

Explain:

In 98% of easements held by OSWCD the entity has partnered with USDA NRCS to secure funds to leverage said easements. The plan for this parcel is the same. NRCS now requires OSWCD to have a funding source in place prior to placing an application with them. We must now secure funding from SCCB before placing applications with NRCS, which will be done immediately if approved by SCCB.

3. How does the proposal leverage trust funds by including funding or in-kind assets or services from private or non-profit sources, or charitable donations or land or conservation easements?

Have matching funds of any kind been applied for; have any been received; in what amount or percent of its proposal from private or non-profit sources?

Explain:

4. How does the proposal leverage trust funds by purchasing conservation easements that preserve land at a cost that is low, relative to the fair market value of the fee simple title of the land preserves?

Is the proposal a bargain sale? Yes No

Is the parcel available with matching funds donated by the current owner? Yes No

If so, in what amount/percent? 5%

Explain:

The landowner has agreed to donate 5% of the easement value of the property
Landowner donation 5% of \$2362 = \$118 per acre X 34.3 = \$4047.40
Landowner is also absorbing all closing costs in connection with this proposal

5. Has any other conservation incentives and means of conservation such as donated, conservation easements or participation in other governmental programs have been explored, applied for, secured, or exhausted?

Explain:

Section Six- Public Access
Code Section 48-59-70 Section F
Information to be considered in filling out the application

1. To what extent does the proposal provide public access for hunting, fishing, outdoor recreational activities, and other forms of public access.

- No public access is proposed.
- Limited public access is proposed such as:

Hunting, fishing, canoeing, biking, hiking, bird watching, educational opportunities for scientific and biological research and habitat management, Youth Hunts, Handicapped Hunters, Make A Wish, and other outdoor activities.

1. Minimal access: Small groups or specific individuals with few allowed activities on few days
2. Moderate access: Small or medium sized groups with access many times per year with several activities allowed.
3. High access: General public access all year or many days with several activities allowed.
4. Very high access: General public access year round with many Activities allowed.

**South Carolina Conservation Bank Evaluation Criteria
(For Bank Board Use Only)**

Each proposal for funding under the South Carolina Conservation Bank Act will be evaluated, in part by using the following criteria. The total numerical score will not be the ultimate deciding factor but will serve as a tool used to prioritize proposal. Below is a list of the criteria and maximum points available.

Section A - Conservation Criteria - The value:

1. of the proposal for the conservation of unique or important wildlife habitat.

2. of the proposal for the conservation of any rare or endangered species

3. of the proposal for the conservation of a relatively undisturbed our understanding example of an ecosystem indigenous to South Carolina

4. of the proposal for the conservation of riparian habitats, wetlands, water quality, watersheds or significant ecological value, critical aquifer recharge areas, estuaries, bays or beaches

5. of the proposal for the conservation of outstanding geologic features

6. of the proposal for the conservation of a site of unique historical or archaeological significance

7. of the proposal for the conservation of an area of critical forestlands, farmlands or wetlands

8. of the proposal for the conservation of an area of forestlands or farmlands which are located on prime soils, in microclimates or have strategic geographical significances

9. of the proposal for the conservation of an area for public outdoor recreation, greenways, or parkland

10. of the proposal for the conservation of a larger area or ecosystem already containing protected lands, or as a connection between natural habitats or open space that area already protected

11. of the proposal for the amount of land protected

12. of the proposal for the unique opportunity it presents to accomplish one or more of the criteria contained in this subsection, where the same or a similar opportunity is unlikely to present itself in the future

Section B - Financial Criteria - The degree:

1. to which the proposal presents a unique value opportunity in that it protects land at a reasonable cost

2. to which the proposal leverages trust funds by including funding or in-kind assets or services from other governmental sources

3. to which the proposal leverages trust funds by including funding or in-kind assets or services from private or nonprofit sources, or charitable donations of land or conservation easements

4. to which the proposal leverages trust funds by purchasing conservation easements that preserve land at a cost that is low relative to the fair market value of the Fee Simple title of the land preserved

5. to which other conservation incentives and means of conservation, such as donated conservation easements or participation in other governmental programs, have been explored, applied for, secured or exhausted
-

Section C - Public Access

To what extent does the proposal provide public access for hunting, fishing, outdoor recreational activities, and other forms of public access?

- No public access: None
- Minimal access: Small groups or specific individuals with few allowed activities on few days
- Moderate public access: Small or medium groups access many times/ year; several activities allowed.
- High access: General public access all year or many days a year ; several activities allowed.
- Very high access: General public access, year round, many activities allowed.

South Carolina Conservation Bank Evaluation Criteria Scoring

Parcel Name: _____

Owner: _____

County: _____ Acres: _____ Location: _____

Section I - Conservation	Weighting				
	Poor	Fair	Good	Excellent	Score
	1	2	3	4	
Unique or important wildlife habitat					
Rare or endangered species					
Undisturbed or outstanding ecosystem					
Riparian habitats, et al					
Geologic features					
Historical/archeological					
Critical forests, farmlands, wetlands					
Prime soils					
Public outdoor recreation, greenways, park land					
Connection between protected lands					
Amount of land					
Unique opportunity					
TOTAL SECTION I					

Section II - Financial	Weighting					
	None	Poor	Fair	Good	Excellent	Score
	0	1	2	3	4	
Unique value/reasonable cost						
Leverage other government sources						
Leverage from private sources						
Low cost to value received						
Other incentives						
TOTAL SECTION II						

Section III - Public Access	Weighting	Score
No public access	0	
Low public access	5	
General access, limited activities	10	
General access, many activities	15	
TOTAL SECTION III		

Total Conservation Benefit Index (CBI) _____

Comments:



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Alexander P. Ramsay, Chairman
Lee Keese, Vice-Chairman
Bob Winchester, Secretary-Treasurer
L.J. Jones Carol Hendrix

January 9, 2019

Peggy B. Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore:

Pursuant to Section 48-59-70(B) of the South Carolina Conservation Bank Act, we hereby notify you that:

(1) Interests in land purchased with trust funds from the Conservation Bank result in a permanent conveyance of such interests from you to the eligible fund recipient or its assignees;

(2) It may be in your interest to retain independent legal counsel, appraisals and other professional advice.

It has been a pleasure working with you on the application.

Very truly yours,

Rex Ramsay
Chairman

I acknowledge receipt of this notification today.

Peggy B. Moore

Sworn before me this 18th day of January 2019.

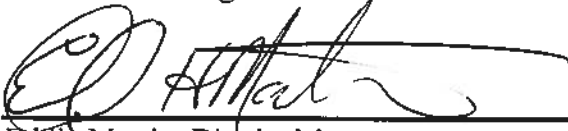
Esmeralda Isidro

My commission expires July 21, 2025.



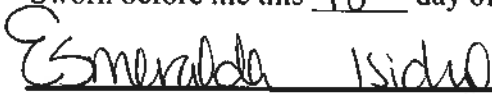
Pursuant to SC Code Sec. 48-59-70, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the SCCB for the Peggy B. Moore Project. We have further informed them that the application may be considered at the Public Meeting to be held prior to April 2019. We have informed each adjoining landowner that they should contact the Executive Director of the SCCB, for further information about when the application will be considered for funding and to express any concerns that they may have about the proposal.

Also, pursuant to SC Code Sec. 48-59-70, B-1, B-2, we, the Oconee County Soil and Water Conservation District Board, have notified all owners of the land that is the subject of the trust fund grant or loan of the enclosed application as of January 09, 2019.



Eddie Martin, District Manager
Oconee County Soil and Water Conservation District

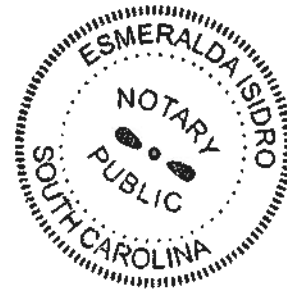
Sworn before me this 18th day of January, 2019.



Notary Public

My Commission Expires:

July 21, 2025



Conservation Easement Appraisal

of

**34.3 acres of pasture on Twin Oaks Lane
Westminster, SC 29693
Oconee County**

Property of Peggy E. Moore

**Prepared at the Request of
Peggy E. Moore**

**Prepared for the Use of:
USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank,
and Peggy E. Moore**

**Effective Date of Appraisal: May 17, 2018
Date of Appraisal Report: June 1, 2018**



June 1, 2018

Peggy E. Moore

Re: Conservation Easement Appraisal, 34.3 acres of pasture on Twin Oaks Lane, Property of Peggy E. Moore, Oconee County, SC.

At your request, I have prepared an appraisal report on the subject property. The subject property includes 34.3 acres, all of which will be subject to a USDA NRCS Farm and Ranchland Protection Program (FRPP) conservation easement. The effective date of the appraisal is May 17, 2018, the date of the property inspection. The objective of this appraisal was to estimate the value of the subject land before and after the easement.

I estimate the values to be:

Value before the Easement (market value):	\$146,000
Value After the Easement (easement-constrained value):	\$65,000
Value of the Easement (difference):	\$81,000

The appraisal is based on the area delineated by the plats, aerial photographs, deeds, and tax that are included as part of the report. This USPAP-compliant appraisal has been conducted in the *format* of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA—Yellow Book). *However, this is not a formal Yellow Book conservation easement appraisal.* The purpose of this appraisal is only to estimate a before and after easement value for the use of the USDA NRCS, the Oconee Soil and Water Conservation District, the South Carolina Conservation Bank, and Peggy E. Moore—this is appraisal to be used for the application of an easement. The appraisal procedures and scope of the appraisal are explained in detail in the body of the report.

I appreciate your business. If there are questions, please do not hesitate to call.

Sincerely,
HOLSTEIN APPRAISALS

Richard H. Holstein IV, P.E.
Certified General Appraiser
SC 5509 | GA 345673 | NC A7477

14-N Pg 100

State of South Carolina,
County of Oconee.

TITLE TO REAL ESTATE

RECORDED
ROY D. HARDEN
SEP 29 1981
CLERK OF COURT
OCONEE COUNTY, S. C.

Know All Men By These Presents,
S. Moore,

That I, Mahala Jolly

in the State aforesaid, for and in consideration of the sum of \$1.00 and partition of the premises
to me paid by Peggy Elizabeth S. Moore
in the State aforesaid (the receipt whereof is hereby acknowledged, here granted, bargained, sold and released, and by these
presents do grant, bargain, sell and release unto the said Peggy Elizabeth S. Moore, her heirs
and assigns forever, all my right, title and interest of, in and to:

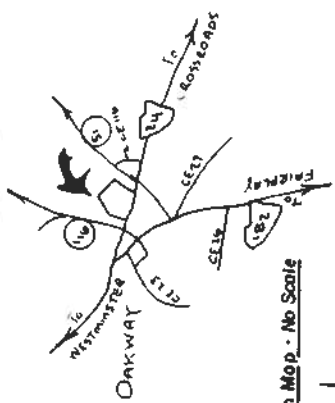
All that certain piece, parcel or tract of land lying and being
situate in the State of South Carolina, County of Oconee, Oakway
School District, Center Township, being known and designated as
Tract 18 containing 16,800 acres, more or less, shown and more
fully described on a plat thereof by Wayne S. Gerland, RLS, dated
8/18/81 and recorded in Plat Book P-45, page 60, records of Oconee
County, South Carolina. See Plat Book P-47, pg 153.

This being a portion of the property conveyed unto the Grantor
and the Grantee herein, who is also known as Elizabeth S. Moore, by
deed of Lula Bees Bowen and Dewey Bowen dated 4/28/81 and recorded in
Deed Book 14-I, page 22, records of Oconee County, South Carolina.

This conveyance is made subject to any easements or rights-of-way
for roadways or utilities heretofore conveyed by the Grantor herein
or any predecessor in title, as may appear of public record or upon
the ground.

100

Ray A. Harden
C. C. D. E. Q. S.



Location Map - No Scale

William H. Nicholson
Deed Book 10J - Page 241
Plat Book P30 - Page 188

Buck A. Beardon
Deed Book 60 - Page 8
Plat Book M - Page 96

David R. Pitts
Deed Book 4Z - Page 327
Plat Book T - Page 13

Frank R. Myers
Deed Book 5Z - Page 41
Deed Book 4H - Page 88
(Plat)

Frank R. & Vennie W. Myers
Deed Book 5Z - Page 171

Frank R. Myers
Deed Book 11W - Page 213
Deed Book 6A - Page 220
(Plat)

Buck A. Beardon
Deed Book 8B - Page 43
Plat Book T - Page 58

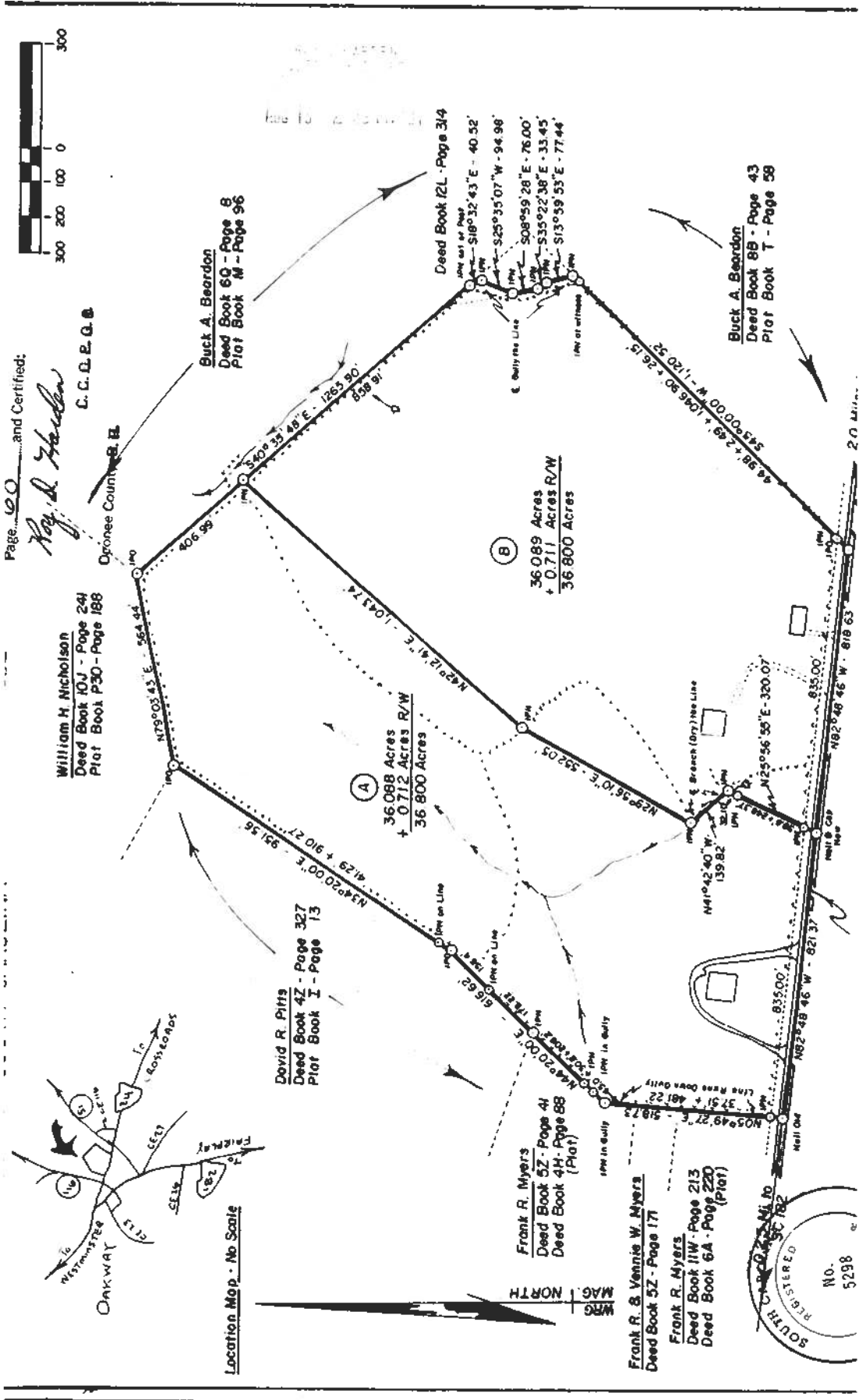
Deed Book 12L - Page 314

(B)
36.089 Acres
+ 0.712 Acres R/W
36.800 Acres

(A)
36.088 Acres
+ 0.712 Acres R/W
36.800 Acres

←
Pessy B Moore
Property
Tract B

MAG NORTH

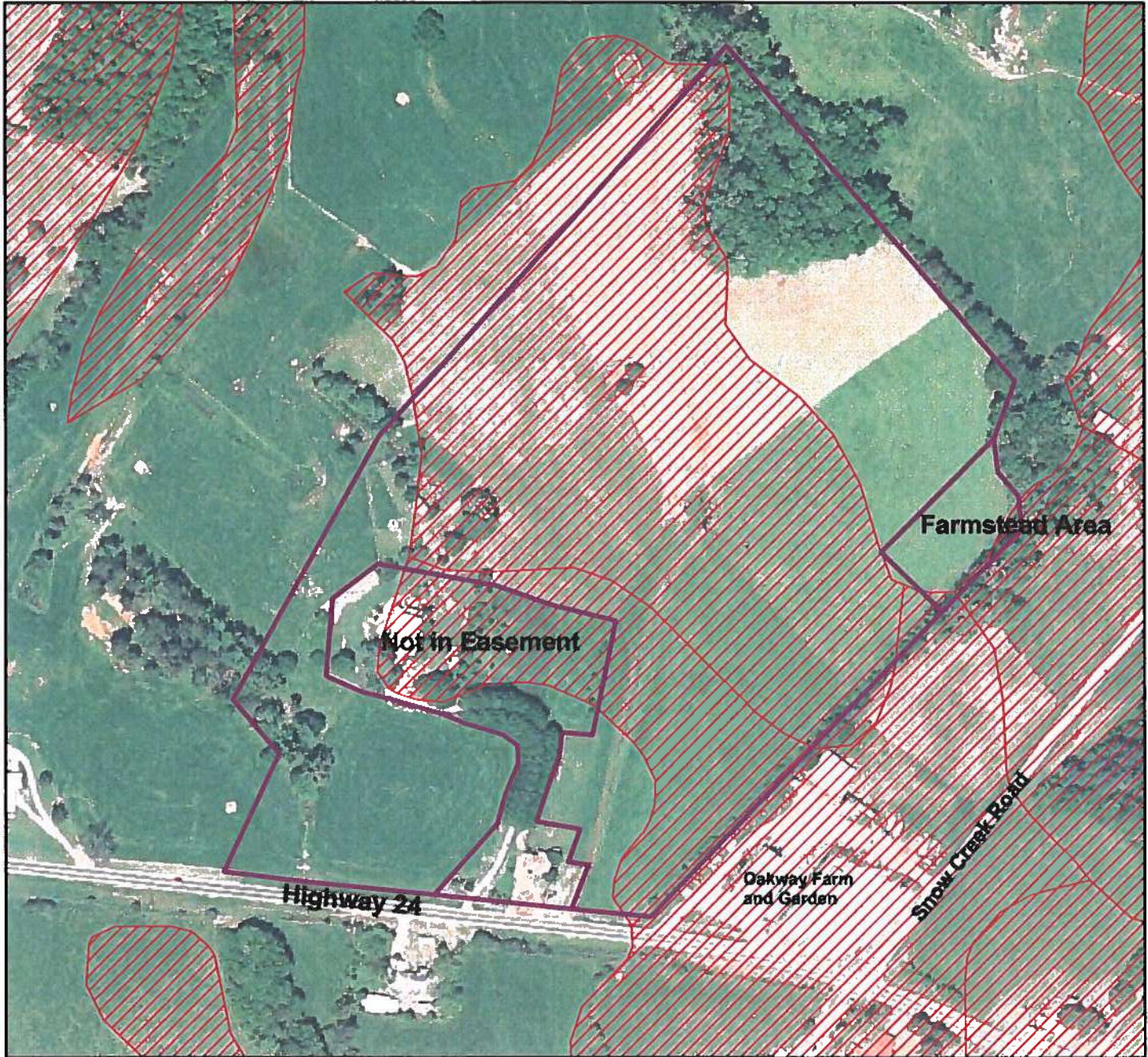


Possible ACEP Application Parcel

Date: 1/8/2018

Customer(s): PEGGY B MOORE
District: OCONEE SOIL & WATER CONSERVATION DISTRICT

Field Office: WALHALLA SERVICE CENTER
Agency:
Assisted By: HEATHER RAMSAY



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

- Parcel Boundary
- statewide_prime
- Property Boundary



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

Impressions of Moore Property

By Frances M. Rundlett, member Oconee Conservation Bank

I visited the Moore property on 5/24/2019 (due to a miscommunication with Frank Ables of the Oconee Conservation Bank he came briefly to the Moore house). However, Frank Ables was very familiar with the property, having grown up in the area; he knew quite a few folks there. I therefore went on a tour by vehicle of the farm by myself with Mrs. Moore and Frank left.

