

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 # **826 2815 6013**. 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 December 15, 2020

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - November 17, 2020
3. Treasurer's Report *[handouts provided]*
 - November 2020
4. Fundraising & Public Relations Reports
5. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Discussion from the OCCB Procedures Committee
 - Discussion and/or action regarding Whetstone Creek Preserve
 - Discussion and/or action regarding Peggy Moore
 - Discussion and/or action regarding Naturaland Trust
 - Update regarding Elaine Morris project
 - Update regarding Duke Energy report
6. 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: November 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
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: November 30, 2020

DEPOSITS

Month Opening Balance \$410,235.53

EXPENDITURES

Expenditures \$0.00

Reinvestments [Interest] \$57.03

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$410,292.56

Report Submitted by: _____

Laura Havran

Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name Estate of William C. Lyles

Mailing Address: 118 Massey Road

Piedmont, SC 29673

Daytime Telephones [REDACTED]

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

Name of Organization Upstate Forever

Authorized Agent Name: Chris Starker

Mailing Address: 507 Pettigru Street

Greenville, SC 29601

Daytime Telephones (864) 2500-0500 (ext 15)

II. Property Information

Legal Description County: Oconee

Tax Map # 080 - 00 - 02 - 001

Assessor's Plat & Lot Numbers: MapPlatB A20 and MapPlatP 9

Deed Reference [Book & Page] 1979/272

Current Zoning Classification Unzoned/Control Free

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

Brief description of property including:

- | | |
|-------------------------|---|
| a. Total Acres | <u>155.56 acres</u> |
| b. Total Forested | <u>~108 acres</u> |
| c. Total Cleared / Open | <u>~48 acres</u> |
| d. Total Wetlands | <u>n/a</u> |
| e. Creeks and/or Rivers | <u>Approximately 1 mile of Whetstone Creek plus an additional 2,000 linear feet of headwater streams.</u> |

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust
Address: PO Box 728, Greenville, SC 29602

Telephone Number (864) 387 - 6079

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

Name Upstate Forever
Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number (864) 250 - 0500

IV. Adjoining landowners.

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



Signature of Eligible OCCB Recipient (Applicant)

October 30, 2019
Date


Section II

To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing?
(See Oconee County Ordinance 2011-18, Section VII)
- a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.
 yes no
- b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.
 yes no
2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?
 yes no If yes, please explain below:

Oconee County Conservation Bank—Landowner Inspection Consent Agreement

I Philip D. Lyle 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.

 P.R.

Signature of Landowner/Agent

10/31/19

Date

Section III

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

Organization Name Upstate Forever

Address 507 Pettigru Street, Greenville, SC 29601

Daytime Telephones (864) 250 - 0500

Contact Person Chris Starker

Organization EIN Number: 57 - 10070433

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

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

Upstate Forever is working with Naturaland Trust, the SC Conservation Bank, and the Natural Resources Conservation Service to purchase the property in fee simple prior to placing it into a conservation easement.

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

Upstate Forever currently holds 120 conservation easements in the Upstate totaling over 23,000 acres. 23 of those easements are in Oconee County and total almost 5,000 acres.

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

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

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

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

Yes

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

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

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

_____ yes X no

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

Upstate Forever is a nationally accredited land trust under the national Land Trust Alliance. We steward our inventory of easements on an annual basis according to LTA standards. If there are unpermitted uses of the property either by the landowner or by outside parties, then corrective action is pursued as stated in the easement language and according to LTA guidelines. Further, Upstate Forever can apply to TerraFirma for legal remedy if litigation is required.

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?

\$ 66,100.00

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.)**

Chris Stucker

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Katherine P. Hotel

Notary Signature

My commission expires: 10/29/2025



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

1. Does the property contain or adjoin wetlands? Yes ___ No X

If yes, please attach certification by USACOE or NRCS.

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

Yes, approximately 1 mile of Whetstone Creek and 2,600 linear feet of a tributary stream. See map.
If yes, please provide USGS topographic map showing such stream or lake in relation to property.

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

Yes, Whetstone Creek is classified by SCDHEC as Trout Natural. See DHEC Watershed description.
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?

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. Property does not currently contain any documented RTE species but possesses habitat suitable for reoccupation of species. See USFWS IPaC Resource List.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? Yes, native plant and animal species typical of mixed pine-hardwood forests, riparian buffer zones, and agrarian pastures and fields found in this area.

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

6. Does the property currently contain special or concentrated biodiversity? No.

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

7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature? No.

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

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

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

1%-25%

26%-50%

Greater than 50%

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

Property shares approximately 1,000 linear feet of boundary with the Sumter National Forest. See map.
9. Does the property contain any of the following pre-historic or historic features or designations?

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

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

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

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

10. The Ecochee settlement of the Cherokee Indians was once located on the property near Whetstone Creek. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina?

Approximately 40% of the soils on the property are classified as Prime or important by the State of SC.

(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?

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

- (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;
- (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing: There is not an established pull-out or viewing station but views to the south and east are available from Rocky Gap Road. See map and photos.

- (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.

The property preserves scenic view along Rocky Gap Road. See map and photos.

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

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

- (a) ... Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s). There is potential for public outdoor recreation including hiking, cycling, horseback riding, and inclusion in WMA program.

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

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

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

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

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

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

The Property is at least 14 miles from Walhalla.

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

According to oconee County online property records, the Property is 155.56 acres.

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

1. (a) What is the Total Market Value of the proposed conservation project? \$661,000
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

(b) What is the amount of the grant requested from the OCCB? \$66,100

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?
Upstate Forever will contribute \$170,000 through the NRCS Agricultural Conservation Easement Program plus \$20,000 through the Pete & Sally Smith Foundation to cover due diligence fees. Naturaland Trust will provide an additional \$85,000 through the SC Conservation Bank.
 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? Funding from the OCCB will provide needed matching funds required for other grant programs, including the NRCS ACEP program and the SCCB, a combined \$275,000 value. Have matching funds of any kind or services-in-kind been applied for or received?

Please explain and described the in-kind services or amount of financial support applied for or r received. Please also provide written documentation to support such application or receipt of such support.

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

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

At a ratio of 1:4, the \$661,000 contribution from the OCCB for this project not only protects 155 acres of prime farmland and forest, but also helps ensure better water quality in the Chattooga River Watershed.



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Whetstone Creek Preserve The Estate of William C. Lyles

Upstate Forever and Naturaland Trust are working with the Estate of William C. Lyles to protect 155.56 acres of farm and forest land on Whetstone Creek, a tributary of the Chattooga National Wild and Scenic River and a key parcel in the agricultural community with approximately 40% prime soils. While the property is currently on the market, the Estate includes conservation-minded members who are willing to work with the conservation community while we work to secure funding to purchase the property. With the support of the SC Conservation Bank, the Oconee County Conservation Bank, and additional assistance through NRCS's Agricultural Conservation Easement Program, and the Pete and Sally Smith Foundation, this this multi-pronged partnership will leverage several funding sources to sufficiently secure a fee-simple purchase.

The resulting protected property will accomplish many goals. First, the **Whetstone Creek Preserve** was recently designated a conservation priority by the US Forest Service in the Sumter National Forest, which will provide future access to the Chattooga River Corridor while facilitating better forest management practices. Second, protection of this tract will help eliminate a major source of pollution into the Chattooga River Watershed by reducing sediment, turbidity, bacteria, and nutrients from entering the Creek from overland storm water runoff. Third, approximately 40% of the property possesses prime soils or soils of statewide importance, thereby protecting the potential to continue agricultural production and its contribution to the local agricultural community. Finally, the Ecochee settlement of the Eastern Band of the Cherokee was likely once located on the property near Whetstone Creek. Although no archaeological surveys have been conducted yet, protecting this property will allow for future exploration of the Cherokee relationship to the area.

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

The Whetstone Creek sub-watershed produces the largest amount of input to the Chattooga River, both in terms of flow and pollution. For nearly 20 years Whetstone Creek has been listed on the State's 303d list of impaired waters due to aquatic life and biological impairments. This



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project will help alleviate some of the pressures to watershed health stemming from land management practices by removing cattle from the streams and re-establishing healthy riparian buffers.

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

Funding from the Oconee County Conservation Bank will be placed in escrow with funds provided by the SC Conservation Bank and the USDA's Agricultural Conservation Easement program (ACEP), which will be used by Naturaland Trust to purchase the property and place it into a conservation easement held by Upstate Forever. At a ratio of 1:4, the contribution from the OCCB represents a significant opportunity to leverage available funding to protecting important land resources in Oconee County.

While the full market value of the property was appraised at \$661,000, the value of the conservation easement is estimated at \$340,000. Upstate Forever is currently the only non-profit organization in SC enrolled in the Natural Resources Conservation Service's Regional Conservation Partnership Program, which allows us to provide supplemental funding to qualified projects through the Agricultural Conservation Easement Program, and would support the acquisition with 50% of the *easement* value only, or \$170,000. Naturaland Trust has applied to and been approved for a grant from the SC Conservation Bank, which will contribute additional funding. However, we need the OCCB to help cover the shortfall by contributing 10% of the conservation value for this project, which is \$66,100. In addition, Upstate Forever has secured an additional \$20,000 of funding to help cover the cost of due diligence and the stewardship endowment for the conservation easement.

Once the easement is in place and ownership is transferred to Naturaland Trust, the Trust will remove any access for animals getting into Whetstone, increase riparian buffers, and continue leasing the farmland for hay production or a sustainable low impact farmer. Eventually, they will also make the forested section available to hikers who visit Sumter National Forest.







Parcel Information

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

[View Map](#)

Owner Information

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

Land Information

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

Valuation Record

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

Sales Information

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

Recent Sales In Area

From:

To:

Feet

Generate Owner List by Radius

Distance:

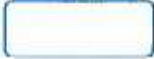
100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)



Additional mailing label options:

Show parcel id on label

Skip labels:

0

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



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

Version 2.2.10

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

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

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

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

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

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

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

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

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



Affidavit

I hereby attest and affirm as follows:

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

Chris Starker
Chris Starker

Sworn to before me this 31 day of October, 2019

Notary Signature: Katherine Hottel
Notary Public for South Carolina

My commission expires: 10/29/2025

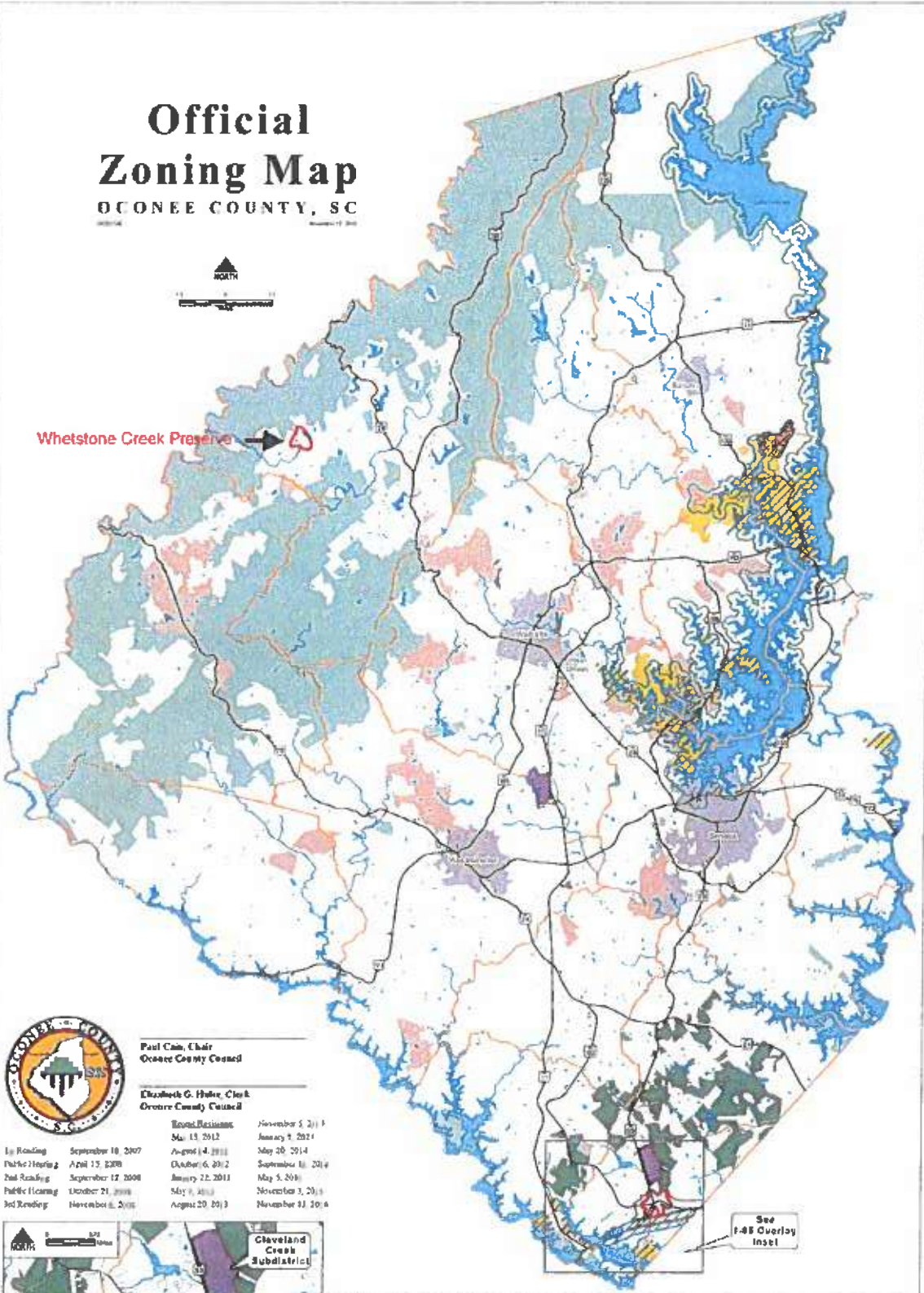


Official Zoning Map

OCONEE COUNTY, SC



Whetstone Creek Preserve →



Paul Cain, Chair
Oconee County Council

Elizabeth G. Holte, Clerk
Oconee County Council

Board Resolutions

September 10, 2007	November 5, 2013
April 17, 2008	January 9, 2014
September 12, 2008	May 20, 2014
October 21, 2008	September 16, 2014
November 4, 2008	May 5, 2015
August 20, 2013	November 3, 2015
	November 11, 2016

1st Reading September 10, 2007
Public Hearing April 17, 2008
2nd Reading September 12, 2008
Public Hearing October 21, 2008
3rd Reading November 4, 2008



See 1-85 Overlay Inset

LEGEND

BASE ZONING DISTRICTS		LEGEND		LEGEND	
Control Zone	Community Development	Industrial	Local Residential	Public & Recreational, uses	Residential
Highway Commercial	Community	Neighborhood	Planned Development	Rural Residential	Traditional Retail
Agricultural	Agricultural Residential	Office	Public & Recreational, uses	Residential	Rural Residential
Agricultural Residential	Community Development	Office	Public & Recreational, uses	Residential	Rural Residential
Community Development	Community	Office	Public & Recreational, uses	Residential	Rural Residential
Community	Community	Office	Public & Recreational, uses	Residential	Rural Residential

1-85 OVERLAY

Carolina Gateway	Cleveland Creek
Fair Play Village	Village Center

OTHER

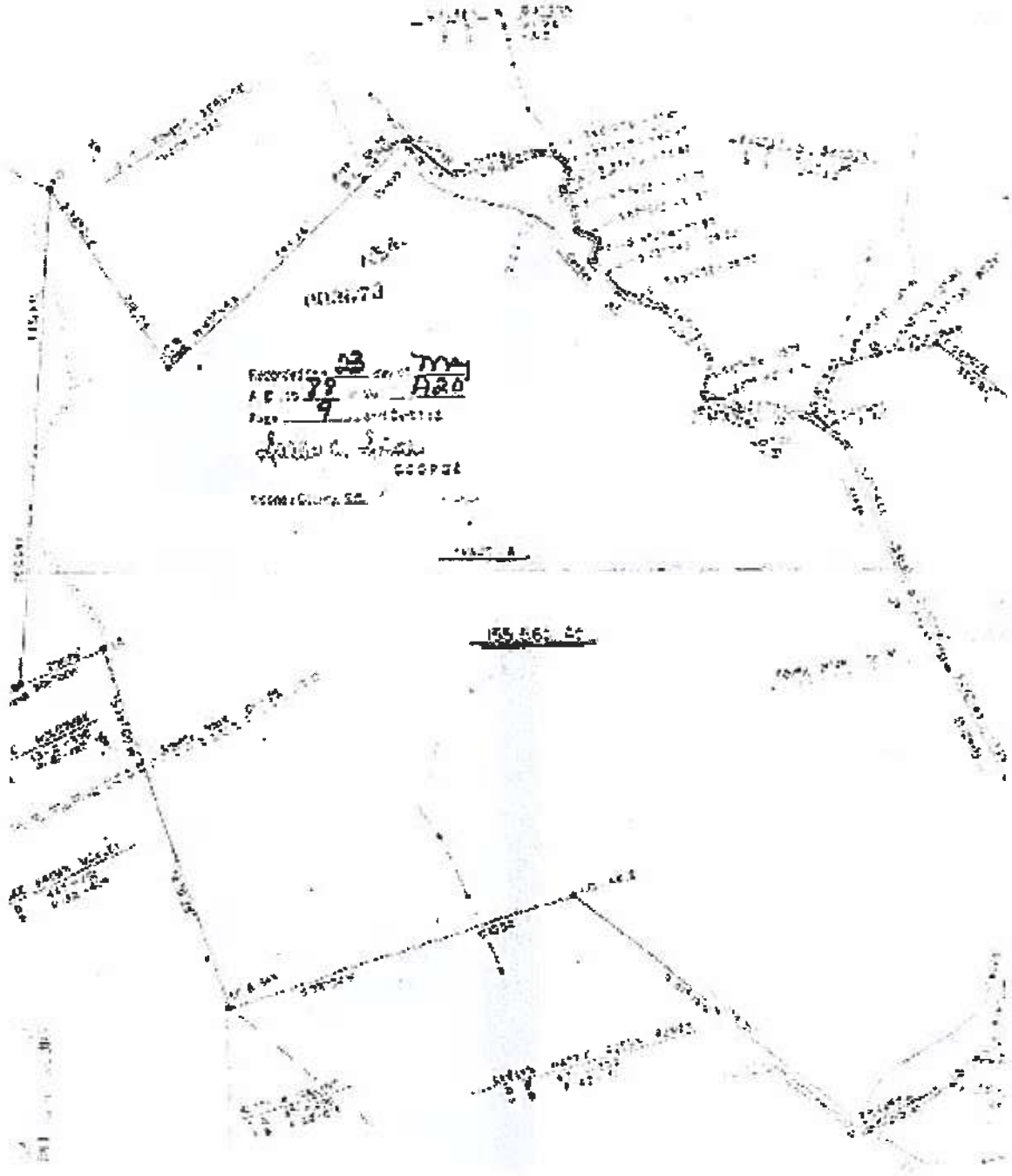
Major Road	Municipality
Planning District	Approved Jurisdiction Agency



