



A G E N D A

OCONEE COUNTY CONSERVATION BANK BOARD

August 10, 2021

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - May 18, 2021
3. Treasurer's Report
 - April 2021 *[Community First Bank & Local Government Investment Pool]*
 - May 2021
 - June 2021
4. Fundraising and Public Relations Reports *[to include Vote and/or Action on matters brought up for discussion, if required]*
5. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Discussion and/or action regarding applications submitted by the August 1st deadline
 - Discussion and/or action regarding OCCB letters of support
 - Discussion and/or action regarding amendment of OCCB Ordinance
 - Discussion and/or action regarding amendment of OCCB Policy 0002 & Policy 0003
 - Update on approved projects *[Peggy Moore, Taychoedah, & Whetstone Hill]*
6. Adjourn

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

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

BOARD MEMBERS

Andrew Smith, Chairman, District II	Emily Hitchcock, Vice-Chairman, At-Large
Laura Havran, Treasurer, District I	Ryan Keese, Secretary, District III
Nicholas Gambrell, District IV	Scuddy Walker, District V
Charles VanOver, 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 pre-empted 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: April 30, 2021

Month Opening Balance	\$4,420.00
DEPOSITS	
Deposit	\$0.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$4,420.00

Report Submitted by:

A handwritten signature in cursive script that reads "Laura Havran".

Laura Havran

Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: May 31, 2021

Month Opening Balance	\$4,420.00
DEPOSITS	
Deposit	\$0.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$4,420.00

Report Submitted by:

A handwritten signature in cursive script that reads "Laura Havran".

Laura Havran

Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: June 30, 2021

Month Opening Balance	\$4,420.00
DEPOSITS	
Deposit	\$500.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
 BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	 \$4,920.00

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: April 30, 2021

Month Opening Balance	\$344,366.03
DEPOSITS	
Reinvestments [Interest]	\$35.64
EXPENDITURES	
	\$0.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$344,401.67

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



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report
Local Government Investment Pool

Period Ending: May 31, 2021

Month Opening Balance \$344,401.67

DEPOSITS

Reinvestments [Interest] \$31.81

EXPENDITURES

\$0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$344,433.48**

Report Submitted by:

A handwritten signature in cursive script, appearing to read "Laura Havran", is written over a horizontal line.

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: June 30, 2021

Month Opening Balance \$344,433.48

DEPOSITS

Reinvestments [Interest] \$26.53

EXPENDITURES

\$0.00

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$344,460.01**

Report Submitted by:



Laura Havran

Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: Crawford Mill

Property Address or Description of Location: Tax map numbers 335 00 02 026

335 00 02 022 Please see maps for location details 17285 South Hwy 11 Fair Play SC 29643

Acquisition type: Fee Simple or Conservation Easement

Total monetary amount requested: \$ 29,999.00

Conservation Value of property? \$ 300,000.00

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

Landowner

Name William C. Keese

Mailing Address 33 Everleigh Court Simpsonville SC 29681

Email Address [REDACTED]

Cell Phone [REDACTED]

Work Phone () _____

Home Phone () _____

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization Foothills Farmstead LLC

Mailing Address 158 Grant Road Westminster SC 29693

Contact Name Alex Vassey

Contact Email Address [REDACTED]

Contact Cell Phone [REDACTED]

Contact Work Phone () _____

Organization EIN 82-0943477

Property Information

Parcel ID or TMS#: 335 00 02 026 335 00 02 022

Plat Reference (Plat Book/Page) S1-B1: _____

Deed Reference (Deed Book/Page) S1-B1: _____

Current Zoning Classification: zone free

Total Acres: 40.09

Total Acres Forested: 22.15

Total Acres Cleared/Open/Pasture: 17.94

Total Acres Wetlands: none

Creeks and/or Rivers – Names, Length, Width: Fair Play Creek
approximately 1680 feet free flowing stream through the property

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: _____
22 acres in pine and hardwood 17 acres in hay

Is project acreage part of larger parcel? If so, what is larger parcel acreage: _____

Unique characteristics of property (may be submitted as part of Applicant’s narrative):
The property is part of a revolutionary land grant to the Crawford Family, A mill once stood at the bottom
shoals of the creek before it exits the property. There is a native American petroglyph site along
the creek side

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
- The Applicant is applying for funding from the OCCB and
 - The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1*

yes no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.

yes no

- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.

yes no

- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed.

yes no

- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

yes no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*



Signature of Applicant

07/01/21

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

yes no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

yes no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

yes no

If yes, attach a list of the encumbrances. S2-B4a.

If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.

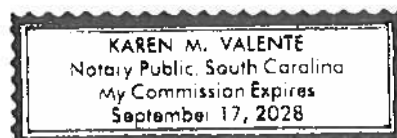
William C Keese
Signature of Landowner

7/16/2021
Date

Sworn and subscribed this 16th day of July 2021.

Karen M. Valente
Notary Public for
My Commission expires: MY COMMISSION EXPIRES SEPTEMBER 17, 2028

* May be submitted as Landowner's notarized affidavit.



Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name Foothills Farmstead

Mailing Address 158 Grant Road Westminster SC 29693

Contact Name Alex Vassey

Contact Email [REDACTED]

Cell Phone [REDACTED]

Work Phone ()

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name Oconee Soil and Water Conservation District

Mailing Address 301 West South Broad Street Walhalla SC 29691

Contact Name Eddie Martin

Contact Email [REDACTED]

Cell Phone [REDACTED]

Work Phone ()

4. Applicant Information

- a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary.*

S3-D1

Foothills Farmstead is applying for funding from The South Carolina Conservation Bank for an amount of 275,000 and funds from Upstate Forever to complete the bargain purchase price for the property

- b. How many total acres of land have you conserved in:

0 South Carolina 16 Oconee County Other

We are partnering with Oconee Soil and Water Conservation District who protects over 2700 acres

- c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

The Foothills Farmstead has a thirty year lease with an option to renew on 16 acres owned by Oconee County. The paramaters of the lease instruct The Foothills Farmstead to create a living history working farm circa 1925 on site. The main farmhouse is being reconstructed on site and five other buildings are scheduled after completion of the farmhouse.