Mrs. Moore was very sociable and welcoming. She is an ex school principal and was quite cognizant of farming methods. She grew up on that property and knew the neighbors well. The farm itself is small (a bit over 35 acres) because her dad's property was subdivided among his children.

The farm itself is used for hay and cattle grazing. Mrs. Moore wants to preserve the land in farming, and it does have some of the best soils for agriculture in the state. Mrs. Moore has a son who specializes in forestry who hopes to take over the farm someday. But she wants the extra protection of an easement to keep the land in farming.

The creek on the property was ditched, close to the farmed area, and intermittent, so it does not have value for wildlife, except that it eventually flows to a larger creek. She showed me the creek and surrounding trees, most of which are on her sister's property. A few years ago she learned of a cattle raising system whereby the cattle are grazed on a fenced in section of the land and two weeks later are kept on another plot which has new grass. She also learned that it pollutes the creek to have cattle drink from it, so she (with a grant from the Soil Conservation Service) installed a piping system of cattle drinking stations and the cattle drink water from these stations instead of the creek. The creek is fenced which keeps the cattle from the creek. The piping system itself draws water from a 600 foot deep drinking water well that supplies the house plus the piping system. She also installed the cattle drinking stations on her sister's adjacent farm, and the neighbors followed suit.

The farm is lovely and has a fenced copse of trees, fenced to keep the cattle from it. The copse of trees includes several springs which drain to a pond on the neighbor's property. Mrs. Moore a few years ago had a landscaper come out and landscape the property around the house. That landscaper also recommended that she let trees grow up around a selected area that borders the Pitts property to provide homes for insects and wildlife, which she did. In 1981 Mrs. Moore had a 100? year old house moved onto the property which she bought from a surrounding area which adds to the historic value of the property. (I believe the house is over 100 years old but a historian would have to inspect it).

All in all, I would say that the property is too small to gain a grant of over 40K from the Oconee Conservation Bank. EXCEPT:

- 1)The farm has some of the best soils in the state for agriculture.
- 2)The farm has several neighbors (and their farms) who would eventually follow suit if the money for a conservation easement were granted to Mrs. Moore.
- 3)The property is near Interstate Route 85 and is flat and cleared which makes it valuable for development.

4) The house and furnishings themselves have historic value. There is not another house that I could see nearby (there were mostly trailers or modern brick one story homes nearby) that has that look.

I recommend that the Oconee County Conservation Bank give a grant (which will be matched by other funds) of 20K to Mrs. Moore.



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

Property Owner Name

Estate of William C. Lyles

Property Owner Address

118 Massey Road, Piedmont, SC 29673

Eligible OCCB Recipient

Name and Address

Upstate Forever
507 Pettigru Street
Greenville, SC. 29601

Property Owner Telephone Numbers

Home: N/A

Cell: (864) 650 - 0316

Work: N/A

Description & Size of Your Property in Acres:

The Lyles Farm is consists of approximately 155 acres with the majority of the site in timber management. A portion of the property is currently being leased as pasture and cropland, predominantly hay. It sits among other working farms and forestlands in a rural area of the County with over 40% of the soils on the property classified as prime or of statewide significance.

General Location of Your Property:

The Lyles Farm is situated in the Whetstone community of Oconee County in the northwestern area of the County near the SC-GA border with approximate coordinates of 34.855175, -83.193883. It is approximately three miles from Mountain Rest, and only two miles from the Chattooga Wild and Scenic River.

Oconee County Tax Map Number[s] *[required]*

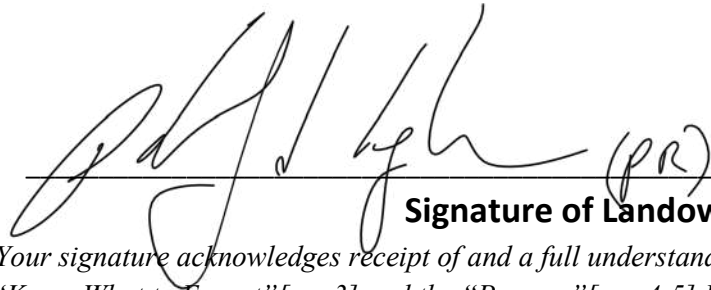
080 - 00 - 02 - 001

Your Property's Unique Characteristics:

The Lyles Farm is nestled among other working farms adjacent to the Sumter National Forest providing key wildlife habitat and migration corridors while enhancing water quality in nearby streams. The scenic property contains over 60-acres of prime soils and will protect over one-mile of headwater streams, including 4,000 linear feet of Whetstone Creek. The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek.

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

6/20/2018
Date


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

Completed Form to be forwarded to:

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

or
via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

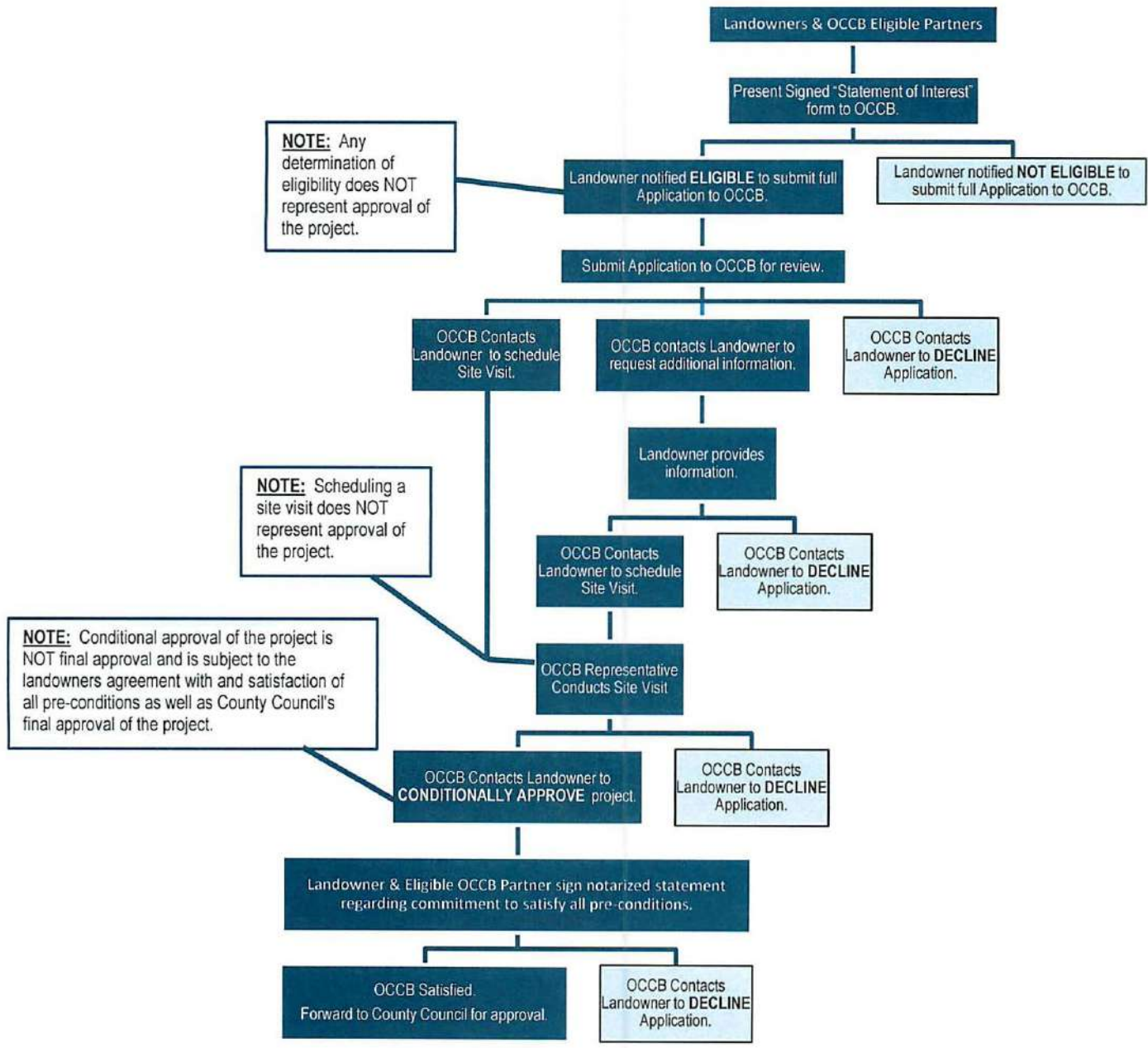
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible “partner” (*e.g., a non-profit managed to hold conservation lands, government body or other eligible entity*) present a signed “Statement of Interest” form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]
2. Landowner and their OCCB eligible “partner” submit full application with substantiation to the OCCB for review.
OCCB contacts landowner to
 - (i) request additional information,
 - (ii) decline the application, or
 - (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
3. Landowner provides additional requested information, if necessary.
OCCB contacts landowner to
 - (i) decline the application, or
 - (ii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
After the site visits are completed, OCCB contacts the landowner to
 - (i) decline the application, or
 - (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner’s agreement with and satisfaction of all pre-conditions as well as County Council’s final approval of the project.]
5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB’s satisfaction that all pre-conditions have been met.
Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

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





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 Estate of William C. Lyles

Mailing Address: 118 Massey Road

Piedmont, SC 29673

Daytime Telephones (864) 650 - 0316

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 # 080 - 00 - 02 - 001

Assessor's Plat & Lot Numbers:

MapPlatB A20 and MapPlatP 9

Deed Reference [Book & Page]

1979/272

Current Zoning Classification

Unzoned/Control Free

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

Brief description of property including:

- | | |
|-------------------------|--|
| a. Total Acres | 155.56 acres |
| b. Total Forested | ~108 acres |
| c. Total Cleared / Open | ~48 acres |
| d. Total Wetlands | n/a |
| e. Creeks and/or Rivers | ~1 mi of Whetstone Creek + ~2,000 linear feet of headwater streams |

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust

Address: PO Box 728 Greenville, SC 29602

Telephone Number (864) 387 - 6079

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)

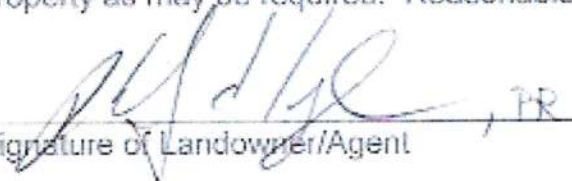
8 April 2019
Date

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, Philip D. Lyles, 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, PR

4-8-19
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: 57-10070433

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

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

Upstate Forever is working with Naturaland Trust, the SC Conservation Bank, and the Natural Resources Conservation Service to place the property under a conservation easement then transfer title to Naturaland Trust.

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

Upstate Forever currently holds 118 conservation easements in the Upstate totaling nearly 22,000 acres. 22 of those easements are in Oconee County and total just under 4,600 acres.

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.)

Most of the protected properties are private lands managed for hunting or timber, but several are working farms, public recreation areas, protect rare, threatened, or endangered species, or provide critical habitat and migration corridors for wildlife, including over 100 miles of rivers and streams.

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

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

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

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

_____ yes X no

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

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

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$ 85,000

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

Chris Stacker

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Katherine P. Hotel

Notary Signature

My commission expires: 10/29/2025



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, approximately 1 mile of Whetstone Creek and 2,600 linear feet of a tributary stream.

If yes, please provide USGS topographic map showing such stream or lake in relation to property.

Whetstone Creek is a tributary of the Chattooga National Wild and Scenic River.

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.

Yes, Whetstone Creek is classified by SCDHEC as Trout Natural.

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?

Property does not contain any RTE species but habitat is suitable for reoccupation of 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 attached IPaC Resource List generated by USFWS.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?

Yes, native plant and animal species typical of this area.

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%

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.

Property shares approximately 1,000 feet of border with the Sumter National Forest.

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

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

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

(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.

The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek.

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?

50%-60% **only ~40%**

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?

Landowner has farm records established with USDA Service Center Agencies, but may not have filed Schedule F.

- (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:

Landowner has farm records established with USDA Service Center Agencies, but may not have filed Schedule F.

- (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 preserves scenic view along Rocky Gap Road.

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...

- (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).

There is potential for public outdoor recreation including hiking, cycling, horseback riding, inclusion in WMA Program.

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.

The Property is adjacent to and shares a border with the Sumter National Forest.

- (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 Property is at least 14 miles from Walhalla.

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.

According to Oconee County online property records, the Property is 155.56 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? \$661,000
(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.) The property recently appraised for \$661,000.

(b) What is the amount of the grant requested from the OCCB? \$85,000

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)?* 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?
Naturaland Trust applied to the SCCB for an additional \$85,000; and Upstate Forever will contribute \$170,000 through the NRCS Agricultural Conservation Easement Program.

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:

 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?

Naturaland Trust applied to the SCCB for an additional \$85,000; and Upstate Forever will
 Have matching funds of any kind or services-in-kind been applied for or received?

contribute \$170,000 through the NRCS Agricultural Conservation Easement Program.

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?

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



Protecting Land & Water | Advocacy | Balanced Growth

While the property is currently on the market, the Estate includes conservation-minded members who are willing to work with the conservation community while we develop strategies for its protection. They have agreed to sell the property at the appraised fair market value, \$661,000. Our plan is to place the property into a conservation easement, then Naturaland Trust will purchase the property at the conservation value with the easement in place. The value of the conservation easement is estimated at \$340,00. Upstate Forever is currently the only entity in SC enrolled in the Natural Resources Conservation Service's Agricultural Conservation Easement Program, which allows us to provide supplemental funding to qualified projects, which would support the acquisition with 50% of the easement value, or \$170,000, but this requires matching funds. Naturaland Trust has submitted a request to the SC Conservation Bank for part of that match. Upstate Forever is requesting the Oconee County Conservation Bank to do the same by matching that request with \$85,000.



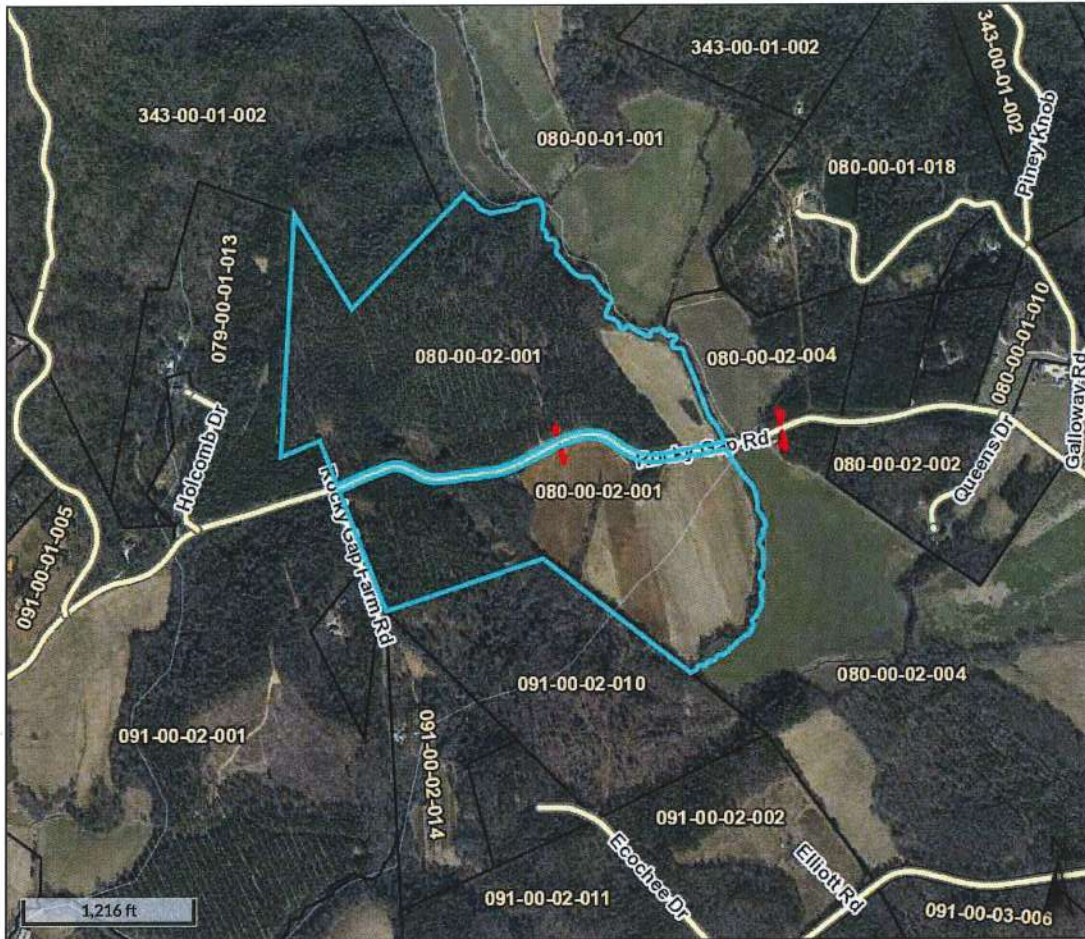
Whetstone Creek Preserve The Estate of William C. Lyles

Upstate Forever and Naturaland Trust are working with the Estate of William C. Lyles to protect 155.56 acres of farm and forest land on Whetstone Creek, a tributary of the Chattooga National Wild and Scenic River. With the support of the SC Conservation Bank, the Oconee County Conservation Bank, and additional assistance through NRCS's Agricultural Conservation Easement Program, this project accomplishes many goals. First, the **Whetstone Creek Preserve** was recently designated a conservation priority by the US Forest Service in the Sumter National Forest, which will provide future access to the Chattooga River Corridor while facilitating better forest management practices. Second, protection of this tract will help eliminate a major source of pollution into the Chattooga River Watershed by reducing sediment, turbidity, bacteria, and nutrients from entering the Creek from overland storm water runoff. Third, approximately 40% of the property possesses prime soils or soils of statewide importance. Finally, the Ecochee settlement of the Eastern Band of the Cherokee was likely once located on the property near Whetstone Creek. Although no archaeological surveys have been conducted yet, protecting this property will allow for future exploration of the Cherokee relationship to the area.