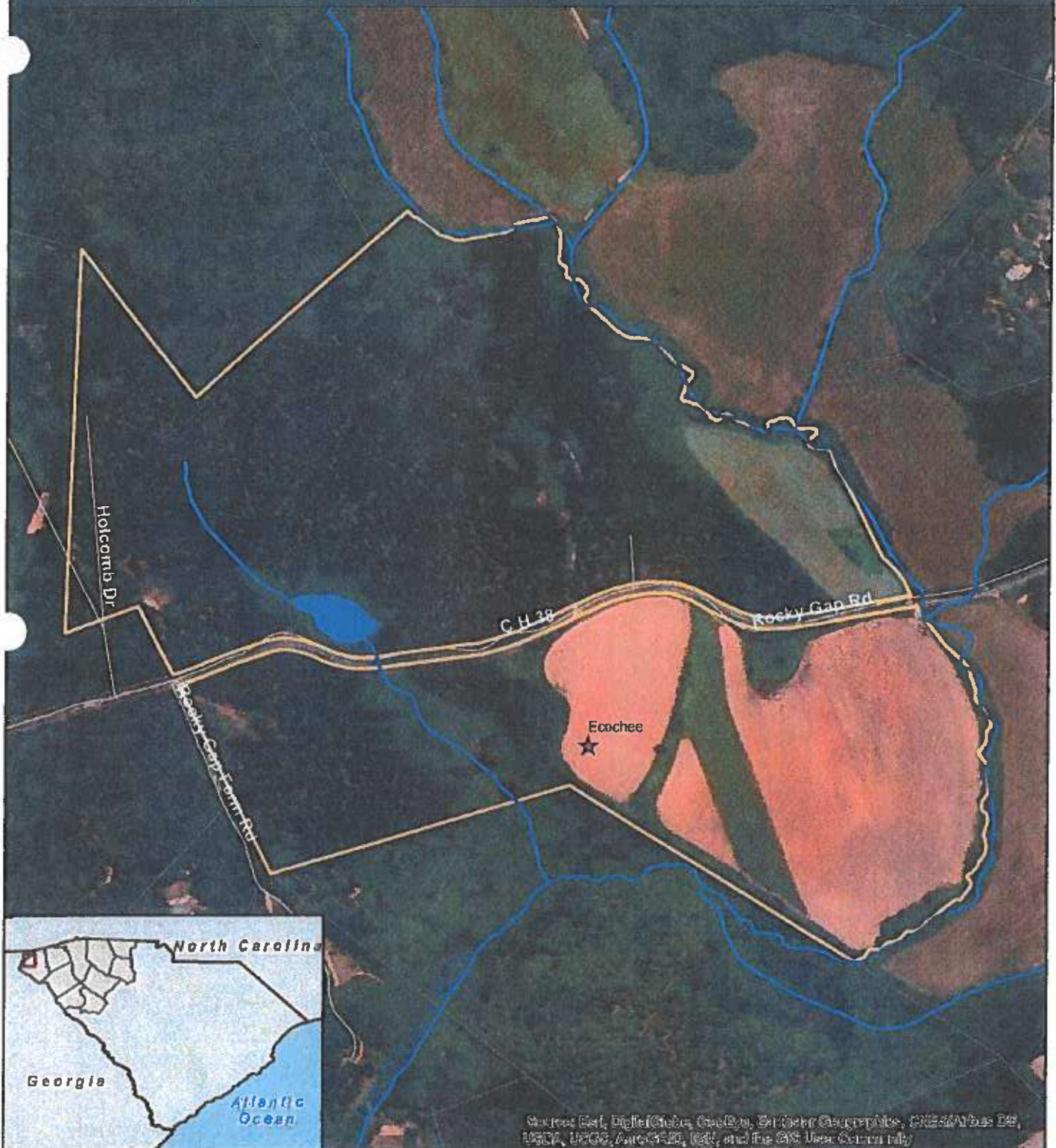
Special Report Prepared for Ed. Lyman

MAP PREPARED FOR WILLIAM C. LYMAN

MOORE TOWNSHIP — GOOSE COUNTY — SOUTH CAROLINA — DATE: APRIL 4, 1958




Lyles Farm (Whetstone Creek Preserve)



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

Legend

-  Conservation Easement Boundary
-  Cherokee Village Site

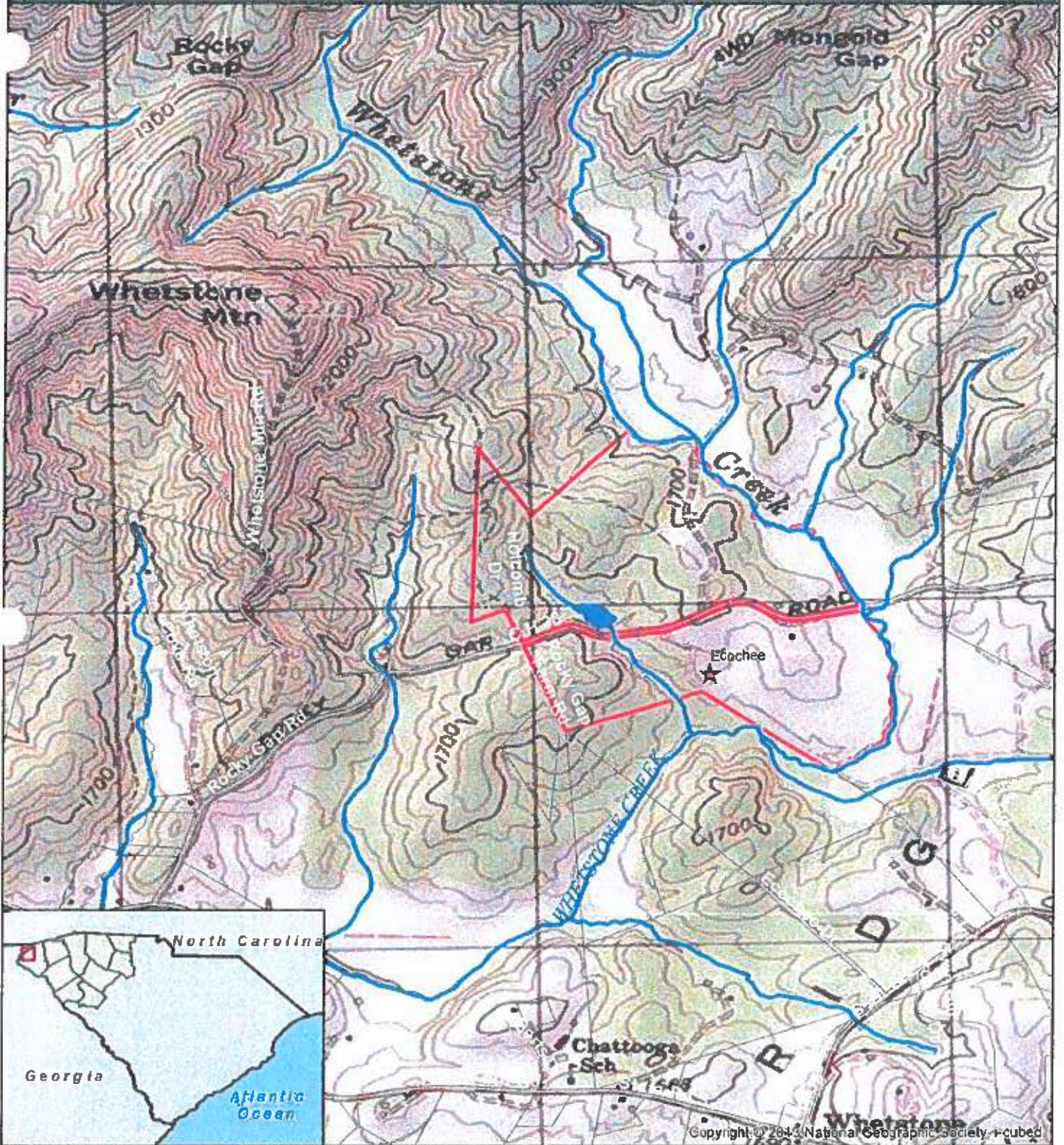


DISCLAIMER:
 This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 6 April 2018



Lyles Farm (Whetstone Creek Preserve)



Copyright © 2013 National Geographic Society, Inc.

Legend

- Conservation Easement Boundary
- ★ Cherokee Village Site



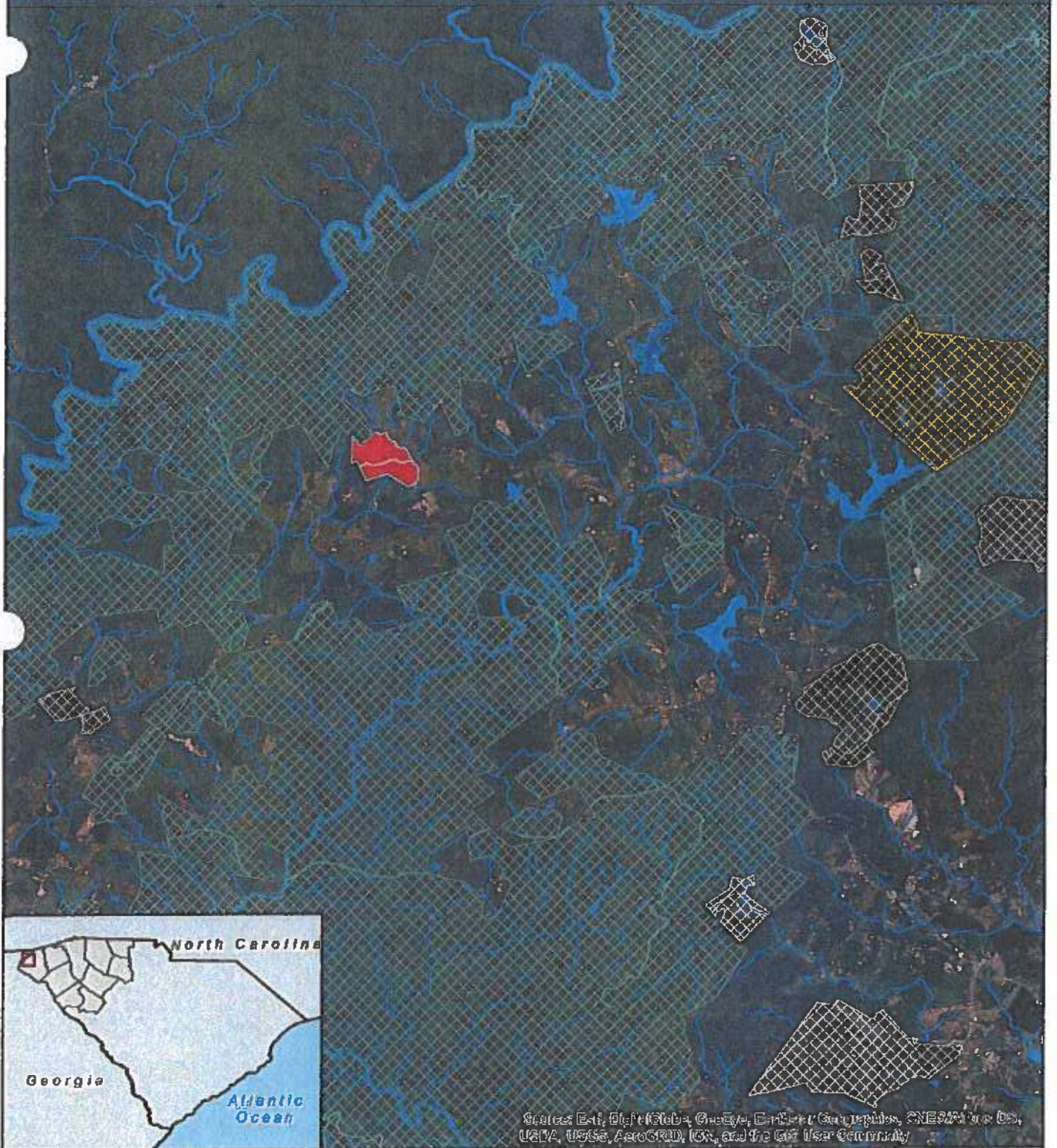
0 0.046 0.09 0.18 0.27 0.36 Miles

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

CBS 8 April 2019







Lyles Farm (Whetstone Creek Preserve)



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

Legend

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



Miles
0 0.278.55 1.1 1.65 2.2

DISCLAIMER:

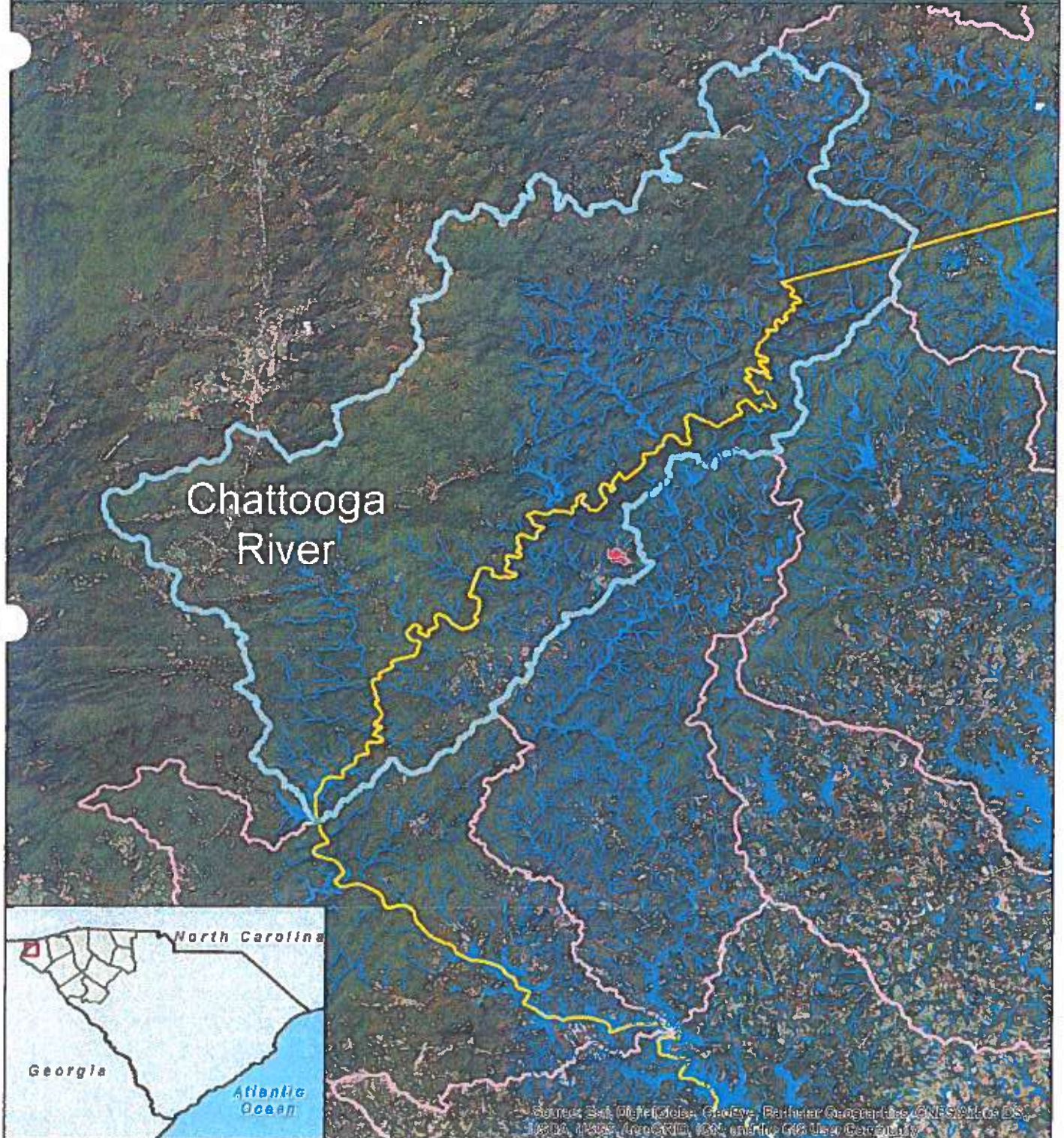
This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.

CBS 8 April 2019







**UPSTATE
FOREVER**

Lyles Farm (Whetstone Creek Preserve)



Legend

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



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

CBS 8 April 2019



03060102-02
(Chattooga River)

General Description

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

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

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

Surface Water Quality

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

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

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

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

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

NPDES Program

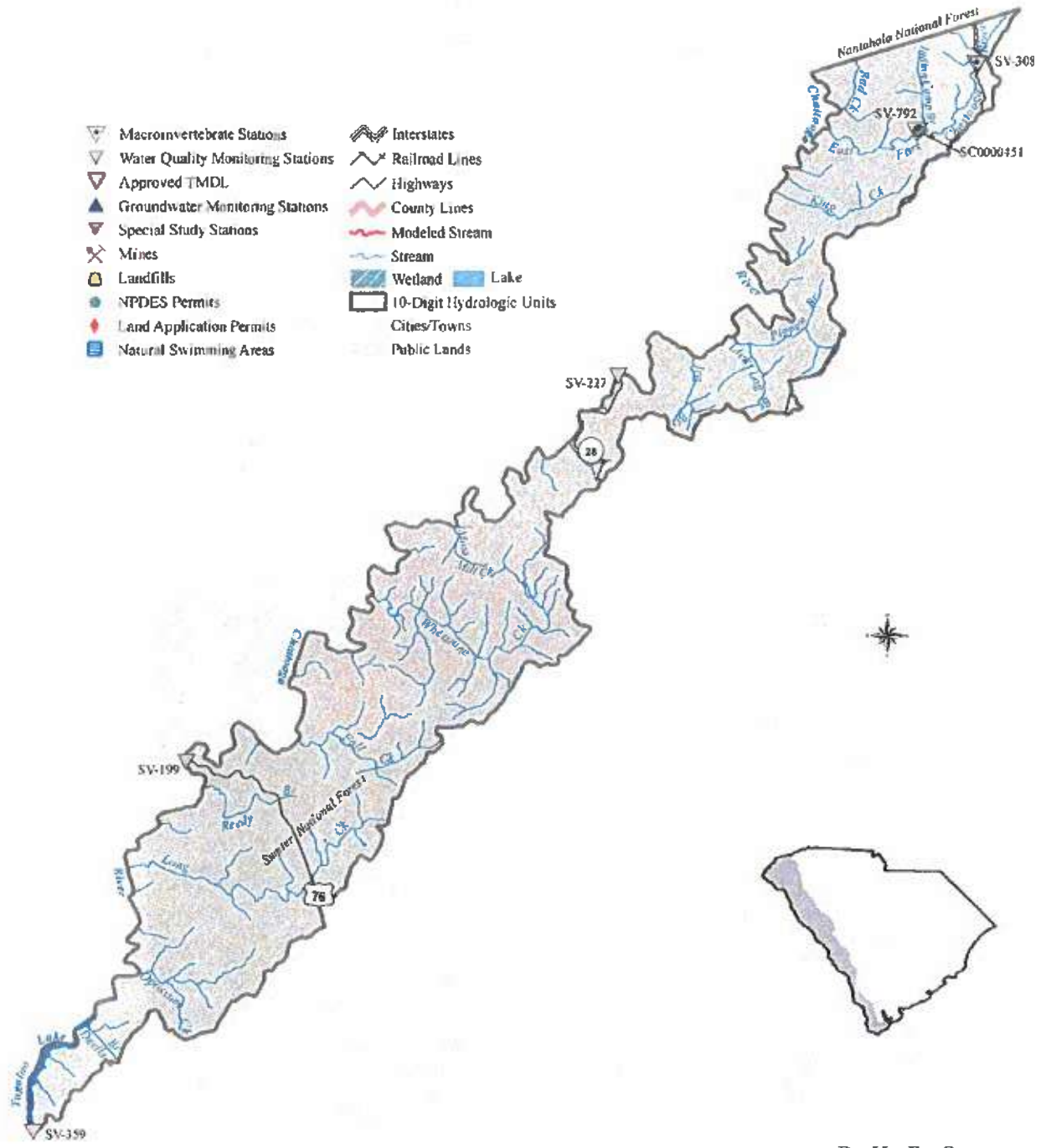
Active NPDES Facilities

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

Growth Potential

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

Chattooga River Watershed (03060102-02)