- d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary.* S3-D4

Oconee Soil and Water Conservation District has a strict monitoring program which monitors the easements at least yearly, correcting any non-prescribed uses not allowed in the conservation easement

5. Land Management Information

- a. Please describe the financial resources and qualifications of the managing entity. *Attach additional sheet if necessary.* S3-E1

- b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property.* S3-E2

yes

no

Plans are to reconstruct a mill on site, have demonstration farm areas, and a protection area for

Section IV - Conservation Criteria

1. Environmental Sensitivity

- a. Does the property contain or adjoin wetlands?

yes no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

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

yes no

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

- c. Does the property contain or adjoin Water Classified as:

(i) Outstanding Natural Resource Water
 (ii) Outstanding Resource Water
 (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

- d. Does the property currently contain threatened or endangered species?

yes no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

- e. Does the property currently contain habitat suitable for threatened or endangered species?

yes no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

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

yes no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

- g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

yes no

- h. Does the property currently contain a unique geological feature?

yes no

If yes, provide a description and evidence of geological feature(s). S4-1h
Photos fo the petroglyphs from the site are attached

2. Does the property share a boundary with Protected Land?

yes no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

1%-25% 26%-50% > 50% 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

- a. Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*
- b. Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

The site contains native American petroglyphs currently concealed by vegetation and falling debris to protect the artifacts from vandals and excessive weathering. The area will be offered protection by kiosk once secured by the purchase. Pictures attached

e. Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

yes no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

yes no Less than 10%

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

30%-44% 45%-59% 60%-75% >75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria?

- a. Actively Farmed - Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a
- b. Future Plans - Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b

6. Is the property visible to the public from one of the following?

- a. Public road? yes no
- b. Public land? yes no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

- a. Scenic View from the property? yes no
- b. Maintain Scenic Nature of the County? yes no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: Property is located within the OSCWD area of concern and is near several other protected parcels Provide supporting documentation. S4-9a

b. Proximity to municipality or community: 3.3 miles to Fair Play 12 miles to Seneca
_____ Provide supporting documentation. S4-9b

10. Is there a threat of development?

yes no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

The property is less than five miles from the SC Visitors Center on Interstate 85. A tremendous push by county and state governments for development of the I-85 corridor has been going on for years. A tract of this size with the historic aspects contained therein would be picked up immediately if placed on the open market.

11. What is the approximate acreage of the property to be conserved?

40.09 Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

The stream is part of the watershed that drains into Lake Hartwell, a reservoir used as a resource for drinking water. By conserving the area around this stream and keeping it farm and forest it will help reduce runoff and possible other contaminants from flowing with the creek. The farm uses for the fields plan no spray or additional fertilizers that would cause pesticide run off.

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. S4-13

Section V - Financial Criteria

1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1

2. What percent of Conservation Value is being requested from the OCCB?

- | | |
|-----------------------|------------------------------|
| a. Conservation Value | \$ <u>300,000.00</u> |
| b. OCCB Request | \$ <u>29,999.00</u> |
| c. Percent | <u>.099</u> % (b ÷ a x 100%) |

3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.

Closing for the property will be set up immediately when funds have been totally secured. SCCB will meet in the next quarter to approve funding for projects supplied by their July 31 deadline. We are confident this project will rank highly in the funding criteria. Upstate Forever has been approached about this project and has funding available for use in Oconee county. We will be applying for support from these two organizations

4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.

Foothills Farmstead has a management agreement with Lake Hartwell Country, formerly The Pendleton Historic District to provide supplemental manpower to run the property once the purchase has been made and the site has been prepped to accept visitors from the public. LHC already has two sites which they provide docents and management for, The Bart Garrison Agricultural Museum of SC, and the Historic Iron Oak Barn event center in Pendleton SC

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

- | | |
|--------------------|---------------------------------|
| a. \$ <u>748</u> | Cost per acre of OCCB funds |
| b. \$ <u>14966</u> | Fair market value per acre |
| c. <u>.049</u> | % (a ÷ b x 100 = <u>4.99</u> %) |

6. Describe other ways that the project could provide economic benefits to Oconee County.

With its proximity to the I 85 corridor, South Carolina Visitors Center, Lake Hartwell State Park and other state and county parks near by, and the connection to the Agricultural Museum of South Carolina and Lake Hartwell Country which is a marketing entity for South Carolina, once completed Crawford Mill could be a major tourism draw for the county.

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
✓	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	
✓	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	
✓	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	
	S2-B4b	Mortgage lender notification: subordinate to CE	
	S3-D1	Project Completion and additional funding plans	
	S3-D4	Conservation Easement/deed restriction enforcement plan	
✓	S3-E1	Qualification of Managing Entity	
✓	S3-E2	Land Management Property Plan	
	S4-1a	Wetland certification	
✓	S4-1b	USGS Blue Line Stream or Lake documentation and map	
	S4-1c	SC DHEC Water Classification	
	S4-1d	Threatened or endangered species certification/evidence	
✓	S4-1e	Habitat suitability certification/evidence	
✓	S4-1f	Native wildlife species or habitat certification/evidence	
	S4-1g	Biological diversity evidence	
	S4-1h	Geological feature evidence	
	S4-2a	Protected Land Map relationship	
✓	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	
	S4-3f	Solely Cultural or Historic Site documentation	
✓	S4-4b	Soil overlay map of Prime or important soils types	
	S4-5 a-b	Actively Farmed documentation or plans/proposal	
	S4-6	Property visibility to public documentation	
✓	S4-7	Scenic View documentation	
	S4-8 a-b	Limited or Unlimited Access to Property documentation	
✓	S4-9 a-b	Location of Property supporting documentation	
	S4-10	Threat of development documentation or narrative	
✓	S4-11	Property size documentation: surveys, tax or deeds information	Deeds included in appraisal
✓	S4-13	Narrative of property plans <i>included in S3-E2</i>	
✓	S5-1	Enforcement Party financial resources documentation	X

Appraisal of
Land & Improvements
Crawford Mill Farm
518 Rock Creek Drive
Fair Play, South Carolina 29643



