

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **831 6236 9497**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.



A G E N D A OCONEE COUNTY CONSERVATION BANK BOARD November 17, 2020

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - September 15, 2020
3. Treasurer's Report *[handouts provided]*
 - September 2020
 - October 2020
4. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Continued discussion regarding the Duke Energy report
 - Discussion from the OCCB Procedures Committee
 - Update regarding Elaine Morris project
 - New Applications Submitted by November 1st deadline
 - TMS # 290-00-04-010 & 290-00-04-029 [Peggy Moore]
 - TMS # 042-00-01-004 [Naturaland Trust]
5. Adjourn

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

BOARD MEMBERS

Andrew Smith, District 2, Chairman
Laura Havran, District 1, Treasurer
Marvin Prater, District 4

Emily Hitchcock, At-Large, Vice-Chairman
Ryan Keese, District 3, Secretary
VACANT, District 5

VACANT, At-Large

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 30, 2020

Month Opening Balance \$16,755.00

DEPOSITS

Deposit
TOTAL DEPOSITS \$0.00

EXPENDITURES

TOTAL EXPENDITURES \$0.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE **\$16,755.00**

Report Submitted by: *Laura Havran*
Laura Havran
Oconee County Conservation Bank Board Treasurer



**OCONEE COUNTY
CONSERVATION BANK BOARD**

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: October 31, 2020

Month Opening Balance \$16,755.00

DEPOSITS

Deposit
TOTAL DEPOSITS \$0.00

EXPENDITURES

TOTAL EXPENDITURES \$0.00

BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE **\$16,755.00**

Report Submitted by:



Laura Havran
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: September 30, 2020

DEPOSITS

Month Opening Balance \$410,068.98

EXPENDITURES

Expenditures \$0.00
Reinvestments [Interest] \$93.74

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$410,162.72

Report Submitted by:

Laura Havran
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: October 31, 2020

DEPOSITS

Month Opening Balance \$410,162.72

EXPENDITURES

Expenditures \$0.00

Reinvestments [Interest] \$72.81

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$410,235.53

Report Submitted by:



Laura Havran

Oconee County Conservation Bank Board Treasurer



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

Property Owner Name Peggy Moore

Property Owner Address 199 Twin Oaks Lane Westminster SC 29693

Eligible OCCB Recipient
Name and Address Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691

Property Owner Telephone Numbers Home: [REDACTED]
Cell: _____
Work: _____

Description & Size of Your Property in Acres:
The entire parcel is app 61.73 acres. 58.6 acres will be under easement. 50 in pasture 8.6 in forest

General Location of Your Property:
The property is located at 199 Twin Oaks Lane Westminster on hwy 24 in the farming community of Oakway SC. gps coordinates 34.6008 latitude -83.019 longitude

Oconee County Tax Map Number[s] *[required]* 290-00-04-010 290-00-04-029

Your Property's Unique Characteristics:
85 percent open pasture and grazing land used for cattle. The soils in this area have a .42 percentage of prime and state wide soils. The property meets the NRCS standard of of furthering state and local government policy consistent with NRCS ACEP (Agricultural Conservation Easement Program) Two streams with 1324 linear feet of flow.

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.

10-27-20

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: councilclerkinfo@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.]

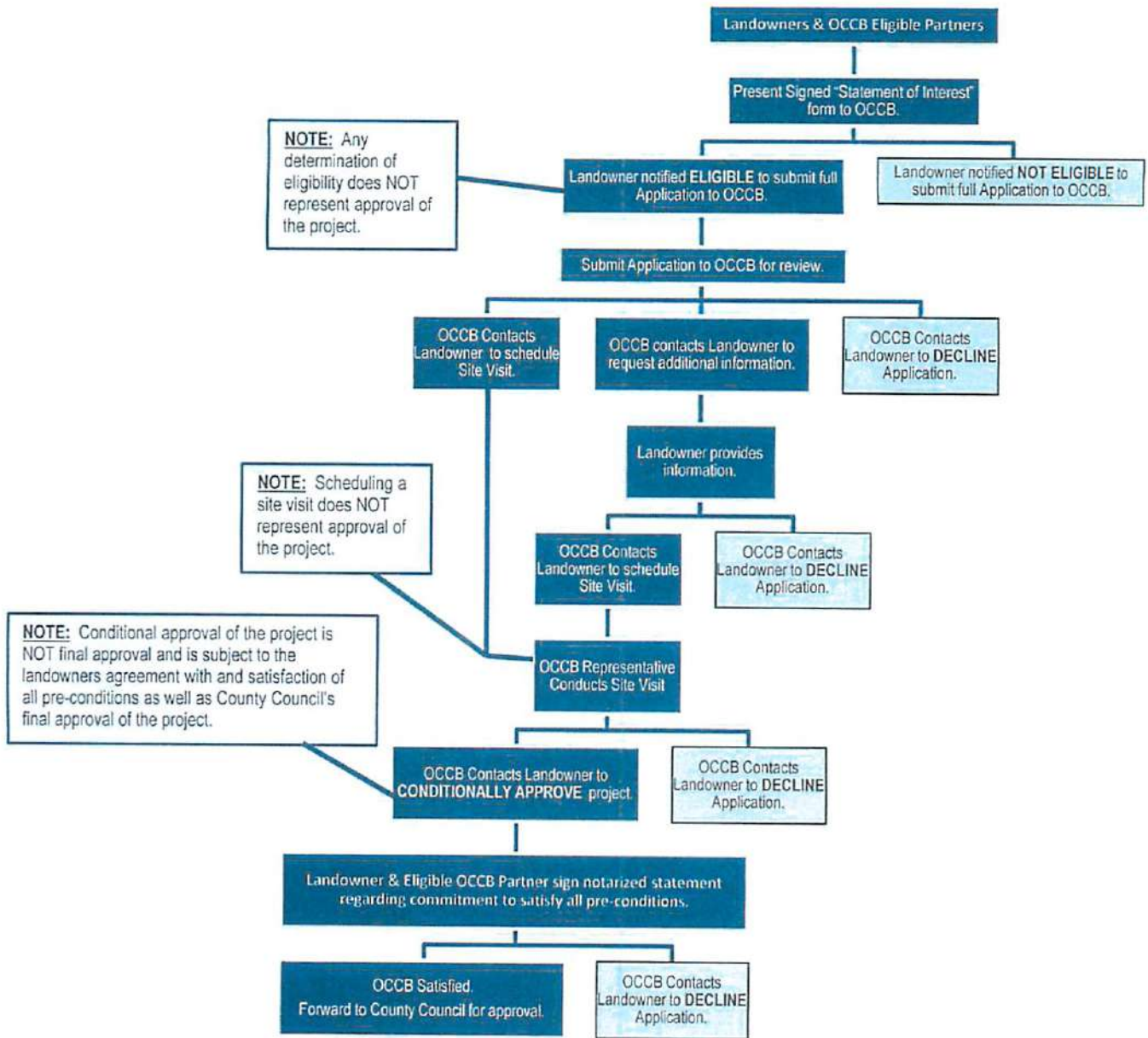
After the site visits are completed, OCCB contacts the landowner to

- (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: councilclerkinfo@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

Twin Oaks Lane Westminster SC 29693

Daytime Telephones



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 04 010 290 00 010 029

Assessor's Plat & Lot Numbers:

Deed Reference [Book & Page]

14-N pg 100

2573 pg 270-272

Current Zoning Classification

zone free

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

Brief description of property including:

| | |
|-------------------------|----------------------------|
| a. Total Acres | 58.6 |
| b. Total Forested | 8.6 |
| c. Total Cleared / Open | 50 |
| d. Total Wetlands | zero |
| e. Creeks and/or Rivers | 1324 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 Moore

Address: 199 Twin Oaks Lane

Westminster SC 29693

Telephone Number [REDACTED]

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. *Attached As Attachment A*

Signature of Eligible OCCB Recipient (Applicant)

10 22 20
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:

Community First Bank Westminster [REDACTED]

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

10 23 20
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 Attachemnts B-1 through B-3

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

OSWCD has recieved confirmation from the South Carolina Conservation Bank and the Natural Resource Conservation Service that it has been approved for funding from each for this property. The funding request from OCCB will be used for procured costs for the landowner, Phase One assessment, survey, appraisal, stewardship fee and closing costs. The amount requested is \$10,000.00, less than 10% of the fair market value of the easement.

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

OSWCD holds easements in Oconee county on 2739 acres privately held acres of farm and forest land and 160 flood pool easements on watershed lake flood control structures

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 worked with private landowners for conservation planning since 1938. Their cooperators number approximately 655 landowners, municipalities, civic groups and other units of government. Easements held by OSWCD protect prime and statewide important soils, farmland and open space

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)
See Attachment C

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. ~~See Attachment C~~

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.

Administrative and monitoring expenses are funded by a stewardship fee to be paid by the landowner to OSWCD at closing, as has been done by all former easement closings. Funds from this account would be used in the event the need arose to defend the easement. Constant monitoring allows OSWCD to prevent infractions and if any were to occur proper steps would be taken to bring the landowner into compliance.

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

yes no

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

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.

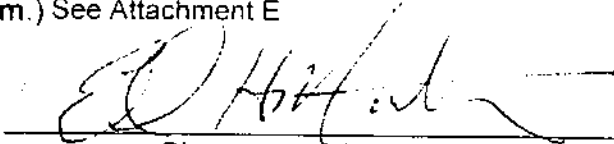
(See Oconee County Ordinance 2011-16, Section VII.B.f)

yes no

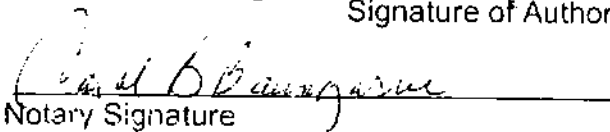
What is the amount of support sought for this proposal?

\$ 10,000 00

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.)** See Attachment E



Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)


Notary Signature

My commission expires: 3 27-23

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? 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 Attached "D"-1

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? ^{no prime soils came to 42%}
^{Attachment F is included for reference}

(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?

- yes (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 see attachments G-1 and G-2

- (a)^X ...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. Pasture and forest see attachment G-1 and G-2

14. Does the proposal for the conservation project on the Property allow... no

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

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

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

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

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

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?
- (b) Is the property located within 1 mile of a municipality?
- (c) Is the property located from 2-5 miles of a municipality?
- (d)X 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. 58.6 acres see attached tax maps and deeds

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? 146500.00
(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.) See Attachment D

(b) What is the amount of the grant requested from the OCCB? 10,000.00

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)?* .068 %

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 letter of funding from SCCB and NRCS

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.

Be it known that I, Peggy B. Moore do attest that my farm located at 199 Twin Oaks Lane, Westminster SC has been used for the past two years in the raising of cattle and the production of hay. Twenty five grazing head of cattle were housed on the property for one quarter of the year. The remaining time frame allowed growth for the hay which allowed two separate harvests of approximately 480 square bales and 80 round bales. Due to the fact that the herd is in rebuild due to allowing the calves to get to market size there have been no sales of market cattle and the hay has been used for feeding purposes. Therefore we have not produced income nor filed an IRS schedule F for the last two years.