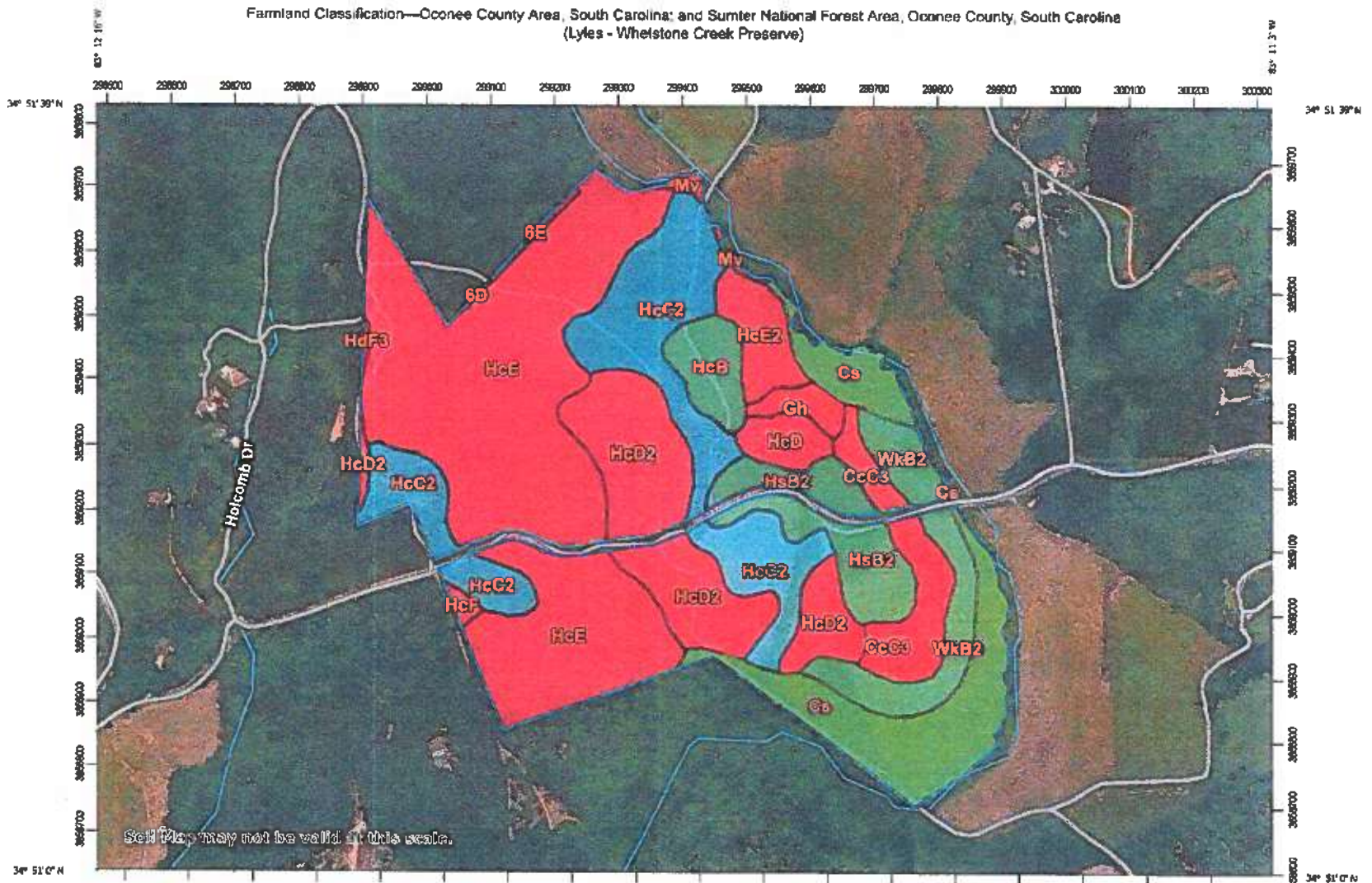
- | | |
|-------------------------------------|-----------------------------|
| ▽ Macromvertebrate Stations | ⚡ Interstates |
| ▽ Water Quality Monitoring Stations | ⚡ Railroad Lines |
| ▽ Approved TMDL | ⚡ Highways |
| ▲ Groundwater Monitoring Stations | ⚡ County Lines |
| ▽ Special Study Stations | ⚡ Modeled Stream |
| ⚡ Mines | ⚡ Stream |
| 🗑 Landfills | 🌊 Wetland |
| ● NPDES Permits | 🟦 Lake |
| 🔥 Land Application Permits | 📦 10-Digit Hydrologic Units |
| 🏠 Natural Swimming Areas | 🏙 Cities/Towns |
| | 🌲 Public Lands |



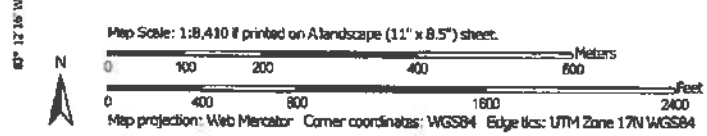
A-30



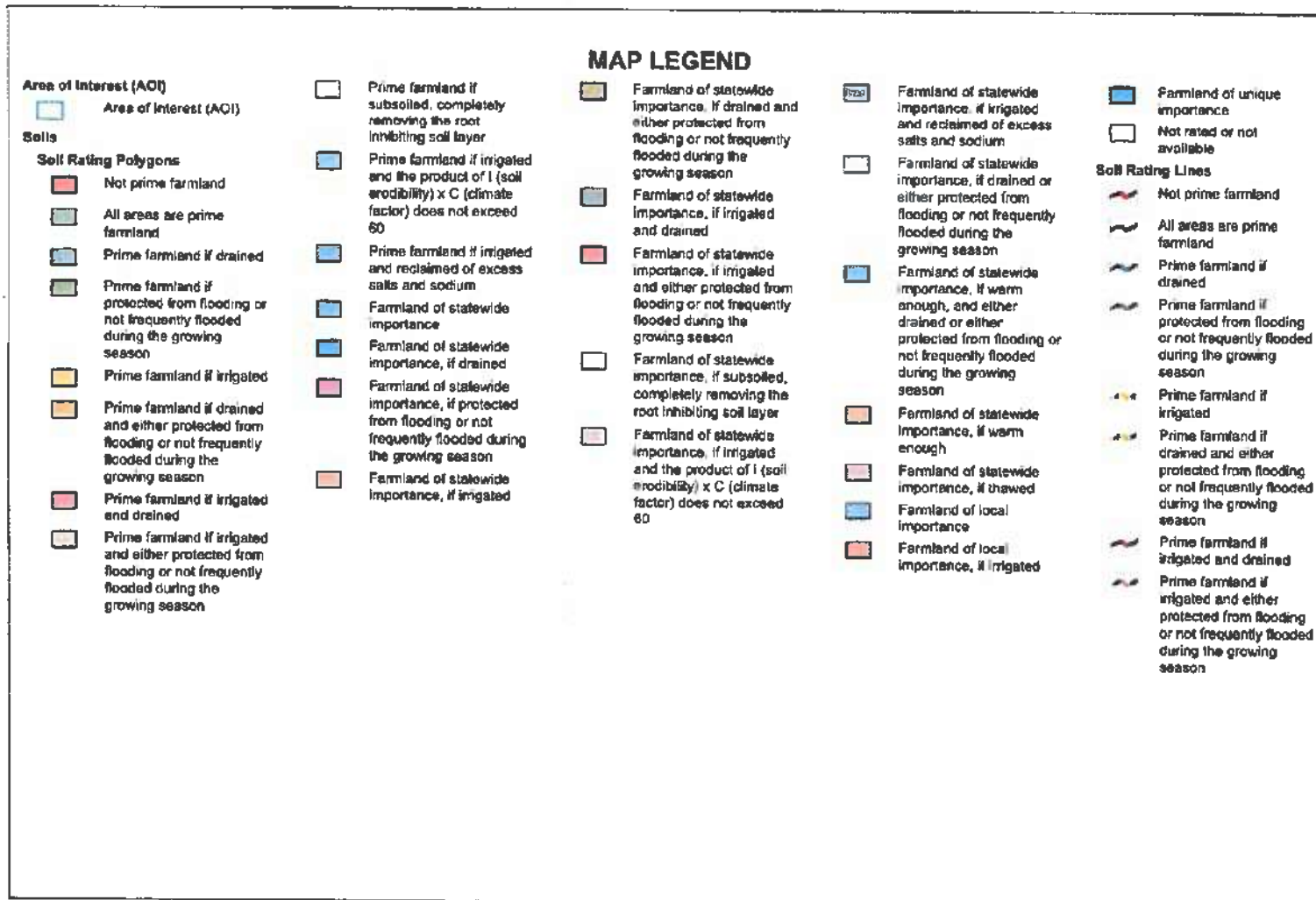
Farmland Classification—Oconee County Area, South Carolina; and Sumter National Forest Area, Oconee County, South Carolina
(Lyles - Whelstone Creek Preserve)
























































































Soil Map may not be valid at this scale.










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



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

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

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

<ul style="list-style-type: none"> <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 drained <input type="checkbox"/> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer <input type="checkbox"/> Farmland of statewide importance, if irrigated and the product of 1 (soil erodibility) x C (climate factor) does not exceed 60 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium <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"/> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance, if warm enough <input type="checkbox"/> Farmland of statewide importance, if thawed <input type="checkbox"/> Farmland of local importance <input type="checkbox"/> Farmland of local importance, if irrigated 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of unique importance <input type="checkbox"/> Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Oconee County Area, South Carolina Survey Area Data: Version 18, Sep 15, 2018</p> <p>Soil Survey Area: Sumter National Forest Area, Oconee County, South Carolina Survey Area Data: Version 14, Sep 15, 2018</p> <p>Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	6.8	4.5%
Cs	Congaree silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	16.7	11.2%
Gh	Gullied land, hilly	Not prime farmland	1.6	1.1%
HcB	Hayesville and Cecil fine sandy loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	2.6%
HcC2	Hayesville and Cecil fine sandy loams, 6 to 10 percent slopes, eroded	Farmland of statewide importance	24.5	16.3%
HcD	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes	Not prime farmland	2.4	1.6%
HcD2	Hayesville and Cecil fine sandy loams, 10 to 15 percent slopes, eroded	Not prime farmland	18.9	12.6%
HcE	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes	Not prime farmland	62.0	34.7%
HcE2	Hayesville and Cecil fine sandy loams, 15 to 25 percent slopes, eroded	Not prime farmland	4.2	2.8%
HcF	Hayesville and Cecil fine sandy loams, 25 to 45 percent slopes	Not prime farmland	0.6	0.3%
HdF3	Hayesville and Cecil loams, 15 to 45 percent slopes, severely eroded	Not prime farmland	0.2	0.1%
HsB2	Hiwassee sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	8.7	5.8%
Mv	Riverview-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	0.6	0.4%
WkB2	Wickham sandy loam, 2 to 5 percent slopes, eroded	All areas are prime farmland	8.7	5.8%

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

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

Description

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

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

IPaC resource list

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

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

Location

Oconee County, South Carolina



Local office

South Carolina Ecological Services

☎ (843) 727-4707

📠 (843) 727-4218

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

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

Endangered species

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

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

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

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

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

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

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

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Mammals

NAME

STATUS

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

Flowering Plants

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

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

[conservation-measures.php](#)

- Nationwide conservation measures for birds

<http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

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

NAME

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

Prairie Warbler *Dendroica discolor*

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

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

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

Breeds May 10 to Sep 10

Wood Thrush *Hylocichla mustelina*

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

Breeds May 10 to Aug 31

Yellow-bellied Sapsucker *sphyrapicus varius*

Breeds May 10 to Jul 15

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

<https://ecos.fws.gov/ecp/species/8792>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (●)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

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

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

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

Breeding Season (●)

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

Survey Effort (|)

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

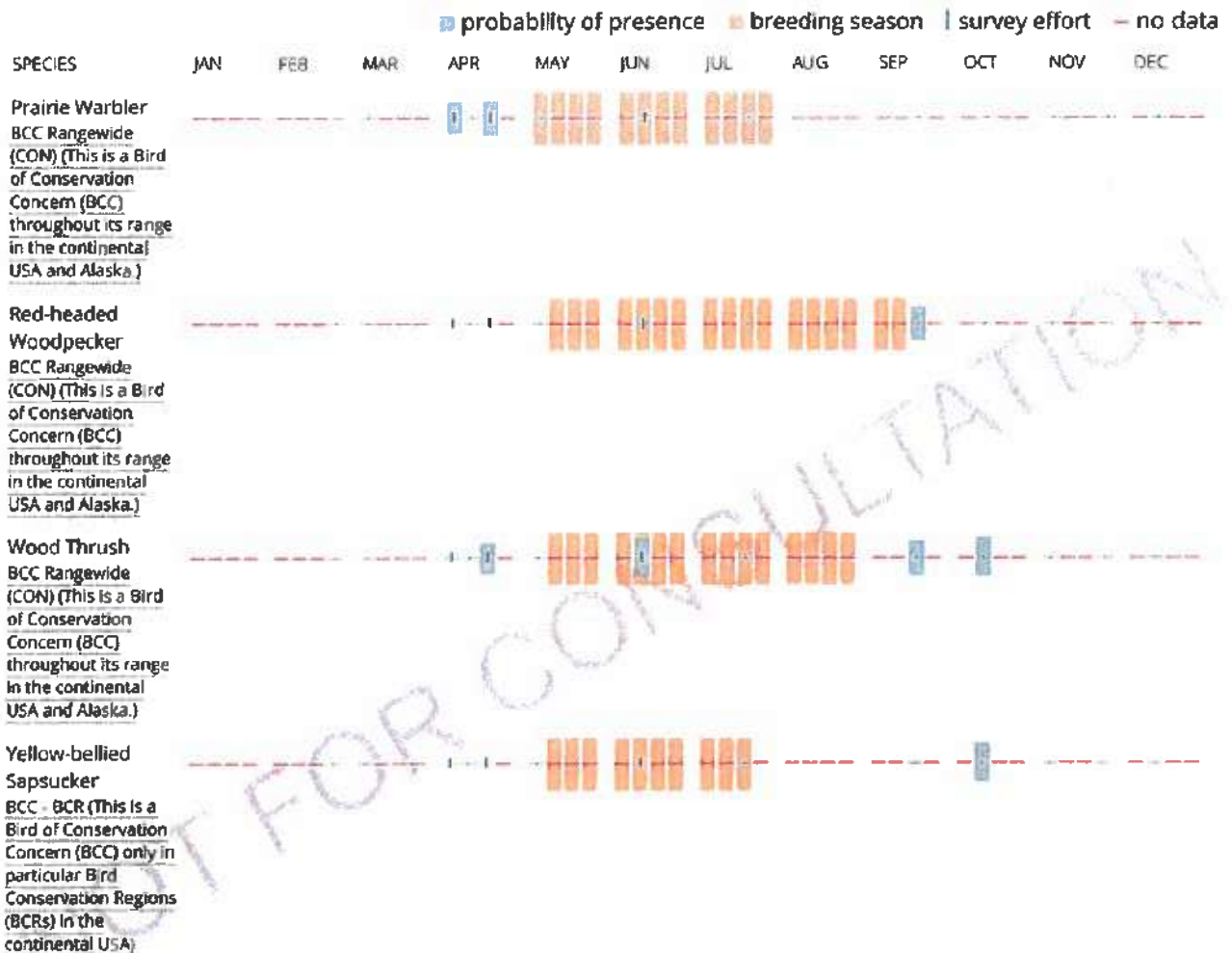
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

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

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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

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

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

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

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What If I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

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

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PSS1A](#)

FRESHWATER POND

[PUBHh](#)

RIVERINE

[R3UBH](#)

[R4SBC](#)

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

Data limitations

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

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

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

Data exclusions

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

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this

inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

① IRS Det. Lett-

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

DEPARTMENT OF THE TREASURY

Date: MAY 13 2003

UPSTATE FOREVER
PO BOX 2308
GREENVILLE, SC 29602-0000

Employer Identification Number:
57-1070433

DLN:
17053088824063

Contact Person:
GARY L BOTKINS

ID# 31463

Contact Telephone Number:
(877) 829-5500

Our Letter Dated:
December 1998

Addendum Applies:
no

Dear Applicant:

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

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

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

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

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

Letter 1050 (00/06)



Protecting Land & Water | Advocacy | Balanced Growth

November 27, 2020

Andy Smith, Chair

Oconee County Conservation Bank

415 South Pine Street

Walhalla, SC 29691

Submitted electronically to smithlaw@mindspring.com and ksmith@oconeesc.com

Dear Chairman Smith:

May this letter serve to withdraw Upstate Forever's retraction letter dated November 17, 2020. Furthermore, and for your consideration, may this letter describe the following viable strategy to protect the Whetstone Creek Preserve property.

Please continue to consider Upstate Forever's October 31, 2019 application, approved by the Oconee County Conservation Bank Board on December 17, 2019, and the Oconee County Council on December 17, 2019, as a viable, successful request for funding. Upstate Forever wishes to maintain this award, which we accepted on February 10, 2020. This award is key to the protection of the property owned by the Estate of William C. Lyles. Please note the following updates resulting from recent progress:

- The original intent of the application included placing a conservation easement on the property. Due to changes in funding sources and priorities of Sumter National Forest, which this property adjoins, the strategy is now to have the U.S. Forest Service (USFS) ultimately own and protect the property as part of Sumter National Forest. The USFS ownership precludes the need for a conservation easement, so it is no longer a necessary mechanism for the perpetual protection of the property.
- Naturaland Trust will purchase the property and take title from the Estate of William C. Lyles utilizing a combination of its own funds and Oconee County Conservation Bank funding. Naturaland Trust will continue to own and protect the property until USFS is ready to purchase the property.
- Naturaland Trust currently has a purchase option on the property with the Estate of William C. Lyles that requires a closing by the end of this calendar year, unless an extension is negotiated with the landowner.

With this updated strategy, we request that Naturaland Trust's closing attorney, John Kehl at the Horton Law Firm located at 307 Pettigru St, Greenville, SC 29601, be the steward of Oconee County Conservation Bank funds to facilitate the closing between Naturaland Trust and the Estate of William C. Lyles.

Naturaland Trust anticipates that it will be one to two years before it can transfer the property to USFS. In the case the USFS purchase is delayed or thwarted, Naturaland Trust will hold title and rely on its own means and mission to manage ownership and ensure permanent conservation of the property in compliance with the Oconee County Conservation Bank ordinance.

Please feel free to contact Scott Park at Upstate Forever (843 472-0999 or spark@upstateforever.org) or Mac Stone at Naturaland Trust (864-387-5079, macstone@naturalandtrust.org) with any questions.

Sincerely,



Scott Park
Glenn Hilliard Director of Land Conservation
Upstate Forever



Mac Stone
Executive Director
Naturaland Trust

Oconee County
Conservation Bank
Board

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

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconccsc.com

Laura Havran,
Treasurer
District I

Andrew Smith
Chairman
District II

Deryl Ryan Keese
Secretary
District III

Marvin Prater
District IV

VACANT
District V

Emily Hitchcock
Vice-Chair
At-Large

VACANT
At-Large



RATIFICATION OF MODIFICATIONS TO
GRANT APPLICATION AND GRANT APPROVAL

On December 10, 2019, the Oconee County Conservation Bank Board approved Upstate Forever's application for a grant to put a conservation easement on and transfer in fee simple the 155.56 acre Whetstone Creek Preserved from the Estate of William D. Lyles to The Naturaland Trust. The Oconee County Council subsequently approved the grant award to Upstate Forever for \$66,100.00. On February 10, 2020, Upstate Forever accepted the awards and has until February 9, 2021, to close the transaction.