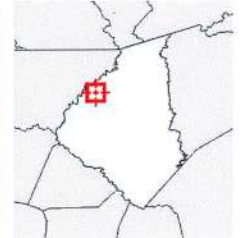
The Whetstone Creek Preserve is located in the Mountain Rest community of Oconee County near the County/State boundary and within the Chattooga River Watershed. The Preserve contains or abuts approximately one mile of Whetstone Creek and an additional 2,000 linear feet of headwater streams, all of which drain to the Chattooga River. About 1/3 of the property is forested with the remaining cleared and used for pasture or cropland.

The Whetstone Creek sub-watershed produces the largest amount of input to the Chattooga River, both in terms of flow and pollution. For nearly 20 years Whetstone Creek has been listed on the State's 303d list of impaired waters due to aquatic life and biological impairments. This project will help alleviate some of the pressures to watershed health stemming from land management practices by removing cattle from the streams and re-establishing healthy riparian buffers.

In addition, the Whetstone Creek Preserve is adjacent to the Sumter National Forest, sharing about 1,000 linear feet of property boundary. In a recent inventory of land prioritized for conservation, the USFS identified several parcels for protection based on several criteria. These lands will improve water quality, benefit native and some rare, threatened, or endangered species, improve recreational opportunities, and help the USFS better manage their lands by removing key inholdings.



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Landhook
-  Roads
-  Lakes
-  Streams and River

Parcel ID	080-00-02-001	Alternate ID	4239	Owner Address	LYLES WILLIAM C 118 MASSEY RD PIEDMONT, SC 29673	Last 2 Sales			Qual
Sec/Twp/Rng	n/a	Class	Unclassified			Date	Price	Reason	
Property Address	ROCKY GAP RD	Acreage	Farm 155.56			8/9/2013	0	Other Not Valid	U
District	004					7/9/1988	0	Valid Arms-length sale tran	U
Brief	MapPlatB A20 MapPlatP 9								
Tax Description	LYLES EST								
	(Note: Not to be used on legal documents)								

Date created: 4/8/2019
Last Data Uploaded: 4/8/2019 1:07:08 AM



Parcel Information

Parcel ID 080-00-02-001
 Tax ID 4239
 Neighborhood CHATTOOGA TWP
 Property Address Rocky Gap Rd
 Legal Description MapPlatB A20 MapPlatP 9 LYLES EST
 (Note: Not to be used on legal documents)
 Acreage 155.56
 Class Unclassified Farm
 Tax District/Area 004
 Legal Residence No

[View Map](#)

Owner Information

Primary Owner
 Lyles William C
 118 Massey Rd
 Piedmont, SC 29673

Land Information

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
75 AG LAND 20.0001 AND UP AC			154.560			1.00	1.00	6,732,634
71 AGRICULTURAL HOMESITE			1.000			1.00	1.00	43,560

Valuation Record

Assessment Year	12/31/2016	12/31/2013	12/31/2010	12/31/2010	12/31/2010
Reason for Change	2015 REVAL	AG.APPROVED	Reval	Reval	Reval
VALUATION	Land \$473,680	\$488,680	\$488,680	\$488,680	\$488,680
(Taxable Market Value)	Improvements \$0	\$0	\$0	\$0	\$0
Total	\$473,680	\$488,680	\$488,680	\$488,680	\$488,680

Sales Information

Sale Date	Sale Price	Deed Book / Page	Grantor	Grantee
8/9/2013	\$0	1979 / 272	LYLES WILLIAM C & ELIZABETH S	LYLES WILLIAM C
7/9/1988	\$0	542 / 233	LYLES WILLIAM C & ELIZABETH S	LYLES WILLIAM C & ELIZABETH S

Recent Sales In Area

From:

04/08/2016

To:

04/08/2019

1500

Feet ▼

Generate Owner List by Radius

Distance:

Show address of: Owner Property

Download format:

Additional mailing label options:

Show parcel id on label

Skip labels:

No data available for the following modules: Residential Dwellings, Improvements, Sketches.



Last Data Upload: 4/8/2019, 1:07:08 AM

Version 2.2.10

079-00-01-013
HOLCOMB FRED E
175 HOLCOMBE DR
MOUNTAIN REST, SC 29664

080-00-01-001
BRYSON FAMILY OF HIGHLANDS LLC
555 N 5TH ST
HIGHLANDS, NC 28741

080-00-02-001
LYLES WILLIAM C
118 MASSEY RD
PIEDMONT, SC 29673

080-00-02-004
BRYSON FAMILY OF HIGHLANDS LLC
555 N 5TH ST
HIGHLANDS, NC 28741

091-00-02-001
MOXLEY CHARLES A
10200 HIGHLANDS HIGHWAY
MOUNTAIN REST, SC 29664

091-00-02-010
RAMEY ROBERT L JR & BETTY RAMEY F
107 JAMLETTE DR
WALHALLA, SC 29691

091-00-02-014
MASSEY RONALD
891 ROCKY GAP FARM RD
MOUNTAIN REST, SC 29664

091-00-02-018
NULL CHRISTIANE & MATTHEW B COCHF
850 ROCKY GAP FARM RD
MOUNTAIN REST, SC 29664

343-00-01-002
U S A % DEPT OF AGRICULTURE
1371 PEACHTREE NE SUITE 600
ATLANTA, GA 30319

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

Sworn to before me this 8th
day of April, 2019



Notary Public for South Carolina

My commission expires: 10/29/2025



Official Zoning Map

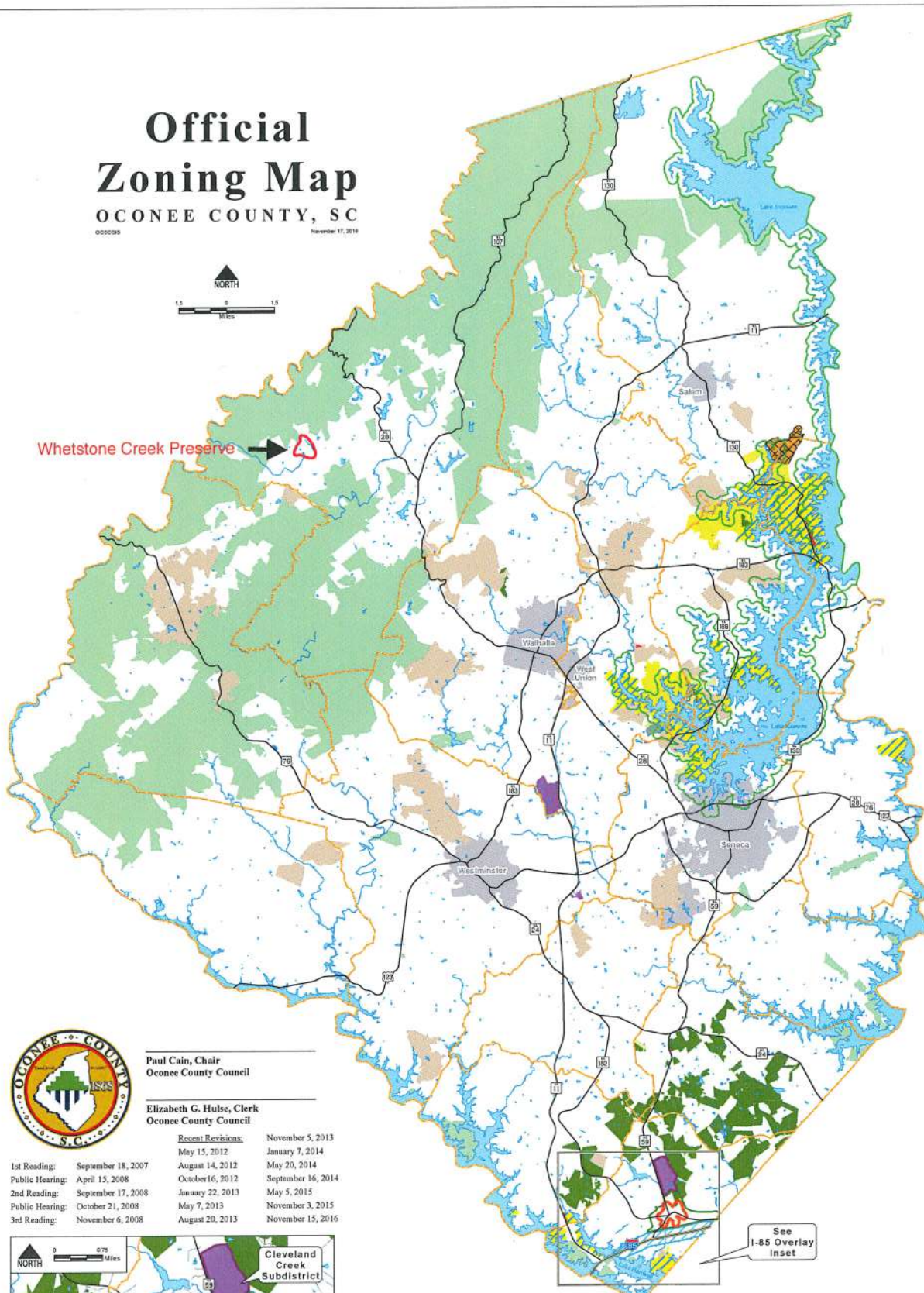
OCONEE COUNTY, SC

OC0008

November 11, 2016



Whetstone Creek Preserve

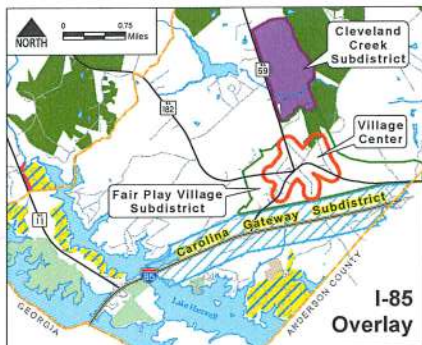


Paul Cain, Chair
Oconee County Council

Elizabeth G. Hulse, Clerk
Oconee County Council

<u>Recent Revisions:</u>	November 5, 2013
May 15, 2012	January 7, 2014
August 14, 2012	May 20, 2014
October 16, 2012	September 16, 2014
January 22, 2013	May 5, 2015
May 7, 2013	November 3, 2015
August 20, 2013	November 15, 2016

1st Reading:	September 18, 2007
Public Hearing:	April 15, 2008
2nd Reading:	September 17, 2008
Public Hearing:	October 21, 2008
3rd Reading:	November 6, 2008



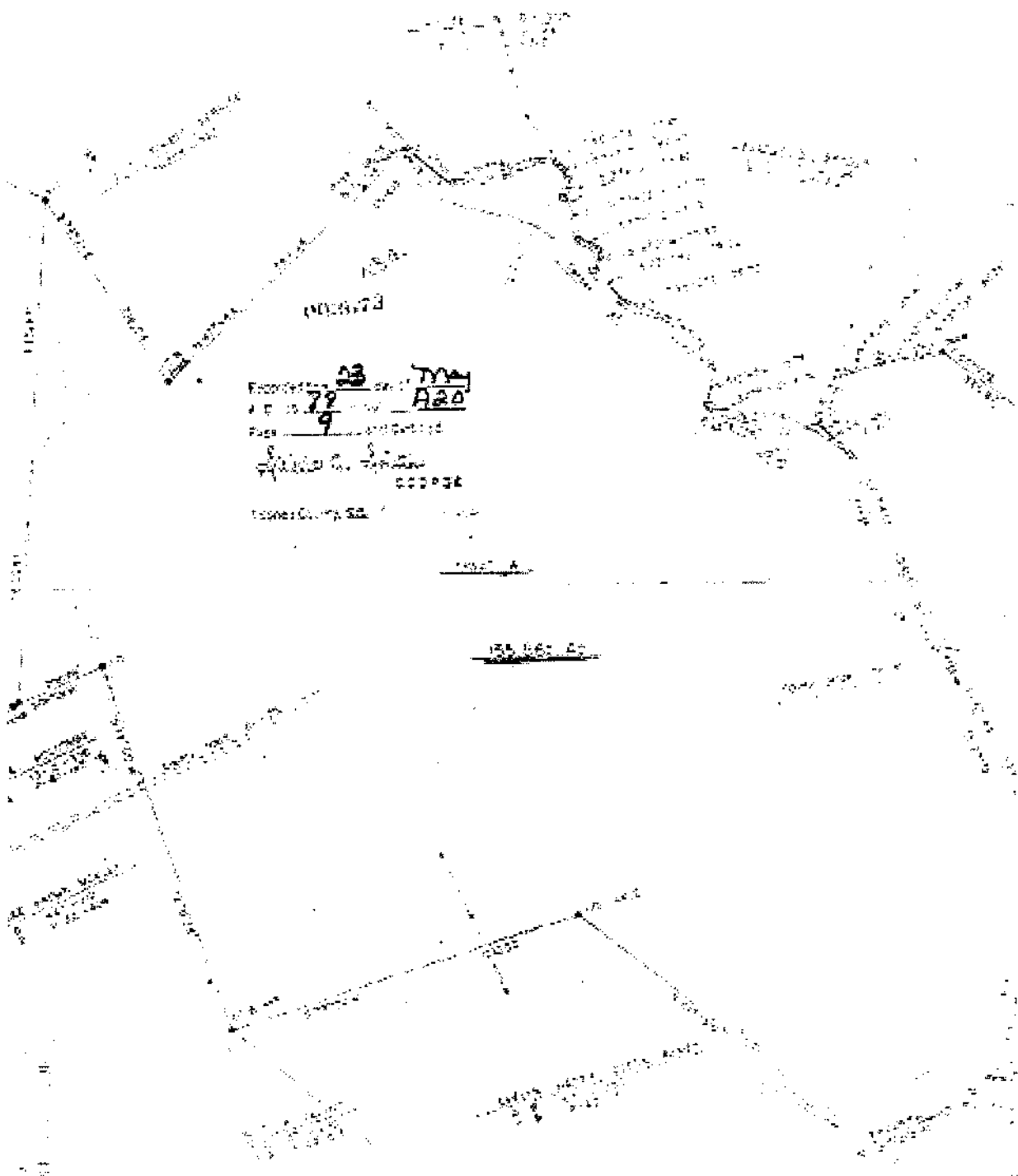
LEGEND			
BASE ZONING DISTRICTS		OTHER	
Agricultural	Industrial	Public & Recreational Lands	
Agricultural Residential	Lake Residential	Residential	
Community Commercial	Mixed Use	Rural Residential	
Highway Commercial	Conservation	Traditional Rural	
Planned Development			
I-85 OVERLAY		OTHER	
Carolina Gateway	Cleveland Creek	Major Road	Municipality
Fair Play Village	Village Center	Planning District	Koonsee-Jocassee Overlay



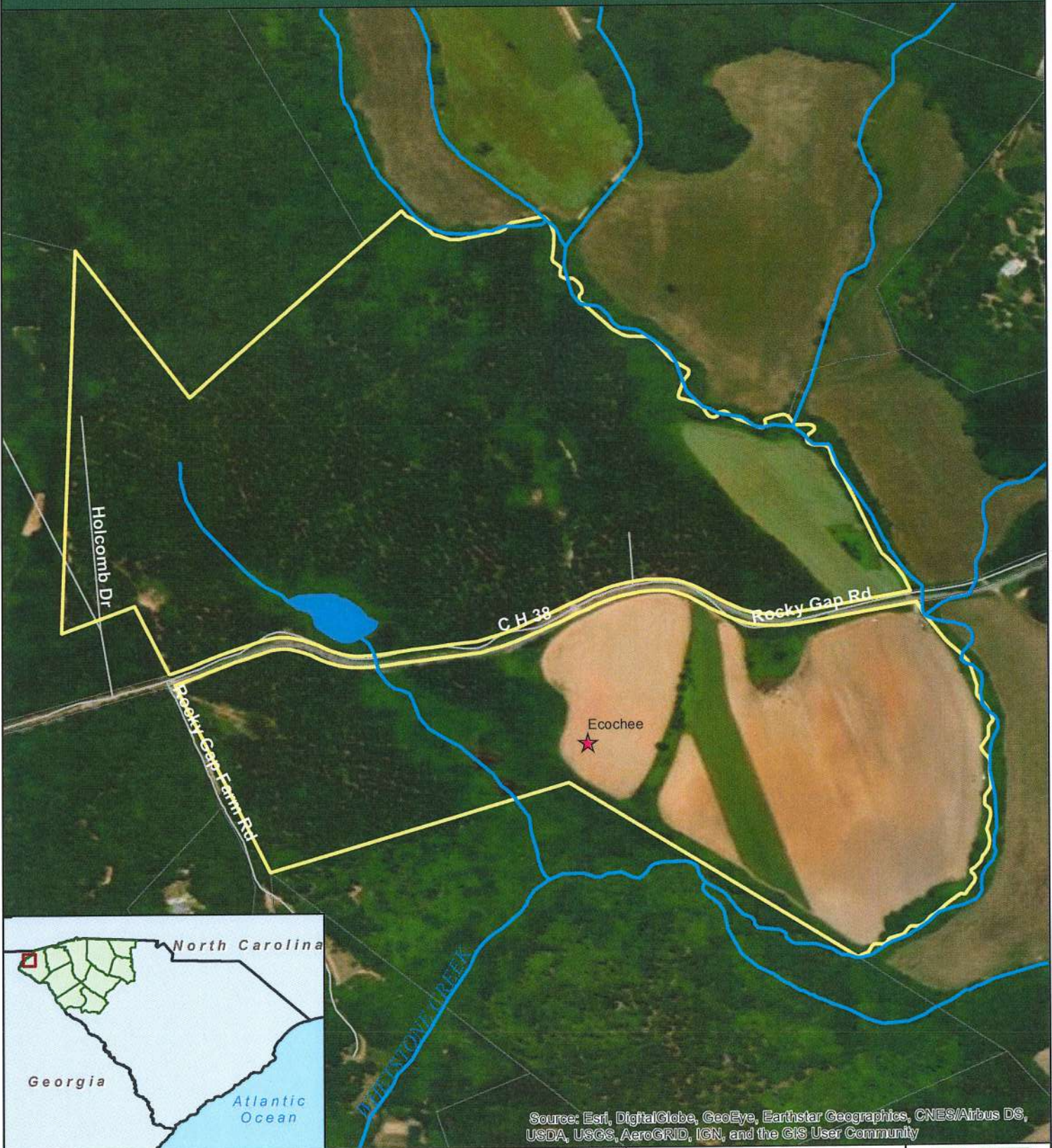
Book 1 - Subdivision of Section 1

MAP PREPARED FOR WILLIAM C. LY

TERESA TOWNSHIP --- DOONEE COUNTY --- SOUTH CAROLINA --- DATE: APRIL 6, 1959





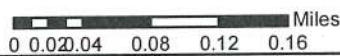
Lyles Farm (Whetstone Creek Preserve)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  Conservation Easement Boundary
-  Cherokee Village Site