Peggy B. Moore

Peggy B. Moore

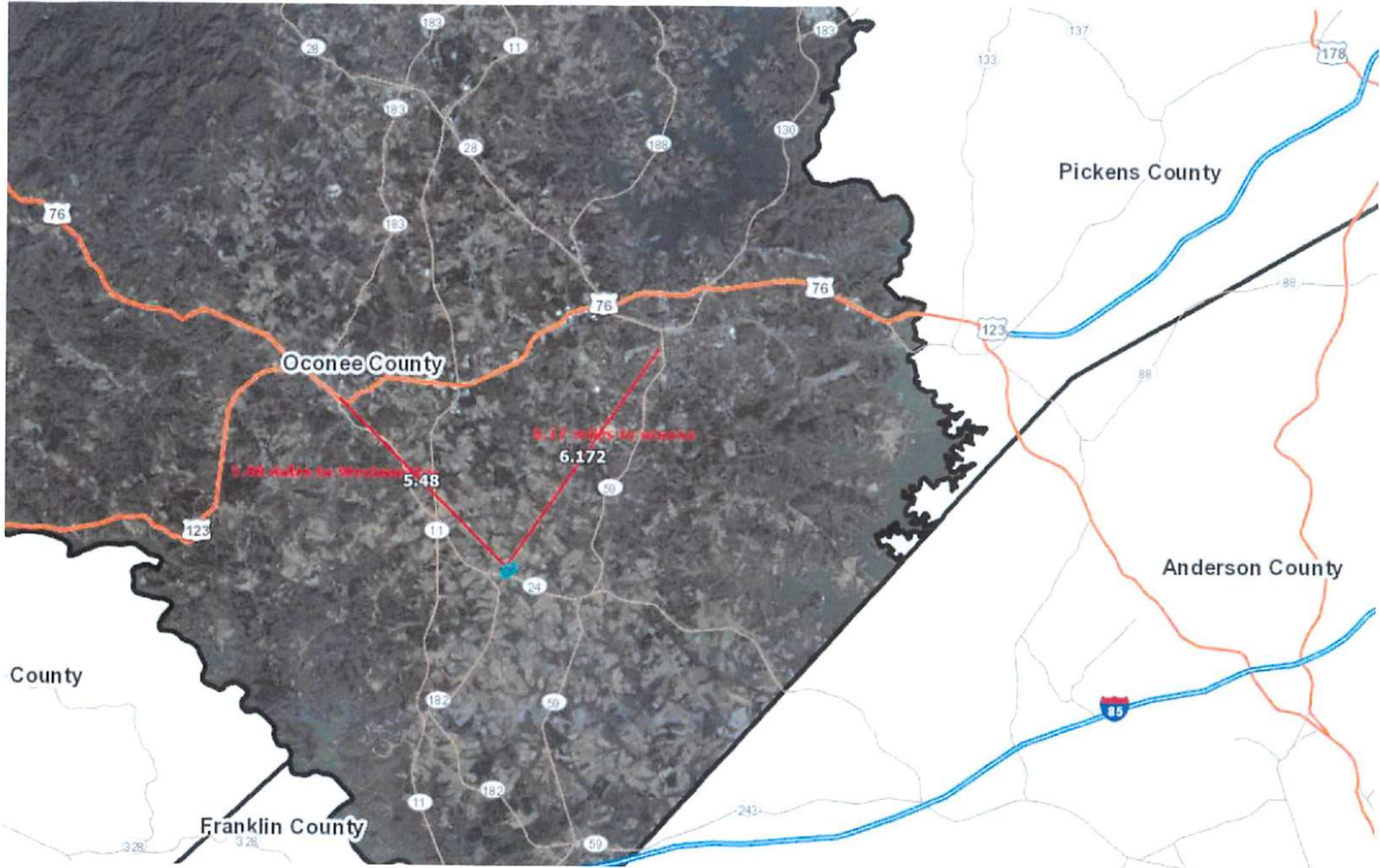
Sworn before me this 24th day of ~~January, 2019.~~ ^{PBM} October, 2020

Darotaq. M. Al

Notary Public

My Commission Expires: 04-10-2030

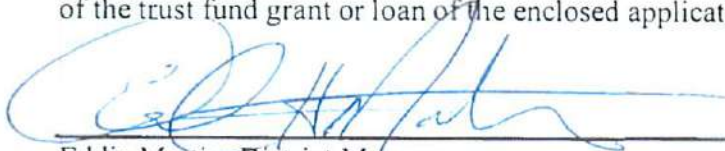
EXHIBIT A



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 Oct. 2020. 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 October 20, 2020.



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

Sworn before me this 23rd day of October, 2020.



Notary Public

My Commission Expires: 5/2/2022



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.

[Handwritten signature]
son
[Handwritten signature]
eeves

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 G. B. 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-615

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 Ocoonee 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 Ocoonee Soil Conservation District will include all the lands lying within the county of Ocoonee, 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

South Carolina Department of
Natural Resources



DNR

Alvin A. Taylor
Director

Ken Rentiers
Deputy Director for
Land, Water and Conservatio

MEMORANDUM

TO: Whom It May Concern

FROM: Marc Cribb
Program Manager
Conservation Districts

SUBJECT: Charitable Contributions and Gifts

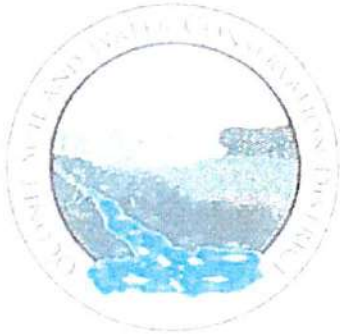
Corporations and individuals may make charitable contributions and gifts to the State or any political subdivision of the State pursuant to Section 170 of the United States Internal Revenue Code which was adopted (at least as to charitable gifts) by the South Carolina Legislature.

Section 170 allows as a deduction any charitable contribution. With respect to corporations, the total deduction for any taxable year shall not exceed 10 percent of the corporation's taxable income. A charitable contribution means, among other things a contribution or gift to or for the use of (1) A State, or any political subdivision of a [a State] ... but only if the contribution or gift is made for exclusively public purposes.

According to S. C. Code Ann. Section 48-9-30 (1), a District or a soil and water conservation district means a governmental subdivision of this State, a public body corporate and politic.

Based upon these statutes, corporations may make tax-deductible charitable contributions to soil and water conservation districts or other political subdivisions of the State.

Attachment C



OCCONEE 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



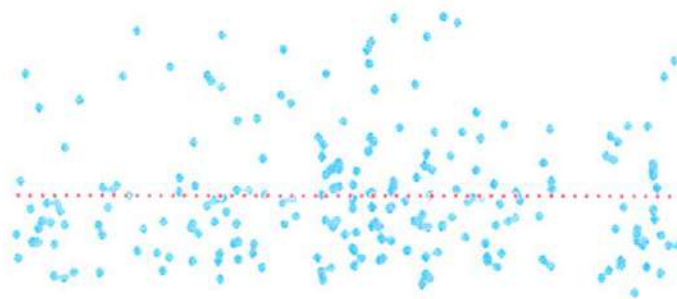
July 27, 2020

Mrs. Peggy E. Moore
USDA NRCS Oconee
The South Carolina Conservation Bank

Re: Preliminary conservation easement value estimate, 58.6 +/- acres of pasture in Oconee County, SC

Dear Mrs. Moore:

I have taken a preliminary look at comparable market sales and comparable easement sales to estimate values for the proposed conservation easement for planning purposes. I based the calculations on the FRPP conservation easement appraisal report I completed for the property on June 1, 2018. My original report had a market value of \$4,500 per acre and a constrained value of \$2,000 per acre, a difference of \$2,500 per acre. The original appraisal was for a 32.55-acre tract, the subject has since been expanded to 58.6 acres. The additional property is identical in land use and topography to the original tract; therefore, it is my opinion that the difference in value between market value and constrained value would not change assuming no market changes. To check for obvious changes in the market, I analyzed 225 land sales in Oconee County between 2015 and the present:



| | | |
|-------------------------|------------|-------|
| Mean \$/ac | \$ | 4,354 |
| Appreciation, \$/ac/day | 0.06025288 | |
| Appreciation, \$/ac/day | 22.007363 | |
| AVG annual appreciation | | 0.5% |

This analysis indicates very little change in aggregate Oconee County land values between 2018 and the present; therefore, considering the analysis in my June 1, 2018 appraisal report, it is my *preliminary* opinion that the value loss per acre in the subject property would not change, and would remain in the range of \$2,500 per acre, for an easement value of approximately \$146,500. This value assumes the same loss of rights outlined in the 2018 appraisal.

My analysis is preliminary and subject to change. *This per acre value and the value above do not constitute appraisals under USPAP guidelines.*

If you have any questions, please do not hesitate to call. I appreciate your business.

Sincerely,

HOLSTEIN APPRAISALS

A handwritten signature in blue ink, appearing to read "R. Holstein", is positioned above the printed name and title.

Richard H. Holstein, IV, P.E.

Certified General Appraiser

GA 345673 | SC 5509 | NC A7477

VA 4001017812 | FL RZ4049 | LA G4478

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 D-1

The Moore property is located on Hwy 24 approximately 6 miles southeast of Westminster in Oconee County, SC. The property lies in close proximity to some other protected parcels that are owned privately and located in an area of concern for farmland and open space as designated by Oconee Soil and Water Conservation District. The property is open pasture with a parcel of woodland forest and stream bank vegetation and managed for cattle and wildlife plantings and habitat. Mrs. Moore has completed an NRSC Environmental Quality Incentive Program project for wildlife planting in the forested and stream areas and is currently enrolled in the Conservation Stewardship Program managing invasive weed and woody stem in the pasture areas.

The forested acres are typical of the wooded pine and hardwood areas of southern Oconee County. The timber is mature in this stand and suitable habitat for the Eastern Bluebird, Tri Colored Bat, Golden Winged Warbler, Southern Pygmy Shrew and the Southern Wood Frog which is only located in the northern areas of South Carolina. The wildlife planting areas are suitable cover for migrating Monarch Butterflies and other pollinators, migratory and otherwise. The above mentioned species are all tabulated on the South Carolina DNR Oconee Rare, Threatened and Endangered Species list. The area included in this parcel provides adequate habitat for these and other less threatened native species.

R. Jason Davis

Soil Conservation Technician

USDA-NRCS Walhalla, SC

Jason.davis@usda.gov

864-638-1004 office



Overview

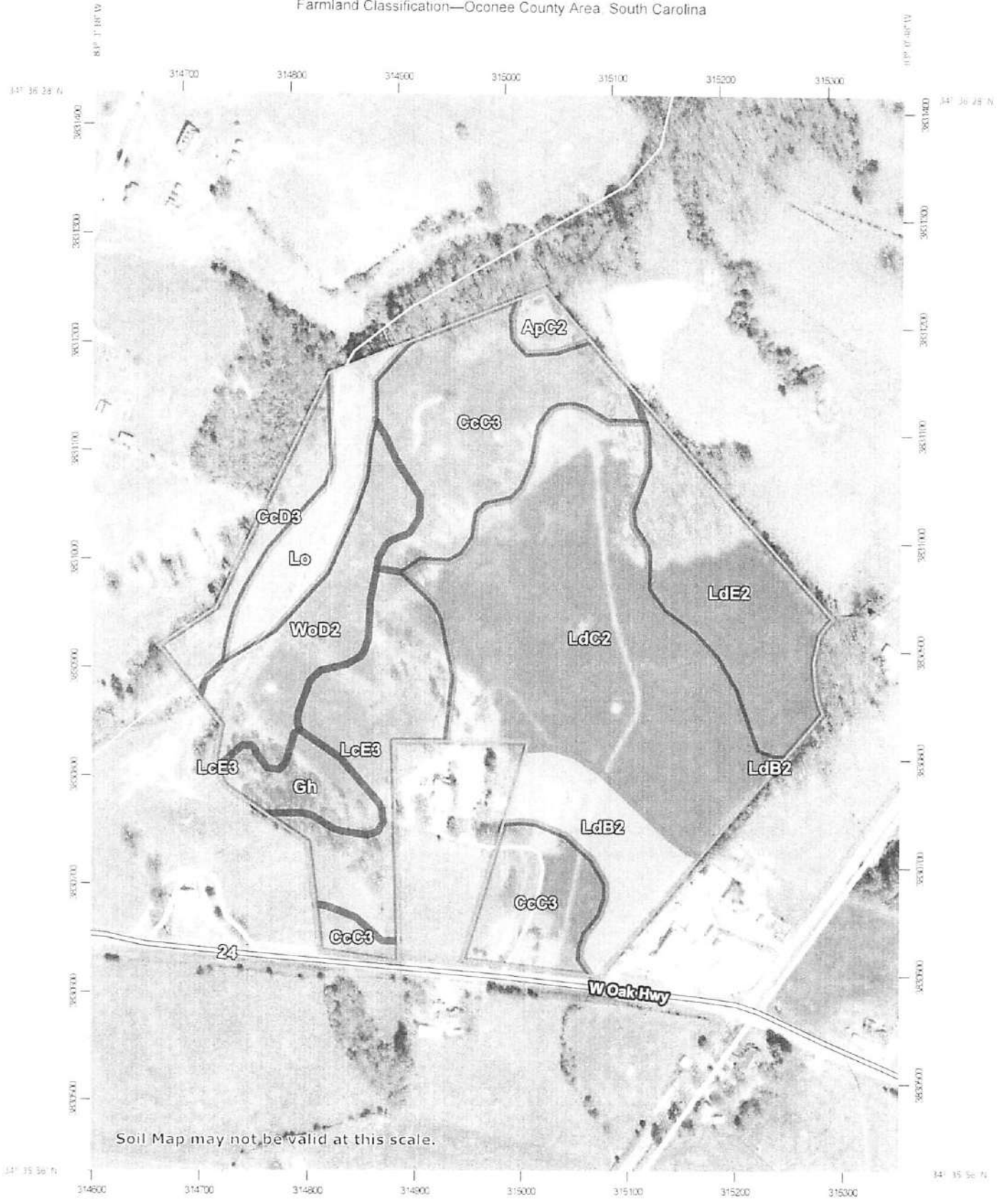
Legend

- Parcels
- Landhook
- Roads

Date created: 5/13/2020
Last Data Updated: 5/12/2020 11:15:00 PM

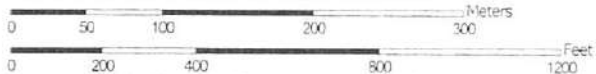
Developed by  Schneider

Farmland Classification—Oconee County Area South Carolina



Soil Map may not be valid at this scale.