As described in the grant application, the Naturaland Trust has negotiated a tentative purchase agreement with the United States Forest Service to eventually transfer the property to the USFS for inclusion in the Sumter National Forest, Andrew Pickens District. However, the USFS will not accept properties that are encumbered by a conservation easement.

The purpose of this letter is to ratify the change in plans for the permanent conservation of the property and to approve the transfer of the property without the requirement that Upstate Forever, the Naturaland Trust, and/or the Estate of William D. Lyles place a conservation easement on the property.

The Oconee County Conservation Bank Board will require that the Naturaland Trust enter into a grant agreement with the OCCB to address the contingency that the proposed transfer to the USFS does not occur and to obtain the final approval of the OCCB prior to the transfer to the USFS.

IN WITNESSETH HEREOF: BY: UPSTATE FOREVER

SCOTT PARK, Director of Land
Conservation

Sworn and subscribed this ___ day of _____ 2020.

Notary Public
My Commission Expires:

**Oconee County
Conservation Bank
Board**

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

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconeesc.com

**Laura Havran,
Treasurer
District I**

**Andrew Smith
Chairman
District II**

**Deryl Ryan Keese
Secretary
District III**

**Marvin Prater
District IV**

**VACANT
District V**

**Emily Hitchcock
Vice-Chair
At-Large**

**VACANT
At-Large**



IN WITNESSETH HEREOF:

BY: NATURLAND TRUST

MAC STONE, Executive Director

Sworn and subscribed this ____ day of _____ 2020.

Notary Public
My Commission Expires:

IN WITNESSETH HEREOF:

BY: OCONEE COUNTY
COUNCIL

JULIAN DAVIS, III, Chair

Sworn and subscribed this ____ day of _____ 2020.

Notary Public
My Commission Expires:

IN WITNESSETH HEREOF:

BY: OCONEE COUNTY
CONSERVATION BANK

ANDREW J. SMITH, Chair

Sworn and subscribed this ____ day of _____ 2020.

Notary Public
My Commission Expires:



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 proerty 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.

10-27-22

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.

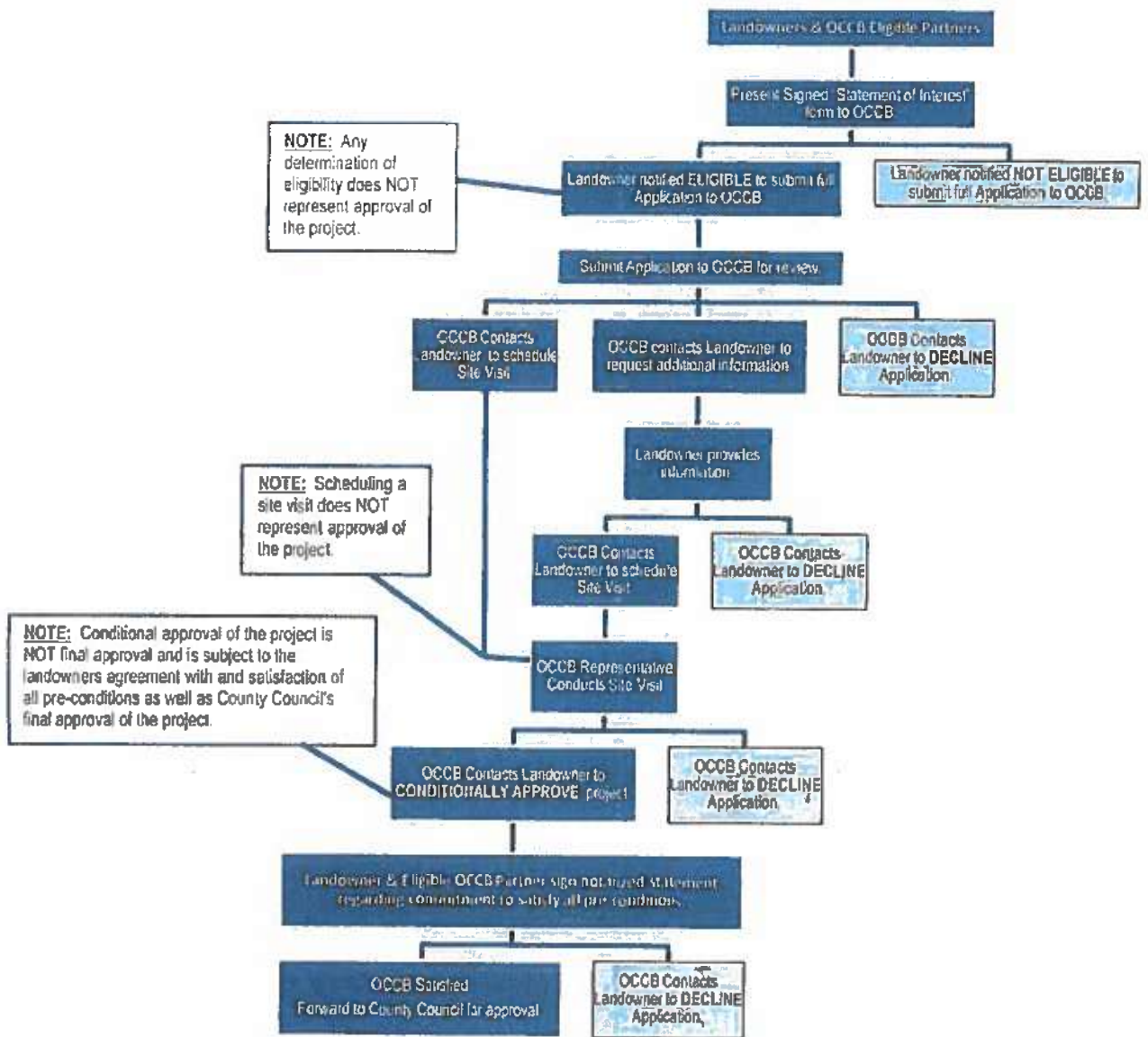
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



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

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 _____

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

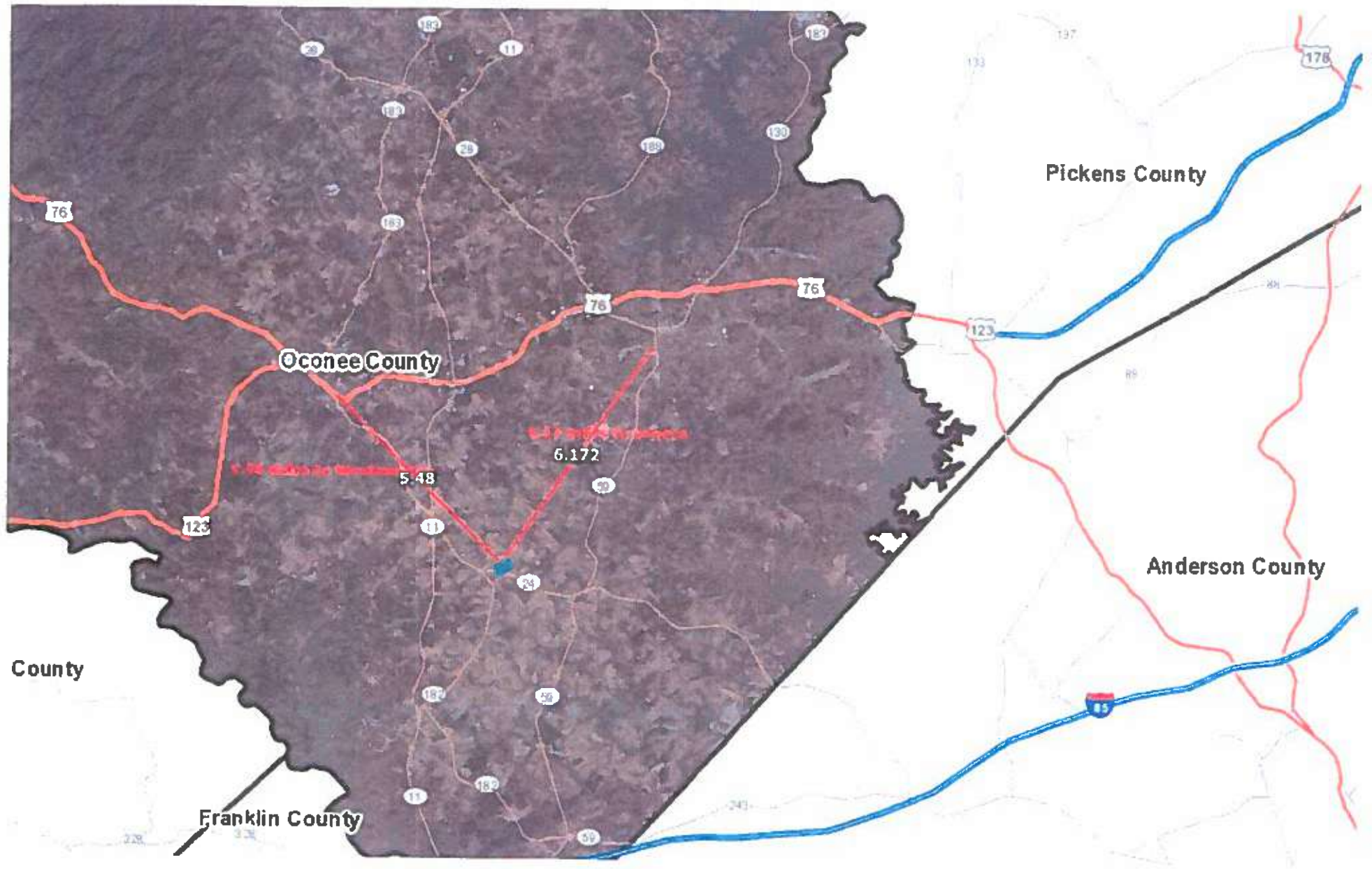
Sworn before me this 27th day of ~~January, 2019.~~ ^{PBM} October, 2020

Darotaq. M. Al

Notary Public

My Commission Expires: 04-10-2030

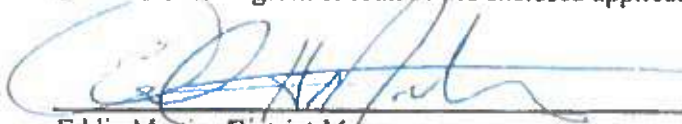
EXHIBIT A



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: 5/2/2024



Attachment B1

South Carolina Soil Conservation Committee

SC-C13

**APPLICATION FOR CERTIFICATE OF ORGANIZATION
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 signatures]
son
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

Attachment B-3

South Carolina Department of
Natural Resources



DNR

Alvin A. Taylor
Director

Ken Rentiers
Deputy Director for
Land, Water and Conservation

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



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

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

January 9, 2019

Peggy B. Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore

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

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

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

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

Very truly yours,

Rex Ramsay
Chairman

I acknowledge receipt of this notification today

Peggy B. Moore

Sworn before me this 18th day of January 2019

Emeralda 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:

Market Sales: 5 4354
Appraisal Standard: 0.00025285
Appraisal Standard: 22.007803
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



Richard H. Holstein, IV, P.E.
Certified General Appraiser
GA 345673 | SC 5509 | NC A7477
VA 4001017812 | FL RZ4049 | LA G4178

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

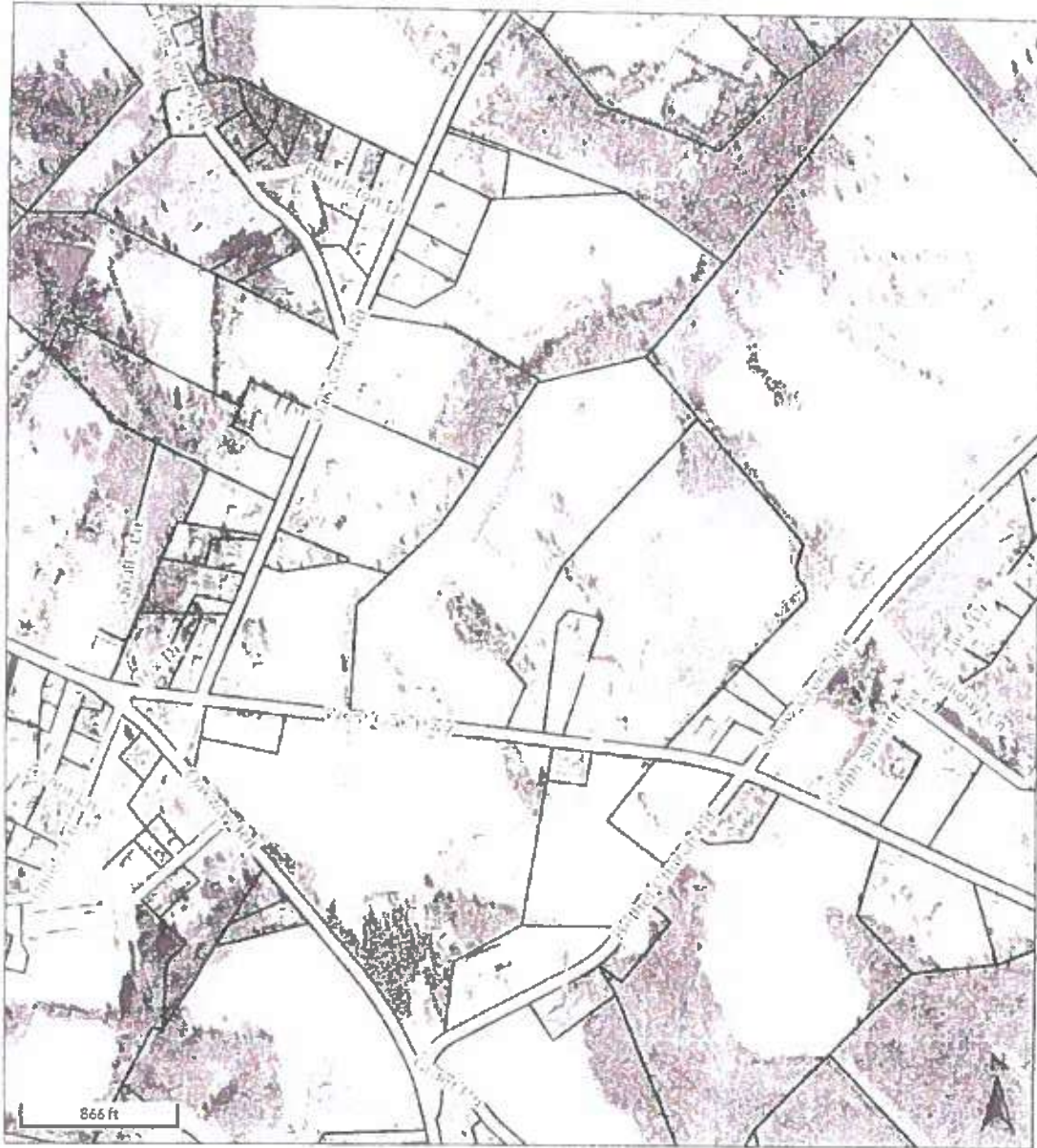
USDA-NRCS Walthalla, SC

Jason.davis@usda.gov

864-638-1004 office

Attachment F

 qPublic.net Oconee County, SC



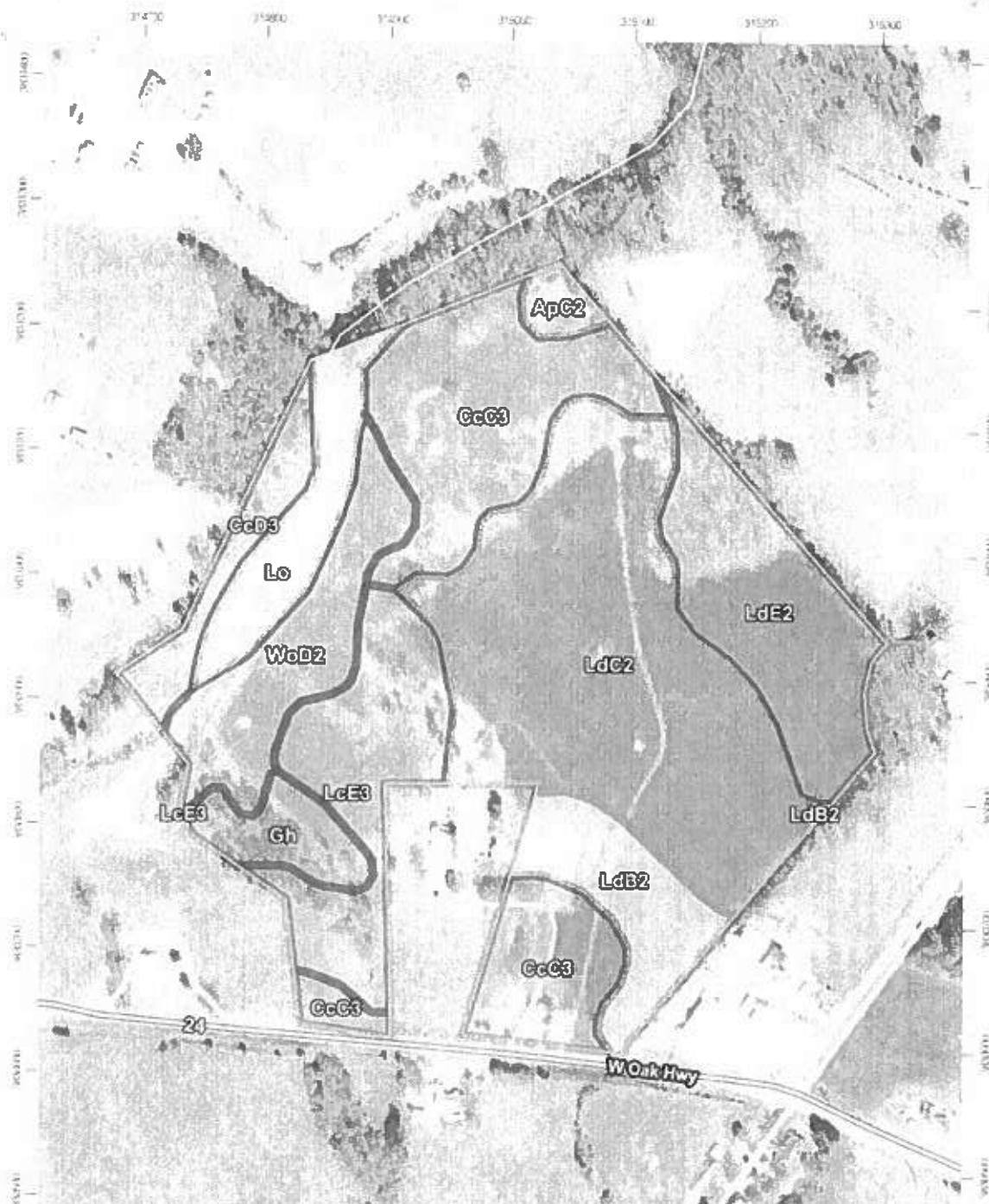
Overview

Legend

- Parcels
- Landhook
- Roads

Generated: 5/11/2020
URL: http://www.oconee.org/arcgis/...
Coordinates: 82.5, 33.5

Farmland Classification—Oconee County Area, South Carolina



Soil Map may not be valid at this scale.