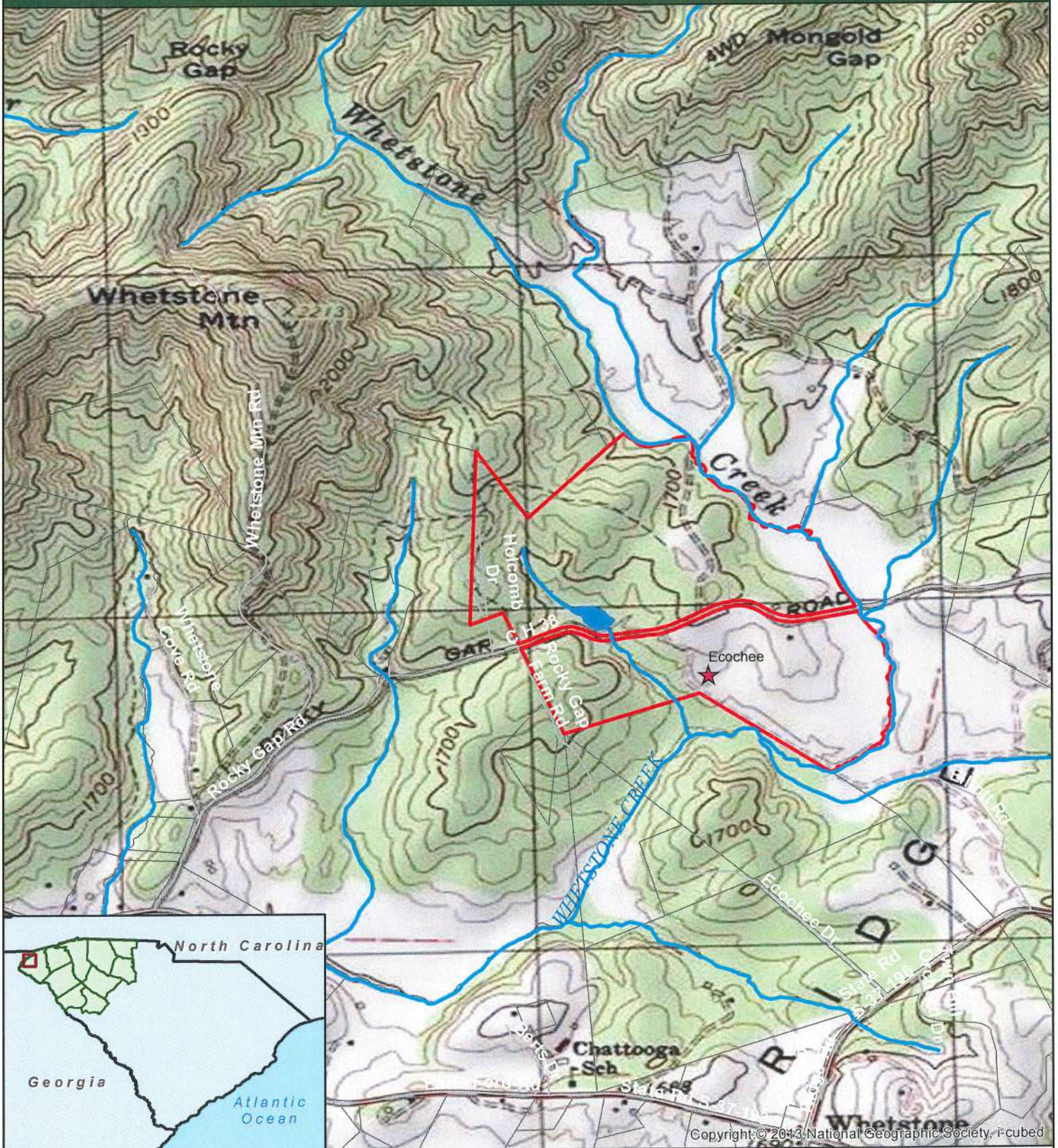


DISCLAIMER:
This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 8 April 2019



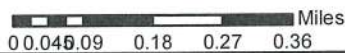
Lyles Farm (Whetstone Creek Preserve)



Copyright © 2013 National Geographic Society, i-cubed

Legend

- Conservation Easement Boundary
- ★ Cherokee Village Site

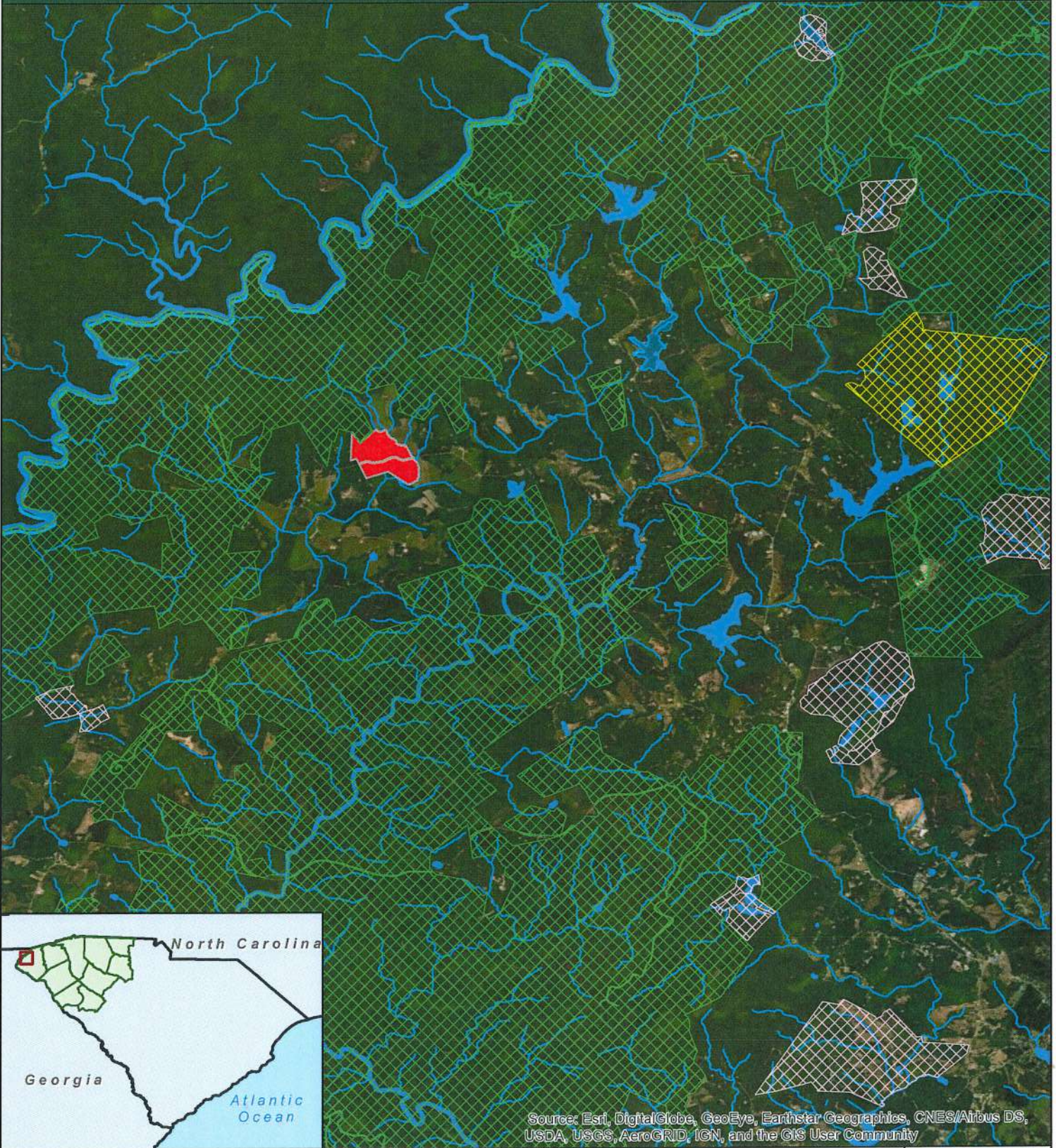


DISCLAIMER:
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CBS 8 April 2019



Lyles Farm (Whetstone Creek Preserve)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  UF Conservation Easements
-  SC PRT
-  US Forest Service
-  Lyles - Whetstone Creek Preserve



Miles
0 0.275 0.55 1.1 1.65 2.2

DISCLAIMER:

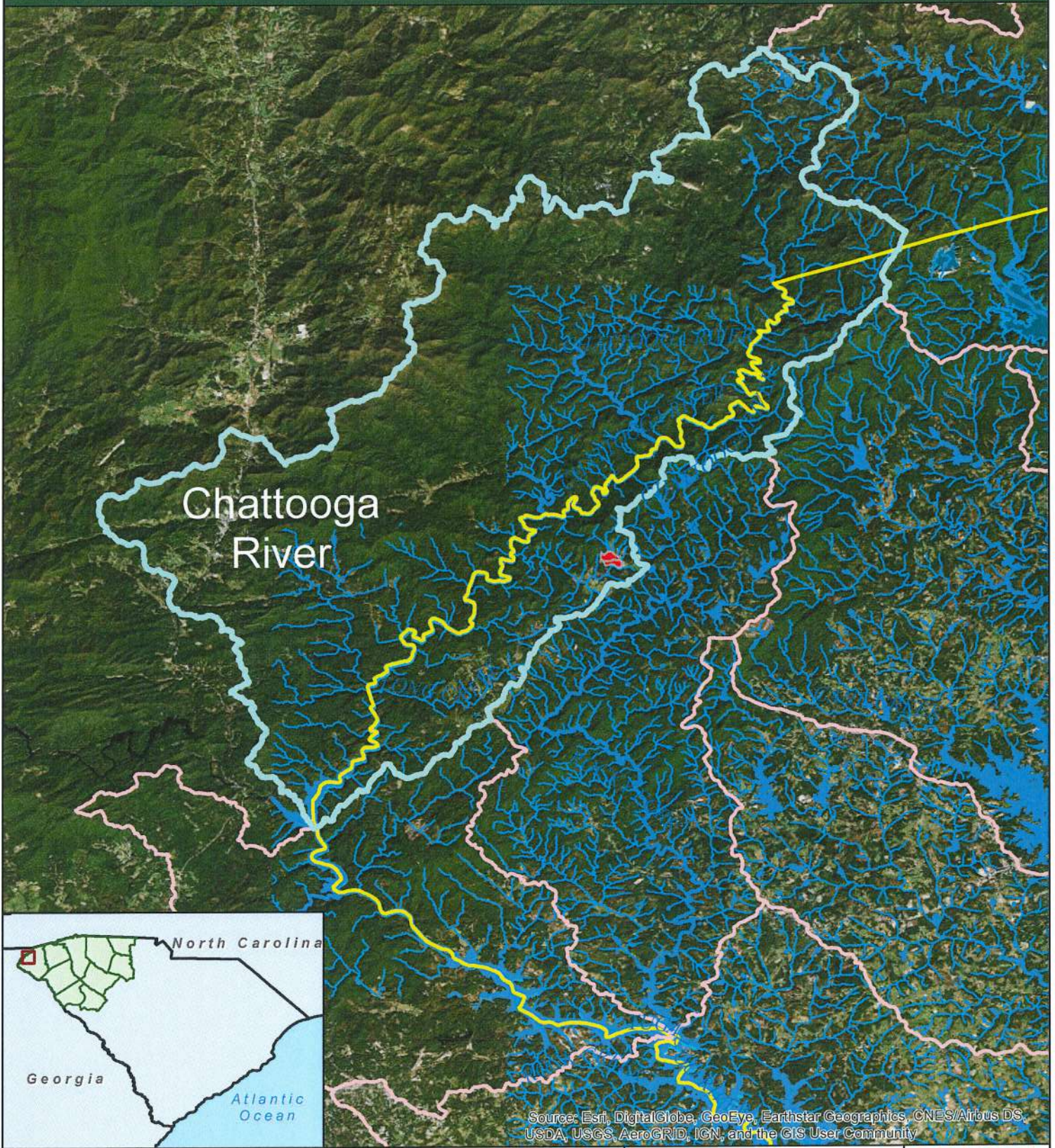
This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 8 April 2019







**UPSTATE
FOREVER**

Lyles Farm (Whetstone Creek Preserve)



Legend

-  Chattooga River Watershed
-  Conservation Easement
-  HUC-10 Watersheds
-  State_of_SC



Miles
0 0.75 1.5 3 4.5 6

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.

CBS 8 April 2019



03060102-02
(Chattooga River)

General Description

Watershed 03060102-02 consists primarily of the Chattooga River and its tributaries from its origin to its confluence with the Tallulah River* at the Tugaloo Dam. The South Carolina portion of watershed 03060102-02 (formerly 03060102-010 and a portion of 03060102-060) is located in Oconee County and resides in the Blue Ridge physiographic region. The Chattooga River watershed extends into North Carolina and Georgia. There are 178,648 acres in the entire watershed; 143,750 acres or 80.5% are outside of South Carolina. Land use/land cover in the South Carolina portion of the watershed includes: 87.6% forested land, 2.5% urban land, 8.9% agricultural land, 0.7% water, and 0.3% forested wetland (swamp). A map depicting this watershed is found in Appendix A, page A-30.

The Chattooga River flows across the North Carolina/South Carolina border in the northwest corner of South Carolina, flowing between the states of South Carolina and Georgia. Streams flowing into the river from the Georgia side are connoted with an asterisk. Flowing out of North Carolina, the river accepts drainage from Bad Creek, East Fork Chattooga River (Dark Branch, Jacks Creek, Slatten Branch, Indian Camp Branch), Harden Creek*, King Creek, Lick Log Creek (Thrift Lake, Pigpen Branch), Ira Branch, Reed Creek*, West Fork*, Holden Branch*, Adline Branch*, Bynum Branch*, and Laurel Branch*. Further downstream, Moss Mill Creek enters the river followed by Warwomen Creek*, Dicks Creek*, Whetstone Creek (Tyler Branch, Swaford Branch, Harts Branch), Rock Creek*, Buckeye Branch*, Lick Long Creek*, and Turpin Branch. Fall Creek (Fall Creek, North Fork Fall Creek, Stump Branch) enters the river next followed by Tilly Branch, Pole Creek*, Reedy Branch, Stekoa Creek*, Cliff Creek*, Long Creek, Pinckney Branch, Daniel Creek*, Camp Creek*, Fishtrap Branch, and Opossum Creek (Sawhead Branch, Shoulder Bone Branch, Camp Branch). The Chattooga River then flows through Lake Tugaloo accepting drainage from Devils Branch, Bad Creek*, and Worse Creek* before merging with the Tallulah River* to form the Tugaloo River. There are a total of 570.6 stream miles and 629.3 acres of lake waters within the extended watershed.

The Chattooga River and its tributaries from the North Carolina line to Opossum Creek are classified ORW with the following exceptions: the portion of East Fork Chattooga River from its confluence with Indian Camp Branch to the Chattooga River is classified TN, **Whetstone Creek and Swaford Branch are classified TN**, Lick Log Creek from Thrift Lake to its headwaters is classified FW, and Turpin Branch, Fall Creek, Tilly Branch, Reedy Branch, Long Creek, Pinckney Branch, Fishtrap Branch, and Opossum Creek are classified FW. The Chattooga River and its tributaries from Opossum Creek to the Tugaloo River are classified FW. Lake Tugaloo is classified TPGT. The Sumter National Forest extends across the entire watershed.

Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
SV-308	W/BIO	ORW	EAST FORK CHATTOOGA RIVER AT SC 107, 2 MI S OF STATE LINE
SV-792	BIO	ORW	EAST FORK CHATTOOGA RIVER 300 MI DOWNSTREAM OF HATCHERY OUTFALL
SV-227	INT	ORW	CHATTOOGA RIVER AT SC 28, 3.5 MI NW MT REST
SV-199	W	ORW	CHATTOOGA RIVER AT US 76
SV-359	W	TPGT	LAKE TUGALOO, FOREBAY EQUIDISTANT FROM SPILLWAY AND SHORELINE

East Fork Chattooga River – There are two monitoring stations along the East Fork Chattooga River. Although there were pH excursions at the upstream site (*SV-308*), aquatic life uses are fully supported based on macroinvertebrate community data. There is a significant increasing trend in five-day biochemical oxygen demand. Recreational uses are fully supported at this site. At the downstream site (*SV-792*), aquatic life uses are fully supported based on macroinvertebrate community data.

Chattooga River – There are two monitoring stations along the Chattooga River. Significant decreasing trends in turbidity and total phosphorus concentration at both sites suggest improving conditions for these parameters. Aquatic life and recreational uses are fully supported at the upstream site (*SV-227*); however, there are significant increasing trends in five-day biochemical oxygen demand, total nitrogen concentration, and fecal coliform bacteria concentration. Although pH excursions occurred, they were considered natural, not standards violations. Aquatic life and recreational uses are also fully supported at the downstream site (*SV-199*); however, there is a significant increasing trend in five-day biochemical oxygen demand.