Map Scale: 1:4,860 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

| | | | |
|--|--|---|---|
| <p>Area of Interest (AOI)</p> <p style="padding-left: 20px;">Area of Interest (AOI)</p> | <p><input type="checkbox"/> Prime farmland if subsoiled, completely removing the root inhibiting soil layer</p> | <p><input type="checkbox"/> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> | <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> |
| <p>Soils</p> <p>Soil Rating Polygons</p> <p><input type="checkbox"/> Not prime farmland</p> <p><input type="checkbox"/> All areas are prime farmland</p> <p><input type="checkbox"/> Prime farmland if drained</p> <p><input type="checkbox"/> Prime farmland if protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Prime farmland if irrigated</p> <p><input type="checkbox"/> Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Prime farmland if irrigated and drained</p> <p><input type="checkbox"/> Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</p> | <p><input type="checkbox"/> Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> <p><input type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium</p> <p><input type="checkbox"/> Farmland of statewide importance</p> <p><input type="checkbox"/> Farmland of statewide importance, if drained</p> <p><input type="checkbox"/> Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated</p> | <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> <p><input type="checkbox"/> Farmland of statewide importance, if irrigated</p> | <p><input type="checkbox"/> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p><input type="checkbox"/> 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><input type="checkbox"/> Farmland of statewide importance, if warm enough</p> <p><input type="checkbox"/> Farmland of statewide importance, if thawed</p> <p><input type="checkbox"/> Farmland of local importance</p> <p><input type="checkbox"/> Farmland of local importance, if irrigated</p> |
| | | | <p><input type="checkbox"/> Farmland of unique importance</p> <p><input type="checkbox"/> Not rated or not available</p> |
| | | | <p>Soil Rating Lines</p> <p> Not prime farmland</p> <p> All areas are prime farmland</p> <p> Prime farmland if drained</p> <p> Prime farmland if protected from flooding or not frequently flooded during the growing season</p> <p> Prime farmland if irrigated</p> <p> Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season</p> <p> Prime farmland if irrigated and drained</p> <p> Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season</p> |

Farmland Classification—Oconee County Area, South Carolina

| | | | | |
|---|--|--|---|---|
| <ul style="list-style-type: none"> • • 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 ~ Prime farmland if irrigated and reclaimed of excess salts and sodium ▲ ▲ Farmland of statewide importance ~ 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 | <ul style="list-style-type: none"> • • 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 drained ~ Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season ▲ ▲ Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer • • Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 | <ul style="list-style-type: none"> • • Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium • • Farmland of statewide importance if drained or 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 ▲ ▲ Farmland of statewide importance, if warm enough ▲ ▲ Farmland of statewide importance, if thawed ▲ ▲ Farmland of local importance • • Farmland of local importance if irrigated | <ul style="list-style-type: none"> ▲ ▲ Farmland of unique importance • • Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not prime farmland <input type="checkbox"/> All areas are prime farmland <input checked="" type="checkbox"/> Prime farmland if drained <input type="checkbox"/> Prime farmland if protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Prime farmland if irrigated <input type="checkbox"/> Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Prime farmland if irrigated and drained <input type="checkbox"/> Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season | <ul style="list-style-type: none"> <input type="checkbox"/> Prime farmland if subsoiled, completely removing the root inhibiting soil layer <input type="checkbox"/> Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 <input checked="" type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance <input checked="" type="checkbox"/> Farmland of statewide importance, if drained <input type="checkbox"/> Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance, if irrigated |
|---|--|--|---|---|

Farmland Classification—Oconee County Area, South Carolina

| | | | | | | |
|-------------------------------------|---|-------------------------------------|--|--------------------------|-------------------------------|--|
| <input type="checkbox"/> | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season | <input type="checkbox"/> | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium | <input type="checkbox"/> | Farmland of unique importance | The soil surveys that comprise your AOI were mapped at 1:20,000. |
| <input checked="" type="checkbox"/> | Farmland of statewide importance, if irrigated and drained | <input type="checkbox"/> | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season | <input type="checkbox"/> | Not rated or not available | |
| <input checked="" type="checkbox"/> | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season | <input checked="" type="checkbox"/> | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season | | | 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. |
| <input type="checkbox"/> | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer | <input type="checkbox"/> | Farmland of statewide importance, if warm enough | | | Please rely on the bar scale on each map sheet for map measurements. |
| <input type="checkbox"/> | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 50 | <input type="checkbox"/> | Farmland of statewide importance, if thawed | | | Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857) |
| | | <input type="checkbox"/> | Farmland of local importance | | | 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. |
| | | <input type="checkbox"/> | Farmland of local importance, if irrigated | | | This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. |
| | | | | | | Soil Survey Area: Oconee County Area, South Carolina Survey Area Data: Version 19, Sep 16, 2019 |
| | | | | | | Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. |
| | | | | | | Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017 |
| | | | | | | 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. |

Farmland Classification

| Map unit symbol | Map unit name | Rating | Acres In AOI | Percent of AOI |
|------------------------------------|--|---|--------------|----------------|
| ApC2 | Appling sandy loam, 6 to 10 percent slopes, eroded | Farmland of statewide importance | 0.7 | 1.2% |
| CcC3 | Cecil clay loam, 5 to 10 percent slopes severely eroded | Not prime farmland | 11.5 | 19.6% |
| CcD3 | Cecil clay loam, 10 to 15 percent slopes severely eroded | Not prime farmland | 2.2 | 3.8% |
| Gh | Gullied land, hilly | Not prime farmland | 1.9 | 3.3% |
| LcE3 | Lloyd clay loam, 15 to 35 percent slopes severely eroded | Not prime farmland | 6.2 | 10.6% |
| LdB2 | Lloyd sandy loam, 2 to 6 percent slopes eroded | All areas are prime farmland | 3.8 | 6.6% |
| LdC2 | Lloyd sandy loam, 6 to 10 percent slopes eroded | Farmland of statewide importance | 17.2 | 29.4% |
| LdE2 | Lloyd sandy loam, 15 to 25 percent slopes, eroded | Not prime farmland | 6.8 | 11.7% |
| Lo | Local alluvial land | Prime farmland if protected from flooding or not frequently flooded during the growing season | 3.1 | 5.3% |
| WoD2 | Worsham sandy loam, 6 to 15 percent slopes eroded | Not prime farmland | 4.9 | 8.4% |
| Totals for Area of Interest | | | 58.4 | 100.0% |

Description

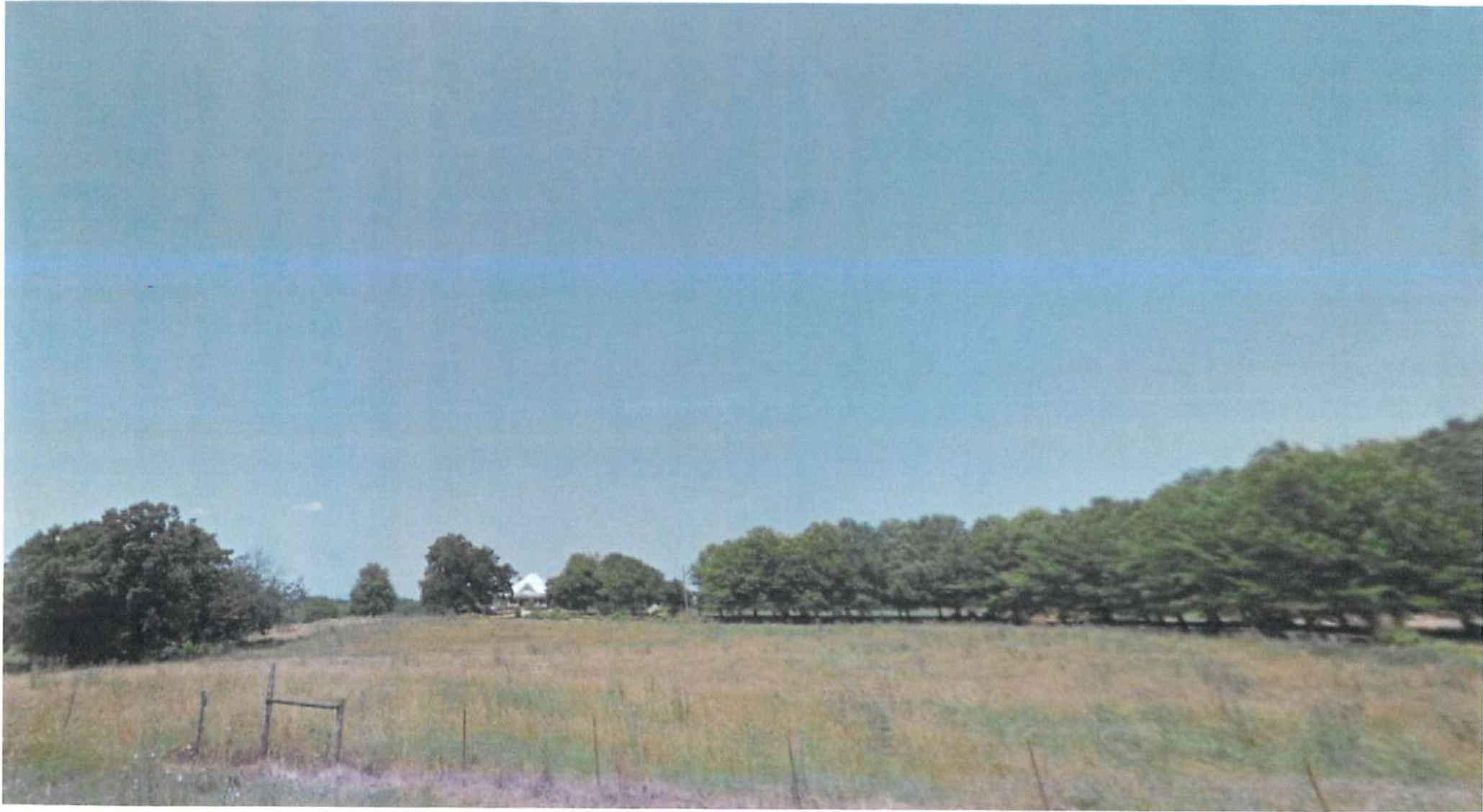
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime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

Rating Options

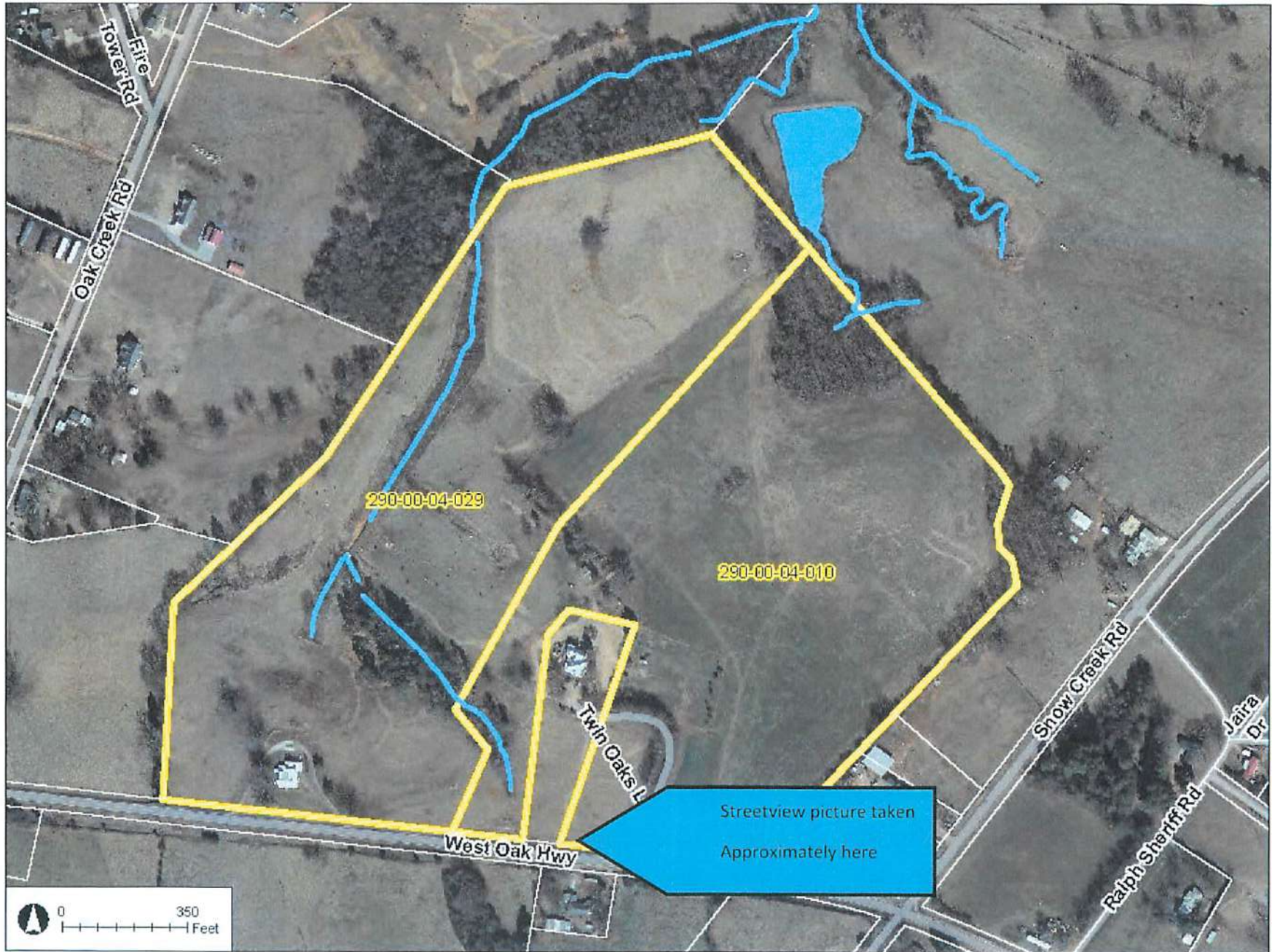
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