Map Scale: 1:3,860 printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/13/2020
Page 1 of 6

MAP LEGEND

<p>Area of Interest (AOI)</p> <p style="padding-left: 20px;">Area of Interest (AOI)</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 subsided, completely removing the root inhibiting soil layer</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 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 drained</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 subsided completely removing the root inhibiting soil layer</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 and reclaimed of excess salts and sodium</p> <p><input type="checkbox"/> Farmland of statewide importance, if drained or not frequently flooded during the growing season</p> <p><input type="checkbox"/> Farmland of statewide importance, if warm enough, 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</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>
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Farmland Classification—Oconee County Area, South Carolina

<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 type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance <input 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 	<ul style="list-style-type: none"> <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 drained <input type="checkbox"/> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance, if subsoiled completely removing the root inhibiting soil layer <input type="checkbox"/> 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"> <input type="checkbox"/> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium <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"/> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Farmland of statewide importance, if warm enough <input type="checkbox"/> Farmland of statewide importance, if thawed <input type="checkbox"/> Farmland of local importance <input type="checkbox"/> Farmland of local importance, if irrigated 	<ul style="list-style-type: none"> <input type="checkbox"/> Farmland of unique importance <input type="checkbox"/> 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 type="checkbox"/> Prime farmland if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Farmland of statewide importance <input 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
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Fairland Classification—Oconee County Area, South Carolina

<ul style="list-style-type: none"> <input type="checkbox"/> Fairland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season <input checked="" type="checkbox"/> Fairland of statewide importance, if irrigated and drained <input checked="" type="checkbox"/> Fairland of statewide importance if irrigated and either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Fairland of statewide importance, if subsided completely removing the root inhibiting soil layer <input type="checkbox"/> Fairland of statewide importance if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 50 	<ul style="list-style-type: none"> <input type="checkbox"/> Fairland of statewide importance, if irrigated and reclaimed of excess salts and sodium <input type="checkbox"/> Fairland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season <input checked="" type="checkbox"/> Fairland of statewide importance, if warm enough and either drained or either protected from flooding or not frequently flooded during the growing season <input type="checkbox"/> Fairland of statewide importance, if warm enough <input type="checkbox"/> Fairland of statewide importance, if thawed <input type="checkbox"/> Fairland of local importance <input type="checkbox"/> Fairland of local importance if irrigated 	<ul style="list-style-type: none"> <input type="checkbox"/> Fairland of unique importance <input type="checkbox"/> Not rated or not available <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> — Rails ~ Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Oconee County Area, South Carolina Survey Area Data: Version 19, Sep 16, 2019</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ApC2	Appling sandy loam, 6 to 10 percent slopes eroded	Farmland of statewide importance	0.7	1.2%
CcC3	Cecil clay loam, 6 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%

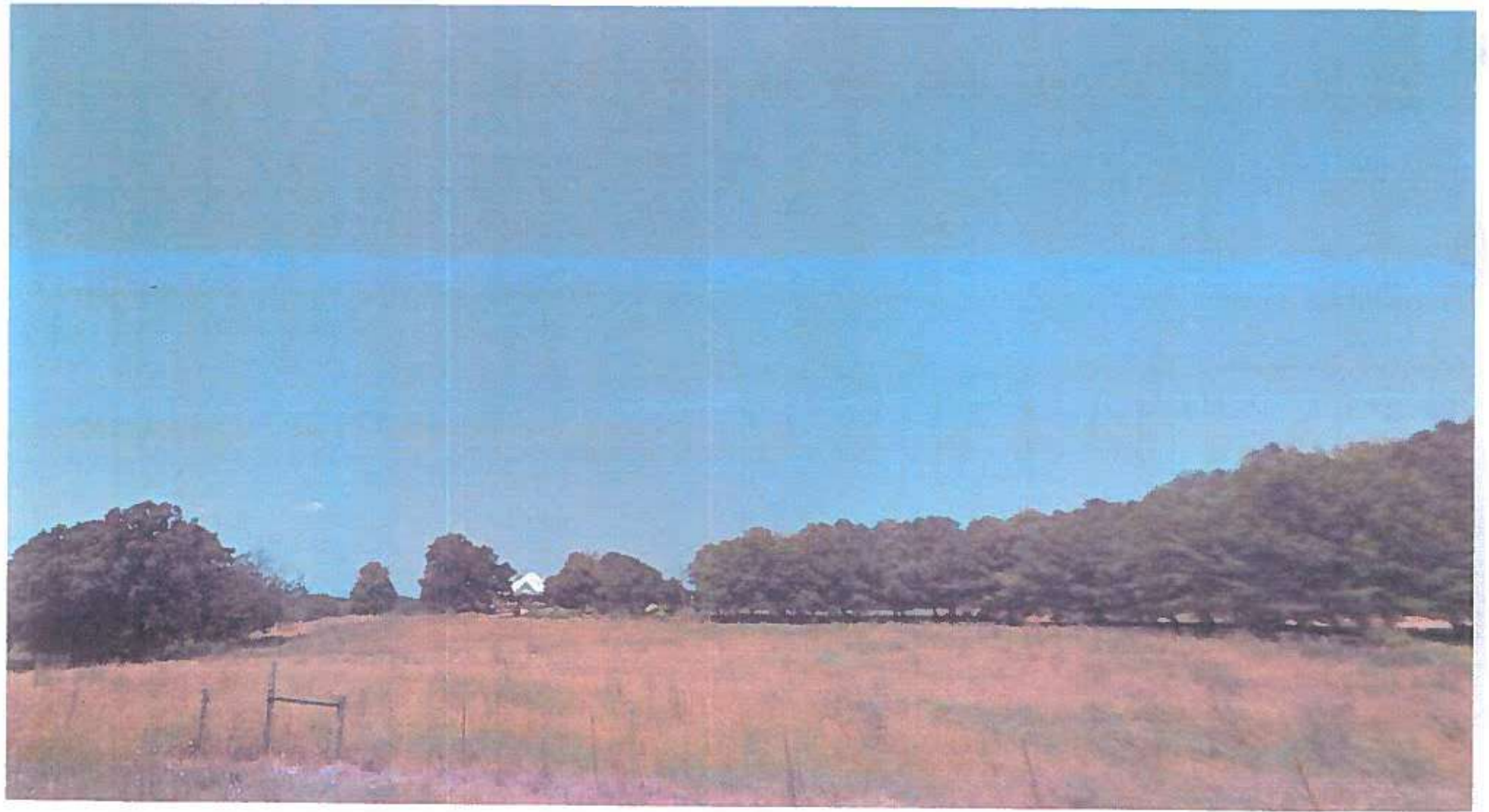
Description

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

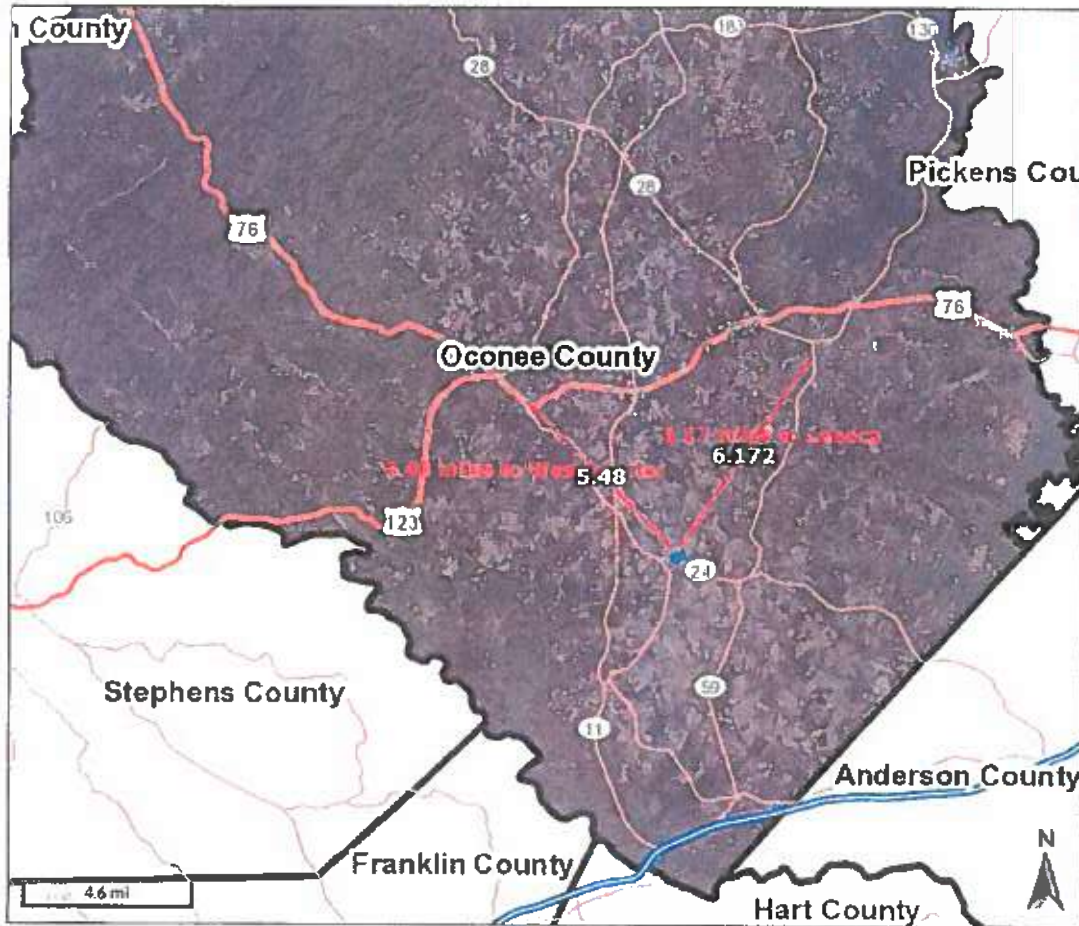
Attachment 61



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
NOV 2 1981
SEP 2 9 1981
CLERK OF COURT
OCONEE COUNTY, S. C.

Knows All Men By These Presents, vs E. Mabel Jolly
S. Moore,

do hereby grant, sell and conveyance of Oconee Co. and partition of the previous

to the said Peggy Elizabeth S. Moore
in the then above the party above to hereby acknowledged, here granted, conveyed and returned, old to Oconee
County, South Carolina, and all returns with the said Peggy Elizabeth S. Moore, her heirs
and assigns forever, all my right, title and interest of, in and to:

All that certain piece, parcel or tract of land lying and being
situate in the State of South Carolina, County of Oconee, Oconee
School District, Center Township, being known and designated as
Tract 88 containing 16.800 acres, more or less, shown and more
fully described on a plat thereof by Wayne E. Garland, RLS, dated
4/10/81 and recorded in Plat Book 7-45, page 60, records of Oconee
County, South Carolina. See Plat Book 7-47, pg 353.

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 Luis Bess Brown and Cassy Brown dated 4/26/81 and recorded in
 deed book 14-I, page 23, 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 as upon
the ground.

100

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

WE HAVE AND WE HOLD all and singular the premises hereunto contained with the said **Peggy Elizabeth**
S. Moore, her

And I do hereby bind myself & my heirs, Executors and Administrators to warrant and defend the
title of the said premises unto the said **Peggy Elizabeth S. Moore, her**

Heirs and Assigns, against all and every such, Claims, Demands and Actions, and against every
person whatsoever lawfully making, or to make, the same or any part thereof.

WITNESSES my hand and Seals this **25th** day of **September** in the
year of our Lord one thousand nine hundred and **eighty-one**

and in the 11th year
of the said Majesty and Independence of the United States of America.

Witnessed by	<u>Wanda W. Price</u>	Deputy	
	<u>Wanda W. Price</u>	Deputy	
	<u>Wanda W. Price</u>	Deputy	
	<u>Wanda W. Price</u>	Deputy	

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE.

Personally appeared before me **John A. Grant**
Notary Public for the State of South Carolina, the said **Mehale Jolly S. Moore**

and she with **Wanda W. Price**
Deputy Notary Public for the State of South Carolina, who being duly sworn, depose and say that she is the wife of the said **John A. Grant** and that she is the mother of the said **Mehale Jolly S. Moore**.

Witnessed by my hand and Seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-one** and in the 11th year of the said Majesty and Independence of the United States of America.

Wanda W. Price
Deputy Notary Public for the State of South Carolina.
My Commission expires 1/1/82

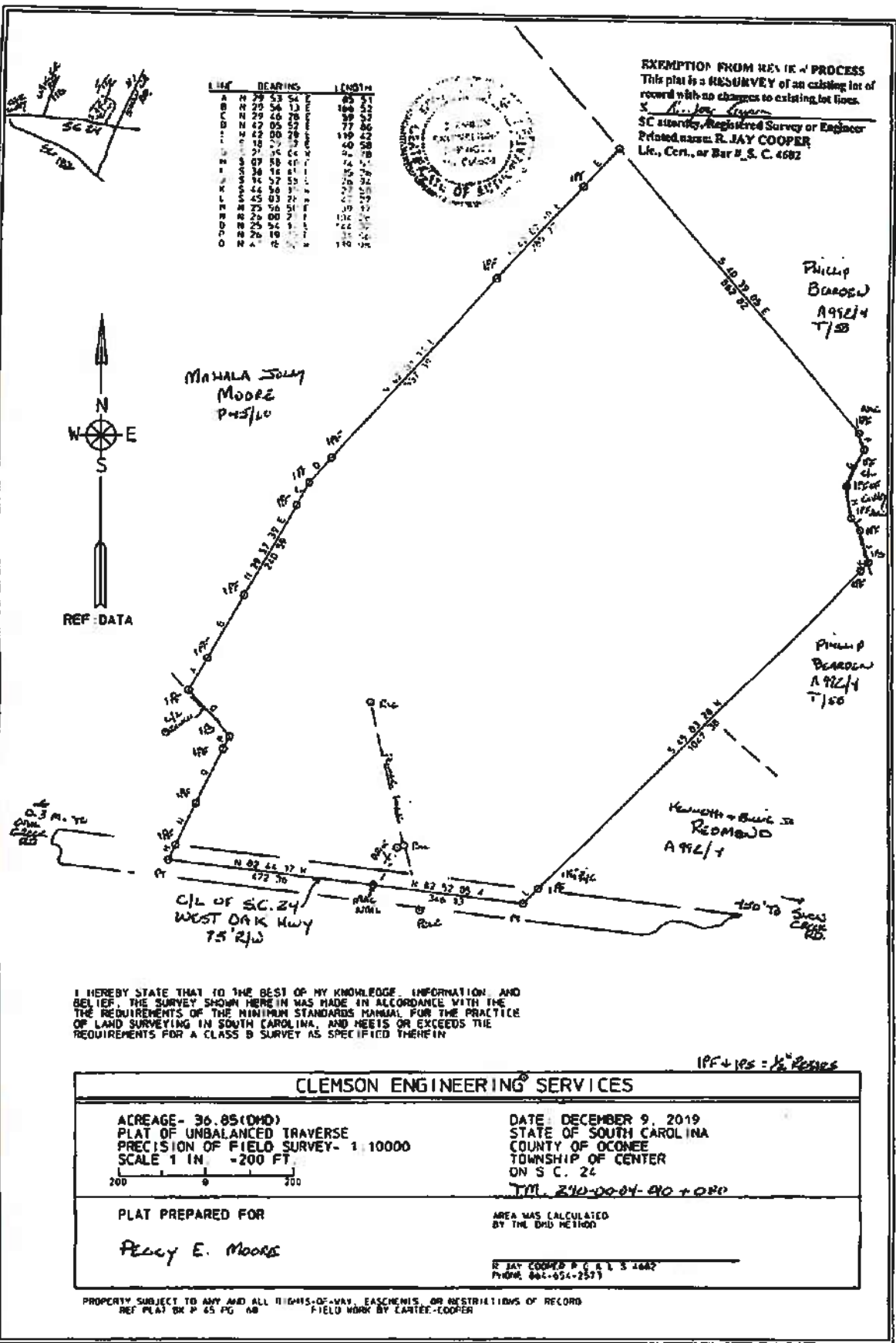
John A. Grant
Notary Public for the State of South Carolina.
My Commission expires 1/1/82

Subscribed, signed and sworn to by me, the said **Mehale Jolly S. Moore**, on this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-one** and in the 11th year of the said Majesty and Independence of the United States of America.

Witnessed by my hand and Seal this **25th** day of **September** in the year of our Lord one thousand nine hundred and **eighty-one** and in the 11th year of the said Majesty and Independence of the United States of America.

Wanda W. Price
Deputy Notary Public for the State of South Carolina.
My Commission expires 1/1/82

John A. Grant
Notary Public for the State of South Carolina.
My Commission expires 1/1/82



LINE	BEARINGS	LENGTH
A	N 29 43 54 E	79 51
B	N 29 54 13 E	100 52
C	N 29 46 28 E	89 53
D	N 42 05 29 E	77 86
E	N 42 00 29 E	109 42
F	N 18 27 29 E	40 58
G	S 07 36 44 E	74 78
H	S 38 18 41 E	74 75
I	S 14 57 59 E	70 32
J	S 38 18 41 E	74 75
K	S 44 56 31 E	72 75
L	S 45 03 29 E	67 59
M	N 25 50 51 E	39 17
N	N 29 00 29 E	132 50
O	N 25 54 13 E	62 31
	N 26 10 17 E	31 42
	N 4 12 18 E	140 36

EXEMPTION FROM REVIEW PROCESS
 This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.
 S. Philip Beardow
 SC Licensed Registered Surveyor or Engineer
 Professional 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 HAS BEEN 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.