Restricted Appraisal Report

Prepared for
Mr. William C. Keese
33 Everleigh Court
Simpsonville, South Carolina 29681

Date of Inspection/Valuation
April 28, 2021 – As Is

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



STONE & ASSOCIATES

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June 1, 2021

Mr. William C. Keese
33 Everleigh Court
Simpsonville, South Carolina 29681

Subject: Land & Improvements
Crawford Mill Farm
518 Rock Creek Drive
Fair Play, South Carolina 29643

Dear Mr. Keese:

This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2020 - 2021 Edition) for a restricted report. As such, it includes limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

At your request, I have prepared a restricted appraisal report of the above referenced property. The subject site contains an aggregate of 40.09 acres, or 1,746,320 square feet, and is along the eastern side of SC Highway 11, and along the eastern and western sides of Rock Creek Drive. The property is just north of Lake Hartwell and approximately 2.0 miles north of Interstate 85. The subject is within the general community of Fair Play, Oconee County, South Carolina. The physical address is 518 Rock Creek Drive, Fair Play, South Carolina 29643, and the subject is further identified on Oconee County Tax Maps as Parcel Numbers 335-00-02-022 and 026. The subject is referred to as Crawford Mill Farm.

The subject tract includes frontage along SC Highway 11 and Rock Creek Road. The tract descends off of road grade, but includes gently rolling topography for the remainder of the tract. The tract is primarily wooded, but includes some open cleared areas around the improvements and some areas surrounding the creek. The subject property is bisected by Fair Play Creek and includes two small waterfalls. The property includes partial remains of a late 1700s grist mill, which are located near one of the waterfalls. The subject tract is serviced by well water, as well as public water, and septic tank.

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The subject tract is improved with a caretaker's house, as well as a main single-family residence. The one-story caretaker's house consists of approximately 1,056 square feet of gross living area and is wood frame with T-111 siding exterior. The structure includes a gable style metal roof and is improved with a wood deck along a portion of the northern and eastern elevation. This building includes a den area, kitchen, two bedrooms, and full bathroom. The interior includes paneling along the walls, with carpet and vinyl for the floor covering. This structure was built on an old mobile home foundation.

The single-family house consists of one and partial two stories, with approximately 850 square feet of gross living area. The house has wood siding exterior and a gable style metal roof. The house includes a wood porch along one elevation. This building includes a den area, living room, kitchen, two bedrooms, and one and a half bathrooms. The interior includes wood, ceramic tile, and carpet floor covering, with textured sheetrock ceilings and sheetrock walls. This structure is approximately 10 years old.

The purpose of this appraisal is to estimate the as is market value¹ of the fee simple estate² of the subject property as of the date of inspection, which was April 28, 2021.

This appraisal report has been prepared for the exclusive benefit of the client, Mr. William C. Keese, as well as Oconee Soil & Water, and Upstate Forever as additional intended users. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report without the preparer's written consent does so at his or her own risk. It is my understanding that the purpose of this report is to assist the client with establishing the market value for internal decision making and potential sale.

History

335-00-02-022

According to current courthouse documents, the owner of record for the subject property is listed as William C. Keese who acquired the property from Clinton A. & Shirley I. Miller for a consideration of \$65,000 on March 16, 2005. The deed to this transaction is recorded in the Oconee County ROD Office in Deed Book 1468, beginning at Page 13. A copy of this deed can be found in the Addenda section of this report.

335-00-02-026

According to current courthouse documents, the owner of record for the subject property is listed as William C. Keese who acquired the property from Deryl C. Keese for a consideration of \$5.00 love and affection on November 30, 2004. The deed to this transaction is recorded in the Oconee County ROD Office in Deed Book 1384, beginning at Page 353. A copy of this deed can be found in the Addenda section of this report.

Nothing has been provided to indicate the subject property is currently listed for sale or is under contract.

¹ The Dictionary of Real Estate Appraisal, 6th Edition. Chicago: The Appraisal Institute, 2015.

² The Dictionary of Real Estate Appraisal, 6th Edition. Chicago: The Appraisal Institute, 2015.

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Highest and Best Use

As Though Vacant

The size, shape, and topography affect the uses to which land may be developed, and the utility of a parcel of land often depends on its frontage and depth. The subject site contains a total land area of 40.09 acres. This land area will accommodate a variety of medium to larger sized land uses. The overall contour of the subject site is considered to be descending from road grade, but gently rolling. Utilities available to the subject site include water, septic, electricity, and telephone service. The subject tract maintains an irregular shape with good overall utility. The subject site possesses the needed physical characteristics to optimally reach its highest and best use.

The subject property is currently unzoned by Oconee County. The subject neighborhood is along SC Highway 11 and includes a mixture of light industrial, residential, commercial and various other land uses. Based on the influence of Lake Hartwell, and the demand for residential in the surrounding area, it is deemed that it would be financially feasible to develop the tract with a residential related use. With consideration given to the general make-up of the area, the size of the subject tract, the appeal of the physical amenities, and the current lack of zoning, the maximally profitable use that would provide the greatest return to the land, would be as a residential related use.

As Improved

The improvements to the subject site, as stated previously, consist of two single-family structures. The existing improvements are considered to be consistent with the highest and best use of the subject tract and provide contributory value to the underlying land.

Valuation

As discussed, the purpose of this analysis is to provide a value for the 40.09 acres of land; as well as the contributory value of the residential structures. The sales comparison approach has been performed for value of the land area. Additionally, the cost approach has also been performed to establish contributory value of the existing residential structures.

Cost Approach

Direct costs include both the site and building improvements. Using costs from Marshall Valuation, the total site improvements are estimated to be \$25,000. The estimated cost of the building improvements is \$217,659. Adding the estimated cost of the site improvements and building improvements results in a total direct cost of \$242,659. The indirect costs are added to the direct costs as well as an entrepreneurial incentive of 12% has been added. I have applied depreciation via the breakdown method; this results in a total contributory value for the improvements of \$260,000. Refer to the following pages for the cost approach.