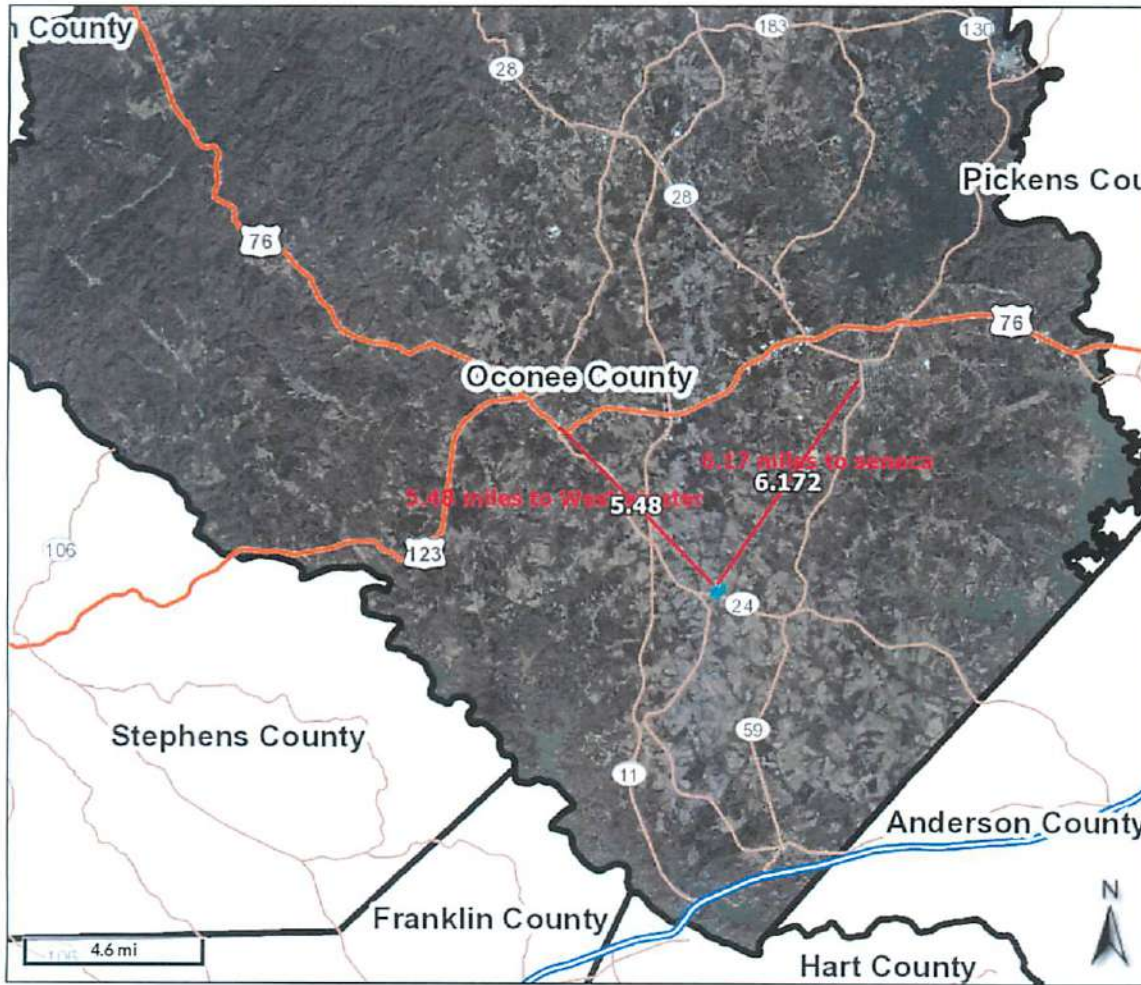
Attachment 61



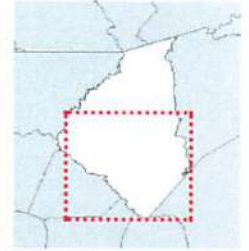
Attachment G2











Attachment I



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 | | Acreage | 34.318 | | | n/a | 0 | n/a | n/a |
| District | 001 | | | | | n/a | 0 | n/a | n/a |
| Brief Tax Description | (34.318 AC) MapPlatB P-45 MapPlatP 60 <i>(Note: Not to be used on legal documents)</i> | | | | | | | | |

Date created: 10/26/2020
Last Data Uploaded: 10/23/2020 9:44:34 PM



Income Tax Returns are not subject to disclosure under the SC Freedom of Information Act. Therefore, the next 3 pages of the application are not available for public view.

14-N Pg 100

State of South Carolina,
County of Oconee.

TITLE TO REAL ESTATE

RECORDED
ROY D. HARDEN
SEP 28 1961
CLERK OF COURT
OCONEE COUNTY, S. C.

Knows All Men By These Presents,
S. Moore,

Vol 1, Mahala Jolly

do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Oconee, South Carolina.

I, the said S. Moore, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Oconee, South Carolina.

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 #8 containing 36.800 acres, more or less, shown and more fully described on a plat thereof by Wayne R. Garland, SLS, dated 4/19/61 and recorded in Plat Book P-45, page 60, records of Oconee County, South Carolina. See Plat Book P-47, pg 151.

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 Davey Bowen dated 4/29/61 and recorded in Deed Book 14-1, page 11, 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.

TOGETHER with all and singular, the rights, franchises, hereditaments and appurtenances to the said premises belong-
ing or to be enjoyed hereof or appurtenant.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Peggy Elizabeth
S. Moore, her**

And I do hereby bind myself & my **Heirs, Executors and Administrators** to warrant and forever de-
fend all and singular the said premises unto the said **Peggy Elizabeth S. Moore, her**

Heirs and Assigns, against all and every **Heirs, Executors and Assigns**, and against every
person whatsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS MY **Hand and Seal** this **23rd** day of **September** In the
Year of our Lord one thousand nine hundred and **eighty-one** and in the two hundred

Sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of
Wanda W. Pierce } (1) Wanda W. Pierce (SEAL)
Wanda W. Pierce } (2) _____ (SEAL)
_____ } (3) _____ (SEAL)
_____ } (4) _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF OGDEN.

PROBATE

Personally appeared before me **Beth A. Grant**

and made oath

that she is the widow named **Mahala Jolly S. Moore**

and that she is **her** **heir and next of kin**, under the will of the said **deceased** her late husband, and
that she is with **Wanda W. Pierce** **intended the execution thereof.**

Given in full view of me this **23rd** day of

September 19 **81.**

Wanda W. Pierce **N.J.**
Notary Public of S. C.
My Commission expires **1/1/82**

Wanda W. Pierce

STATE OF SOUTH CAROLINA,
COUNTY OF OGDEN.

WOMAN GRANTOR
RESIGNATION OF POWER

Notary Public of S. C. do hereby certify unto all whom it may

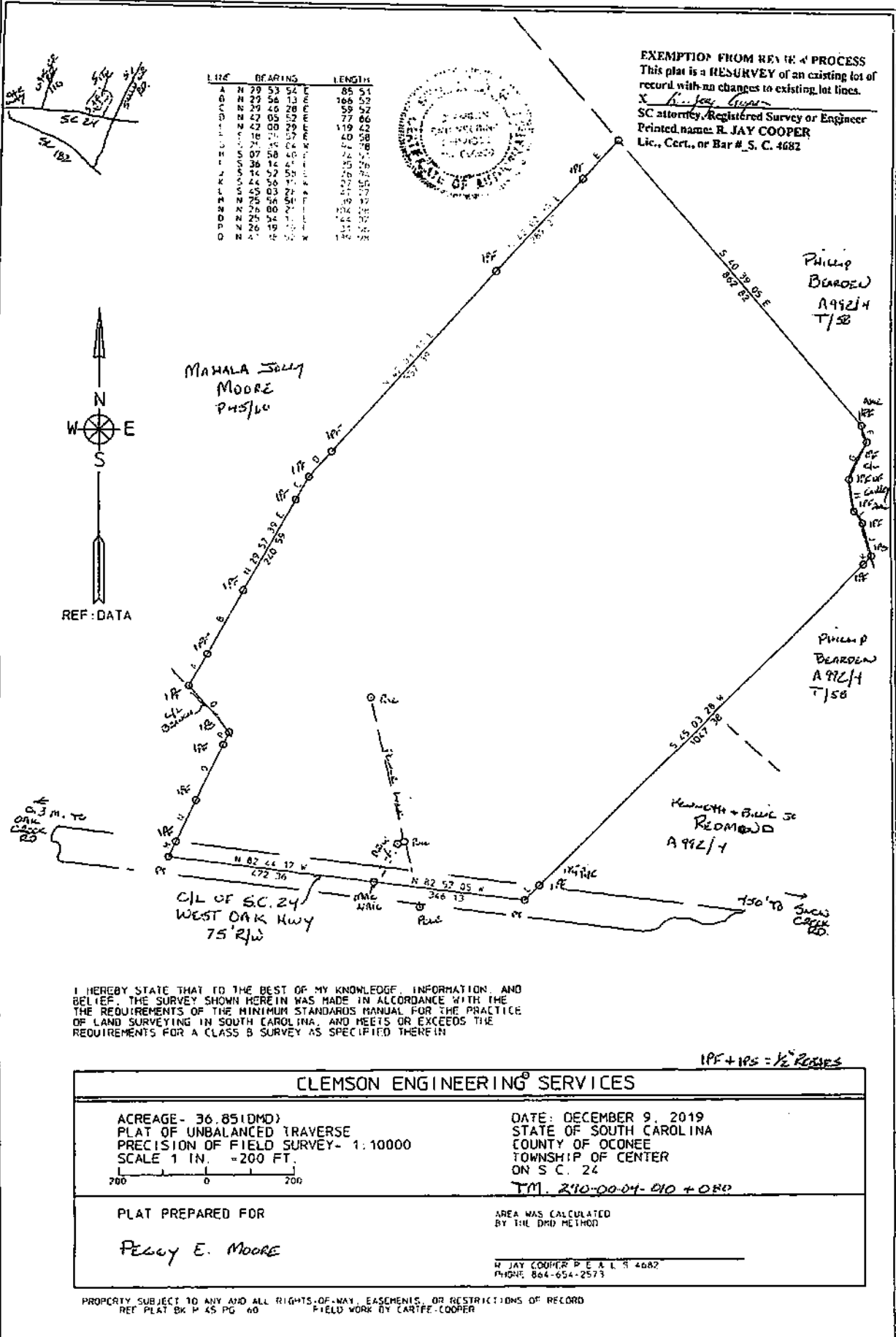
concern, that Mrs.

the wife of the within named
did this day appear before me, and upon being privately and accurately questioned by me, did declare that she does truly, volun-
tarily and without any compulsion, fraud, or fear of any persons or persons, whatsoever, rescind and forever with-
draw from the within named

Heirs and assigns, all her interest and estate, and also of her right and claim of dower all, in or to all and singular the premises
within mentioned and released.