IPF + IPS = 1/2" RESIDE

CLEMSON ENGINEERING SERVICES	
ACREAGE - 36.05 (DMD) PLAT OF UNBALANCED TRAVERSE PRECISION OF FIELD SURVEY - 1:10000 SCALE 1 IN = 200 FT 	DATE: DECEMBER 9, 2019 STATE OF SOUTH CAROLINA COUNTY OF OCONEE TOWNSHIP OF CENTER ON S. C. 24 T.M. 240-0004-010 + 020
PLAT PREPARED FOR <u>Philly E. Moore</u>	AREA WAS CALCULATED BY THE DMD METHOD R. JAY COOPER P. E. & L. S. 4682 PHONE: 803-651-2577

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD
 REF. PLAT BK P. 65 PG. 68 FIELD WORK BY LARRY COOPER

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 whatsoever 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

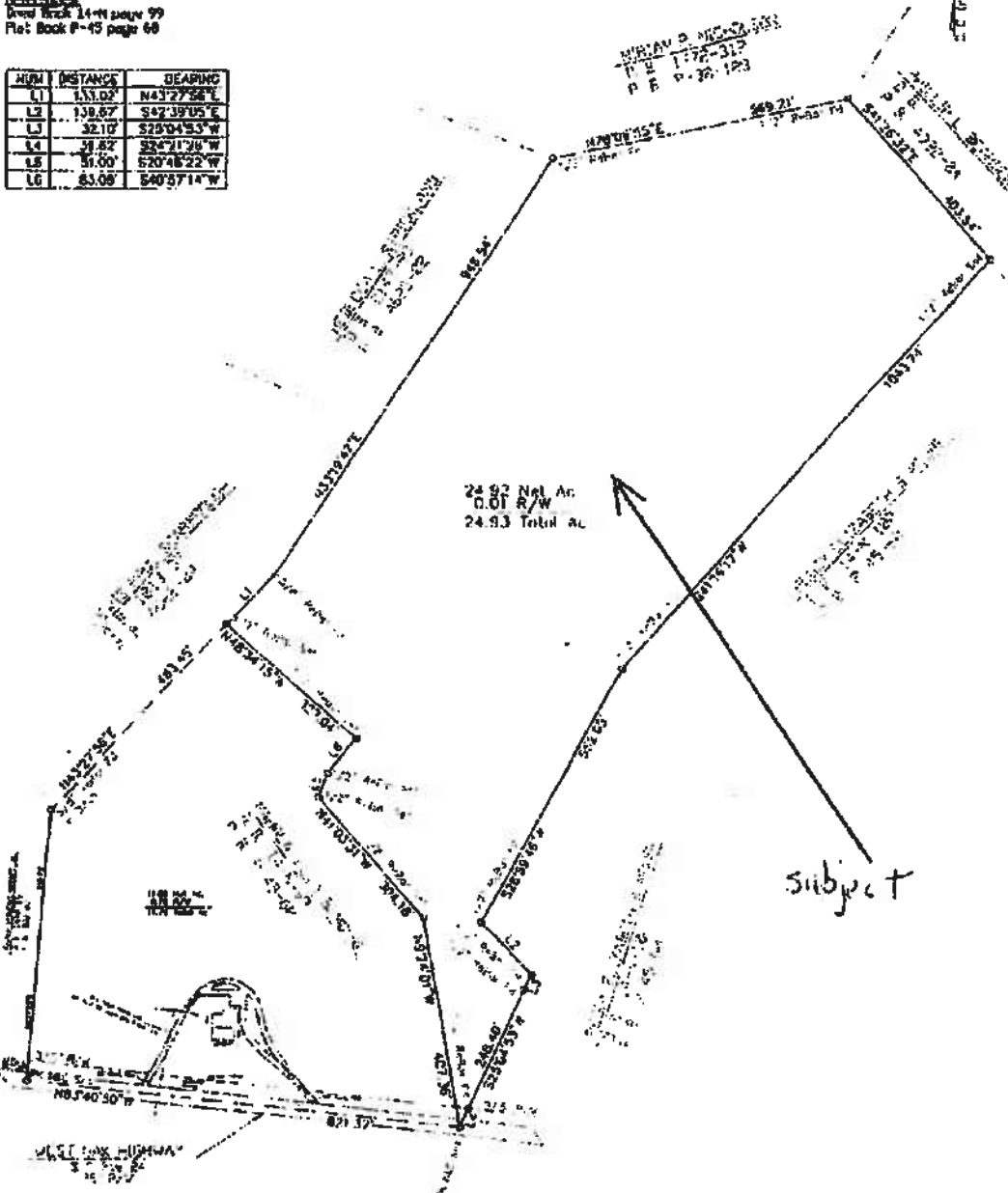
DATE: July 22, 2019

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

FM: MOORE, PEGGY E

References:
 Plat Book 14-11 page 99
 Plat Book P-45 page 68

NUM	DISTANCE	BEARING
L1	111.02'	N43°27'26"E
L2	138.67'	S47°39'05"E
L3	32.10'	S29°04'53"W
L4	28.82'	S26°21'28"W
L5	91.00'	S20°46'22"W
L6	83.08'	S40°57'14"W



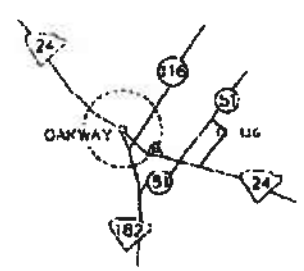
Scale: 1" = 200'

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 MICHURIN STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HARRIS
 REG. L.S. # 6574
 255 FRIENDSHIP VALLEY ROAD
 BENECHA, SC 29878
 TELEPHONE (843) 882-7030

James G. Harris



LOCATION MAP--NO SCALE 229



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

United States Department of Agriculture



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: 2020.10.26 11:16:54 -07'00'

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

Helping People Help the Land

An Equal Opportunity Provider and Employer

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,

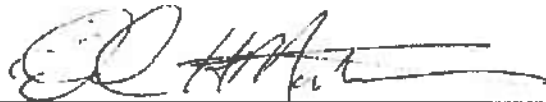
The Oconee Soil and Water Conservation District is now reapplying for funding for the parcel located at 199 Twin Oaks Road, Westminster SC, owned by Peggy B. Moore. We were approved by your board for funding on this parcel in a previous funding cycle but because of issues with the NRCS funding cycle, 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

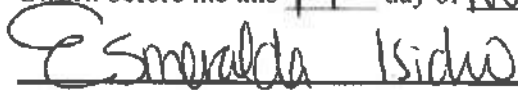
Pursuant to SC Code Sec. 48-59-70, and according to procedure policy of the Oconee County Conservation Bank, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the OCCB for the Peggy B. Moore Project. We have further informed them that the application will be considered at an Oconee County Conservation Bank Public Meeting to be held prior to December 14, 2020. We have informed each adjoining landowner that they should contact the Chairman of the OCCB, with comments in support of or in opposition to the proposal by December 1, 2020.

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 application as of November 17, 2020.



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

Sworn before me this 17th day of November, 2020.



Notary Public

My Commission Expires: July 21, 2025





OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

November 17, 2020

Jolly B Mahala Moore
Po Box 172
Colbert, Georgia 30628

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

The public hearing will be scheduled at the next Conservation Bank meeting sometime between December 1 and December 14, 2020. Anyone wishing to attend this meeting should visit the Oconee County Conservation Bank website for the finalized date of the meeting through this link <https://oconeesc.com/council-home/committees-and-commissions/boards-and-commissions/conservation-bank-board> or by contacting the board directly at the address above.

Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

November 17, 2020

Phillip L Bearden
398 Snow Creek Rd
Seneca, SC 29678

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

November 17, 2020

Kenneth W and Billie Jo Redmond
133 Maida Watkins Rd
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

November 17, 2020

Michael C King, Sr
6198 West Oak Highway
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

November 17, 2020

Virginia K Campbell
6028 West Oak Hwy
Westminster, SC 29693

Dear Property Owner:

Pursuant to policy enacted by Oconee County Council, enabling the Oconee County Conservation Bank to preserve property deemed worthy of protection, the Bank requires notification of all adjoining landowners regarding a public hearing, in the event a landowner applies for a grant from the Conservation Bank.

Please be advised that the property owner contiguous to you, identified as Peggy B. Moore, has applied for a grant from the Bank for a conservation easement. A conservation easement protects the stated property in its current condition and does not allow further development of said property. While it is not required, contiguous landholders may submit their views of support or opposition to the application, in writing to the Bank. Please notify the Oconee County Conservation Bank at 415 South Pine Street, Walhalla SC 29691 by December 1, 2020, if you wish to be heard.

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Sincerely,

Eddie Martin
District Manager

Oconee Soil and Water Conservation District
301 West South Broad Street • Walhalla, SC 29691



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners

Bob Winchester, Chairman

Lee Keese, Vice-Chairman

Carol Hendrix, Secretary-Treasurer

Rex Ramsay IJ Jones

Oconee County Area of Concern

The Oconee Soil and Water Conservation District established a farmland area of concern in 2004 designating a geographical area in Oconee County that had the most concentrated acres of prime and statewide soils in the county and in the state. While working on the original first set of easements set up to protect Oconee Farmland in 2004 it was discovered that the amount of prime and statewide soils south of Highway 24 and east of Scenic Highway 11 were one of the heaviest concentrations in the entire state. At that point in time, at a duly called special meeting of the OSWCD it was put forth that OSWCD begin the process of conservation and would recognize this area as an OSWCD Area of Concern.

The OSWCD Area of Concern Tokeena Crossroads encompasses approximately 30,000 acres adjacent and south of South Carolina Highway 11 and east of South Carolina Scenic Highway 11. This area has one of the highest concentrations of prime and statewide important (PSWI) soils in the state of South Carolina. OSWCD recognizes the importance of our nations farmlands - lands which favor the production of food and fiber crops due to the outstanding composition of the soils. OSWCD will continue to preserve these prime soil types by educating land owners of the importance of such soils and informing them that once these soils are lost they are gone forever. It is the OSWCD mission to preserve as much of this area of concern as possible primarily through conservation easements but also through any other means appropriate at its disposal.



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.]

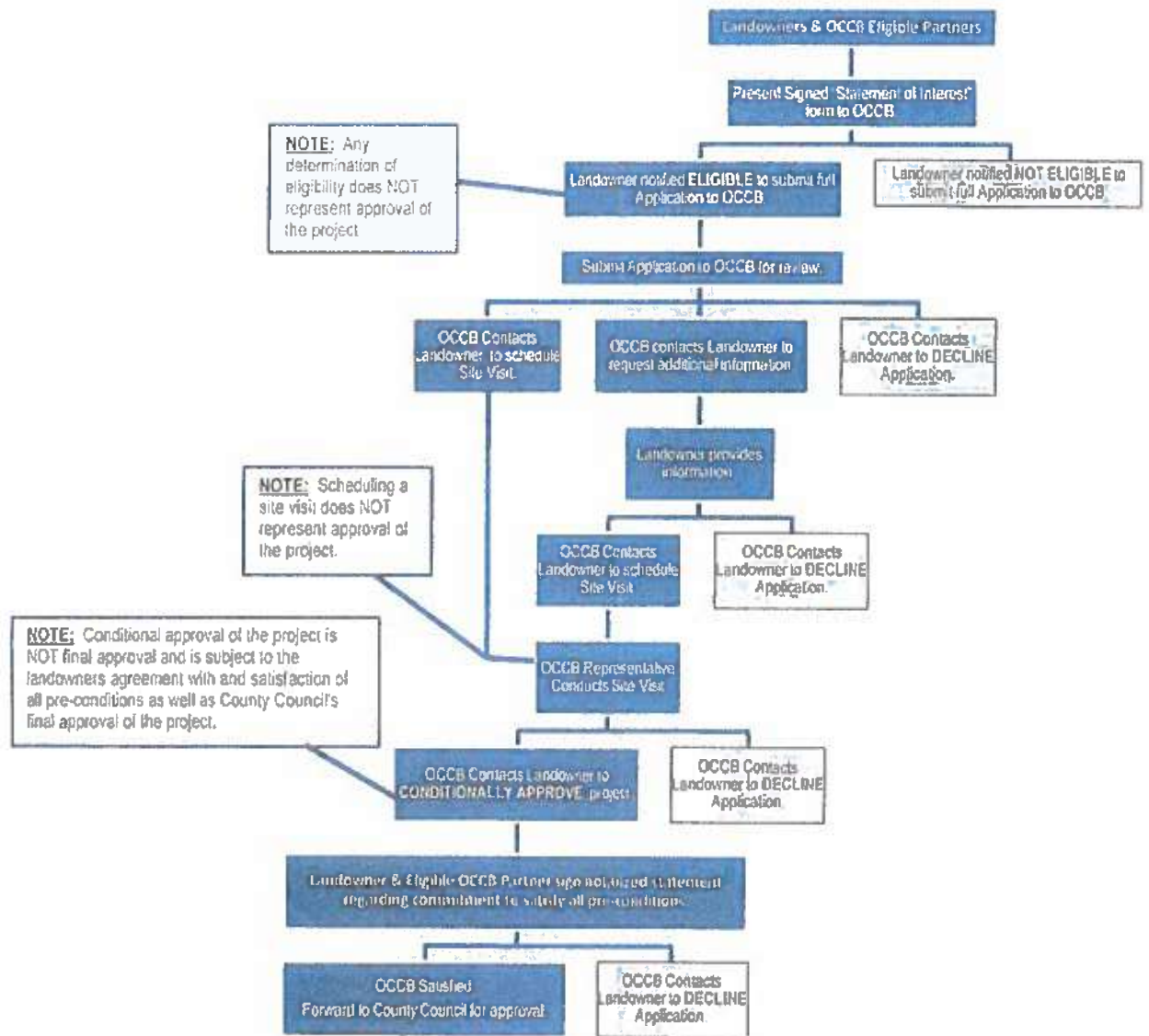
After the site visits are completed, OCCB contacts the landowner to

- (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

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.



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 its assignees.

Yes

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

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

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

yes no

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

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

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$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.)

M. Stone

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

[Handwritten Signature]

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 **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%

X 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.



Overview



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		Reason	Qual
Sec/Twp/Rng	n/a	Class	Residential 1			Date	Price	Family or business relation	U
Property Address	1211 HWY 107	Acreege	6.25			7/11/2014	0	Family or business relation	U
District	004					4/28/2010	\$10	Family or business relation	U
Brief	[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

Developed by 
Schneider
 GEOSPATIAL



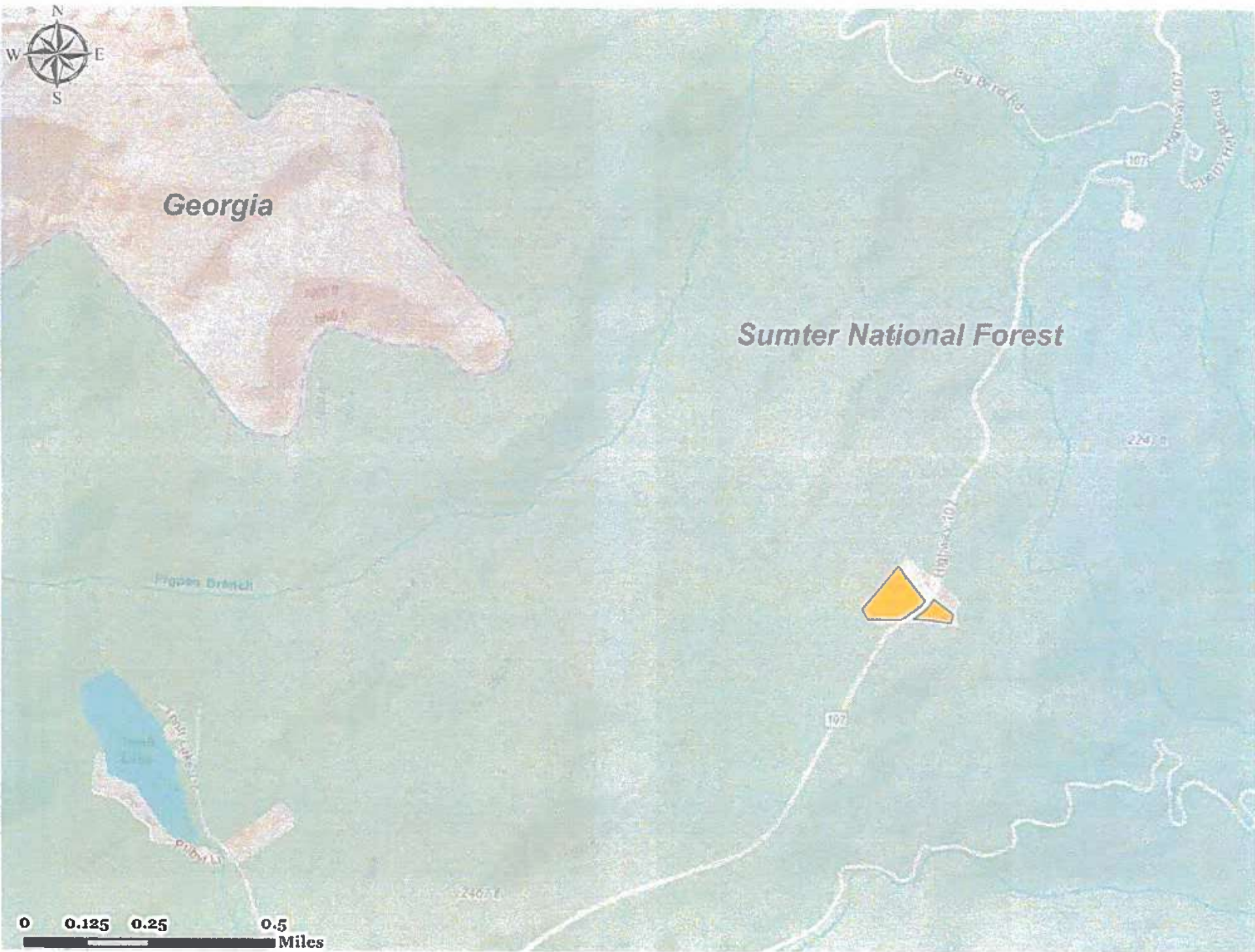
Georgia

Sumter National Forest

Pigeon Branch



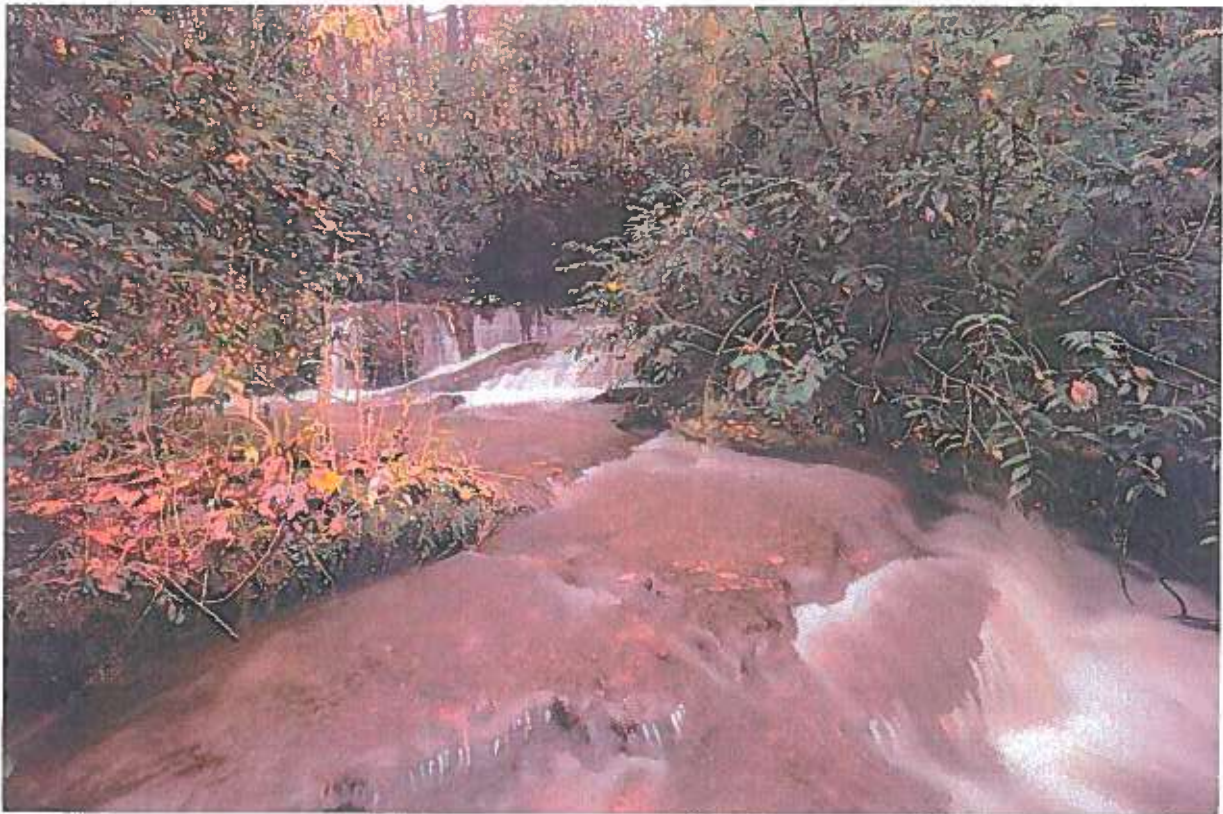
0 0.125 0.25 0.5 Miles



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.

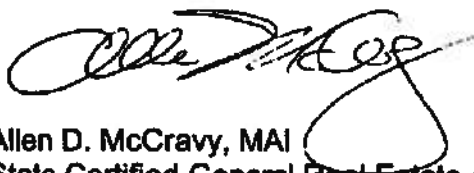
May 22, 2020
Page Three

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 7201:21838

Date:

NOV 12 1976

RECEIVED

NOV 15 1976

W. B. F. & P.

Gentlemen:

We have evaluated your notification concerning foundation status and, based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 170(b)(1)(A)(vi) and 509(a)(1).