Lake Tugaloo (*SV-359*) - Aquatic life uses are partially supported due to pH excursions. There are also significant increasing trends in five-day biochemical oxygen demand and total nitrogen concentration. There is a significant decreasing trend in pH. Recreational uses are fully supported.

A fish consumption advisory has been issued by the Department for mercury and includes Lake Tugaloo within this watershed (see advisory p. 38).

NPDES Program

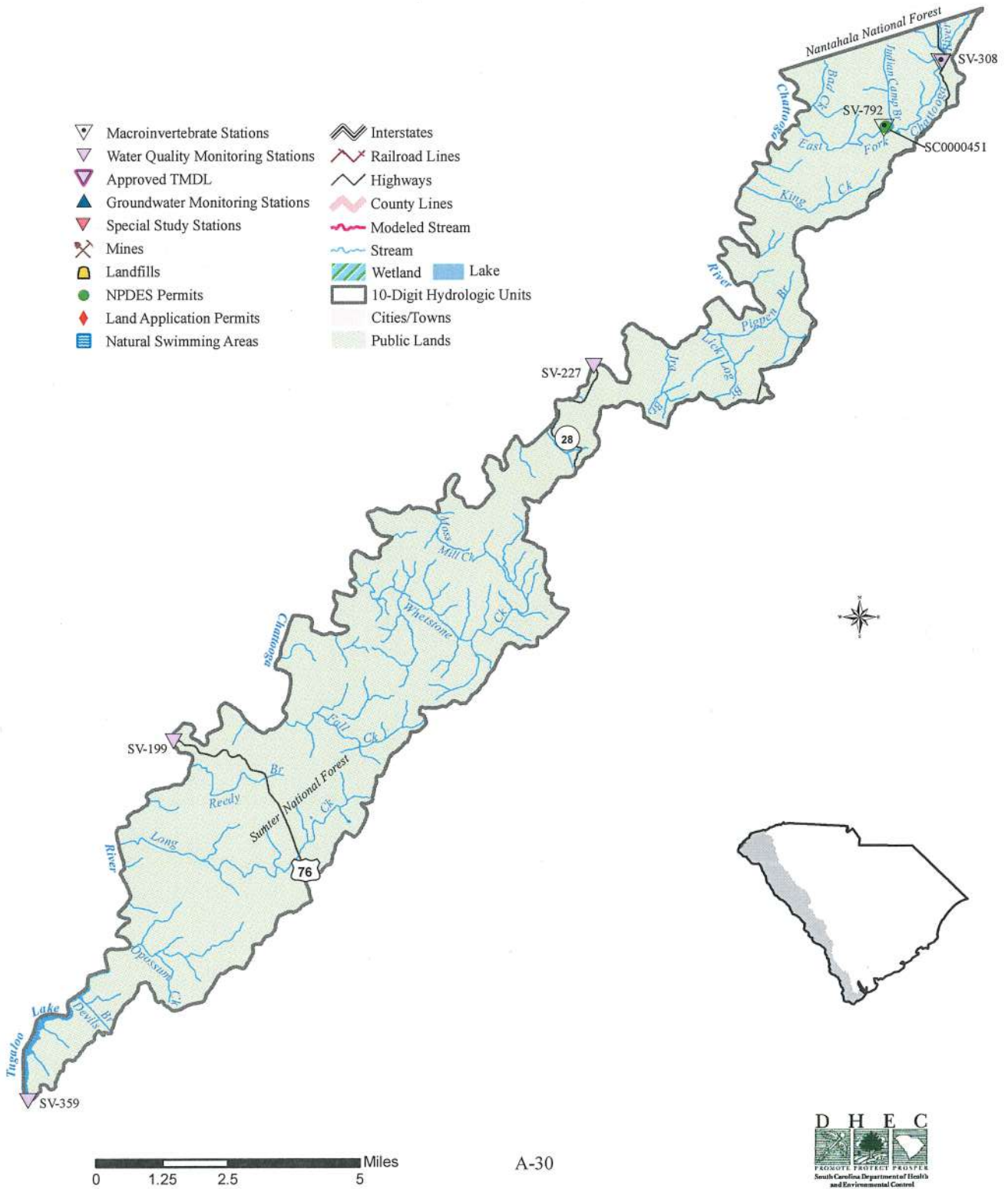
Active NPDES Facilities

<i>RECEIVING STREAM FACILITY NAME</i>	<i>NPDES# TYPE</i>
EAST FORK CHATTOOGA RIVER SCDNR/WALHALLA FISH HATCHERY	SC0000451 MINOR INDUSTRIAL

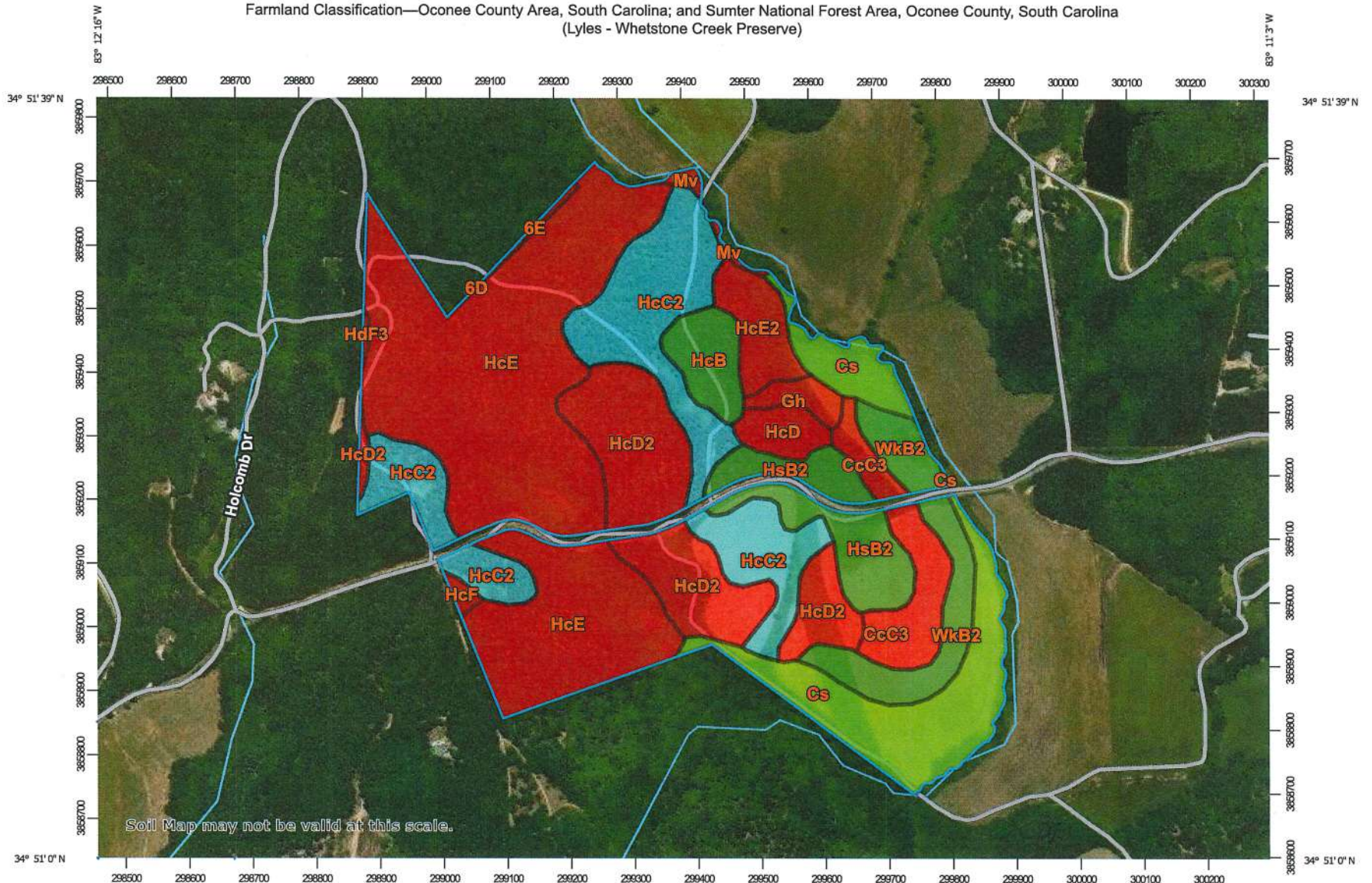
Growth Potential

There is a low potential for growth in this watershed, which resides entirely within the Sumter National Forest. The steep slopes of this region would limit establishment of infrastructure and any serious growth.

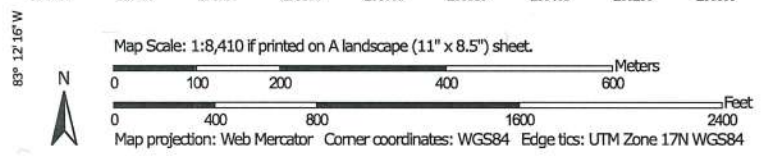
Chattooga River Watershed (03060102-02)



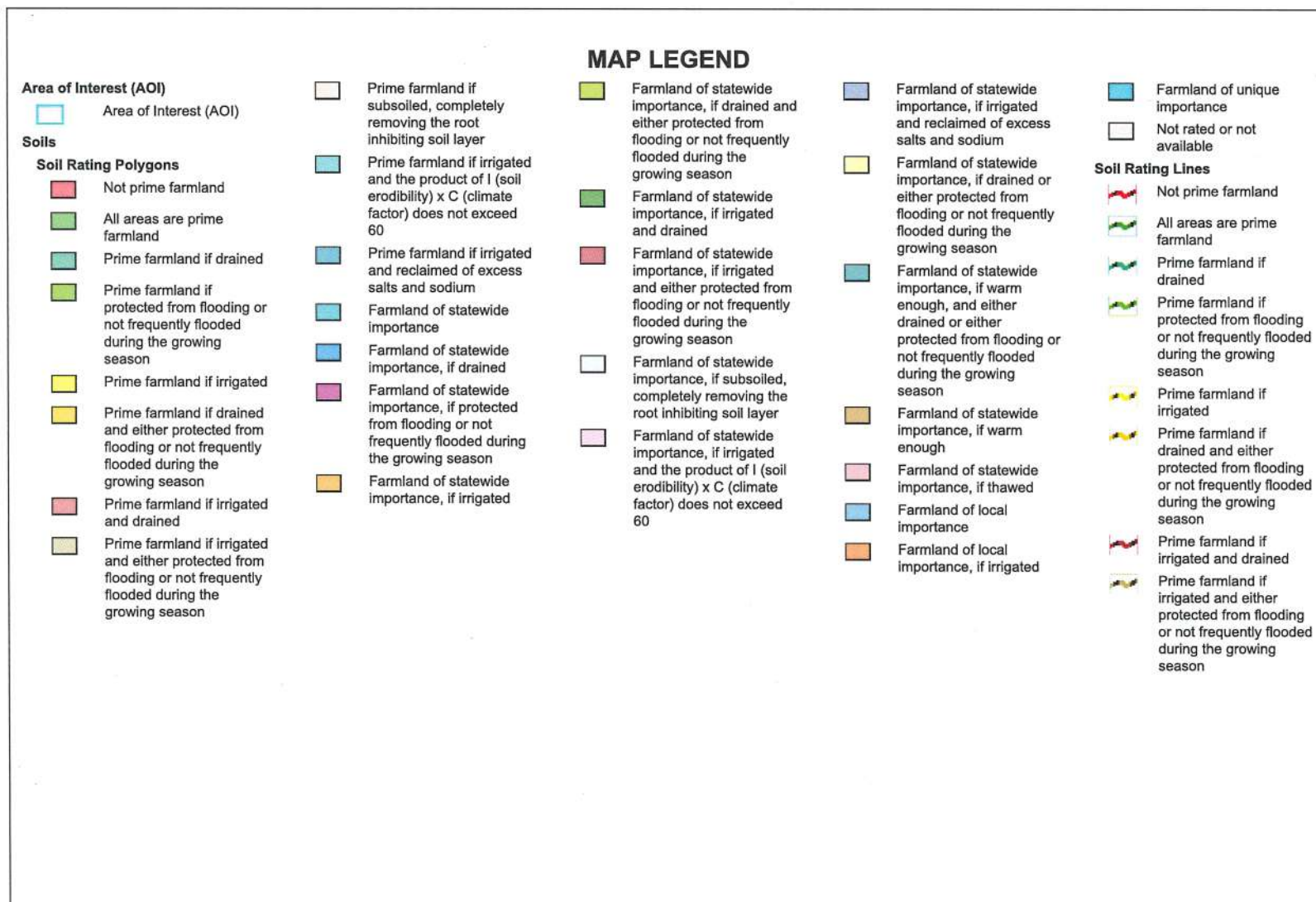
Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)



Soil Map may not be valid at this scale.



Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)



Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whetstone Creek Preserve)

<p> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if irrigated and drained</p> <p> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> <p> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p>	<p> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> <p> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough</p> <p> Farmland of statewide importance, if thawed</p> <p> Farmland of local importance</p> <p> Farmland of local importance, if irrigated</p>	<p> Farmland of unique importance</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Oconee County Area, South Carolina Survey Area Data: Version 18, Sep 15, 2018</p> <p>Soil Survey Area: Sumter National Forest Area, Oconee County, South Carolina Survey Area Data: Version 14, Sep 15, 2018</p> <p>Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	6.8	4.5%
Cs	Congaree silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	16.7	11.2%
Gh	Gullied land, hilly	Not prime farmland	1.6	1.1%
HcB	Hayesville and Cecil fine sandy loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	2.6%
HcC2	Hayesville and Cecil fine sandy loams, 6 to 10 percent slopes, eroded	Farmland of statewide importance	24.5	16.3%
HcD	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes	Not prime farmland	2.4	1.6%
HcD2	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes, eroded	Not prime farmland	18.9	12.6%
HcE	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes	Not prime farmland	52.0	34.7%
HcE2	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes, eroded	Not prime farmland	4.2	2.8%
HcF	Hayesville and Cecil fine sandy loams, 25 to 45 percent slopes	Not prime farmland	0.5	0.3%
HdF3	Hayesville and Cecil loams, 15 to 45 percent slopes, severely eroded	Not prime farmland	0.2	0.1%
HsB2	Hiwassee sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	8.7	5.8%
Mv	Riverview-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	0.6	0.4%
WkB2	Wickham sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	8.7	5.8%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Subtotals for Soil Survey Area			149.7	99.8%
Totals for Area of Interest			150.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6D	Evard fine sandy loam, 15 to 25 percent slopes	Not prime farmland	0.0	0.0%
6E	Evard fine sandy loam, 25 to 50 percent slopes	Not prime farmland	0.3	0.2%
Subtotals for Soil Survey Area			0.3	0.2%
Totals for Area of Interest			150.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

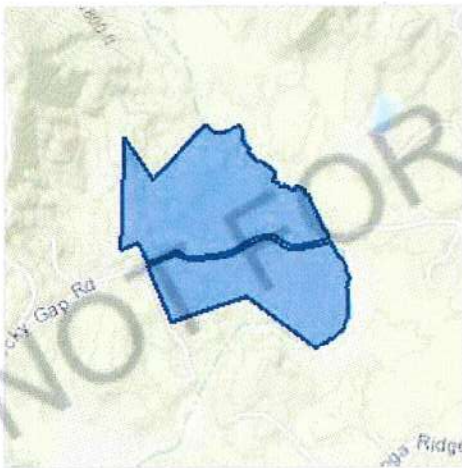
IPaC resource list

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 and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

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.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Mammals

NAME

STATUS

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

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 [USFWS 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 exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). 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, including how to properly interpret and use your migratory bird report, 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.)

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

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

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

Yellow-bellied Sapsucker *sphyrapicus varius*

Breeds May 10 to Jul 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
<https://ecos.fws.gov/ecp/species/8792>

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. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps 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 (■)

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 (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

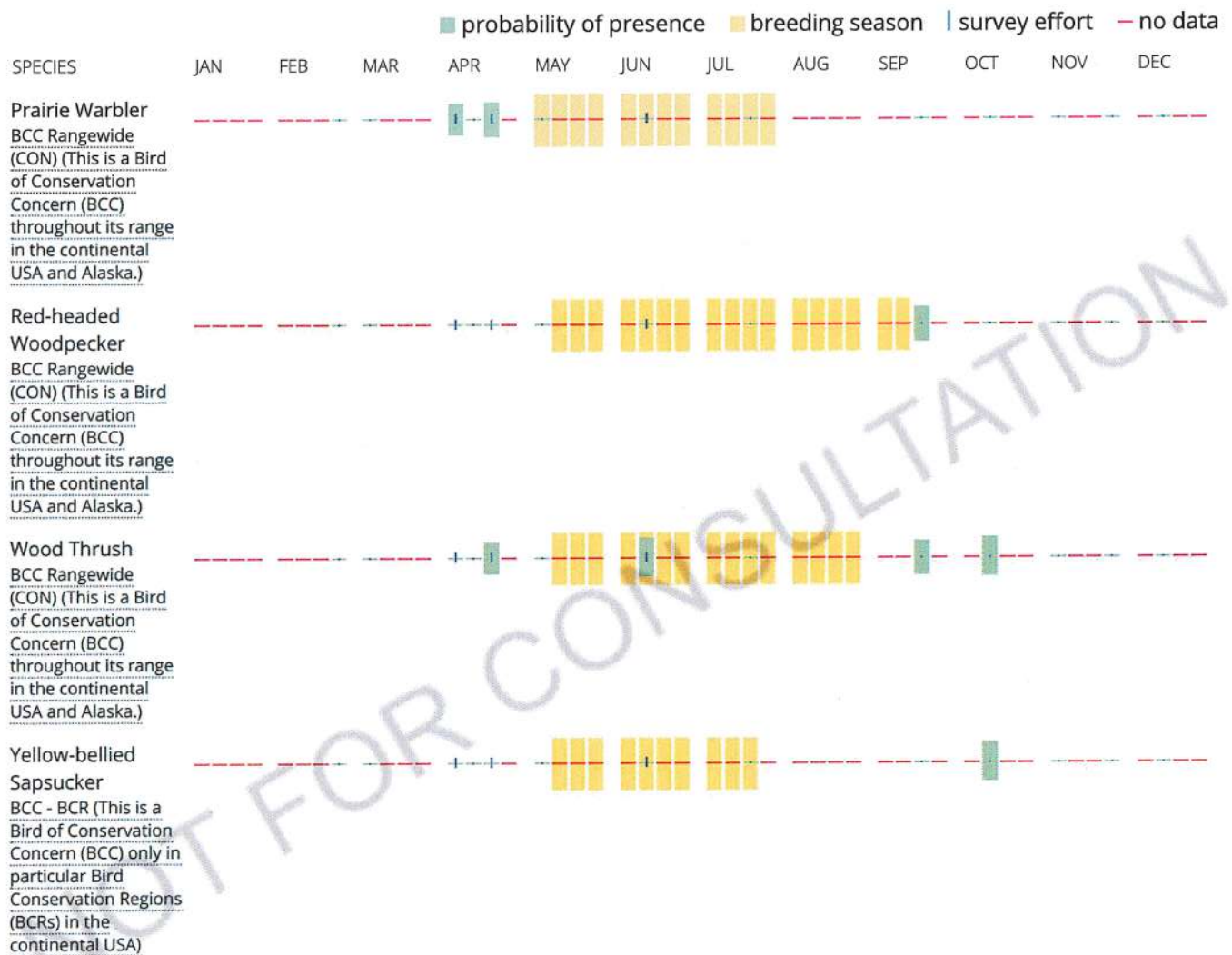
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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 10km grid cell(s) 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 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 on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present 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 Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS1A](#)

FRESHWATER POND

[PUBHh](#)

RIVERINE

[R3UBH](#)

[R4SBC](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

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.