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Site Valuation (40.09 Acres)

To determine a value indication for the 40.09 acres of land, the sales comparison approach has been performed. Five comparable land sales have been included. All of these sales are in Oconee County (Fair Play area) and are considered to share similar physical and locational characteristics as the subject, as well as a similar highest and best use.

After making the necessary adjustments, the price per acre indications range from a minimum of \$6,813 to a maximum of \$8,708. The mean and median indications are \$8,048 and \$8,433 per acre, respectively. Considering all of the land sales, and the appeal of the subject tract, a price per acre indication for the subject of \$8,500 is considered reasonable.

Multiplying 40.09 acres by \$8,500 results in a value indication for the underlying land of \$340,765. To this, I have added the contributory value of the improvements, which results in a total rounded value of **\$600,000**.

After analyzing the subject property and its market and considering the various factors entering into the appraisal analysis, including the Assumptions and Limiting Conditions contained in the attached report, it is my opinion that the as is market value of the fee simple estate of the subject property, as of April 28, 2021, is:

Land & Improvements
Six Hundred Thousand Dollars
(\$600,000)

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 and Advisory Opinions (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 an inspection of the subject property was performed Allen D. McCravy, MAI.

The employment of the appraiser was not conditional upon the appraiser producing a specified value or a value within a given range. Future employment prospects are not dependent upon the appraiser producing a specified value. Employment of the appraiser and the payment of the fee are not based on whether a loan application is approved or disapproved.

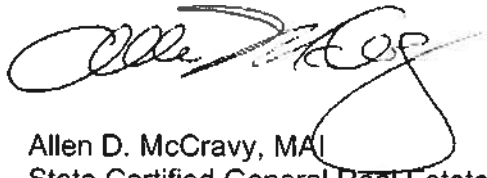
SI-A

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

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



**View of subject tract
Frontage along SC Highway 11**



View of internal access road



Interior view of subject tract



Interior view of subject tract



Interior view of subject tract



Interior view of subject tract



View of Fair Play Creek



View of waterfall on subject tract



View of Fair Play Creek



View of 2nd waterfall on subject tract



View of caretaker's house



View of caretaker's house



View of main house



View of main house



Interior view of main house



Interior view of main house



**Street scene along SC Highway 11
Subject on left**



**Street scene along SC Highway 11
Subject on right**

Summary of Important Facts & Conclusions

Property	Land & Improvements – Crawford Mill Farm
Location	
Street	518 Rock Creek Drive
City	Fair Play
County	Oconee County
State	South Carolina
Tax Map Number	335-00-02-022, 026
Owner(s) of Record	William C. Keese
Date of Inspection	April 28, 2021
Date of Appraisal/Valuation	April 28, 2021– As Is
Land Area	40.09 acres, or 1,746,320 square feet
Zoning	None
Flood Zone – Panel No. – Date	X – 45073C 0420C, September 11, 2009
Description of Improvements	
Type	(2) Residential Structures
Size	1,906 Square Feet (GBA) – Aggregate
Construction	Class D
Highest & Best Use – Vacant	Residential
Site Valuation (40.09 Acres)	\$340,000
Cost Approach	\$260,000 (Improvements only)
Reconciled Market Value	\$600,000
Exposure Time	Approximately 6 months
Inspecting/Reviewing Appraiser	Allen D. McCravy, MAI

Assumptions & Limiting Conditions

The following report is prepared subject to these limiting conditions. Do not rely on report unless you accept the following conditions:

Condition No. 1

Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Market value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions. If the value reported herein is as of a future date, no liability can be assumed for changes that may occur in any conditions or factors that would impact the value conclusions reported.

Condition No. 2

Title to the subject property is assumed to be good and marketable and is free and clear of all liens and encumbrances, unless otherwise stated herein. No responsibility is assumed for matters legal in nature, nor any opinion of title rendered herewith. Good and marketable title is assumed.

Condition No. 3

The information contained herein has been gathered from sources thought to be reliable; however, no responsibility is assumed for their accuracy.

Condition No. 4

Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report.

Condition No. 5

This appraisal report covers only the property described, and the values and rates used do not apply to any other property, however similar it may be.

Condition No. 6

It is assumed that the description of the property is correct, that the improvements are entirely and correctly located on the described property and that there are no encroachments on this property; however, no investigation or survey has been made.

Condition No. 7

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Condition No. 8

No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered.

Condition No. 9

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sale, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to (The Appraisal Institute or any of its designations.) Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

Condition No. 10

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would make it more or less valuable. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Condition No. 11

This appraisal assumes competent management and marketing.

Condition No. 12

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

Condition No. 13

The distribution, if any, of the total valuation of this report between land and improvement applies only under the stated program of utilization. Separate valuations of land and improvements must not be used for any other purposes and are invalid if done so.

Condition No. 14

The projections of income and expenses including the reversionary value are based on economic trends as of the date of the appraisal. The real estate market is constantly fluctuating and we cannot accept responsibility for economic variables that may occur in the future which was not known as of the date of the appraisal.

Condition No. 15

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

Condition No. 16

It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

Condition No. 17

No liability is assumed for the condition of the mechanical equipment, plumbing, roof, or electrical systems of the building. These components are considered to be in good condition and needed no repairs at the time of this appraisal.

Condition No. 18

Possession of this report, or a copy thereof, does not carry with it the rights of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with properly written qualification and only in its entirety.

Condition No. 19

The exact location and the determination of specific availability of any particular utility are beyond the scope of this appraisal. The client and prospective user of the property must make such additional investigations and inquiries with professional engineers or directly with utility providers concerning specific utility services(s) as a part of the client's due diligence studies required for the client's intended use(s) of the property, all as the client, in the client's judgment, may deem appropriate. Any comments as to utilities contained herein are strictly limited to our physical observations, and we expressly do not warrant such comments or service(s) in any fashion. Any lack of particular utility service(s) will have a direct impact upon the valuation contained in this appraisal.

Condition No. 20

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 and Advisory Opinions (USPAP) Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Condition No. 21

An extraordinary assumption is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation). "Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis" (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation, Comment).

This appraisal also employs the extraordinary assumption that interior of the caretaker's house is as described; I was unable to gain interior access.