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

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

Please keep this determination letter in your permanent records.

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

Sincerely yours,

J. T. Wilson
Exempt Organizations Specialist



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple X Conservation Easement

Landowner's Name

Morris Family Revocable Trust

Mailing Address:

299 Pearson Road, Tamassee, SC 29686

Daytime Telephones

()

Eligible OCCB Recipient Seeking Funding

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

Name of Organization

Upstate Forever

Authorized Agent Name:

Scott Park

Mailing Address:

507 Pettrigru Street, Greenville, SC 29601

Daytime Telephones

(864) 250-0500 x26

II. Property Information

Legal Description

County: Oconee

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

Assessor's Plat & Lot Numbers:

MapPlatB A909 MapPlatP 7 ; MapPlatB P60 MapPlatP 377

Deed Reference [Book & Page]

1829/81

Current Zoning Classification

unzoned

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

Brief description of property including:

a. Total Acres about 26.26 ac

b. Total Forested about 25 ac

c. Total Cleared / Open about 0.64 ac

d. Total Wetlands about 0.6 ac

e. Creeks and/or Rivers over 1,550 feet along Mill 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 Elaine Morris

Address: 299 Pearson Road, Tamasee, SC 29686

Telephone Number [REDACTED]

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

Name Upstate Forever

Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number 864 250-0500

IV. Adjoining landowners.

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

Scott Park

Signature of Eligible OCCB Recipient (Applicant)

March 31, 2020
Date



Affidavit


I hereby attest and affirm as follows:

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



Scott Park

Sworn to before me this 01
day of August, 2017


Notary Public for South Carolina

My commission expires: 10.29.25

Section II
To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing:
(See Oconee County Ordinance 2011-16, Section VII)
- a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.
 yes no
- b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.
 yes no

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

yes no If yes, please explain below:

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

Elaine Morris
Signature of Landowner/Agent

July 5, 2017
Date

Section III

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

Organization Name

Upstate Forever

Address

507 Pettigru Street, Greenville, SC 29601

Daytime Telephones

(864) 250-0500 x 26

Contact Person

Scott Park

Organization EIN Number:

57-1070433

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

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

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

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

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

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

Upstate Forever holds easements on over 23,500 acres within the ten-county Upstate South Carolina region as well as Polk County, NC. Over 4,300 acres are preserved in Oconee County alone. Upstate Forever only holds and stewards conservation easements without owning the land.

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

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

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

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

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

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

yes no

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

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

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

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

Scott Park

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Matthew H. Wilson

Notary Signature

My commission expires: 10.29.25

Morris Property, Tamassee, SC

Environmental Condition, Site Management, Implementation Process, Market Value

Environmental Condition

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

Environmental features

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

Historic/cultural features

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

Site Management

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

Implementation Process

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

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

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

COMPLETE SELF CONTAINED
QUALIFIED APPRAISAL REPORT

FOR

The Morris Family Revocable Trust

FOR PROPERTY LOCATED

Pearson Road

Tamassee, South Carolina

Prepared By

Michael Phillips

July 2, 2017

LETTER OF TRANSMITTAL

July 9, 2017

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

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

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

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

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

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

FIFTY-EIGHTTHOUSAND ONE HUNDRED DOLLARS

(\$58,100.00)

Respectfully submitted,



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

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

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

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

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

1%-25%

26%-50%

Greater than 50%

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

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

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

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

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

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

See photos in Exhibit J.

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

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

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

50%-60%

61%-75%

Greater than 75 %

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

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

(a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;

None.

(b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or

(c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing:

(a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.

No, not planned viewing like a scenic overlook, but is adjacent to a public right-of-way.

(b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.

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

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

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

Please see Exhibits F and H.

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

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

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

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

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

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

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

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

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

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

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

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

(b) What is the amount of the grant requested from the OCCB? \$12,500

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)?* 21%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?

The landowner intends to donate 79% of the conservation value.

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

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

X is available at a low cost per acre

X is available from a willing seller at a reasonable price

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

Have matching funds of any kind or services-in-kind been applied for or received? Grant funding from the Pete and Sally Smith Foundation provided staff time to compile this

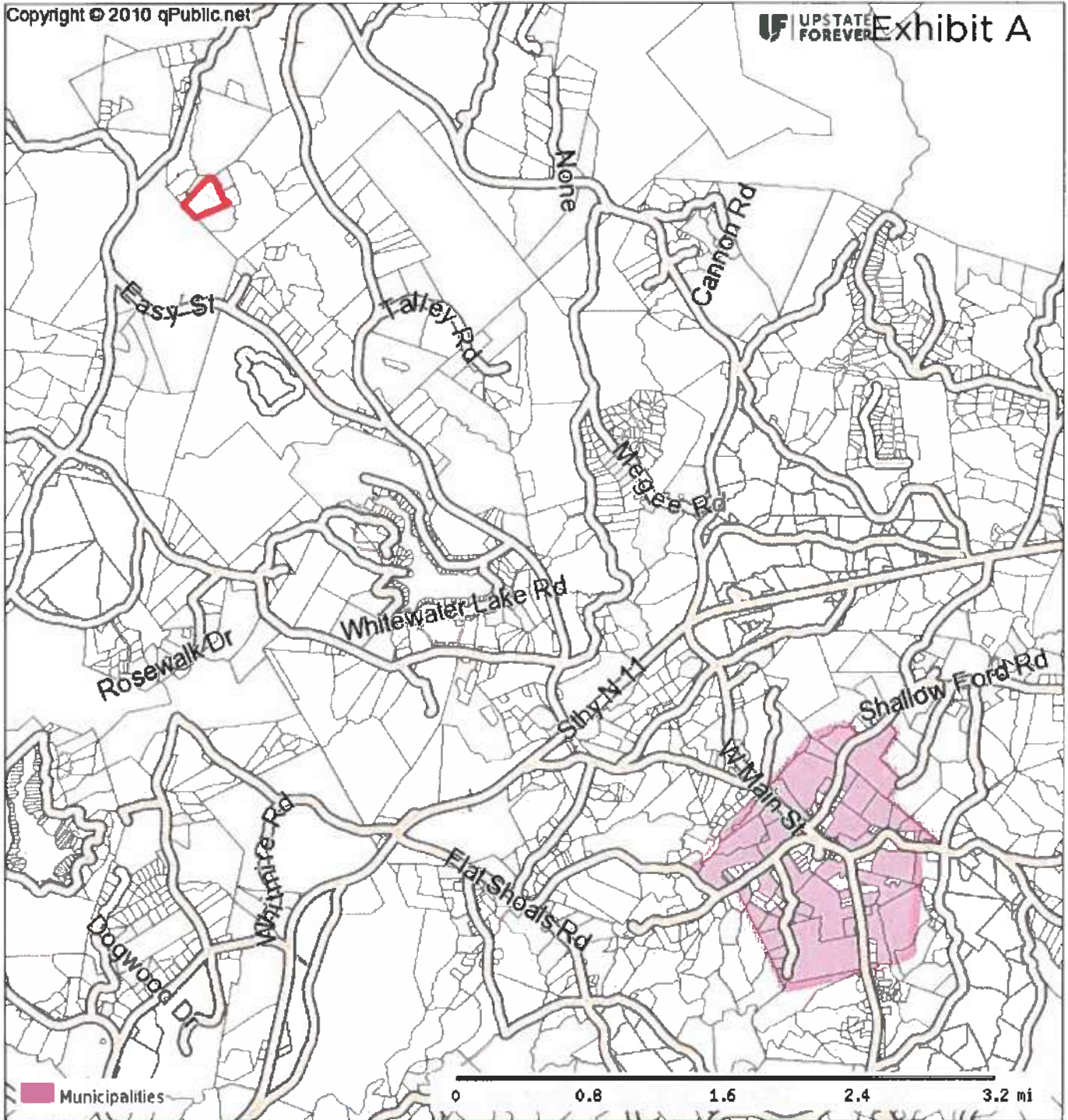
application and meet with the landowner. Furthermore, NRCS has graciously helped to characterize site resources.

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

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

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

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



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



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

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

 **Exhibit B**

DEPARTMENT OF THE TREASURY

Date: **MAY 13 2003**

UPSTATE FOREVER
PO BOX 2308
GREENVILLE, SC 29602-0000

Employer Identification Number:

██████████

DLN:

██████████

Contact Person:

GARY L BOTKINS

ID# 31463

Contact Telephone Number:

(877) 829-5500

Our Letter Dated:

December 1998

Addendum Applies:

no

Dear Applicant:

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

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

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

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

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

Letter 1050 (10/05)



UPSTATE FOREVER

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

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

Sincerely yours,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements



Exhibit C

May 18, 2017

Ms. Elaine Morris
299 Pearson Road
Tamassee, SC 29686

Re: Oconee County Conservation Bank grant potential

Dear Ms. Morris:

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads 'Scott Park'.

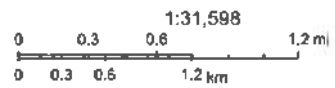
Scott Park
Land Conservation Director

Attachments: OCCB Statement of Interest Form
OCCB Application for Funding



June 20, 2017

■ Morris property



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USGS
USGS The

03060101-03**(Little River/Lake Keowee)****General Description**

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

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

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

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

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

Surface Water Quality

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

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

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

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

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

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

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

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

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

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

Natural Swimming Areas

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

NPDES Program

Active NPDES Facilities

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

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

Nonpoint Source Management Program

Land Disposal Activities

Landfill Facilities

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

Mining Activities

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

Water Quantity

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

Growth Potential

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

Watershed Protection and Restoration Strategies

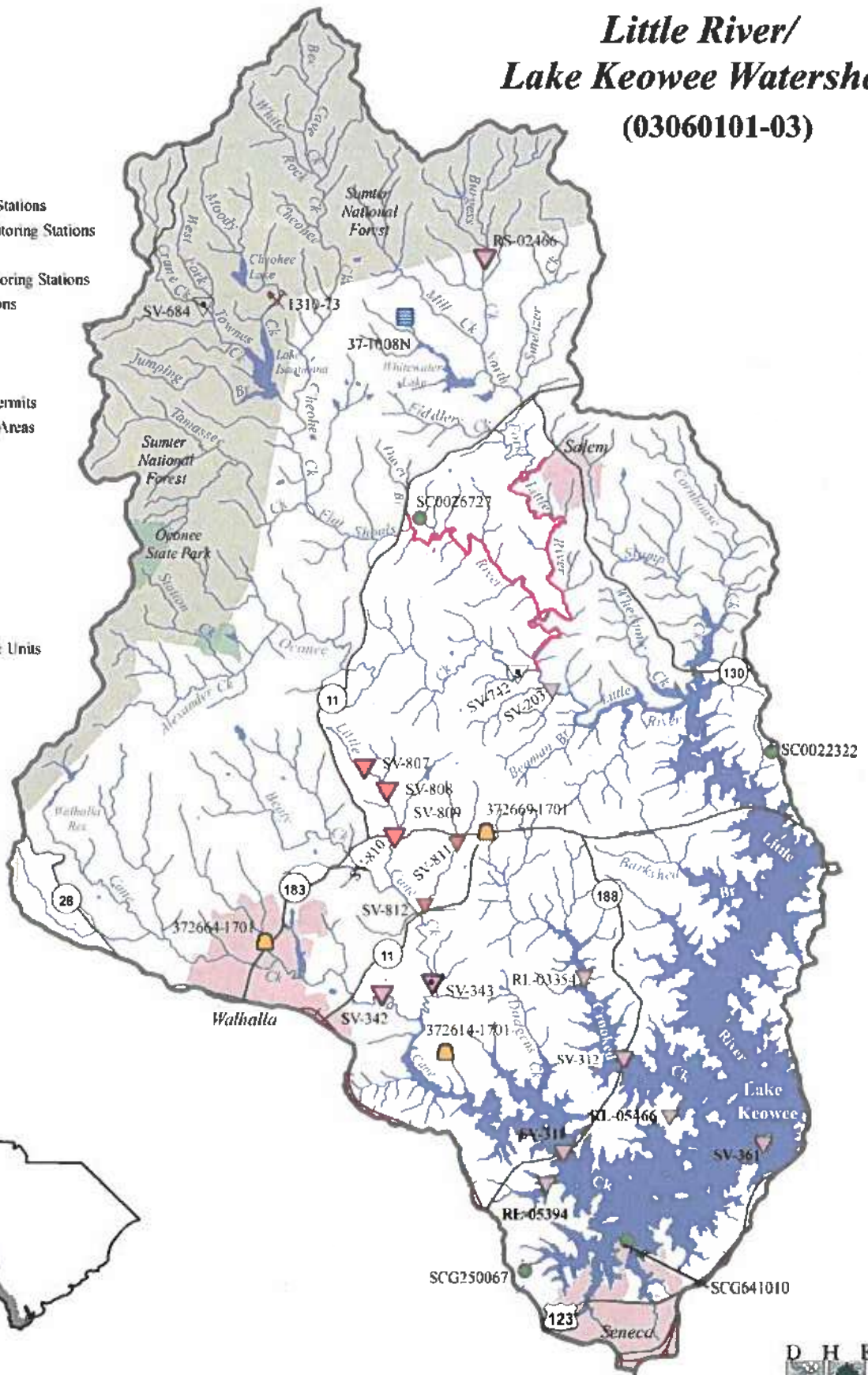
Total Maximum Daily Loads (TMDLs)

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

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

Little River/ Lake Keowee Watershed (03060101-03)

- Macroinvertebrate Stations
- Water Quality Monitoring Stations
- Approved TMDL
- Groundwater Monitoring Stations
- Special Study Stations
- Mines
- Landfills
- NPDES Permits
- Land Application Permits
- Natural Swimming Areas
- Interstates
- Railroad Lines
- Highways
- County Lines
- Modeled Stream
- Stream
- Lake
- Wetland
- IO-Digit Hydrologic Units
- Cities/Towns
- Public Lands





U.S. FOREST SERVICE
Exhibit F

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

Site: Morris Property

Location assisted: Oconee County

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

Person providing Assistance: Sudie Daves Thomas

Date of Assistance: 7-12-17

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

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

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

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



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

Helping People Help the Land

And Equal Opportunity Provider and Employer

Trip Report

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

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

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

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

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

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

Date Prepared: 7-31-17

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

Trip Report

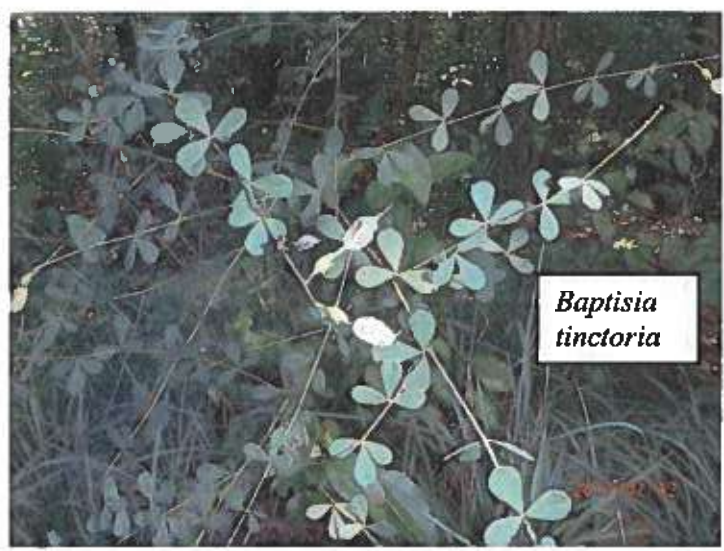


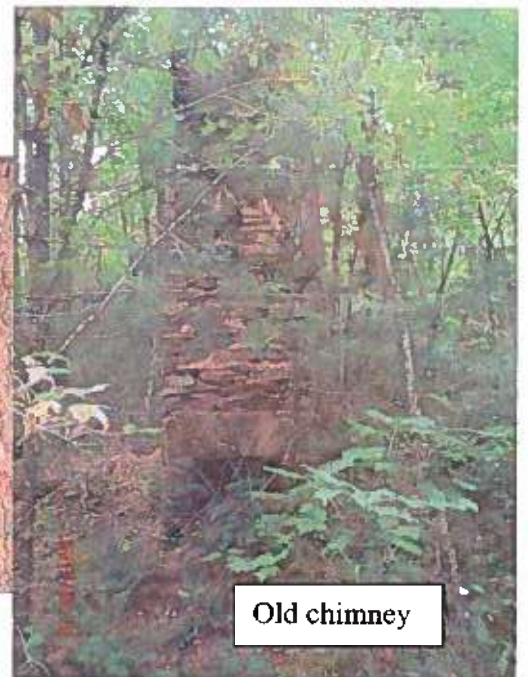
Stream



Leucothoe axillaris

Trip Report





UPSTATE FOREVER Exhibit G, continued

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

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

UPSTATE FOREVER Exhibit G, continued

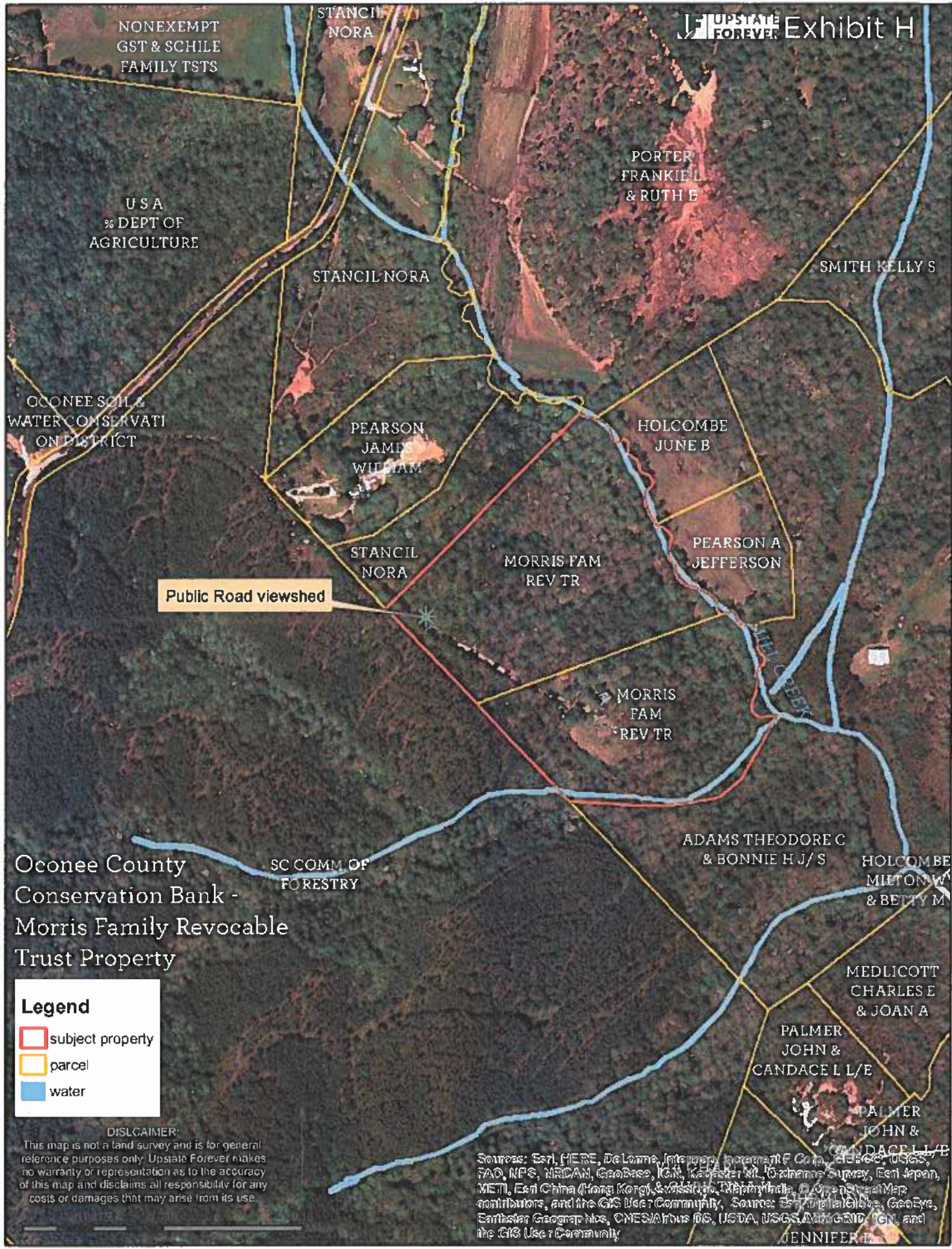
Species Type	Family	Common Name	Genus (Radford)	Species (Radford)	Origin
Herbaceous	Amaryllidaceae	Yellow Star Grass	<i>Hypoxis</i>	<i>hirsuta</i>	locally native
Herbaceous	Balsaminaceae	Jewel-weed, Touch-me-not	<i>Impatiens</i>	<i>capensis</i>	locally native
Herbaceous	Iridaceae	Dwarf Crested Iris	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

UPSTATE FOREVER Exhibit G, continued

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


 Exhibit G, continued

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



Oconee County
 Conservation Bank -
 Morris Family Revocable
 Trust Property

Legend

- subject property
- parcel
- water

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



OCONEE COUNTY

Assessor's Office

"Land Beside the Water"
 UPSTATE FOREVER Exhibit I

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Oconee Home
Owner and Parcel Information					
Owner Name	MORRIS FAM REV TR	Today's Date	June 20, 2017		
Mailing Address	299 PEARSON RD TAMASSEE, SC 29686	Parcel Number	036-00-02-007 Tax ID: 182		
Location Address		Tax District	(District 002)		
Legal Description	MapPlatB A909 MapPlatP 7	2015 Millage Rate			
Property Class / Property Type	/ Unclassified Farm	Acres	15		
Neighborhood	WHITEWATER TWP	Parcel Map	Show Parcel Map		
Generate Owner List By Radius					

2016 Tax Year Value Information		
Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
\$ 53,600	0	\$ 53,600

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

Residential Building Information	
No residential building information available for this parcel.	