① 125 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 (09/06)



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

Property Owner Name Worthington Hyde Partners

Property Owner Address 3930 E Jones Bridge Rd Ste 145, Norcross GA 30092

Eligible OCCB Recipient
Name and Address Naturaland Trust
PO Box 728 Greenville SC 29602

Property Owner Telephone Numbers
Home: Pat McNamara (agent)
Cell: 864-270-8726
Work: _____

Description & Size of Your Property in Acres:
The 193-acre McKinney Creek Oconee Bell Preserve sits just south of Devils Fork State Park, on the edge of Lake Jocassee and Lake Keowee. The property boasts streams, seeps and mixed hardwood forest and possibly the largest concentration of privately-held Oconee Bells.

General Location of Your Property:
South of Devils Fork State Park between Patterson Ridge Road and Jocassee Point Road.

Oconee County Tax Map Number[s] *[required]* Western portion of #039-00-01-014

Your Property's Unique Characteristics:
The 193-acre McKinney Creek Oconee Bell Preserve holds possibly the largest privately-held and unprotected population of Oconee bells. With dramatic boulders, shoals, forest and a section of McKinney Creek, this property is important not only for its natural facets, but for its role in protecting source water for Lake Keowee and the Greenville Water System.

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

07-30-19

Date

A handwritten signature in black ink that reads "Mac Stone". The signature is written in a cursive style with a horizontal line underneath the name.

Signature of Landowner

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

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council

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

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

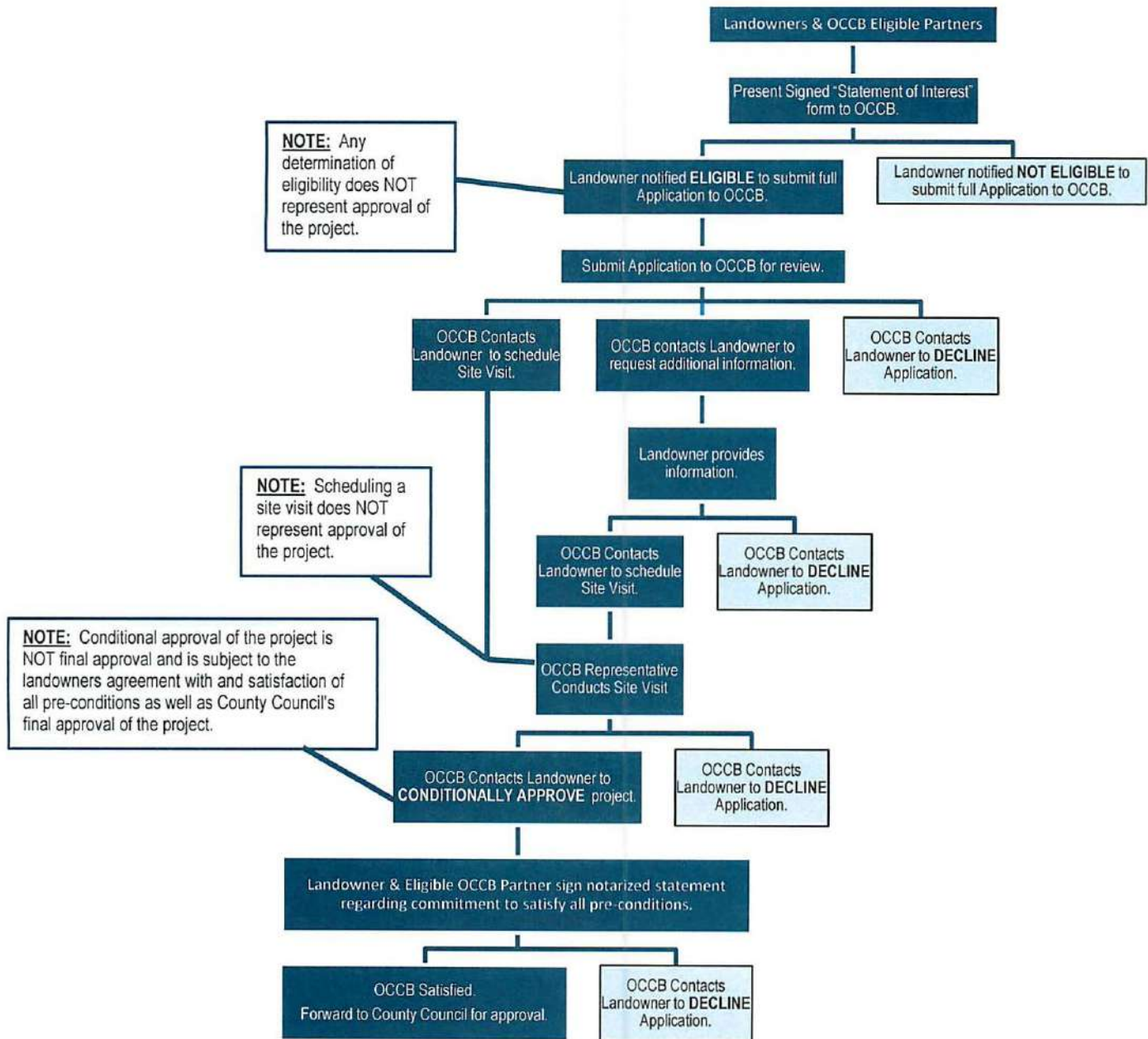
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

1. Landowner and their OCCB eligible “partner” (*e.g., a non-profit managed to hold conservation lands, government body or other eligible entity*) present a signed “Statement of Interest” form to the OCCB. Landowner will be notified if their property is eligible and to submit a full application to the OCCB. [NOTE: Any such determination of eligibility to apply does not represent approval of the project.]
2. Landowner and their OCCB eligible “partner” submit full application with substantiation to the OCCB for review.
OCCB contacts landowner to
 - (i) request additional information,
 - (ii) decline the application, or
 - (iii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
3. Landowner provides additional requested information, if necessary.
OCCB contacts landowner to
 - (i) decline the application, or
 - (ii) schedule a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
4. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. [NOTE: the scheduling of a site visit does not represent approval of any project.]
After the site visits are completed, OCCB contacts the landowner to
 - (i) decline the application, or
 - (ii) conditionally approve the project. [NOTE: Conditional approval is not final approval and is subject to the landowner’s agreement with and satisfaction of all pre-conditions as well as County Council’s final approval of the project.]
5. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB’s satisfaction that all pre-conditions have been met.
Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.

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





Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

II. Property Information

Legal Description

County: Oconee

Tax Map #

Western portion of #039-00-01-014

Assessor's Plat & Lot Numbers:

NA

Deed Reference [Book & Page]

1885/1

Current Zoning Classification

CW

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

Brief description of property including:

a. Total Acres

193

b. Total Forested

193

c. Total Cleared / Open

d. Total Wetlands

6

e. Creeks and/or Rivers

portions of McKinney Creek, tributaries and springs

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust - Mac Stone

Address: PO Box 728 Greenville SC 29602

Telephone Number 352 359 0013

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

Name _____

Address: _____

Telephone Number _____

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)

07/31/19
Date

General Information: Section Two-To be filled out by the landowner.

1. Does this land contain property or interest in property that has been down-zoned within three years of the date of this application? (Code Sec.48-59-70,O-1)

_____yes no _____not applicable

2. Has the qualified entity or applicant seeking funding notified you in writing: (S.C. Code Sec.48-59-70,B-1,B-2)

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

3. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?

Yes No _____ If so, please explain: *Arbor One has a first mortgage*

South Carolina Conservation Bank—Landowner Inspection Consent Agreement.

4. The undersigned, as the landowner or landowner's agent agrees to allow inspection, and appraisal if necessary, of the interests in land that is the subject of this Application. I agree to allow authorized or designated agents or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

5. The undersigned as the landowner or landowner's agent acknowledges that any grant from the SCCB will be subject to the provisions, terms and conditions of this entire Application and to the provisions of the South Carolina Conservation Bank Act, Code §48-59-10 *et. seq.*

Stewart Felt
Signature of Landowner/Agent

6/25/19
Date

Section III

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

Organization Name

Naturaland Trust

Address

PO Box 728 Greenville SC 29602

Daytime Telephones

() 352 359 0013

Contact Person

Mac Stone - Executive Director

Organization EIN Number:

23-7293632

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

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

Naturaland Trust will take on a bridge loan from Open Space Institute to close on the property before purchase contract expires. During that loan period, we will raise the remaining funding through the SC Conservation Bank, private donations, and our local foundations.

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

Naturaland Trust has played a key role in protecting over 100,000 acres since its inception over 45 years ago.

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.)

Naturaland Trust was actively involved in the preservation of the Mountain Bridge Wilderness, the Greenville Watershed, Asbury Hills, Raven Cliff Falls, the Jocassee Gorges, Stumphouse Mountain and Nine Times Forest, among many others. Currently, we own and manage 5,800 acres. Naturaland Trust raises funding to purchase land fee-simple and frequently donates it to the state for addition to Parks and SCDNR 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

- 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

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.

This application is for a fee-simple purchase, though Naturaland Trust has a full-time Executive Director who handles land issues.

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$ 25,000

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



Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Notary Signature

My commission expires: _____

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 X No _____

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake? **YES**

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? **YES**

If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? **YES**

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.

6. Does the property currently contain special or concentrated biodiversity? **YES**

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? **YES**

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

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

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

_____ 1%-25%

X 26%-50%

_____ Greater than 50%

(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property.

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

NO (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.

NO (b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.

NO (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.

NO (d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina? **NO**

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

_____ 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? **NO**

- (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:

- YES** (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. **YES**

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...

- (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). **YES**

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. **YES**

If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

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

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina? **YES, very close**
- (b) Is the property located within 1 mile of a municipality?
- (c) Is the property located from 2-5 miles of a municipality? **YES, Salem, SC**
- (d) Is the property located greater than 5 miles from a municipality?

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.

This property is the western portion of a larger property, containing 193 acres of forested land.

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? \$580,000
(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? \$25,000

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)?* 4%

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?

We have a pending grant with the SC Conservation Bank. We will also submit other grants to our local foundations and partners.

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:

 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? **We have a pending grant with the SC Conservation Bank. We will also submit other grants to our local foundations and partners.**

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?

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

This is for fee simple purchase, but the OCCB, at \$25,000, will be spending \$125/acre to help protect this important piece of property.

APPENDIX - NARRATIVE

MCKINNEY CREEK OCONEE BELL PRESERVE

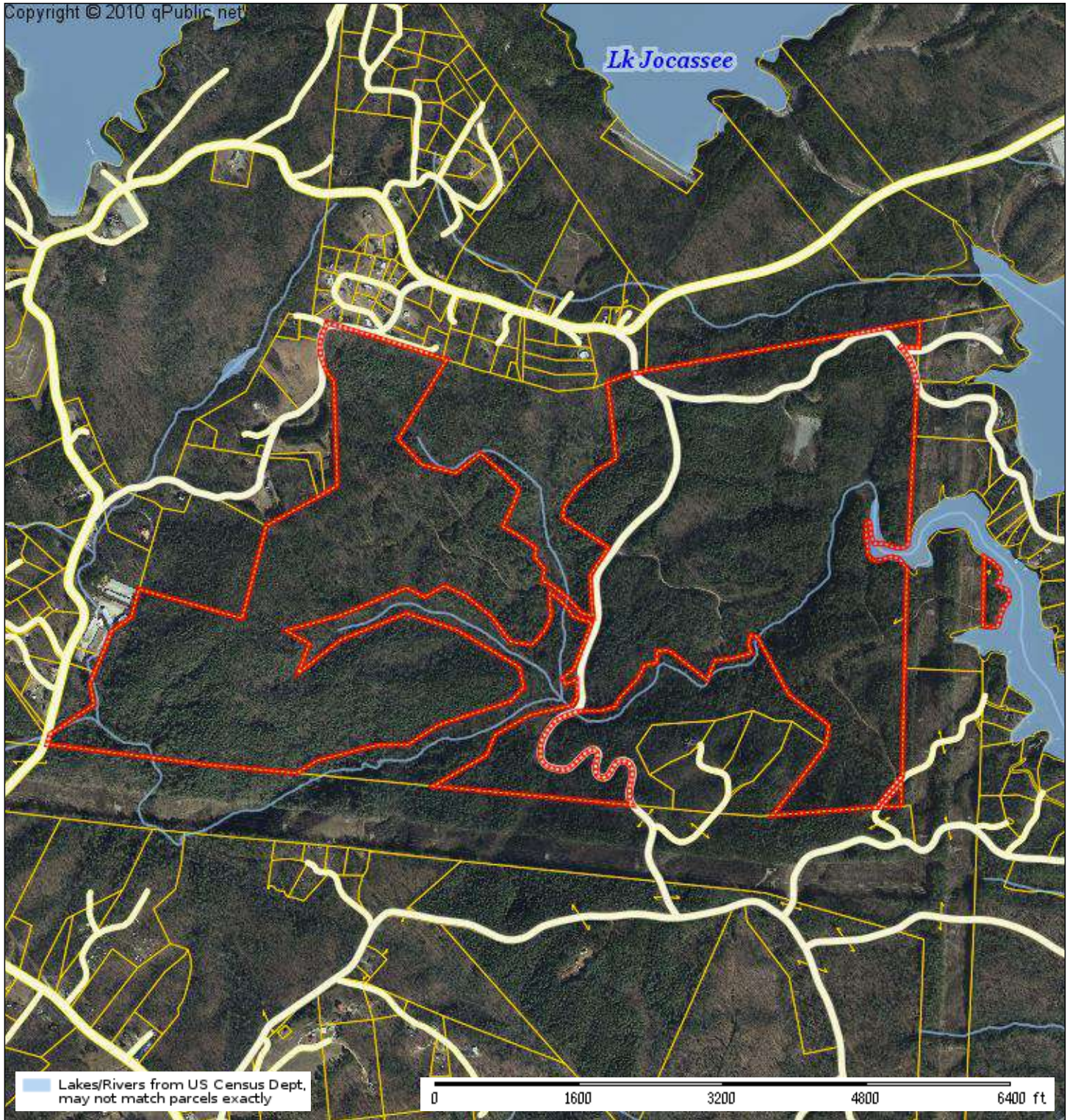
The 193-acre McKinney Creek Oconee Bell Preserve builds on the Boones Creek Oconee Bell Preserve, located just north of Scenic Highway 11, next to Devil's Fork State Park, Sumter National Forest and Lake Jocassee and Lake Keowee. The tract also borders privately protected riparian zones that were part of an Army Corps mitigation project. Many of the tributaries that feed Lake Keowee are unprotected, contain rare and endangered species, are vulnerable to development, and pose a threat to the Lake Keowee watershed if they were developed in a damaging way. The tributary that is the subject of this application, McKinney Creek, is also critical habitat for the Oconee Bell, the signature species of the Jocassee and Keowee watersheds.

When Lake Jocassee and Lake Keowee were formed, as much as 85% of the habitat for Oconee Bells (*Shortia galacifolia*) was permanently lost. These endangered plants exist only in these watersheds and do not leave the confines of their historic range. Scientists worry that lack of genetic diversity will make these iconic plants vulnerable to the effects of climate change. Populations in adjunct and southerly colonies like the ones found on McKinney and Boones Creek may contain the gene pool necessary to make this plant more resilient to environmental changes and therefore may be critical to the long-term survival of the species. On the 193-acre McKinney Creek property, tens of thousands of Oconee Bells thrive. Waterfalls, shoals, and ravines wind through mixed hardwood forest, buffered by craggy granite boulders, which likely host endangered green salamanders. Tracks of bobcat and black bear have been seen on the property, as well. This parcel is a stunning example of how the region used to look before the lakes were built.

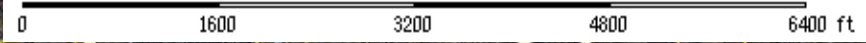
Prof. Patrick McMillan of Clemson University, a leading local naturalist (Dennis Chastain), and the Native Plant Society, have urged us to protect properties that contain significant populations of Oconee Bells. When our executive director happened to identify Oconee Bells in the photographs on the real estate listing marketing the property, he couldn't believe how many plants were in one location. After visiting the site and confirming the impressive numbers of plants and striking habitat, we moved quickly to get the property under a purchase option, which expires in September. This property is the western portion of a larger tract. If successful with this property, there is a chance we can expand eastward towards Lake Keowee on the second half, but that portion is not currently on the market. SCDNR has surveyed the site and has expressed interest in including the property in the Heritage Preserve program, but they are not in a financial position to assist.

To protect such an outstanding property on short notice, Open Space Institute will provide a bridge loan to Naturaland Trust so that we can close before the option expires. The property recently appraised for \$580,000 and we are asking the OCCB for \$25,000. During the loan period, we will seek out additional support from the SCCB for \$450,000, the Native Plant Society, the Keowee Toxaway Habitat Enhancement Program and local, private donations to raise the deficit.

Naturaland Trust decided to pursue the protection of this site because of these outstanding factors: a beautiful undamaged waterway next to Devils Fork State Park; a tributary of Lake Keowee, which is, among other things, a public drinking water supply; the mature forest on the property; and most important the robust population of the endangered Oconee Bell growing in particularly significant habitat. The McKinney Creek Oconee Bell Preserve has walkable trails that cross the property, making it easily accessible to hikers and researchers. If SCDNR decides not to include the property in the Heritage Preserve Program, we are open to its inclusion in the WMA program, consistent with protecting the natural facets of the land. Finally, preservation of this property and the avoidance of harmful development of this property will help to slow the beginning of a trend of harmful development along this largely undeveloped watershed of Lake Keowee.