Condition No. 22

A hypothetical condition is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation). "Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis" (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation, Comment). ***This appraisal employs no hypothetical conditions.***

Condition No. 23

This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2-2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2020 - 2021 Edition) for a restricted appraisal report. The content of this report is specific to the needs of the client/intended user and for the intended use stated herein. The client/ intended user is warned that the rationale for how the appraisers arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information contained the appraisers' work file. These appraisers are not responsible for unauthorized use of this report.

COVID-19

At the time of this report, the national and international markets are being impacted by the ongoing spread of COVID-19 (commonly referred to as the coronavirus), with numerous markets experiencing disruptions and the long-term effects on the economy and financial markets, as well as various sectors of the economy, including real estate, unknown. Stocks were volatile since the onset of COVID-19 and investors struggled to price in the potential economic fallout and growing downside risk. Financial institutions and the Federal Reserve cut rates in anticipation of volatile markets for the short-term.

The commercial real estate market is not the stock market, as it is slower moving and the leasing fundamentals do not swing wildly from day to day. According to Cushman & Wakefield's initial analysis of the impact of COVID-19 on the economy, projections for an economic recovery were based on the movement of the economy during past outbreaks, with expectations COVID-19 would largely be contained by the first half of

2020 and most anticipated a strong rebound in markets in the second half of the year, as the global economy was gathering momentum heading into 2020. However, these projections assumed infections would abate by mid-year. As of October 2020, infections are rising in most states after declining through the summer months. The US has had over fifteen million COVID-19 cases since the onset of the pandemic. The COVID-19 pandemic is having a greater impact on commercial real estate than the global financial crisis of earlier in this century; that was a credit and liquidity crisis. The pandemic directly impacts the demand for space through quarantines, social distancing, shutdowns, supply chain disruptions, employment loss, and a shattering of consumer confidence, according to real estate economic and research experts.

There have been various government economic stimulus packages to help prop up the economy for the short-term with representatives have been unsuccessfully negotiating an additional stimulus package since mid-year. It is anticipated that congress will pass another stimulus by year end 2020. Indications are that, once COVID-19 subsides, the economy is posed for a rebound. However, the COVID-19 pandemic has created tremendous labor market disruptions and profound hardship throughout the United States and the world. This is partly reflected in the sudden unprecedented increase in the U.S. unemployment rate to 14.7% in April, the first month for which the full effects of coronavirus containment measures are evident. Unemployment rates have declined from the peak in April 2020 to 6.7% in November 2020. While uncertainty surrounds unemployment projections over the next few years, it appears unemployment rates are beginning to stabilize sooner than anticipated by most forecasters, which some forecasts projected double-digit unemployment rates through 2021 with optimistic forecasts of double-digit unemployment rates subsiding by mid-year 2021.

Below are excerpts from various market report focusing on the effects of the COVID-19 pandemic on the economy and real estate markets.

Aaron Marshall (CEO – Keyrenter Property Management), Forbes, Oct. 2020

"While certain areas, like deep in the city, are having trouble, the real estate industry in the suburbs and rural areas is doing very well. In fact, the National Association of Realtors reported on August 21 that sales of previously owned homes in the United States rose 24.7%, which is one of the best showings on record. As for why people are continuing to buy homes, there are likely a couple of reasons. First, some people simply want better homes and more isolated ones; if the pandemic will be here with us for a while, we might as well find somewhere extra nice and safe to live. In addition, mortgage rates are low, which, of course, makes property more affordable."

Mike Patton (President – Integrity Wealth Management), Forbes, Oct. 2020

"Prior to the pandemic, the U.S. economy was doing very well. Unemployment was at a 50-year low and inflation was also below the Fed's target of 2.0%. However, because we closed a significant portion of the U.S. economy, 'real' GDP growth (i.e. the % increase/decrease in economic growth compared to one year prior, 'net' of inflation), fell during the second quarter by 31.40%. These are numbers not seen since the Great Depression.

Unemployment spiked to its highest rate in the post WWII era, hitting 14.7% earlier this year. Although the rate has fallen for five consecutive months, it is still above its February reading of 3.5%. It seems clear that the labor market will be forever changed. First, although corporations were already adding technology in lieu of workers, this has intensified during the pandemic. Moreover, this could accelerate further as companies seek to maximize profits. Next, with so many working from home, some companies will continue this practice, thereby reducing demand on commercial real estate. This erosion of demand could cause a decline in CRE prices and lease rates."