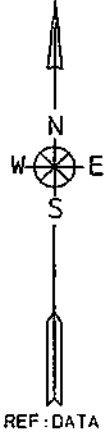
Given under my hand and seal, this

day of _____ 19 **81.**
Notary Public of S. C.
My Commission expires _____



| LINE | BEARINGS | LENGTH |
|------|--------------|--------|
| A | N 29 53 54 E | 85 51 |
| B | N 29 56 13 E | 108 52 |
| C | N 29 46 28 E | 59 52 |
| D | N 27 05 52 E | 77 66 |
| E | N 42 00 29 E | 119 42 |
| F | S 18 21 27 E | 40 58 |
| G | S 21 44 24 E | 54 78 |
| H | S 07 58 40 E | 74 11 |
| I | S 36 14 41 E | 75 26 |
| J | S 14 52 53 E | 76 75 |
| K | S 44 50 17 E | 97 56 |
| L | S 45 03 27 E | 51 17 |
| M | N 75 56 51 E | 19 12 |
| N | N 76 00 27 E | 104 12 |
| O | N 25 34 11 E | 144 37 |
| P | N 26 19 19 E | 51 26 |
| Q | N 4 15 52 W | 134 08 |

EXEMPTION FROM REVIEW PROCESS
 This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.
 X R. Jay Cooper
 SC attorney/Registered Survey or Engineer
 Printed name: R. JAY COOPER
 Lic., Cert., or Bar # S. C. 4682



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN

| CLEMSON ENGINEERING SERVICES | |
|-------------------------------------|--|
| ACREAGE - 36.851(DMD) | DATE: DECEMBER 9, 2019 |
| PLAT OF UNBALANCED TRAVERSE | STATE OF SOUTH CAROLINA |
| PRECISION OF FIELD SURVEY - 1:10000 | COUNTY OF OCONEE |
| SCALE 1 IN. = 200 FT. | TOWNSHIP OF CENTER |
| | ON S. C. 24 |
| | T.M. 210-00-04-010 + ORD |
| PLAT PREPARED FOR | AREA WAS CALCULATED BY THE DMD METHOD |
| <u>Peggy E. Moore</u> | |
| | R. JAY COOPER P. E. L. S. 4682 PHONE 864-654-2573 |

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD
 REF PLAT BK P 45 PG 60 FIELD WORK BY CARTEE COOPER

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

Prepared by: McLaurin Law, LLC
10 Commons Blvd.
Seneca, SC 29678

2020 JUN -5 A 9:11

Doc ID: 005685120003 Type: DEE
BK 2573 PG 270-272

Tax Map #: P/O 290-00-04-029

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that I, MAHALA JOLLY B. MOORE, in the state aforesaid, for and in consideration of the sum of [REDACTED] DOLLARS, to me in hand paid by PEGGY ELIZABETH B. MOORE, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said PEGGY ELIZABETH B. MOORE, subject to the below stated Exceptions, her heirs and assigns forever:

OCONEE COUNTY
STATE TAX 195.00
COUNTY TAX 92.50
EXEMPT

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, Center Township, containing 24.93 acres, more or less, as shown and more fully described on a plat thereof prepared by James G. Hart, RLS #6674, dated July 22, 2020, and recorded ^{June} May 5, 2020 in Plat Book B728, page 9, records of Oconee County, South Carolina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

It is mutually understood and agreed that this conveyance is made subject to those easements and/or rights-of-way as may appear on the premises and/or of record and all zoning and setback requirements.

C. J. ...

JUN 08 2020

Auditor, Oconee County S.C.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 290 SUB 00 BLK 04 PARC 029 P/O
ON OCONEE COUNTY TAX MAPS
13. *[Signature]*
OCONEE COUNTY ASSESSOR

This being a portion of the property conveyed unto Mahala Jolly B. Moore by deed of Elizabeth B. Moore dated September 28, 1981 and recorded September 29, 1981 in Deed Book 14-N, page 99, records of Oconee County, South Carolina.

Grantee's Address: 199 Twin Oaks Lane
Westminster, SC 29693

TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **PEGGY ELIZABETH B. MOORE**, her heirs and assigns forever.

AND I, **MAHALA JOLLY B. MOORE**, do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **PEGGY ELIZABETH B. MOORE**, her heirs and assigns, from and against me and my heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 22 day of May, 2020.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
[Signature]

Mahala Jolly B Moore
MAHALA JOLLY B. MOORE

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGEMENT

I, Ann Marie Sullivan, Notary Public for South Carolina, do hereby certify that
MAHALA JOLLY B. MOORE, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22nd day of May, 2020.

[Signature] (SEAL)
Notary Public for South Carolina,
My Commission Expires: 10/1/25

PROPERTY OF PEGGY ELIZABETH B. MOORE

CENTER TOWNSHIP --- OCONEE COUNTY --- SOUTH CAROLINA

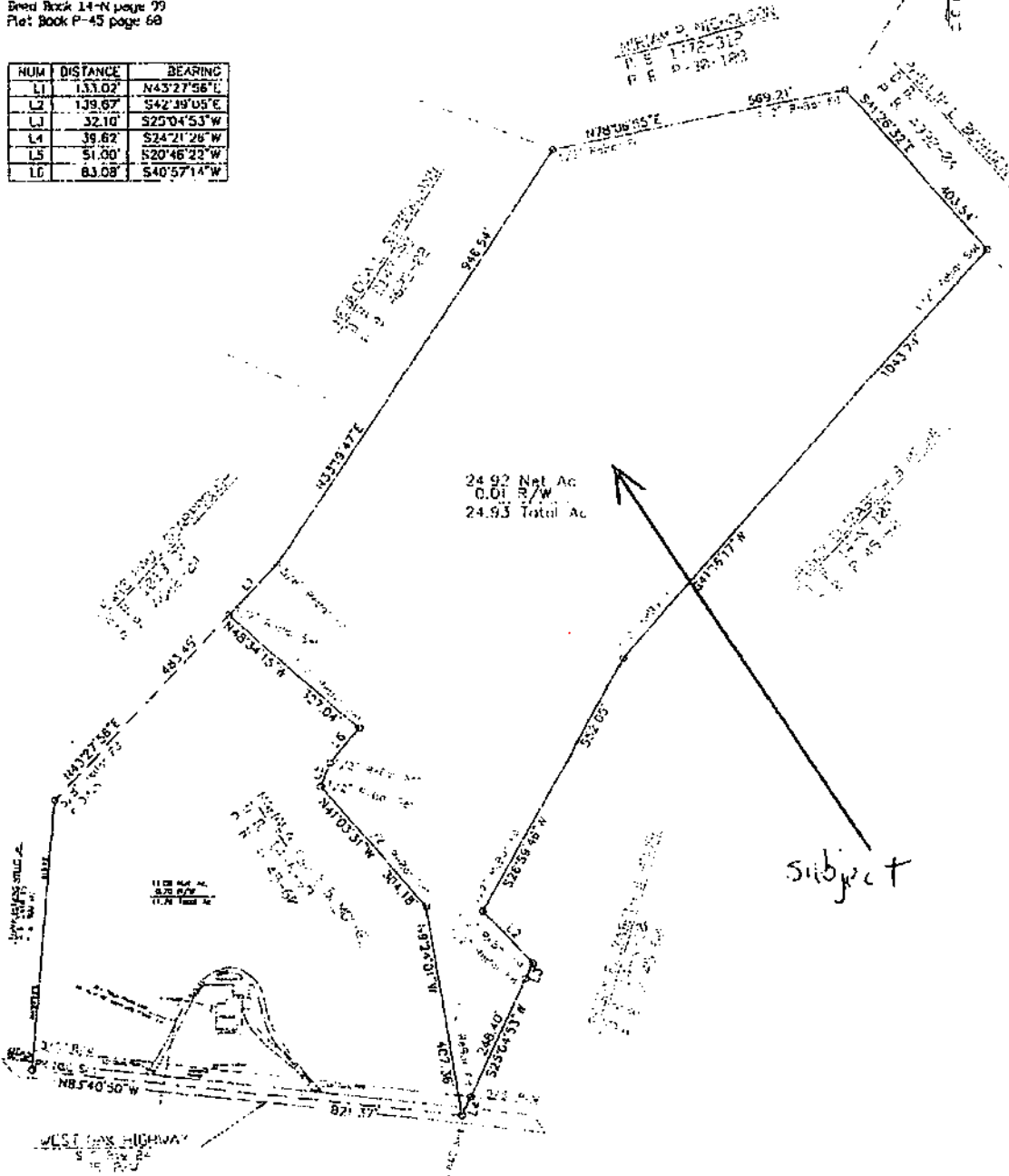
DATE: July 22, 2019

TAX MAP #290-00-04-029 P/O

File: MOORE, PEGGY E

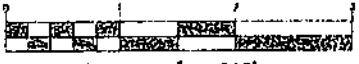
References:
 Deed Book 14-N page 99
 Plat Book P-45 page 68

| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L1 | 133.02' | N43°27'36"E |
| L2 | 139.67' | S42°39'05"E |
| L3 | 32.10' | S25°04'53"W |
| L4 | 39.62' | S24°21'28"W |
| L5 | 51.00' | S20°46'22"W |
| L6 | 83.08' | S40°57'14"W |



24.92 Net Ac
 0.01 R/W
 24.93 Total Ac

subject

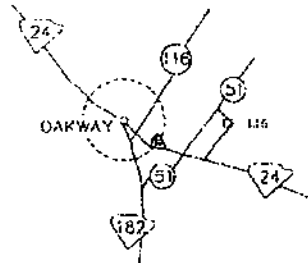


Scale : 1" = 200'

THIS PLAT IS GREATER THAN FIVE ACRES.
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
 REG. L.S. # 8674
 266 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29678
 TELEPHONE (864) 882-7030

James G. Hart



LOCATION MAP -- NO SCALE 222



October 5, 2020

Oconee County SWCD
Eddie Martin

**RE: Applications for Funding from the SCCB
Moore Property - Oconee County - 58.6 acres**

Dear Mr. Martin:

I am pleased to inform you that the South Carolina Conservation Bank Board reviewed and approved the above-mentioned project in the amount of \$31,625.00. Please note that before the Bank can disburse funding, you must satisfy the terms and conditions of the Grant Agreement, which is enclosed herewith. Please note that this approval is contingent on a final closing being scheduled no later than June 30, 2021.

We appreciate your interest and hard work in improving the quality of life in South Carolina and are pleased that the Conservation Bank could play a role in accomplishing this project. Congratulations on your successful request and I look forward to working with you in the future.

If you have any questions, do not hesitate to contact this office.

Sincerely,

J. Raleigh West, III

J. Raleigh West III
Executive Director

cc: Landowner



Natural Resources Conservation Service

October 20, 2020

Oconee Soil and Water Conservation District
Edward Martin
301 W South Broad St
Walhalla, SC 29691
(864) 638-2213 x3

SUBJECT: ACEP-ALE Parcel Contract 544639203D7
Program Agreement Number 544639203D6

Dear Mr. Martin,

The enclosed Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) Parcel Cost-Share Contract 544639203D7 has been executed and the Federal acquisition funds obligated. The Partner Agreement and Parcel Contract(s) shall be the governing documents for all transactions. The funds shall be used for acquiring agricultural conservation easements on the Parcel contracted through the NRCS-CPA-1265 “Parcel Cost-Share Contract”. All easements must close by March 31, 2023. The Easement Acquisitions (EAB) will be completing the acquisition tasks and reviewing all documents prior to issuing Closing Agent Requirements Letter and receiving NRCS Closing Approval Letter from the State Conservationist.

To ensure closing efficiency by the aforementioned deadline the following items must be submitted to Glenn Sandifer, State Point of Contact, at glenn.sandifer@usda.gov and Bari Williams, EAB Easement Specialist at bari.williams@usda.gov. Following is a brief summary of deliverables from the Program Agreement Part VI.A. Entity Responsibilities, refer to the Program Agreement for full details.

1. Title Commitment (VI.A.14 and 15)

A title commitment must be complete on each Parcel in the form of a title commitment in the amount of the easement purchase price. You should provide the title commitment and your review of the title exceptions to NRCS for review. The title commitment and recommendations will be reviewed by EAB Realty Specialist and any title deficiencies or problematic title encumbrances will be identified. If title deficiencies or encumbrances identified cannot be corrected, the site may be determined as ineligible for ACEP-ALE. The title commitment must be provided to NRCS at least 90 days prior to the planned closing date.