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

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

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Oconee Home
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OCCONEE COUNTY

Assessor's Office

"Land Beside the Water"



Exhibit I, continued

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

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search](#)

[Oconee Home](#)

Owner and Parcel Information

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

[Generate Owner List By Radius](#)

2016 Tax Year Value Information

Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
\$ 53,040	\$ 149,420	\$ 202,460

Land Information

Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
74	0	0	0	10.26	446,926
90	0	0	0	1	43,560

Residential Building Information

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

Commercial and Miscellaneous Improvement Information

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

Sale Information

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

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

[Previous Parcel](#)

[Next Parcel](#)

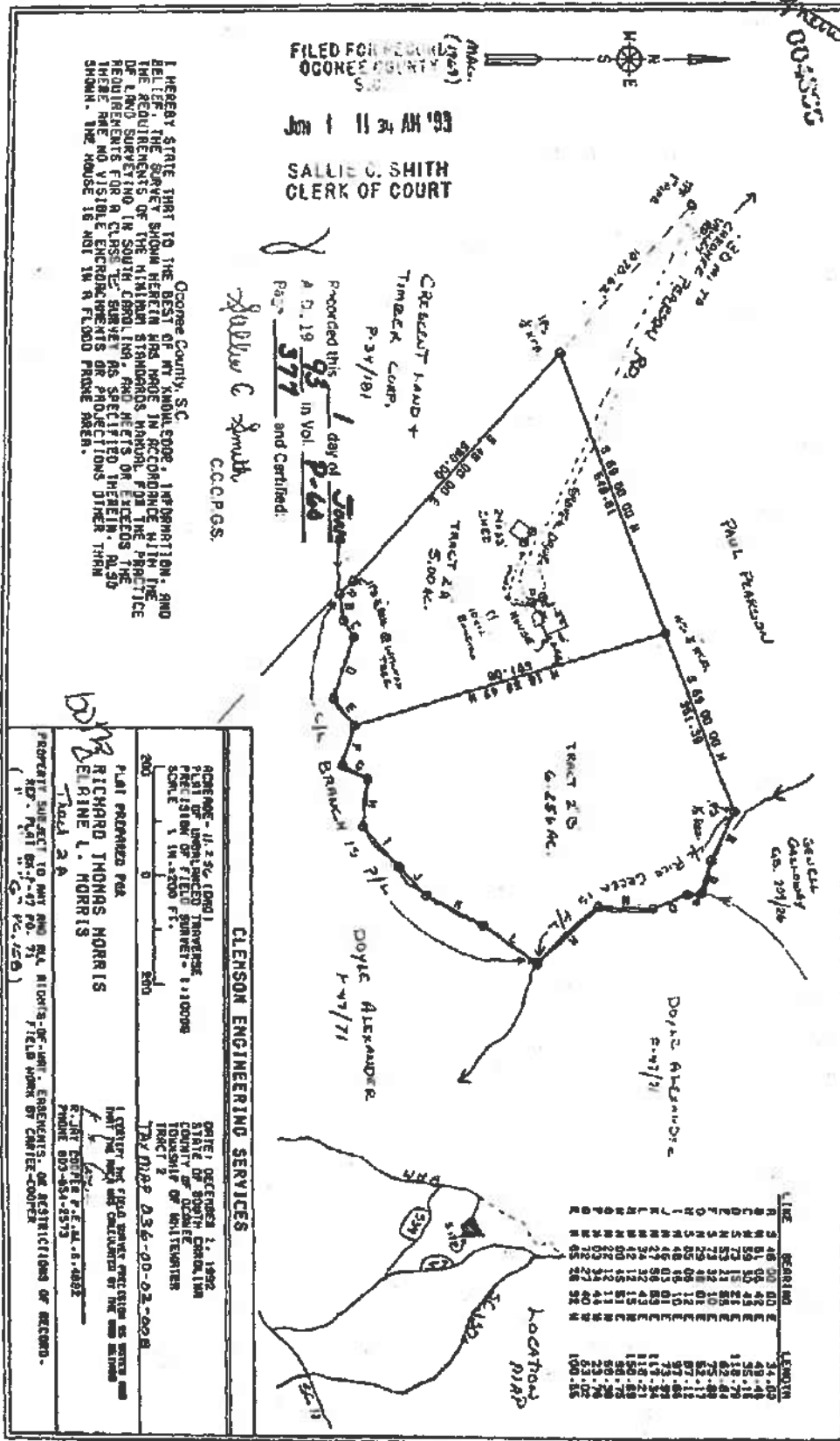
[Field Definitions](#)

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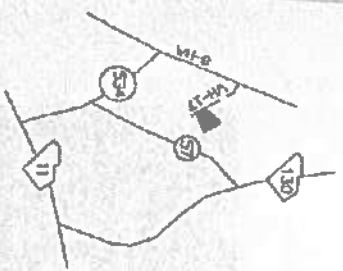


PROPERTY OF RICHARD THOMAS MORRIS

Exhibit I

WATER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA
 DATE: OCTOBER 16, 2002
 TAX MAP #35-00-02-007
 THE MORRIS, RICHARD THOMAS

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	34.45	S78°17'28"E	L13	65.40	S38°38'08"E
L2	51.71	S21°09'48"W	L14	66.67	S53°08'39"E
L3	51.93	S38°41'18"E	L15	32.30	S11°46'13"E
L4	64.81	S85°20'47"E	L16	43.37	S48°10'25"W
L5	61.15	S28°24'50"E	L17	21.90	S42°22'19"E
L6	54.08	S80°13'30"E	L18	40.68	S56°11'00"E
L7	40.87	S73°37'31"E	L19	44.81	S18°28'24"E
L8	49.42	S51°27'13"E	L20	32.35	S74°14'51"E
L9	72.99	S45°37'20"E	L21	37.79	S98°26'07"E
L10	31.48	S12°34'37"E	L22	41.57	S38°38'34"E
L11	45.25	S38°58'41"W	L23	54.04	S72°47'01"E
L12	44.63	S19°27'25"E	L24	40.21	S53°31'33"E



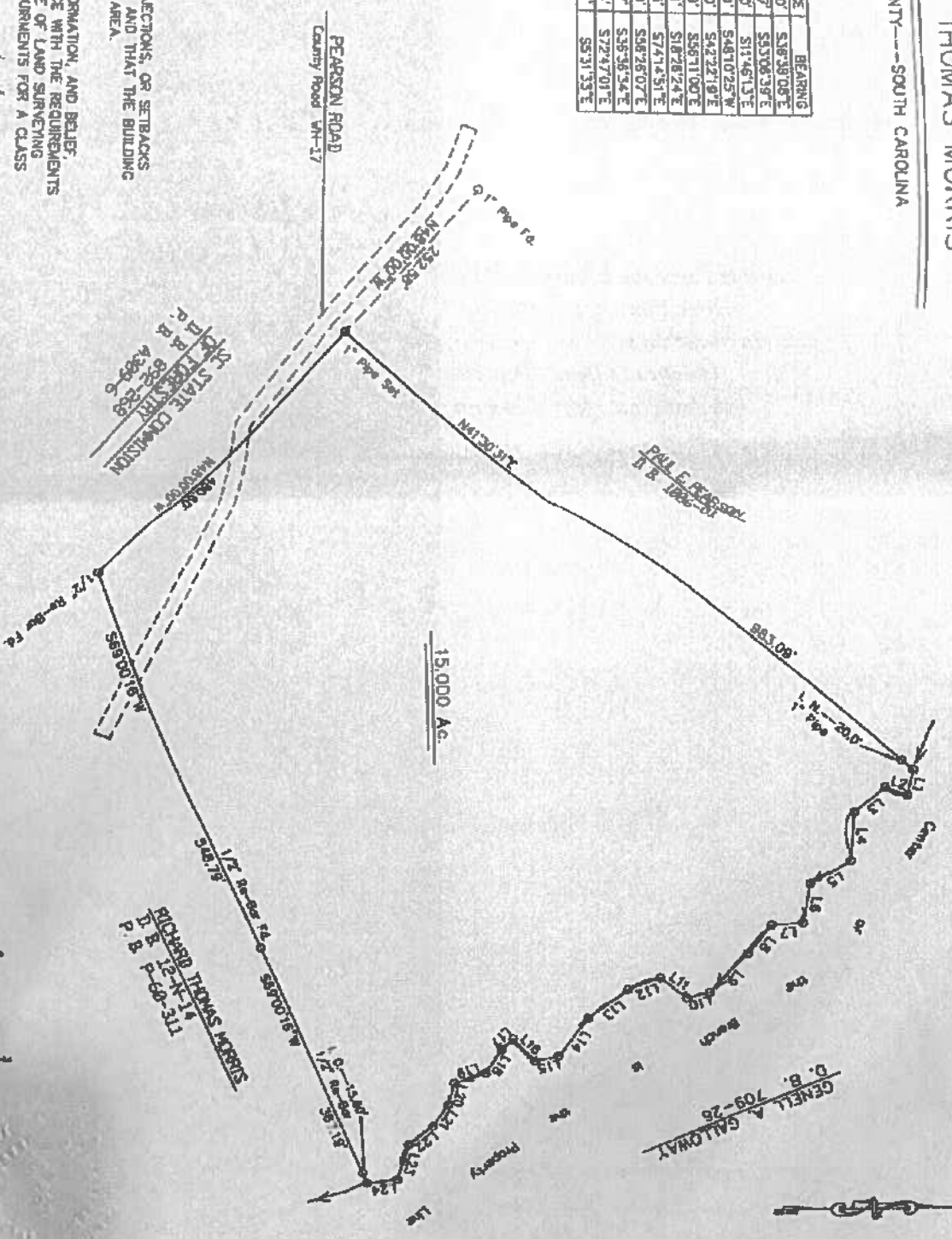
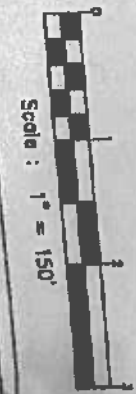
LOCATION MAP--NO SCALE

I CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING LOCATION DOES NOT LIE WITHIN A DESIGNATED FLOOD AREA.

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 B SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
 REG. L.S. # 6674
 286 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29678
 TELEPHONE (864) 882-3288

James G. Hart



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



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



Protecting Land & Water | Advocacy | Balanced Growth

March 31, 2020

Andy Smith, Chair
Oconee County Conservation Bank
Katie Smith, Clerk to Council
Oconee County
415 S. Pine St.
Walhalla, SC 29691

Submitted electronically to smithlaw@mindspring.com and ksmith@oconeesc.com

RE: Application to the Oconee County Conservation Bank for support for a conservation easement on the Elaine Morris property

Dear Mr. Smith and Ms. Smith:

Please allow this letter to serve as our request for a renewed application for funding for the Elaine Morris property from the Oconee County Conservation Bank (OCCB). The OCCB Board previously awarded this project a grant for \$12,500 to support a conservation easement on the property. Due to unmitigable circumstances, we were unable to close on the conservation easement within the twelve-month time period required, nor during the six-month extension.

As we discussed, Ms. Morris has recently been addressing her own health issues and helping a family member through cancer treatment. These activities have kept her from closing on the conservation easement to protect her property. However, recent updates from Ms. Morris make the closing possible within the next two months. We have included a letter from Ms. Morris stating her situation as well as her strong intention to protect her property in perpetuity imminently.

Because the condition of the property remains nearly identical to the original application, we have chosen to resubmit the previous application, which still accurately describes the property, with only minor edits, and believe the letter from Ms. Morris will suffice as an update to her signature on page 5 of the application. Similarly, other dated or notarized portions of the application remain unchanged. Although we are currently ordering an updated appraisal, which may report an increase in the fair market value of the property - and therefore the value of the conservation easement - we have not increased the amount of our request. Rather,

we have made only minor edits to the original application to reflect the amount of the original reward granted by the OCCB Board (see Section V - Financial Criteria).

Upstate Forever and Ms. Morris would welcome the support of the Oconee County Conservation Bank for this renewal. If you have any questions or if you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Scott Park".

Scott Park

Glenn Hilliard Director of Land Conservation
Upstate Forever

March 12, 2020

Andy Smith, Chair
Oconee County Conservation Bank
Oconee County
415 S. Pine St.
Walhalla, SC 29691

Submitted electronically to smithlaw@mindspring.com and ksmith@oconeesc.com

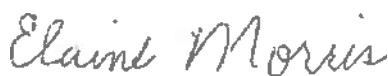
Dear Chairman Smith and Oconee County Conservation Bank Board Members:

Please allow this letter to serve as my request to the Oconee County Conservation Bank to consider the renewal of my application for funding a conservation easement for my property.

I have recently been addressing health issues and helping a family member through cancer treatment and have been preoccupied from closing on the conservation easement to protect my property. However, treatments are near completing, and my recovery is finding a more positive direction. My resolve to protect my property is as strong as ever.

I am working with Upstate Forever to submit and manage the application, and I seek and welcome your support.

Sincerely,



Elaine Morris
Owner

**OCONEE COUNTY CONSERVATION BANK
SEC. 2-404(b)(4) FINDINGS**

Date: May 19, 2020

Recommended Award: \$12,500

Parcel Name: Morris Property

Owner: Morris Family Revocable Trust

Acres: 26.26

Location: Tamassee, about 2.5 miles from Salem

Tax Map(s): 036-00-02-007 and 036-00-02-008

A. How the applicant meets the criteria set forth in section 2-403

- Property has over 1,550 feet along Mill Creek with associated minimal wetlands.
- Water quality classification of Mill Creek by the SC Department of Health and Environmental Control.
- Property contains documented threatened or endangered species, such as the short leaf sneezeweed (*helenium brevifolium*).
- Property possesses habitat for occupation or reoccupation by threatened or endangered species. For example, the tangles of Smilax and Giant Cane in riparian areas are preferred nesting habitat of Swainson's Warbler, which is listed as a Highest Priority Conservation Species of SC.
- Property harbors many acres of intact forest communities that reside on various elevations. Varying topographic features showcase dry upland oak-hickory forests descending to meet lush riparian vegetation along the clear rocky creek. This site has not been disturbed in decades as is evident by the large size of mature trees, the presence of multiple structural layers within the forest as well as high species richness among woody and herbaceous plants.
- Mature forest stands, lush mid- and understory vegetation, as well as diverse riparian habitats support an abundance of songbirds, including many species of neo-tropical migrants. It also supports woodland butterfly species that depend on the native plants present as larval host plants.
- Property contains an historic homestead with an intact fireplace and stone pilings.
- Public can view the hardwood forest on the Property from Pearson Road.
- Property is adjacent to SC Commission of Forestry preserved property.
- Applicant is requesting 21% of the value of the conservation easement.
- Landowner is donating 79% of the conservation easement value.

B. The purpose of the award and the use to which the land will be put

- The award will be used to place a conservation easement on the Property.
- The conservation easement focuses on protecting the natural resources of the property.

C. The party responsible for managing and maintaining the land

- Elaine Morris

D. The party responsible for monitoring and enforcing any conservation easements or other restrictions upon the land

- Upstate Forever

E. How the parties designated in items c. And d. possess the expertise and financial resources to fulfill their obligations

- Elaine Morris has a personal interest in preserving the Property's current characteristics.
- Upstate Forever is a nonprofit conservation organization that protects critical lands, waters, and the unique character of Upstate South Carolina. It holds over 120 conservation easements in the Upstate totaling over 23,500 acres. Twenty-three of those easements are in Oconee County, totaling over 4,300 acres. It is funded through donations and grants. Its stewardship of the conservation easements includes annual inspections of the properties. More information is available at upstateforever.org.

F. The availability of funds in the OCCB fund for the award

- OCCB fund balance is about \$542,000.
- Project awards outstanding total is \$66,100.

G. Any other findings or information relevant to the award

- This grant was approved in 2018 but Upstate Forever was unable to close on the conservation easement in the time allowed due to health issues in the family. The resubmitted application asks for the amount previously approved by County Council.

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.

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 Joint 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**

Gretnach 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 Anned 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 29663, 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 Guardian 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 set upon Christopher K. Carter aka O Carter aka Christopher Kylan Carter a defendant who could not 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 Christopher Kylan Carter, ALL KNOWN PERSONS WITH RIGHT TITLE OR INTEREST; 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, a copy of which is herewith served on you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine St, Columbia, South Carolina 29204, within thirty (30) days after service upon you, inclusive 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 relief demanded in the Complaint.

NOTICE
NOTICE IS HEREBY GIVEN that the original Complaint in this action was filed in the office of the Clerk of Court for Oconee County on February 2, 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 B. Carter aka Lula B. Brown, Minnie P. Wright aka Lula B. Brown, Minnie P. Wright aka Roy Carter aka Roy A. Carter, and David Carter to Gr

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

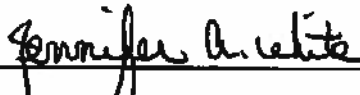
IN RE: Oconee County Conservation Bank Board Meeting

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