Lakes/Rivers from US Census Dept, may not match parcels exactly

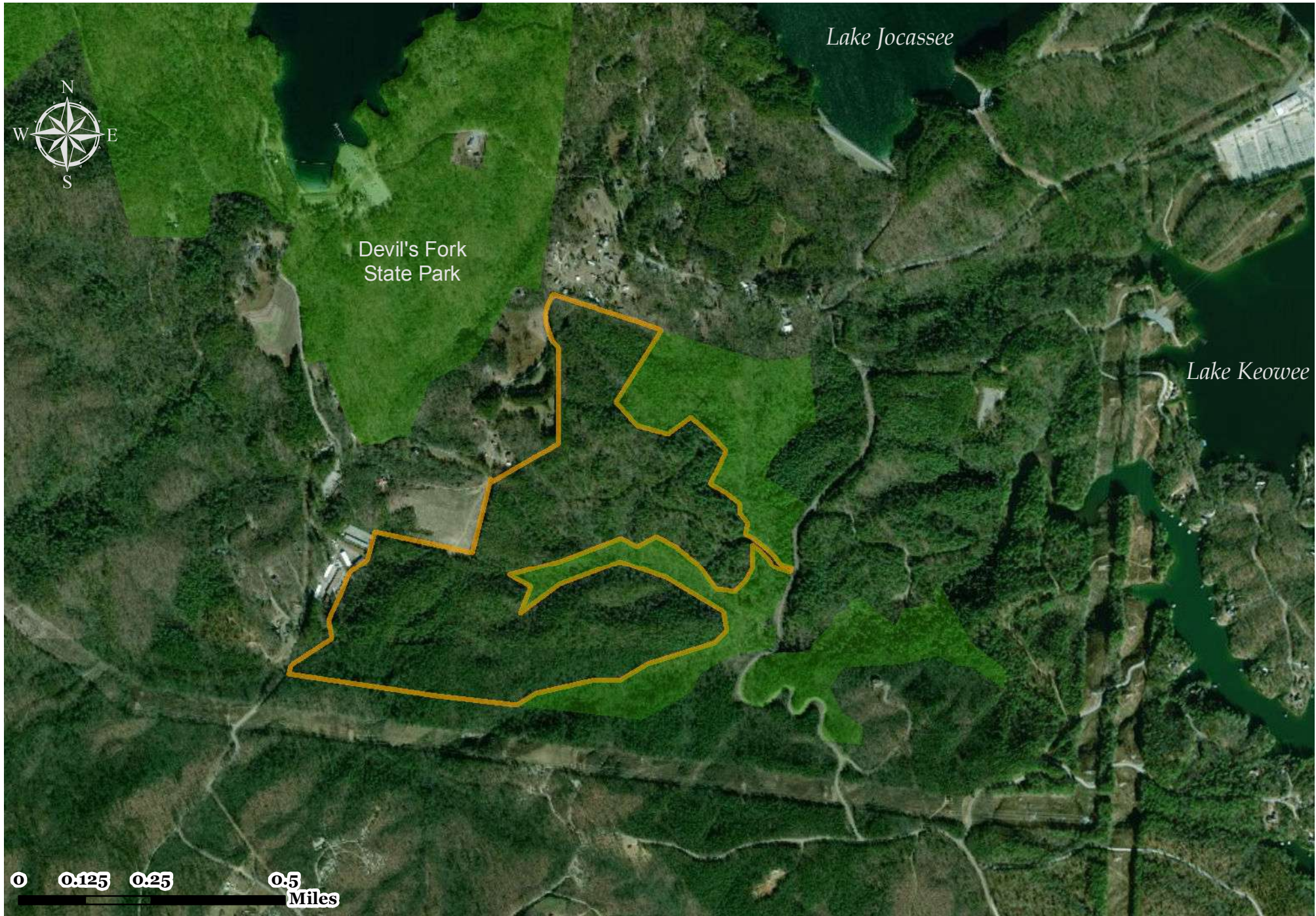


Jocassee McKinney Creek			
Parcel: 039-00-01-014 Acres: 427.64			
Name:	WORTHINGTON HYDE PARTNERS II	Land Value:	1363090
Site:		Improvement Value:	0
Sale:	\$350000 on 2012-03-05 Reason=9 Qual=U	Accessory Value:	0
Mail:	3930 E JONES BRIDGE RD STE 145	Total Value:	1363090
	NORCROSS, GA 30092		



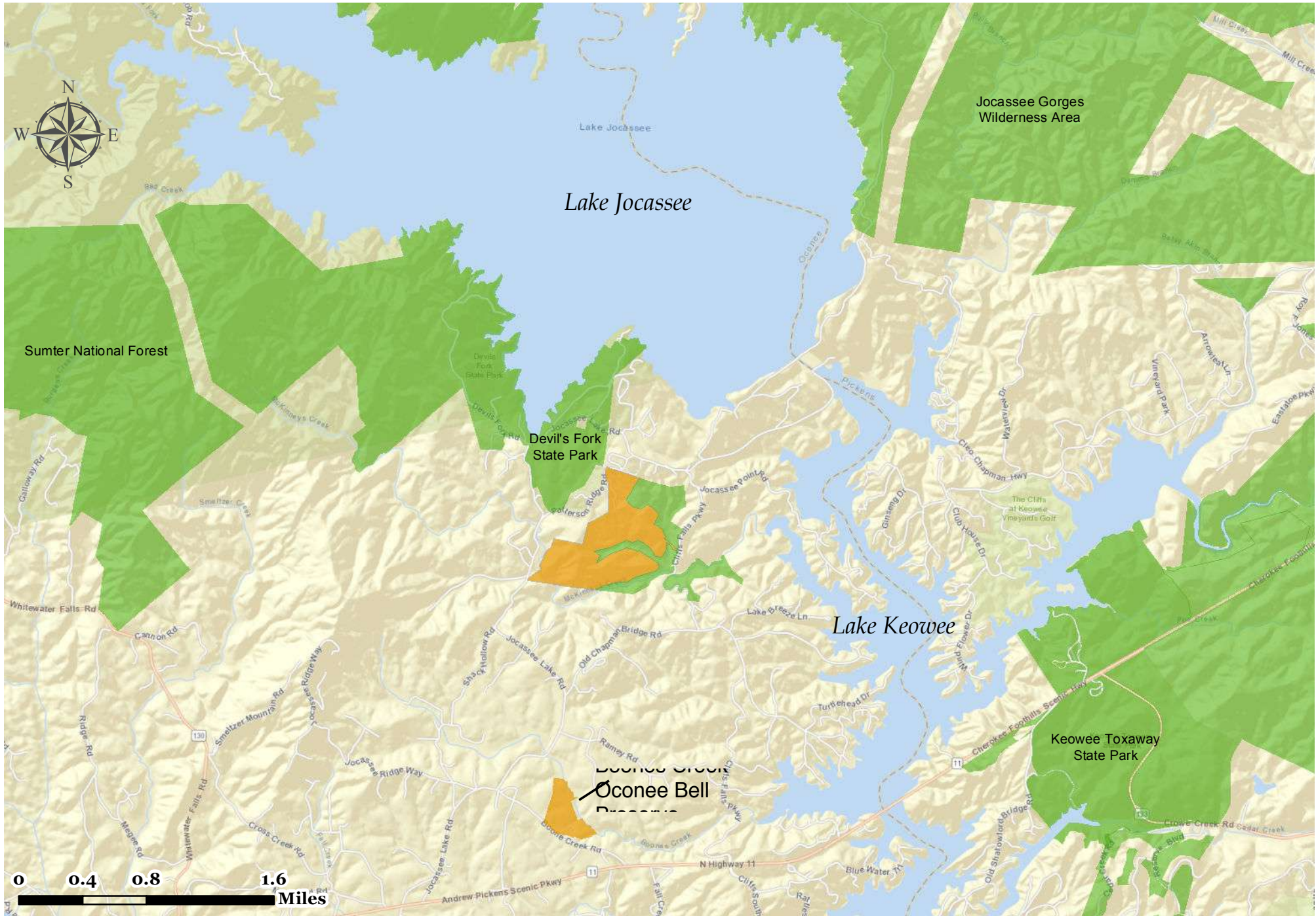
McKinney Oconee Bell Preserve

193 acres



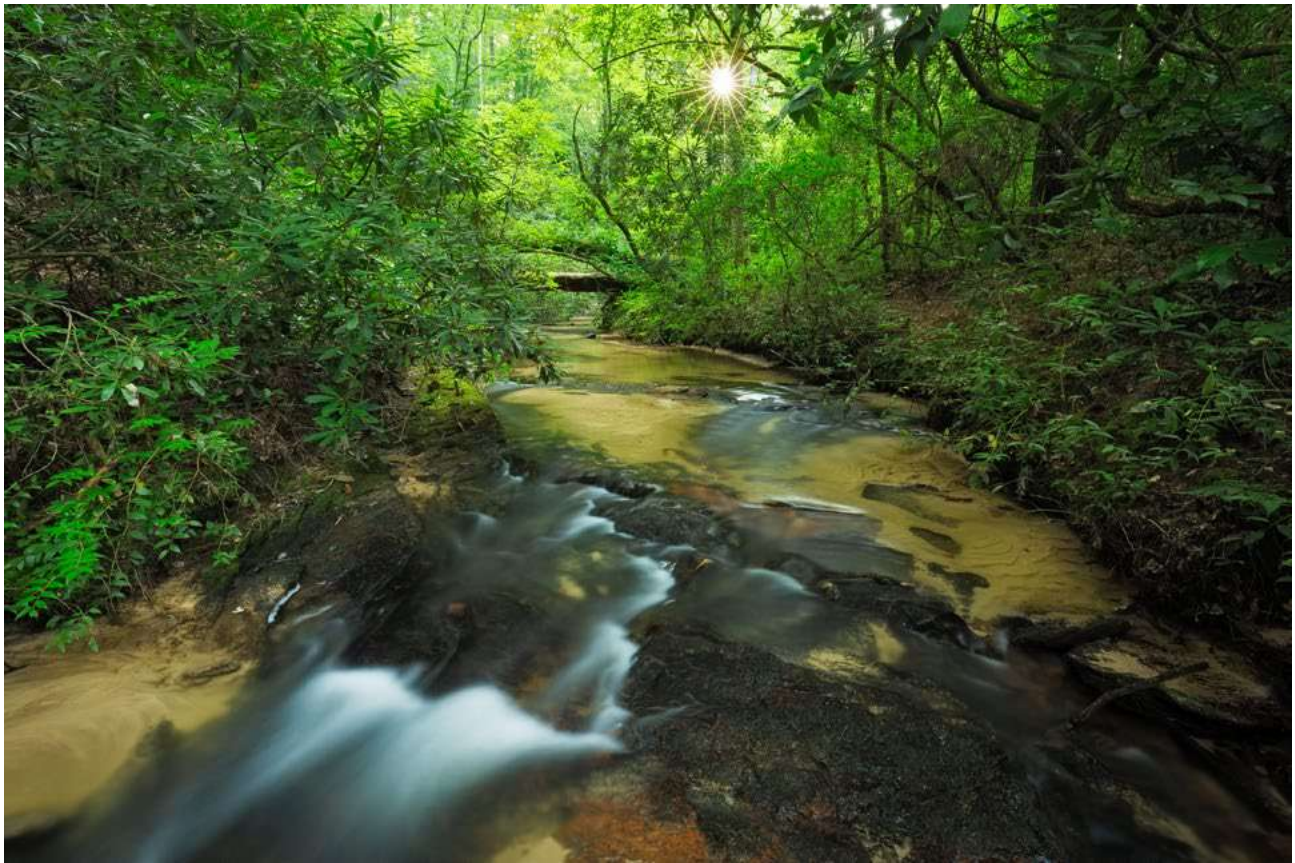
McKinney Oconee Bell Preserve

193 acres

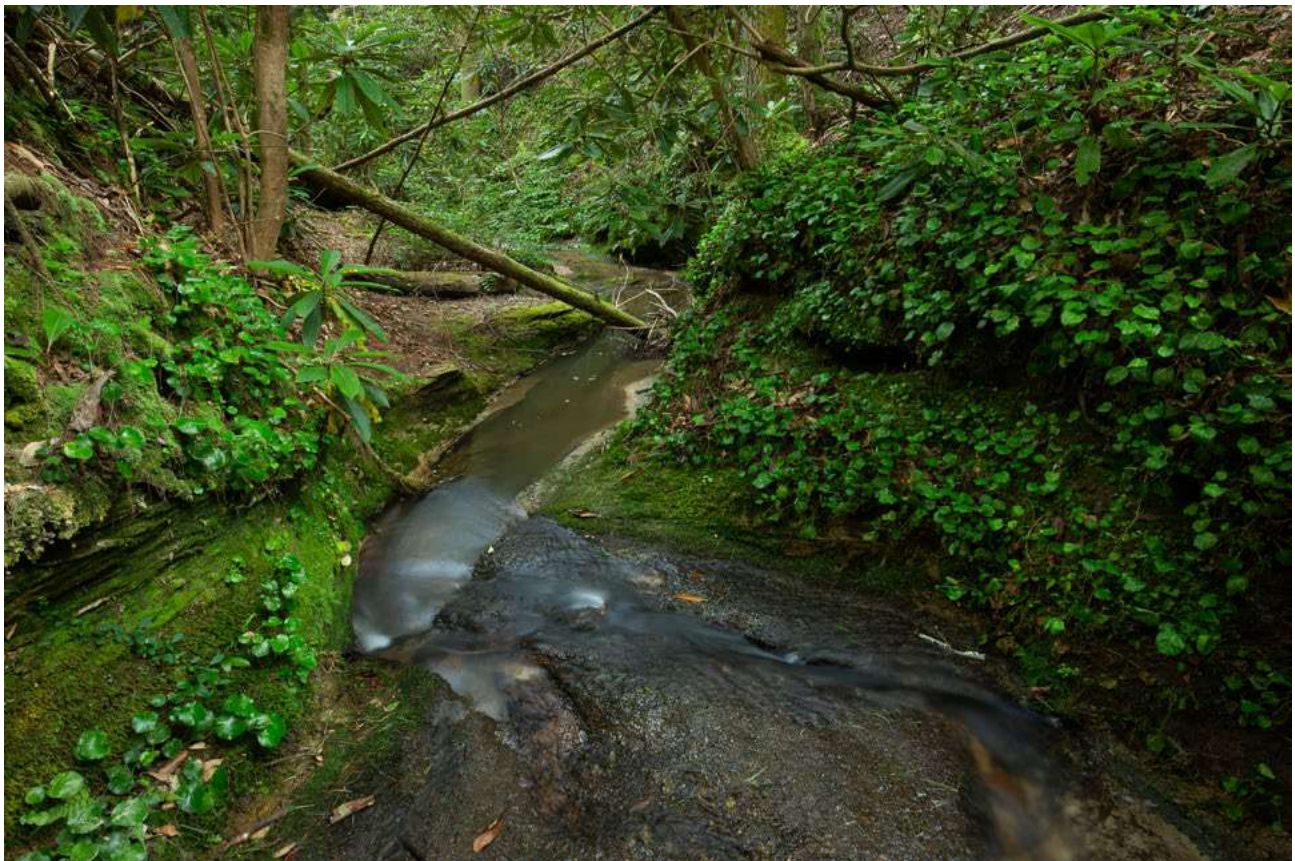


McKinney Creek Oconee Bell Preserve





McKinney Creek feeds into Lake Keowee, a drinking water supply for Greenville Water System.



Oconee Bells line a tributary of McKinney Creek.



McKinney Creek Oconee Bell Preserve as it looks out to Lake Jocassee.



Oconee Bells found on the property.

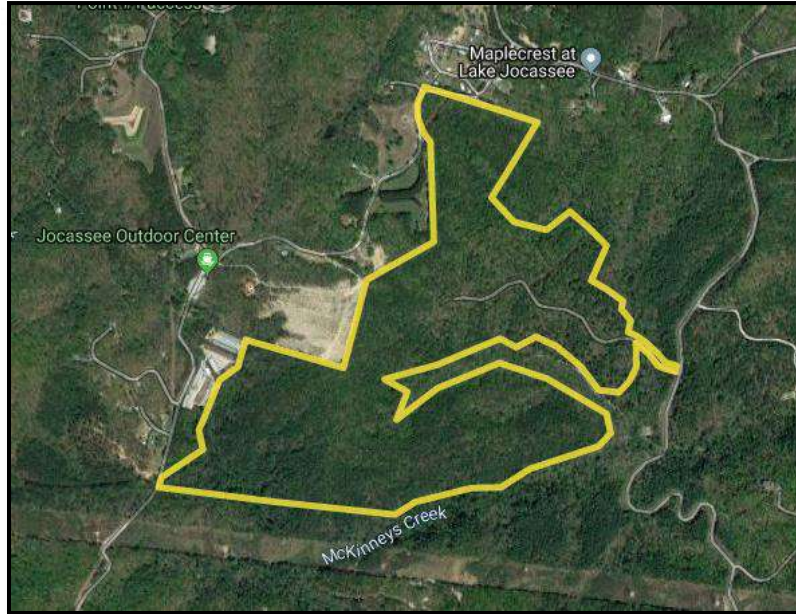


A paw print of a black bear found along the creek on the property.



McKinney Creek and shoals on the western end of the property.

Appraisal of
Vacant Land (+193 acres)
Cliffs Timber
Jocassee Lake Road
Oconee County, South Carolina



Appraisal Report

Prepared for
Mr. Mac Stone
Naturaland Trust
148 River Street, #110
Greenville, South Carolina 29601
and
Open Space Institute
and
South Carolina Conservation Bank

Date of Inspection/Valuation

July 10, 2019

Prepared by
Allen D. McCravy, MAI
Stone & Associates
1100A Rutherford Road
Greenville, South Carolina 29609



STONE & ASSOCIATES

1100A RUTHERFORD ROAD • GREENVILLE, SC 29609
TEL. (864) 232-3051 • FAX (864) 232-3053 • E-MAIL amccravy@stoneandassoc.com

July 25, 2019

Mr. Mac Stone
Naturaland Trust
148 River Street, #110
Greenville, South Carolina 29601

Subject: Vacant Land (\pm 193 acres)
Cliff's Timber – Lake Jocassee Road
Oconee County, South Carolina

Dear Mr. Stone:

In accordance with your request, I have personally inspected the above referenced tract and have prepared an appraisal report with applicable exhibits and addenda, which explain and demonstrate the process used in completing this assignment.