The closing agent must:

- Be an approved agent licensed to engage in title insurance business in the State
- Utilize a title insurance company that is approved by the State Insurance Commissioner
- Be able to provide liability insurance coverage in the form of closing protection coverage or equivalent in the amount of at least the Federal contribution for each easement, providing for reimbursement to NRCS for any loss of Federal funds caused by fraud or dishonesty or failure by the attorneys, agents, or employees to comply with any written closing instructions from NRCS

- Acknowledge that he or she knows that costs to clear title are the responsibility of the cooperating entity or the landowner
- Not close on an easement purchase for a spouse, children, partners, or business associates who have a financial interest in the real estate to be covered by the proposed easement

2. Conservation Easement Deed (VI.A.6)

A Conservation Easement Deed must be submitted to NRCS for every easement. If you choose to use a template deed that incorporates the minimum deed terms and restrictions of Exhibit 7 it must be submitted and approved by NRCS and added as an Exhibit to the Program Agreement. The conservation easement deed and all exhibits must be provided to NRCS at least 90 days prior to the planned closing.

3. Baseline report (VI.A.12)

A baseline documentation report documenting the condition of the parcel as of the time the easement is acquired must be included with the final Conservation Easement Deed. The baseline documentation report must contain maps, full descriptions and pictures of the parcel location, existing structures, infrastructure, land use, land cover and its condition, and any special features for which the parcel is being protected. The draft report must be submitted at least 90 days before the planned closing.

4. Appraisal Report (VI.A.16)

An appraisal must be completed and submitted to NRCS for review. The appraiser must meet the eligibility requirements noted in Exhibit 2 of the aforementioned Program Agreement. The appraiser must be provided:

- Program Agreement Exhibit 2 “NRCS Specifications and Scope of Work for Appraisals of Real Property for ACEP-ALE”
- Title Commitment
- Program Agreement Exhibit 4 “Minimum Terms for the Protection of Agricultural Use” or Exhibit “NRCS Approved Template Deed”

After NRCS has reviewed the appraisal, a technical appraisal review will be issued. The technical appraisal review will identify whether or not the appraisal is acceptable to NRCS for the ACEP-ALE program. NRCS will provide you with a copy of the technical appraisal report to share with the appraiser. If the technical appraisal review determines the appraisal to be unacceptable the report will identify the deficiencies. The appraiser has an opportunity to address the deficiencies in a new report or supplemental report as explained in Exhibit 2. This new report will be provided to NRCS to obtain a new technical appraisal review. NRCS must receive the completed appraisal report at least 90 days prior to the planned closing date.

5. Agricultural Land Easement Plan (VI.A.13)

Agricultural land easement plans developed as required or agreed-to must be signed by the Entity and Grantors prior to closing and a copy provided with the payment request package submitted to NRCS pursuant to the terms of the individual Parcel Contract.

[For HEL parcels, the NRCS or NRCS-Certified planner must complete the Conservation Plan and be approved by NRCS prior to closing]

Once the title, conservation easement deed, appraisal, and Agricultural Land Easement Plan meet NRCS standards, EAB Realty Specialist will provide closing instructions and request payment information.

If you have any questions regarding the Program Agreement, Parcel Contract, or requirements in this letter, please contact me by phone at 971-352-1735 or email at bari.williams@usda.gov. If you have any questions related to ACEP-ALE program, please contact Glenn Sandifer, State Point of Contact, at 803-253-3894, or by email at glenn.sandifer@usda.gov.

Sincerely,

BARI WILLIAMS Digitally signed by BARI
WILLIAMS
Date: 2020.10.20 11:16:58 -0700

Bari Williams
EAB Easement Specialist

CC:

Glenn Sandifer, State Point of Contact, NRCS, Columbia, SC
Kellee Melton, Assistant State Conservationist, NRCS, Columbia, SC
Elizabeth Crane-Wexler, EAB Team Leader, NRCS, MD

MOORE PROPERTY, 199 TWIN OAKS LANE WESTMINSTER SC FARM PLAN

Since 1981 our farm has been used to produce cattle, hay and pasture for grazing. The addition of approximately 25 acres will increase our capacity and expand our cattle operation while maintaining best use practices in grazing, hay production and soil health. We are currently in discussion with the Natural Resource Conservation Service and the Clemson Extension Service to create a plan for erosion control and clean water practices for the streams on the property. The streams have tree cover buffers all along their length and this will continue to be a priority. The forested area of the farm will continue to be managed for wildlife areas and natural growth. We have also used an NRCS program to place wildlife plantings in some border areas along the farm for small wildlife habitat and pollinator improvement. All the above practices will continue to be our priority as we move forward with our production of cattle and hay and try to protect the natural areas within our stewardship scope.



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

October 28, 2020

Oconee County Conservation Bank Board
415 South Pine Street
Walhalla SC 29691

Board Members,

The Oconee Soil and Water Conservation District is now reapplying for funding for the parcel located at 199 Twin Oaks Road, Westminster SC, owned by Peggy B. Moore. We were approved by your board for funding on this parcel in a previous funding cycle but because of issues with the NRCS funding cycle, SCCB Funding cycle and your cycle all lining up on time we decided to withdraw that application and focus on presenting a new one. In this process we were able to add additional acres to the tract that have since been purchased by Ms. Moore. The total acreage now comes to 58.6 acres and has been approved for funding by both NRCS and SCCB. We are asking for fee simple support on this project to help Ms. Moore with closing costs and other costs associated with placing the easement on the property such as appraisal, Phase I Environmental Assessment, Stewardship fee, etc. All details are presented in the application. We thank you for this opportunity to continue to protect Oconee County's open space and farm land. We look forward to working with you on this project and more to come in the future.

Sincerely

Eddie Martin
District Manager
Oconee Soil and Water Conservation District



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

Property Owner Name Naturaland Trust

Property Owner Address PO Box 728, Greenville SC 29602

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

Property Owner Telephone Numbers Home: Mac Stone 864 387 6079
Cell: _____
Work: _____

Description & Size of Your Property in Acres:
The 6.25-acre Burrell's Brook Trout Restoration tract is an island within Sumter National Forest and what the USFS considers a critical inholding. The property contains several old buildings and a manmade pond.

General Location of Your Property:
1225 SC-107
Mountain Rest, SC 29664

Oconee County Tax Map Number[s] *[required]* 042-00-01-004

Your Property's Unique Characteristics:
This property has been one of the top priorities for USFS and SCDNR for over a decade. The manmade pond on the property has prevented SCDNR and USFS from restoring 4 miles of Pig Pen Branch to a native brook trout stream. This property, albeit small, is the keystone tract to restoring brook trout on a major tributary of the Chattooga River.

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.

10/5/20

Date



Mac Stone - Executive Director - Naturaland Trust

Signature of Landowner

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

Completed Form to be forwarded to:

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

or

via email: councilclerkinfo@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.

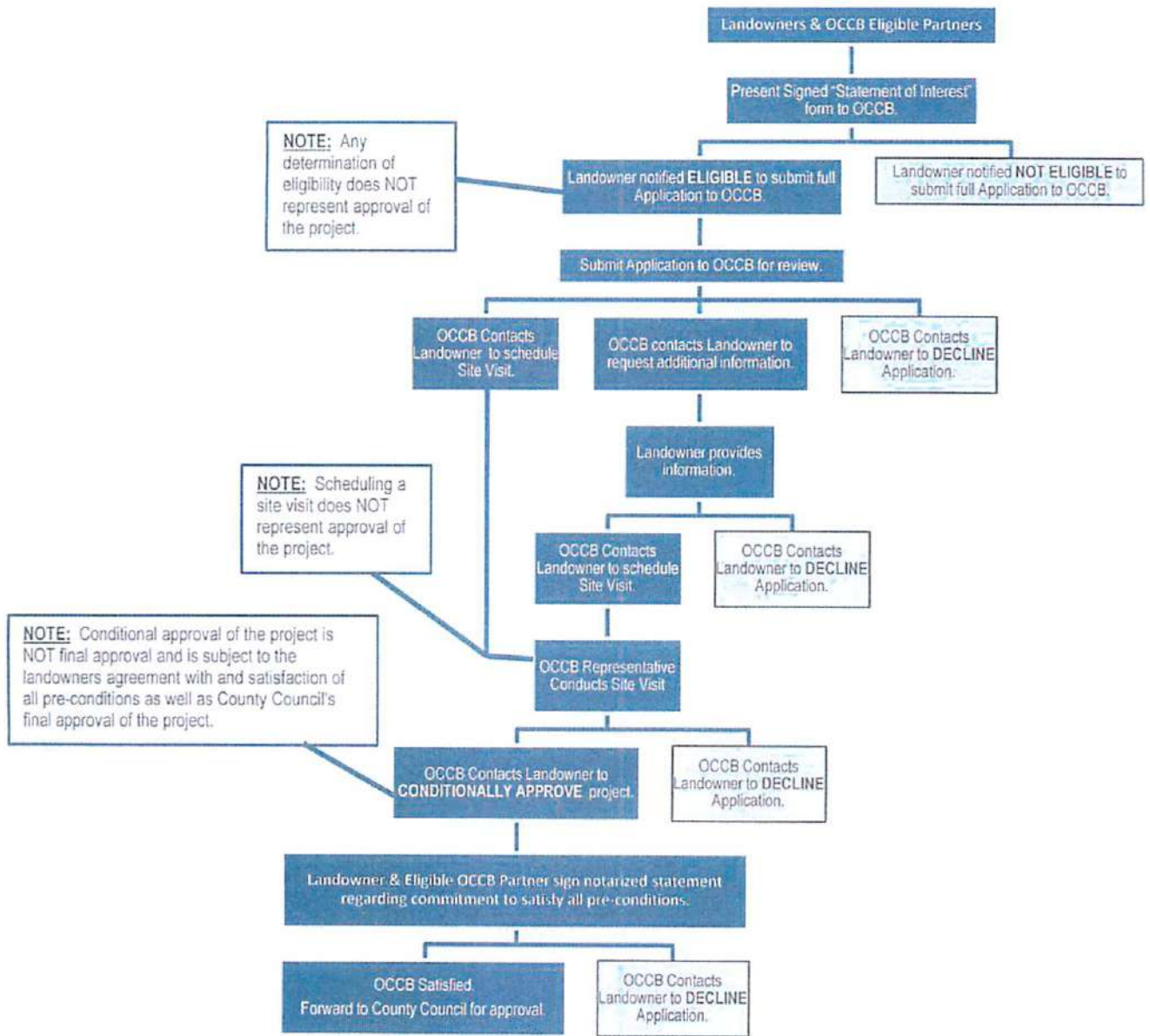
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



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: councilclerkinfo@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name

Naturaland Trust

Mailing Address:

PO Box 728 Greenville SC 29602

Daytime Telephones

() 864 387 6079

Eligible OCCB Recipient Seeking Funding

(See Oconee County Ordinance 2011-16, Section II,G)

Name of Organization

Naturaland Trust

Authorized Agent Name:

Mac Stone - Executive Director

Mailing Address:

PO Box 728 Greenville SC 29602

Daytime Telephones

() 864 387 6079

II. Property Information

Legal Description

County: Oconee

Tax Map # 042-00-01-004

Assessor's Plat & Lot Numbers:

Map Plat B B-234, Map Plat P 6A

Deed Reference [Book & Page]

2576/318

Current Zoning Classification

Residential

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

Brief description of property including:

a. Total Acres

6.25

b. Total Forested

1

c. Total Cleared / Open

5

d. Total Wetlands

1-acre pond

e. Creeks and/or Rivers

1-acre pond that will be restored to creek

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)

10/5/20
Date

Section II
To be filled out by the landowner

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

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I, Mac Stone, 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.


Mac Stone

Signature of Landowner/Agent

10/27/20
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 borrowed the funding against our credit line to save this property. We now own the property and our plans are to raise the funding to remove the buildings and the dam to restore over 4 miles of brook trout stream. Once restored, we will transfer the property to the USFS to become part of Sumter National Forest.

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. In the last year alone we have helped protect nearly 500 acres in Oconee County.

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

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 over 8,000 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.

X 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?

X 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)

X yes _____ no

What is the amount of support sought for this proposal?

\$ 14,000

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.)

Mark Stone

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Joyce N. Priest

Notary Signature

My commission expires: 3-4-2025



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 **But an important stream that we will restore.**
 If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake? **No, but there is a stream and pond on the property.**
 If yes, please provide USGS topographic map showing such stream or lake in relation to property.

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC. **YES, the property adjoins Sumter National Forest and the Chattooga River.**
 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? **YES, we purchased this property specifically to restore brook trout to this stream system.**
 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, not currently, but it will after restoration**
 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% **It shares a border with Sumter National Forest.**

(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;
- NO** (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
- NO** (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**
- (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? **YES**

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

This property is approximately 6.25 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? \$140,000
(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? \$14,000

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)?* 10%

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 are working to fundraise locally with Trout Unlimited for the costs of the restoration and then we will apply with USFS for critical Inholding funding to transfer the property.

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 will raise the remaining funding through private donations, USFS funding and USFWS in kind services.**

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.

OCCB's contribution of \$14,000 will help restore over 4 miles of native brook trout stream on one of SCDNR and USFS' top priority properties for over a decade.