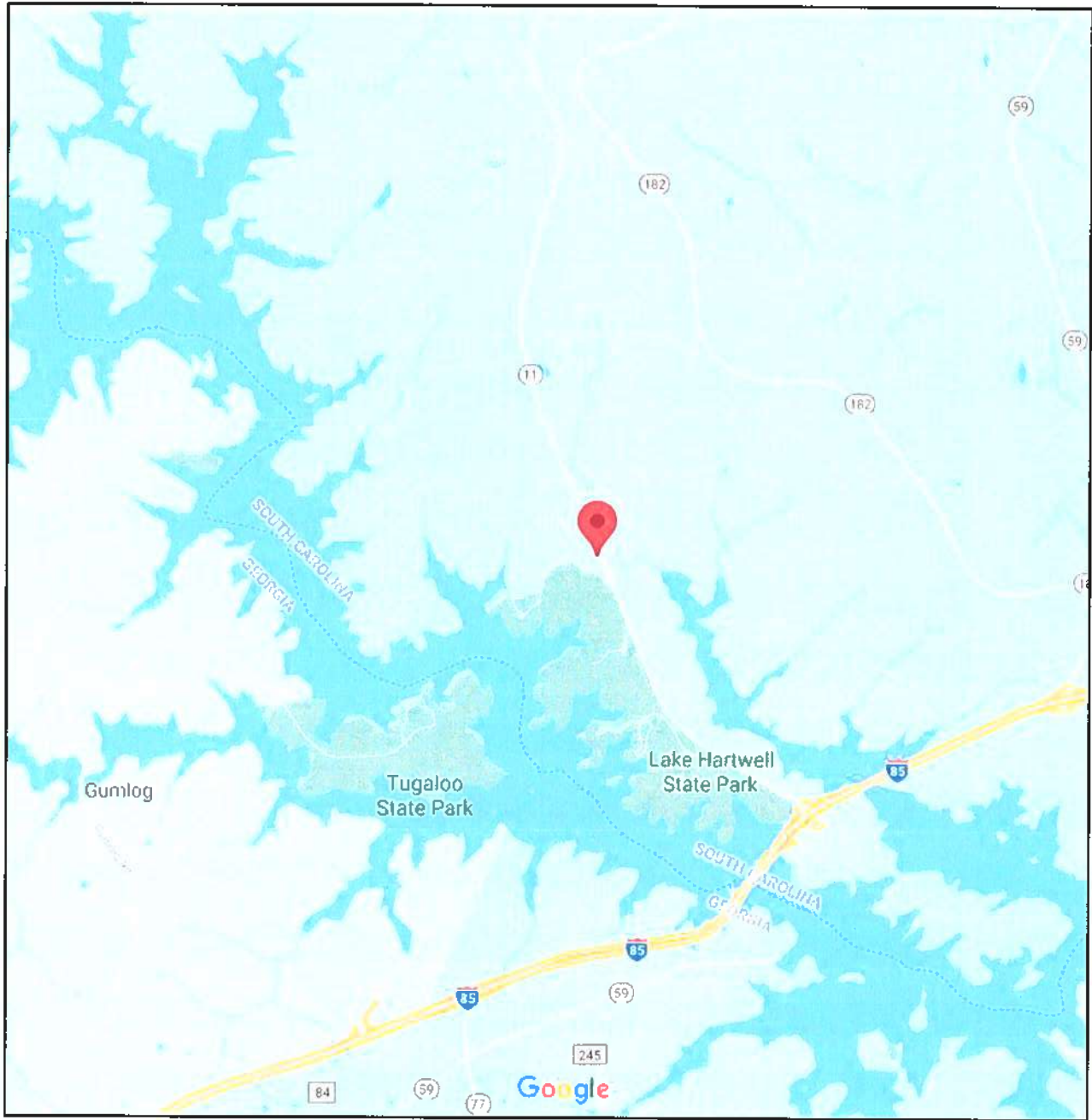
After a historically sharp but short recession during the spring, most major economies are now in early-cycle recovery. China remains somewhat ahead of the rest of the world due largely to its faster reopening. In the United States and Europe, both consumer and business confidence continued to improve, despite uneven progress, below-normal activity levels, and elevated COVID-19 caseloads. Employment conditions continued to improve as temporary job losses were regained, but permanent layoffs are on the rise and unemployment remains high overall. So long as the pandemic limits reopening, there may be a ceiling to job and activity gains for industries hit hardest by virus-related restrictions. The recovery in the number of small businesses and their employees has lost momentum and remains 20% below January levels. Following a steep decline in earnings, investors expect profits in some of the hardest-hit sectors to rebound sharply over the next year and for the overall market to reclaim its pre-pandemic earnings levels by the end of 2021. If earnings meet expectations, it would result in a significantly faster recovery versus past recessions. The technology sector has provided ballast to market profitability, maintaining positive earnings expectations for 2020. (Fidelity, October 2020)

Overall, the third quarter of 2020 produced the second consecutive quarter of notable market gains. Of the benchmark indexes listed here, the Nasdaq again proved the strongest, climbing more than 11.0% for the quarter, followed by the large caps of the

S&P 500 and the Dow, which gained 8.5% and 7.6%, respectively. The Global Dow advanced 5.0% for the quarter, and the small caps of the Russell 2000 ended the quarter up 4.6%. Year to date, the Nasdaq remains well ahead of its 2019 year-end closing value, while the S&P 500 is more than 4.0% over last year's closing mark. The remaining benchmarks continue to gain ground, with the closest to its year-end value being the Dow, followed by the Global Dow and the Russell 2000.

Markets always pulsate, contracting and expanding, even without such events as an international pandemic. Therefore, this appraisal is based on known economic conditions and the indications that the economy and most sectors of it, notably the commercial real estate market, will rebound in relative short order.