This is an appraisal report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

The subject tract contains a total of approximately 193.0 acres and is located on the eastern side of Lake Jocassee Road, and the western side of Jocassee Point Road, just south of Lake Jocassee. The tract is located north of the Town of Salem, within northern Oconee County, South Carolina. The subject tract is referenced as a portion of Oconee County Tax Parcel 039.00-01-014.

The purpose of this appraisal is to estimate the as is market value of the fee simple estate of the subject property. The date of value is the date of inspection, or July 10, 2019. As is market value, market value, and fee simple estate, are further defined and qualified in the following appraisal report.

Mr. Stone
July 25, 2019
Page Two

After analyzing the subject property and its market, and the various factors entering into the appraisal analysis, including the Assumptions and Limiting Conditions contained in the report, it is my opinion that the as is market value of the subject property, as of July 10, 2019 is:

Five Hundred Eighty Thousand Dollars
(\$580,000)

In this assignment, the existence of hazardous waste material, which may or may not be present on or in the property, was not observed by the appraiser. I have no knowledge of the existence of such materials on or near the property; however, I am not qualified to detect such substances. The presence of such material may have an effect on the value or use of the property. It is assumed that there are no hazardous materials spills, etcetera's resulting from underground storage tanks or other causes associated with the subject property. Full compliance with all environmental laws is assumed.

The client is urged to retain an expert in this field, if desired. I wish to clearly emphasize that the detection of any such hazardous materials are beyond the scope of this valuation analysis. Furthermore, it is assumed that the presence of any hazardous materials, gases or toxic substances that would cause a loss in value is assumed not to exist on the property. The appraiser does not report to be a qualified engineer trained to detect such substances and no responsibility is assumed by the appraiser relating to the presence of, or impact from, any detected substances.

The value estimate assumes no impact on value because of "Section 404 - Wetlands" as defined by the US Army Corp. of Engineers. The appraiser is not an expert in this field and urges the client to seek advice of an expert to determine any potential impact of wetlands on the above referenced property.

The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

I certify that I have the experience and knowledge to competently complete an appraisal of this type, and have made other appraisals of similar properties in the past. I further certify that the subject property was inspected by Allen D. McCravy, MAI.

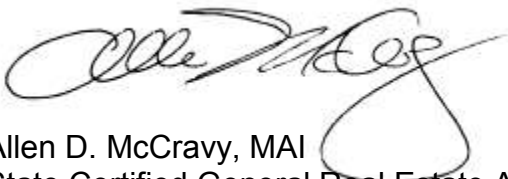
Mr. Stone
July 25, 2019
Page Three

This appraisal assignment was not conditional upon the production of a specified value, or a value within a given range. Future employment prospects are not dependent upon a specified value. Employment and the payment of the fee is not based on whether a loan application is approved or disapproved.

I appreciate the opportunity to be of service. If you have any questions, or require any additional information, please feel free to contact me anytime.

Respectfully submitted,

Stone & Associates

A handwritten signature in black ink, appearing to read "Allen D. McCravy". The signature is fluid and cursive, with a large loop at the end.

Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG3617

AFFIDAVIT

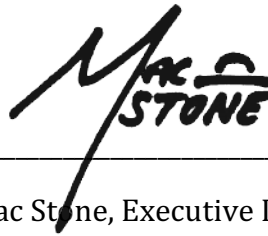
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO WHOM IT MAY CONCERN:

I, Mac Stone, Executive Director of Naturaland Trust being duly shown, do state as follows:

The landowners directly adjacent to the "McKinney Creek Oconee Bell Preserve" in Oconee County and parcels #039-00-01-014 have been notified of Naturaland Trust's South Carolina Conservation Bank grant request in accordance with Code Sec. 48-59-70.

A handwritten signature in black ink that reads "Mac Stone". The signature is stylized, with a large, sweeping "M" and "S". Below the signature is a horizontal line.

Mac Stone, Executive Director

Internal Revenue Service

Department of the Treasury

District
Director

P. O. Box 632
Atlanta, Georgia 30301

Naturland Trust
44E Camperdown Way
Greenville, S. C. 29601

Person to Contact:
Geraldine Carroll

Telephone Number:
(404) 526-4516

Refer Reply to:
EP/EO 7201:21819

Date:

NOV 12 1976

RECEIVED

NOV 15 1976

W. B. F. & P.

Gentlemen:

We have evaluated your notification concerning foundation status and, 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 Internal Revenue Code~~ because you are an organization described in section 170(b)(1)(A)(vi) and 509(a)(1).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes.

You must keep us informed of any changes in your sources of support and method of operation so that we may consider the effect on your status.

Please keep this determination letter in your permanent records.

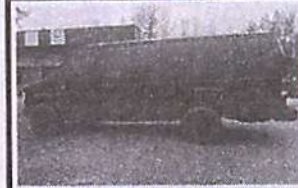
This determination letter modifies our letter of July 30, 1976 holding you exempt under section 501(c)(3) to the extent that it is inconsistent with this letter.

Sincerely yours,

J. T. Wilson
Exempt Organizations Specialist



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Pete's Auto
402 Oak Street • Seneca
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LEGAL NOTICES

LEGALS

NOTICE

THE OCONEE CONSERVATION Bank Board meetings scheduled for 9am on August 13, 2019 & October 8, 2019 have been CANCELLED and RESCHEDULED to add the following dates: August 27, 2019, September 17, 2019, November 19, 2019, December 10, 2019, & February 11, 2020.

All meetings begin at 9am in Council Chambers located at 415 South Pine Street, Walhalla, SC 29691.

NOTICE

THE OCONEE COUNTY Law Enforcement, Public Safety, Health & Welfare Committee meeting scheduled for 4pm, Tuesday, June 18, 2019 has been CANCELLED.

Your Future Car Awaits



Find It In
The Classifieds

RENTALS & More

Harris Place, Pendleton.....	2BR/2.5BA Fireplace, Townhouse.....	\$900
Cedarwood, Clemson.....	2BR/2BA Pets Considered.....	\$650 to \$725
Harts Cove.....	3BR/3BA Condo Price Negotiable.....	\$1,200
Chadsworth Commons, Clemson....	2BR/2.5BA Townhouse, Pool.....	\$1,000
Harts Cove.....	4BR/4BA Price Negotiable.....	\$1,600
Lindsay Road, Clemson.....	2BR/1BA On-site Laundry, Pets OK.....	\$510
Charleston Avenue, Clemson.....	3BR/2BA Basic Cable & Internet Included.....	\$850
Village Green, Clemson.....	2BR/1.5BA W&D Included, Close to Campus...\$800-\$825	
105 Fern Circle.....	3BR/2BA, House.....	\$1,225
Simine Street, Seneca.....	1BR/1BA, House.....	\$525
Refuge Road, Pendleton.....	2BR/1BA, House.....	\$650
Calhoun Street, Clemson.....	2BR/1.5BA, Townhouse, W&D, Water Included.....	\$650
Boggs Street, Clemson.....	2BR/1.5BA, Townhouse, W&D Included.....	\$975
Harts Cove, Seneca.....	3BR/3BA, Internet & Cable Incl., Shuttle to campus...\$1,200	
College Heights Blvd, Clemson....	2BR/1.5BA, Townhouse.....	\$850
Woodhaven Dr, Pendleton.....	3BR/2.5 House.....	\$985
Refuge Rd, Pendleton.....	2BR/1BA House.....	\$650

APARTMENTS 1 BR • Efficiencies • 2 BR • 3 BR • 4BR
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Robin Valadez, Prop. Mgr.

Debra Boggs, Prop. Mgr.

864-654-1000

www.clemsonrentals.com

Layvonne Foster, Prop. Mgr.

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find a Pro in th
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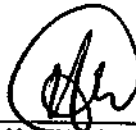
PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: THE OCONEE COUNTY CONSERVATION BANK BOARD MEETINGS SCHEDULED FOR AUGUST 13, 2019 & OCTOBER 8, 2019 HAVE BEEN CANCELLED AND RESCHEDULED TO ADD DATES

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 06/18/2019 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
06/18/2019



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires February 13, 2028





Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

Owner

Acres

Location

Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	
Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
TOTAL SECTION I – Max 100	

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested						
Matching or Other Monetary Contributions from Other Agencies or Groups						
Low Cost for Value Received						
Other Financial Benefit						
Other incentives						
TOTAL SECTION II – Max 25						

Total OCCB Scoring Index (OSI):

Comments:



Oconee County Conservation Bank Criteria Worksheet

Oconee County, South Carolina

CATEGORY	POINTS	REQUIRED EVIDENCE
Environmental Sensitivity <i>(Allow and add points for all that apply. Maximum Points = 35)</i>		
Wetlands	5	Certification by USACOE or NRCS
USGS Blue Line Streams & Lakes	5	USGS Topographic Map with Property Boundary
Adjacent to Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.	5	Proof of such classification by SC DHEC
Presence of or Habitat Suitable for Threatened/Endangered Species	5	Certification by SC DNR, NRCS, USFS or other qualified professional
Presence of or Habitat Suitable for Native Wildlife Species	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Presence of special or concentrated Biodiversity	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Unique Geologic/Natural Feature	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, description in publication, etc.)

Percentage of Property Sharing a Boundary with Protected Land <i>(Select one appropriate category, if any. Maximum Points = 10)</i>		"Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act. Applicant may be required to provide evidence if requested by the Board of the OCCB.
1% - 25%	4	
26% - 50%	6	
> 50%	10	

Historic/Cultural Features <i>(Allow points for one category, if any. Maximum Points = 5)</i>		
National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil Types <i>(Select the appropriate category, if any. Maximum Points = 10)</i>		
50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

Actively Farmed <i>(Either applies or does not. If yes, Maximum Points = 5)</i>	5	<p>Applicant must provide one of the following:</p> <ul style="list-style-type: none"> - (i) IRS Form Schedule F filed two previous tax years; - (ii) IRS Form Schedule F filed seven of the last ten years; or - (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years. <p>OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.</p>
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Public Visibility of Property <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>		
	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development*(Select the highest one applicable category.)**Maximum Points = 5)*

Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property*(Select the applicable category, if any.)**Maximum Points = 10)*

51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name	Moore Property
Owner	Peggy B. Moore
Acres	34.31
Location	199 Twin Oaks Lane, Westminster, SC 29693
Tax Map[s]	290-00-04-010

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	0
Sharing Boundary With Protected Land	0
Historic or Cultural Features	1
Prime or Important Soil Types	4
Actively Farmed	5
Public Visibility of Property	5
Scenic View	5
Public Access	0
Threat of Development	5
Size of Protected Property	3
TOTAL SECTION I – Max 100	28

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested			✓			3
Matching or Other Monetary Contributions from Other Agencies or Groups			✓			3
Low Cost for Value Received					✓	5
Other Financial Benefit	✓					0
Other incentives			✓			3
TOTAL SECTION II – Max 25						14

Total OCCB Scoring Index (OSI): **42**

Comments:

Historic/Cultural Features <i>(Allow points for one category, if any. Maximum Points = 5)</i>		
National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil Types <i>(Select the appropriate category, if any. Maximum Points = 10)</i>		
50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

Actively Farmed <i>(Either applies or does not. If yes, Maximum Points = 5)</i>	5	<p>Applicant must provide one of the following:</p> <ul style="list-style-type: none"> - (i) IRS Form Schedule F filed two previous tax years; - (ii) IRS Form Schedule F filed seven of the last ten years; or - (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years. <p>OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.</p>
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Public Visibility of Property <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development*(Select the highest one applicable category.**Maximum Points = 5)*

Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property*(Select the applicable category, if any.**Maximum Points = 10)*

51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name	William Lyles Estate Property
Owner	Estate of William C. Lyles
Acres	155.56
Location	Rocky Gap Road
Tax Map[s]	080-00-02-001

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	18
Sharing Boundary With Protected Land	4
Historic or Cultural Features	5
Prime or Important Soil Types	3
Actively Farmed	5
Public Visibility of Property	5
Scenic View	5
Public Access	5
Threat of Development	5
Size of Protected Property	5
TOTAL SECTION I – Max 100	60

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested				✓		4
Matching or Other Monetary Contributions from Other Agencies or Groups			✓			3
Low Cost for Value Received				✓		4
Other Financial Benefit	✓					0
Other incentives					✓	5
TOTAL SECTION II – Max 25						16

Total OCCB Scoring Index (OSI): **76**

Comments:

Historic/Cultural Features*(Allow points for one category, if any.**Maximum Points = 5)*

National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil**Types***(Select the appropriate category, if any.**Maximum Points = 10)*

50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

Actively Farmed*(Either applies or does not. If yes,**Maximum Points = 5)*

5

Applicant must provide one of the following:

- (i) IRS Form Schedule F filed two previous tax years;
- (ii) IRS Form Schedule F filed seven of the last ten years; or
- (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years.

OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.

Public Visibility of Property <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>		
	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development <i>(Select the highest one applicable category. Maximum Points = 5)</i>		
Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property <i>(Select the applicable category, if any. Maximum Points = 10)</i>		
51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS	Maximum = 100
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Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name	Worthington Hyde Partners Property
Owner	Worthington Hyde Partners
Acres	193
Location	South of Devil's Fork State Park between Patterson Ridge Rd and Jocassee Point Rd
Tax Map[s]	Western portion of 039-00-01-014

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	30
Sharing Boundary With Protected Land	5
Historic or Cultural Features	0
Prime or Important Soil Types	0
Actively Farmed	0
Public Visibility of Property	5
Scenic View	5
Public Access	10
Threat of Development	5
Size of Protected Property	5
TOTAL SECTION I – Max 100	65

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested					✓	5
Matching or Other Monetary Contributions from Other Agencies or Groups					✓	5
Low Cost for Value Received					✓	5
Other Financial Benefit			✓			3
Other incentives					✓	5
TOTAL SECTION II – Max 25						23

Total OCCB Scoring Index (OSI): **88**

Comments:



Oconee County Conservation Bank Criteria Worksheet

Oconee County, South Carolina

CATEGORY	POINTS	REQUIRED EVIDENCE
Environmental Sensitivity <i>(Allow and add points for all that apply. Maximum Points = 35)</i>		
Wetlands	5	Certification by USACOE or NRCS
USGS Blue Line Streams & Lakes	5	USGS Topographic Map with Property Boundary
Adjacent to Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.	5	Proof of such classification by SC DHEC
Presence of or Habitat Suitable for Threatened/Endangered Species	5	Certification by SC DNR, NRCS, USFS or other qualified professional
Presence of or Habitat Suitable for Native Wildlife Species	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Presence of special or concentrated Biodiversity	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Unique Geologic/Natural Feature	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, description in publication, etc.)

Percentage of Property Sharing a Boundary with Protected Land <i>(Select one appropriate category, if any. Maximum Points = 10)</i>		"Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act. Applicant may be required to provide evidence if requested by the Board of the OCCB.
1% - 25%	4	
26% - 50%	6	
> 50%	10	

Historic/Cultural Features <i>(Allow points for one category, if any. Maximum Points = 5)</i>		
National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil Types <i>(Select the appropriate category, if any. Maximum Points = 10)</i>		
50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

Actively Farmed <i>(Either applies or does not. If yes, Maximum Points = 5)</i>	5	<p>Applicant must provide one of the following:</p> <ul style="list-style-type: none"> - (i) IRS Form Schedule F filed two previous tax years; - (ii) IRS Form Schedule F filed seven of the last ten years; or - (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years. <p>OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.</p>
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Public Visibility of Property <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
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Scenic View from Property <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.
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Public Access <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development <i>(Select the highest one applicable category. Maximum Points = 5)</i>		
Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property <i>(Select the applicable category, if any. Maximum Points = 10)</i>		
51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS	Maximum = 100
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OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name:

Ryan Keese
[Please Print]

OCCB Member Signature:

RK

Meeting Date:

9.17.2019

Item for Discussion/Note:

Continued discussion and/or
action regarding Moore property

Reason for Recusal

I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other:

I am related to the Moore
family.

Katie Smith
Katie Smith
Clerk to Council



OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name:

Ryan Keese
[Please Print]

OCCB Member Signature:

RK

Meeting Date:

9.17.2019

Item for Discussion/Note:

Approval of evaluation scoring
Sheet for the Moore property.

Reason for Recusal

I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other:

I am related to
the Moore family.

Katie D. Smith
Katie Smith
Clerk to Council



OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name: Ryan Keese
[Please Print]

OCCB Member Signature: RK

Meeting Date: 9-17-2019

Item for Discussion Note: Approval of funding for the Moore property in the amount of \$8,100, which is 10% of the conservation easement, for a conservation easement.

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

I have a personal/familial interest in the issue.

Other: I am related to the Moore family.

Katie D. Smith
Katie Smith
Clerk to Council



OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name: Marvin Prater
[Please Print]

OCCB Member Signature: Marvin Prater

Meeting Date: 9.17.2019

Item for Discussion/Note: Continued discussion and/or
action regarding William Lyles
Estate

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

I have a personal/familial interest in the issue.

Other: _____

Katie D. Smith
Katie Smith
Clerk to Council



OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name: Marvin Prater
[Please Print]

OCCB Member Signature: Marvin Prater

Meeting Date: 9-17-2019

Item for Discussion/Note: Approval of evaluation scoring sheet
for the William Lyles Estate.

Reason for Recusal I was not present for original meeting/discussion
 I have a personal/familial interest in the issue.

Other: _____

Katie D. Smith
Katie Smith
Clerk to Council



OCONEE CONSERVATION
BANK BOARD RECUSAL
FORM

OCCB Member Name: Marvin Prater
(Please Print)

OCCB Member Signature: Marvin Prater

Meeting Date: 9-17-2019

Item for Discussion/Note: Approval of funding for the William Lyles Estate property in the amount of \$34,000, which is 10% of the Conservation value for a conservation easement.

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

I have a personal/familial interest in the issue.

Other: _____

Katie Smith
Katie Smith
Clerk to Council

The Oconee County Conservation Bank Board [OCCB] was established to protect lands with significant natural, cultural, and/or historic resources in the County that meet specific criteria by providing a financial incentive to willing landowners to convey either a conservation easement or fee simple title to eligible recipients. The Conservation Bank program will simultaneously protect valuable natural resources and private property rights.

If you would like to apply for a grant from the OCCB, please fill out the Statement of Interest form and return to the Clerk to Council. Once the Statement of Interest has been submitted and approved by the OCCB, you will be asked to fill out and submit an Application Form to the Clerk to Council. The deadline dates for submission of applications are April 1st, August 1st, and November 1st. These forms can be submitted via email at ksmith@oconeesc.com or mailed to or dropped off with the Clerk to Council at the Pine Street Administrative Complex, 415 South Pine Street, Walhalla, SC 29691.