APPENDIX – NARRATIVE

BURRELL'S PLACE

Forming an island within Sumter National Forest and along Pig Pen Branch is a 6.25-acre property that over the last 80 years has been the site of a homestead for a logging family, a hotel for travelers en route to Cashiers and a popular saloon. Burrell's Place has been an important cultural stopover in Mountain Rest along Highway 107 for many years, but its significance is not in its colorful past. This tract has been one of the top conservation priorities in the state for US Forest Service and SCDNR biologists because it contains the headwaters of a tributary of the National Wild and Scenic Chattooga River and is the keystone property for restoring populations of the imperiled eastern brook trout in over 4 miles of stream.

We work closely with our state and federal partners throughout Oconee, Pickens and Greenville Counties to identify and protect strategic properties in South Carolina's Blue Ridge Mountains and Piedmont. Often, our role as a maneuverable non-profit is to act quickly when critical properties come on the market. These initiatives are driven by carefully developed goals set by state biologists and federal rangers that benefit water quality, improve habitat connectivity, establish new recreation access, protect a species of concern, or prevent potential harm to a natural resource. Rarely do we get a chance to protect a property that ticks all of the boxes.

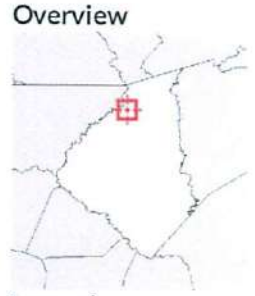
The US Forest Service has been interested in purchasing and adding this property to the National Forest for several decades. As recent as this year, Naturaland Trust has worked with USFS to purchase and protect what USFS calls "critical inholdings," which are properties within the National Forest and whose inclusion would simplify management, continuity and avoid potentially harmful neighbors.

SC Department of Natural Resources has also labeled this small tract as a top priority for its disproportionate potential to benefit water quality and native brook trout. When non-native gamefish like rainbow and brown trout were introduced in Appalachian streams and rivers, they decimated populations of the eastern brook trout. SCDNR has worked for decades to restore populations of brook trout in South Carolina streams, but the biggest obstacles to this important effort are man-made impoundments that hold non-native fishes. Removing the buildings, the dam, and restoring the flow of Pig Pen Branch will allow SCDNR to restore over 4 miles of stream with native brook trout that flows into the Chattooga River.

Although Burrell's Place has long been a priority, we have never had a chance to purchase the tract as it has been passed down through the family for generations. This year, to our collective surprise, the property went on the market and received immediate interest from a slew of local and out-of-state buyers. Fortunately, the seller was sympathetic to our mission and allowed us to submit an offer so that the property might be protected forever. Unable to wait for grant funding cycles and at the urging of SCDNR and USFS, Naturaland Trust promptly borrowed the funding to close for below appraised value.

Ultimately, we will transfer the property to the USFS to become part of Sumter National Forest. Beforehand, we will remove the buildings and also start the dam removal process. US Fish and Wildlife Service will donate in-kind services to help with this. We have recently finished a similar dam removal project in Greenville County with the help of USFWS and Trout Unlimited on Matthews Creek and we will partner again on this project.

We are very excited about the chance to work on this landmark project. This tract, albeit small, is the keystone piece that will determine the ecological future for brook trout in over 4 miles of stream and will add a missing link to the National Forest.



- Legend**
- Parcels
 - Landhook
 - Roads

| | | | | | | | | | |
|-------------------------|--|---------------------|---------------|----------------------|---|---------------------|--------------|-----------------------------|-------------|
| Parcel ID | 042-00-01-004 | Alternate ID | 537 | Owner Address | BURRELL JASON KYLE 236 MULLER RD WALHALLA, SC 29691 | Last 2 Sales | | | |
| Sec/Twp/Rng | n/a | Class | Residential 1 | | | Date | Price | Reason | Qual |
| Property Address | 1211 HWY 107 | Acreege | 6.25 | | | 7/11/2014 | 0 | Family or business relation | U |
| | | | | | | 4/28/2010 | \$10 | Family or business relation | U |
| District Brief | 004 (6.25 AC) | | | | | | | | |
| Tax Description | MapPlatB B-234 MapPlatP 6A <i>(Note: Not to be used on legal documents)</i> | | | | | | | | |

Date created: 5/6/2020
 Last Data Uploaded: 5/5/2020 9:29:14 PM



Georgia

Sumter National Forest

Big Bend Rd

107

Highway 107

Cherry Hill

Pigpen Branch

Highway 107

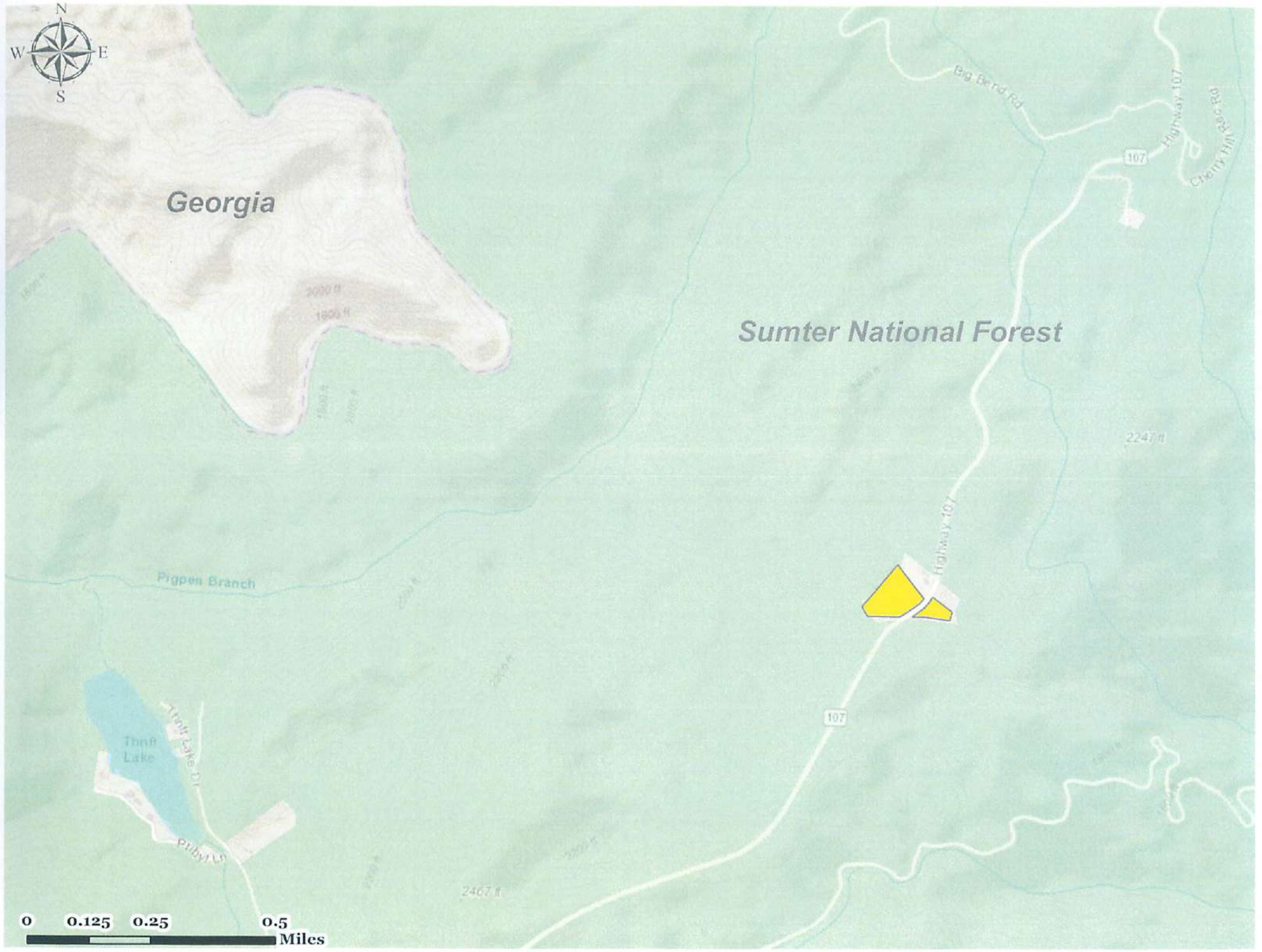
107

Thitt Lake

Thitt Lake Dr

Pigpen Ln

0 0.125 0.25 0.5 Miles



Burrell's Place



Burrell's Place is a 6.25-acre inholding in Sumter National Forest.



Although dammed, the property contains an important tributary that feeds into Pig Pen Branch, a beautiful cold mountain stream, just across the boundary in Sumter National Forest.



Eastern brook trout once thrived in the streams of the National Forest, but have been decimated by non-native fish species released from man-made ponds.



The pond on the property contains bass, bream and other non-native fishes, which have prevented state biologists from reintroducing native fish to the stream below.



The plan for the property is to remove the dilapidated structures on the property, remove the non-native fishes and the dam to then restore the flow of Pig Pen Branch.



Once the dam and pond are removed, native brook trout will once again be able to reoccupy Pig Pen Branch as it flows into the Chattooga River.



The water leaving the pond travels downstream through the National Forest before reaching Pig Pen Branch.



Removing the pond will not only restore over 4 miles of brook trout habitat, but it will also improve water quality.

Burrell's Place

Land Management Plan

The 6.25-acre Burrell's Place property is what the USFS has deemed a "critical inholding" within Sumter National Forest. Securing this property and adding it to the National Forest will help with the long term management of the resource and will also provide an immense benefit to the streams and native species found within. We are working directly with USFS staff, SCDNR, Trout Unlimited and the USFWS to coordinate the management of this property.

Our initial plans are to remove the dilapidated structures on the land. Once we are able to do that, we will begin to remove the non-native species from the pond. When the non-native species are gone we will work with USFWS to safely and carefully remove the dam and free the tributary to Pig Pen Branch. We hope to do this by 2021 summer. Once the dam is removed SCDNR will reintroduce native brook trout to the stream.

Either before or after the dam removal, depending on USFS guidelines, we will transfer the property to the US Forest Service for inclusion in the National Forest.

Appraisal of
Land & Improvements
1211 Highway 107
Mountain Rest, South Carolina 29664



Appraisal Report

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

Date of Inspection/Valuation
April 10, 2020 & May 5, 2020

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

May 22, 2020

Mr. Mac Stone
Executive Director
Naturaland Trust
148 River Street, #110
Greenville, South Carolina 29601
&
South Carolina Conservation Bank

Subject: Land & Improvements
1211 Highway 107
Mountain Rest, South Carolina 29664

Dear Mr. Stone:

In accordance with your request, I have personally inspected the above referenced property 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 consists of a tract of land containing a total of approximately 6.25 acres, or 272,250 square feet, and is located on the eastern and western sides of SC Highway 107, north of Oconee State Park and south of the North Carolina state line. The tract is located in Oconee County, South Carolina, northeast of the Mountain Rest Community. The property is referenced as Oconee County Tax Parcel 042-00-01-004. **The subject property is improved with a residence, barns and other ancillary structures, which are not considered to have any contributing value.**

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 based on the most recent date of inspection, or May 5, 2020. As is market value, market value, and fee simple estate are further defined and qualified in the following appraisal report.

May 22, 2020
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 May 5, 2020 is:

**One Hundred Forty Thousand Dollars
(\$140,000)**

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) 2020-2021 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.

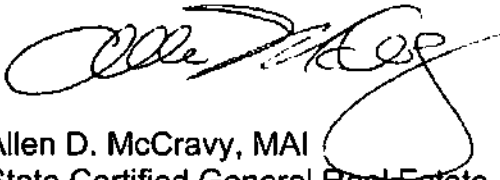
May 22, 2020
Page Three

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. CG 3617

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 7201:21835

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).

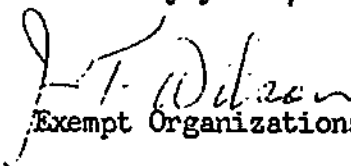
Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes.

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,



Exempt Organizations Specialist

HIGH SCHOOL GRADUATE

Olivia Morgan

Of all life's wonderful gifts, none is more precious than that of having a daughter like you to love. You have made us so proud!

Love, Mom and Dad

• 2x4 color ad in the featuring picture
Ads will appear in The Journal Commemorative Edition

• 18"x24" full color featuring your senior's picture

To place your ad, call (864) 973-6676 or kgast

Images are not

CLASSIFIEDS

REAL ESTATE RENT

VACATION/RESORT RENTALS

ADVERTISE YOUR VACATION PROPERTY FOR RENT OR SALE

To more than 2.1 million South Carolina newspaper readers. Your 25-word classified ad will appear in 99 S.C. newspapers for only \$375. Call Alanna Ritchie at the South Carolina Newspaper Network, 1-888-727-7377.