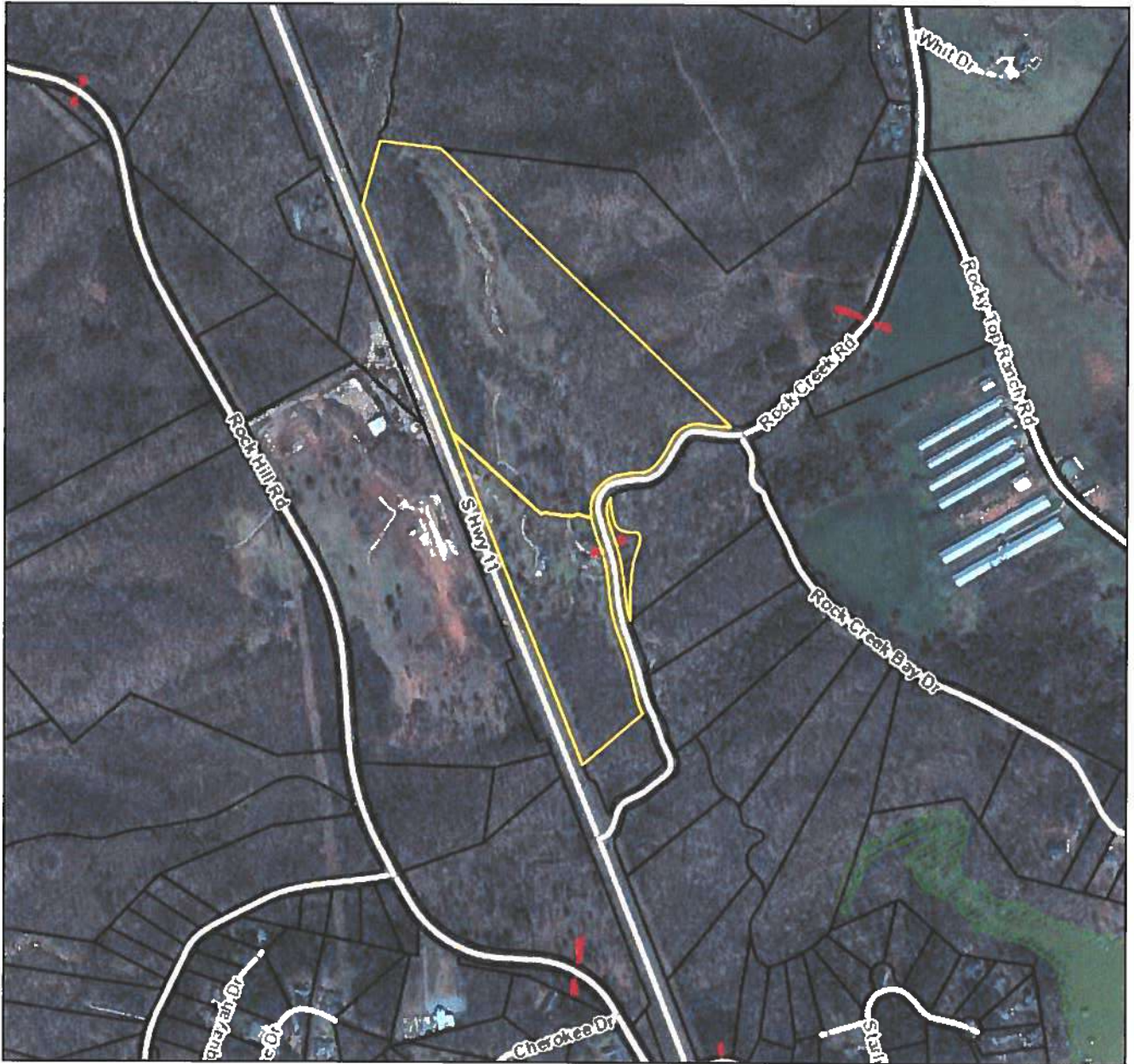
Location Map



Neighborhood Map



Oconee County Tax Map



Flood Map



<p>PIV</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location. Selected FloodMap location. <p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data available Not Digital Data available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard (MFLH) Effective LOMAs Area of Undetermined Flood Hazard (UDFH) Other Undeveloped Area Coastal Barrier Reserve System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone at V-999 With BFE or Depth Regulatory Floodway (see 42, 44, 45, 46) <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Future Conditions 1% Annual Chance Flood Hazard Area with Potential Flood Risk due to Levee: See Notes Area with Flood Risk due to Levee 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect See Flood Elevation Line (FEL) Limits of Study Jurisdiction Boundary Coastal Transect @ Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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COST APPROACH						
518 Rock Creek Drive, Fair Play, SC						
				<u>\$\$\$</u>	<u>%%</u>	<u>\$/SQFT</u>
DIRECT COSTS						
Site Improvements:						
Access Drive				\$10,000.00		
Patio, etc.				\$15,000.00		
Total Site Improvements				<u>\$25,000</u>	8.46%	\$13.12
Building Improvements:						
Single-Family (Main)	850	SF @	\$139.95	\$118,958		
Single-Family (2nd)	1,056	SF @	\$93.47	\$98,701		
Total Building Improvements	<u>1,906</u>			<u>\$217,659</u>	73.63%	\$114.20
Total Direct Costs				<u>\$242,659</u>	82.09%	\$127.31
INDIRECT COSTS						
Accounting, Appraisal & Legal				\$10,000		
Loan Fees				\$2,427		
RE Taxes During Construction				\$2,500		
Environmental Testing				\$1,500		
Contingency & Miscellaneous	2.00%	@	Direct Costs	\$4,853		
Total Indirect Costs				<u>\$21,280</u>	7.20%	\$11.16
Total Direct & Indirect Costs				<u>\$263,939</u>		\$138.48
Entrepreneurial Incentive			@	12.00%		
				<u>\$31,673</u>	10.71%	\$16.62
Replacement Cost New				\$295,612	100.00%	\$155.10
Less: Accrued Depreciation						
Physical Deterioration				\$37,303		
Functional Obsolescence				\$0		
External Obsolescence				\$0		
Total Accrued Depreciation				<u>\$37,303</u>		\$19.57
Depreciated Value of Improvements				\$258,309		
Plus: Other				\$0		
Plus: Site Value				\$0		
FEE SIMPLE VALUE INDICATION BY THE COST APPROACH				<u>\$258,309</u>		
ROUNDED TO				<u>\$260,000</u>		\$136.41

BREAKDOWN METHOD								
518 Rock Creek Drive, Fair Play, SC								
PHYSICAL DETERIORATION								
INCURABLE: SHORT-LIVED COMPONENTS - STRAIGHT LINE								
Item	Cost	Indirect & Entrepreneurial Factor	Adjusted Cost	Curable Deferred Maintenance	Effective Age	Economic Life	%	Deterioration
Access Drive	\$25,000	117.91%	\$29,478	\$0	8	15	53.33%	\$15,722
Patio, etc.	\$15,000	117.91%	\$17,687	\$0	8	15	53.33%	\$9,433
Totals	<u>\$40,000</u>		<u>\$47,165</u>	<u>\$0</u>				<u>\$25,155</u>
INCURABLE: LONG-LIVED COMPONENTS - STRAIGHT LINE								
Item	Cost	Indirect & Entrepreneurial Factor	Adjusted Cost	Curable Deferred Maintenance	Effective Age	Economic Life	%	Depreciation
Single-Family (Main)	\$118,958	117.91%	\$140,267	\$0	5	50	10.00%	\$14,027
Single-Family (2nd)	\$98,701	117.91%	\$116,381	\$0	10	50	20.00%	\$23,276
Totals	<u>\$217,659</u>		<u>\$256,648</u>	<u>\$0</u>				<u>\$37,303</u>
TOTAL PHYSICAL DETERIORATION				<u>\$0</u>				<u>\$37,303</u>