LEGAL NOTICES

LEGALS

The Oconee County Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, SC, unless otherwise advertised:
May 19, 2020; August 18, 2020; September 15, 2020; November 17, 2020; December 15, 2020; and February 9, 2021. All meetings are scheduled for 9:00 a.m.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
IN THE COURT OF
COMMON PLEAS
C/A NO 2020-CP-37-00096

**ORDER APPOINTING
GUARDIAN AD LITEM**

Greenwich Revolving Trust by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee,
Plaintiff
VS
Keith Carter aka Christopher Keith Carter, individually and as Personal Representative of the Estate of David Carter aka David Lorenzo Carter, Deceased, Evelyn F. Carter aka Evelyn M. Carter, individually and as Personal Representative of the Estate of Roy Carter aka Roy A. Carter, Deceased, Yolanda J. Carter, individually and as Personal Representative of the Estate of Roger R. Carter, Deceased, Minnie P. Wright and Lula Brown aka Lula B. Brown aka Lula Bell Brown, individually and as Personal Representatives of the Estate of James William Carter aka James W. Carter, Deceased, Lawanda N. Carter aka Lawanda Carter-Black, individually and as Personal Representative of the Estate of Nellie Mae Carter, Deceased; Allen Carter

LEGAL NOTICES

LEGALS

aka Allen L. Carter, Megan Y. Carter, Christopher K. Carter aka Chris Carter aka Christopher Kylan Carter, and any other Heirs-at-Law or Devisees of David Carter aka David Lorenzo Carter, Roy Carter aka Roy A. Carter, Roger R. Carter, James William Carter aka James W. Carter and Nellie Mae Carter, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, Oconee County Clerk of Court and Armed Health, Defendants
IT APPEARING TO the satisfaction of the Court, upon reading the Motion for the Appointment of Kelley Y. Woody, Esquire as Guardian ad Litem for all unknown persons and persons who may be in the military service of the United States of America (which are constituted as a class designated as "John Doe") and any unknown minors and persons who may be under a disability (which are constituted as a class designated as "Richard Roe"), it is ORDERED that, pursuant to Rule 17, SCRPC, Kelley Y. Woody, Esquire is appointed Guardian ad Litem on behalf of all unknown persons and persons who may be in the military service of the United States of America (constituted as a class and designated as "John Doe"), all unknown minors or persons under a disability (constituted as a class and designated as "Richard Roe"), all of which have or may claim to have some interest in the property that is the subject of this action, commonly known as 109 Jenkinsville Road, Westminster, SC 29693, that Kelley Y. Woody, Esquire is empowered and directed to appear on behalf of and represent all unknown persons and persons who may be in the military service of the United States of America, constituted as a class and designated as "John Doe", all unknown minors and persons under a disability, constituted as a class and designated as "Richard Roe", unless the Defendants, or someone acting on their behalf, shall, within thirty (30) days after service of a copy of this Order as directed below, procure the appointment of a Guardian or Guardians ad Litem for the Defend-

LEGAL NOTICES

LEGALS

ants constituted as a class designated as "John Doe" or "Richard Roe" IT IS FURTHER ORDERED that a copy of this Order shall be served upon Christopher K. Carter aka Christopher Kylan Carter aka Christopher Kylan Carter a defendant who could not be located after diligent search, unknown Defendants by publication in the Daily Journal Messenger (Journal), a newspaper of general circulation in the County of Oconee State of South Carolina, once a week for three (3) consecutive weeks together with the Summons in the above entitled action.

SUMMONS AND NOTICE TO THE DEFENDANTS Christopher K. Carter aka Chris Carter aka Christopher Kylan Carter, ALL KNOWN PERSONS WITH A RIGHT, TITLE OR INTEREST IN THE REAL ESTATE DESCRIBED HEREIN; ALSO ANY PERSON WHO MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA, BEING A CLASS DESIGNATED AS JOHN DOE; ANY UNKNOWN MINORS OR PERSONS UNDER A DISABILITY; RICHARD ROE; YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above action which is herewith served upon you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine Street, Columbia, South Carolina 29209, within thirty (30) days after service upon you, exclusive of the day of such service, and, if you fail to answer the Complaint within the aforesaid, judgment by default will be rendered against you for the amount demanded in the Complaint.

NOTICE
NOTICE IS HEREBY GIVEN that the original Complaint in this action filed in the office of the Clerk of Court for Oconee County on February 20, 2020.

NOTICE OF PENDENCY OF ACTION
NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending or is about to be commenced in the Circuit Court of the complaint of the above named Plaintiff against the above named Defendant for the purpose of closing a certain mortgage of estate heretofore given by Nellie Mae Carter, James W. Carter, Lula Brown aka Lula B. Brown, Minnie P. Wright aka Lula B. Brown, Roy Carter aka Roy A. Carter, and David Carter to Gr

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

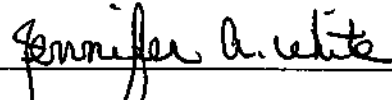
IN RE: Oconee County Conservation Bank Board Meeting

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 05/15/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

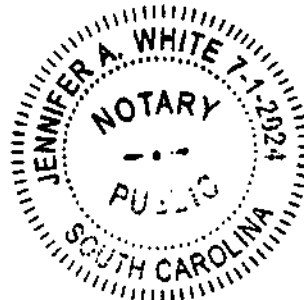


Hal Welch
General Manager

Subscribed and sworn to before me this
05/15/2020



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



Report to Duke Energy - Oconee County Conservation Bank

November 17, 2020

As required by the Memorandum of Agreement dated November 3, 2016, the Oconee County Conservation Bank (OCCB) Board provided a report to Duke Energy dated September 11, 2018, describing the activities within two years of the \$618,000.00 of funding provided by Duke Energy. The MOA required no further reporting. Nonetheless, the OCCB is committed to informing Duke Energy of the OCCB's activities and expenditures for conservation in Oconee County, South Carolina.

In May 2019, the OCCB Board voted to deposit its funds in an investment account with the State Investment Pool. Through October 2020, the OCCB investment account has earned \$12,067.40 in interest. In addition, since the establishment of the OCCB in 2012, private individuals and local organizations donated \$5,145.00. The OCCB will continue to seek donations from private individuals and groups.

The OCCB maintains a checking account with Community First Bank in West Union, South Carolina for the deposit of donations and to disburse funds to grant recipients. To date, the OCCB has expended \$208,067.33 in grants to protect 747.89 acres in Oconee County. The OCCB has also incurred \$164.54 in banking expenses since 2012. As of October 31, 2020, the OCCB had the following funds:

| | | |
|-----------------------|---|---------------|
| State Investment Pool | - | \$410,235.53 |
| Community First Bank | - | \$ 16,755.00. |

The OCCB has two pending closings in the amounts of \$12,500.00 and \$66,100.00.

Since September 2018, the OCCB has made the following grant awards:

McKinney Creek Oconee Bell Preserve. A grant in the amount of \$58,000.00 to The Naturaland Trust for the conservation purchase of Cliffs Timber LLC's approximately 195 acre McKinney Creek Oconee Bell Preserve. TNT will own and manage the preserve for conservation, public access, and potential transfer to the South Carolina Department of Natural Resources as an addition to Devil's Fork State Park. The transaction closed in December 2019, with funds from OCCB, the South Carolina Conservation Bank, and other donors.

Gary and Christy Lyle Timber Farm. A grant in the amount of \$45,000.00 to the Oconee Soil and Water Conservation District for landowners Gary and Christy Lyle for a conservation easement on their 165.89 acres working timber farm. The OSWCD will hold

and monitor the conservation easement. The transaction closed in June 2020, with funds from the OCCB and a conservation donation by the landowners.

Chapman Bridge Oconee Bell Preserve. A grant in the amount of \$88,000.00 to The Naturaland Trust conservation purchase of landowner Cliff Timber's approximately 238 acre Chapman Bridge Oconee Bell Preserve. TNT will own and manage the preserve for conservation, public access, and potential transfer to the South Carolina Department of Natural Resources as an addition to Devil's Fork State Park. The transaction closed in July 2020, with funds from OCCB, the South Carolina Conservation Bank, and other donors.

Elaine Morris Conservation Easement. Upstate Forever withdrew its previously approved OCCB grant award as a result of delays caused by illnesses in the Elaine Morris family. UF reapplied and the OCCB approved a grant in the amount of \$12,500.00 to Upstate Forever for the purchase of a conservation easement on landowner Elaine Morris 26.26 acres on the Blue Ridge escarpment. UF will hold and monitor the easement. The closing for this transaction is pending as of the date of this report and the OCCB funds have not been delivered. Anticipated closing is November 25, 2020.

Estate of William C. Lyles Farm. A grant in the amount of \$66,100.00 to The Natural Land Trust for the conservation purchase of the Estate of William Lyles' 155.56 acres in Mountain Rest. TNT will manage the property for timber and agricultural production. The closing for this transaction is pending as of the date of this report and the OCCB funds have not been delivered.

In 2019, after consulting with the Executive Director of the South Carolina Conservation Bank and with staff from The Naturaland Trust, Upstate Forever, and the Oconee Soil and Water Conservation District, the OCCB Board established a policy of limiting its grants to ten percent (10%) of the conservation value of any project, unless there are exceptional circumstances warranting an increased percentage. The South Carolina Conservation Bank set their upper limit at thirty percent (30%) of the conservation value.

In 2020, the Oconee County Council adopted extensive procedural amendments to the OCCB ordinance to clarify and improve the process and procedures of the grant making process. For example, the ordinance now requires that recipients of OCCB funding execute and record, which require reports for how OCCB funds have been used and the conservation status of land protected with OCCB funds.

*Along with this report is a flash drive, which contains the September 11, 2018, report, the annual OCCB report to the Oconee County, a chart of expenditures and income of the OCCB, and a power point presentation that the OCCB developed for educational and fundraising purposes.

OCONEE COUNTY CONSERVATION BANK
Income and Expenditures

| DONOR | AMOUNT | DATE |
|---------------------------------------|---------------------|----------------------|
| Duke Energy | \$618,000.00 | 2016 |
| Individual and Organization Donations | \$5,145.00 | 2012-2020 |
| Interest | \$12,067.40 | May 2019-October2020 |
| TOTAL | \$635,212.40 | |

| PROJECT, OWNER | GRANT | CLOSING | ACRES | RECIPIENT | PURPOSE | TYPE |
|--|------------------------|----------------|---------------|---|--|-----------------------|
| Jerry Powell | \$7,500.00 | 8/17/2017 | 94.1 | Oconee Soil & Water Conservation District | Working Farm, Conservation | Conservation Easement |
| Oconee Towne, SC DNR | \$9,567.33 | 6/5/2017 | 53.68 | Upstate Forever, Naturaland Trust | History, Conservation, Public Access | Fee Simple |
| William Lyles Estate, Naturaland Trust | \$66,100.00 PENDING | | 155.56 | Upstate Forever, Naturaland Trust | Working Farm, Conservation, Water Quality Protection | Fee Simple |
| McKinney Creek Oconee Bell Preserve - Cliff Timber LLC, Naturaland Trust | \$58,000.00 | 12/5/2019 | 195.60 | Naturaland Trust | Conservation, Public Access | Fee Simple |
| Chapman Bridge Oconee Bell Preserve - Cliff Timber LLC, Naturaland Trust | \$88,000.00 | 7/29/2020 | 238.72 | Naturaland Trust | Conservation, Public Access | Fee Simple |
| Gary and Christy Lyle | \$45,000.00 | 6/17/2020 | 165.89 | Oconee Soil & Water Conservation District | Working Farm, Conservation, Water Quality Protection | Conservation Easement |
| Elaine Morris Trust | \$12,500.00 PENDING | | 26.26 | Upstate Forever | Conservation | Conservation Easement |
| Grant Funds Disbursed & Acres Protected | \$208,067.33 | | 747.89 | | | |
| Bank Expenses | \$154.54 | | | | | |
| TOTAL | \$208,221.87 | | | | | |

OCONEE COUNTY CONSERVATION BANK
STATEMENT OF FINANCIAL POSITION

(Balance Sheet)
As of October 31, 2020

ASSETS

| | |
|--------------------------------|---------------------|
| Cash - Community First Account | \$ 16,755.00 |
| Cash – State Investment Pool | \$410,235.53 |
| Total | \$426,990.53 |

LIABILITIES and NET ASSETS

| | |
|------------------------------------|----------------------------|
| Liabilities – Pending Grant Awards | \$ 78,600.00 |
| <u>Net Assets</u> | <u>\$348,390.53</u> |
| Total | <u>\$426,990.53</u> |