Land Sales Adjustment Grid						
	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Listing
Street	518 Rock Creek Road	SC Highway 11	Rock Creek Bay Drive	Rock Hill Road	Highway 59	SC Highway 11
City, State	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play
County	Oconee County	Oconee County, SC	Oconee County, SC	Oconee County, SC	Oconee County, SC	Oconee County, SC
TMS No.	335-00-02-022, 020	330-00-05-008	335-00-03-017, 039	335-00-01-011	331-00-02-002	335-00-02-001
Number of Acres	40.09	45.79	10.19	34.18	11.95	15.00
Topography	Rolling	Gently rolling	Gently rolling	Rolling	Rolling	Gently rolling
Composition	Wooded	Wooded	Wooded	Wooded	Wooded	Wooded
Shape	Irregular	Irregular	Irregular	Irregular	Highly Irregular	Irregular
Zoning	Unzoned, Oconee County	Unzoned	Unzoned	Unzoned	Unzoned	Unzoned
Sale Price		\$300,000	\$74,000	\$172,500	\$86,500	\$125,000
Plus: Demo/Site Cure		\$0	\$0	\$0	\$0	\$0
Less: Improvements		\$0	\$0	\$0	\$0	\$0
Effective Price		\$300,000	\$74,000	\$172,500	\$86,500	\$125,000
Price \$/Acre		\$6,652	\$7,263	\$5,047	\$7,232	\$8,333
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Financing Terms		Cash	Cash	Cash	Cash	Cash
Adjustment		0%	0%	0%	0%	0%
Condition of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing
Adjustment		0%	0%	0%	0%	-5%
Post-Purchase Expenditures		None	None	None	None	None
Adjustment		0%	0%	0%	0%	0%
Market Conditions		October 24, 2020	July 22, 2020	March 10, 2021	August 29, 2019	Current
Adjustment		2%	3%	0%	6%	0%
Adjustment %		2%	3%	0%	6%	-5%
Adjusted \$/Acre		\$6,663	\$7,481	\$5,047	\$7,666	\$7,917
Locational						
Location						
Corner						
Other						
Physical						
Size			-5%		-5%	-5%
Frontage/Access			5%	15%		
Zoning						
Topography						
Easements/Utility						
Shape/Composition						
View/Amenities		15%	15%	20%	15%	15%
Flood Area						
Adjustment %		15%	15%	35%	10%	10%
Adjusted \$/Acre		\$7,665	\$8,603	\$6,813	\$8,433	\$8,708
All Comparables						
	Before	After				
	Adjustments	Adjustments				
Minimum	\$5,047	\$6,813				
Maximum	\$8,333	\$8,708				
Mean	\$6,885	\$8,048				
Median	\$7,232	\$8,433				
Standard Deviation	\$1,209	\$798				
% of the Mean	18%	10%				
				Subject Size (Acres)	40.09	
				\$ per Unit	\$8,500	
				Value Indication	\$340,765	
				Plus/Less: Improvements	\$260,000	
				Value Indication	\$600,765	
				Rounded to	\$600,000	

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Allen D. McCravy, MAI has made a personal inspection of the property that is the subject of this report.

Certification – Continued

- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Allen D. McCravy, MAI has completed the continuing education program of the Appraisal Institute.



Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 3617

June 1, 2021
Date

**Appraiser's Qualifications
Allen D. McCravy**

EDUCATION:

- Graduated Presbyterian College, B.S. in Business Administration, 1997.
- Appraisal Procedures, Charlotte, North Carolina, 1999.
- Appraisal Principles, Charlotte, North Carolina, 1999.
- Standards of Professional Practice – Part A, Greensboro, North Carolina, 1999.
- Standards of Professional Practice – Part B, Greensboro, North Carolina, 1999.
- Highest and Best Use Applications, 2000.
- Valuation of Detrimental Conditions, 2000.
- Basic Income Capitalization, 2000.
- General Applications, 2001.
- Advance Income Capitalization, 2001.
- Income Valuation of Small, Mixed-Use Properties, 2001.
- Appraisal of Eminent Domain Acquisitions, 2002.
- Highest and Best Use and Market Analysis, 2003.
- Advanced Sales Comparison & Cost Approach, 2003.
- Business Practices & Ethics, 2004.
- National USPAP Update, 2004.
- Report Writing, 2004.
- Advanced Applications, 2005.
- Standards of Professional Practice Update, Greenville, South Carolina, 2006.
- Inverse Condemnation, 2007.
- Analyzing Effects of Contamination on Real Property, 2011.
- Appraising the Appraisal, 2012.
- Fundamentals of Separating Real, Personal Property, and Intangible Business Assets, Columbia, South Carolina, 2012.
- Appraisal of Self Storage Facilities, 2014.
- Multiple other continuing education classes, sponsored by the Appraisal Institute.

PROFESSIONAL AFFILIATIONS:

Member of Appraisal Institute with the MAI Designation
Board of Directors – Greenwood Chamber of Commerce (2006 – 2009)
President of Associate Council for the Appraisal Institute (2009)
Chairman of Education Committee SC Appraisal Institute (2012-2013)
Secretary of SC Chapter Appraisal Institute (2014)
Treasurer of SC Chapter Appraisal Institute (2015)
Vice President of SC Chapter Appraisal Institute (2016)
President of SC Chapter Appraisal Institute (2017)

COURT EXPERIENCE

Qualified as an expert witness in Circuit Court, Family Court, Master in Equity Court

LICENSED:

South Carolina, State Certified General - License No. CG 3617
North Carolina, State Certified General – License No. A7985
Georgia, State Certified General – License No. 364211
Texas, State Certified General – License No. 1380801

EMPLOYMENT:

September 15015-Current: Stone & Associates, Greenville, SC, Principal/Owner, Real Estate Appraiser/Consultant
August 1999-September 15015: Stone & Associates, Inc., Greenville, SC, Real Estate Appraiser/Consultant

APPRAISAL EXPERIENCE:

Appraisal experience consists of various types of income-producing properties, including office buildings, mixed-use properties, industrial properties, apartments, shopping centers and motel/hotel operations. Also appraised retail establishments, highway condemnation and unimproved land. Other specific properties include church structures, convenience stores, restaurant buildings, medical office buildings, converted residences, and manufacturing facilities.

Partial Listing of Company Clients

Lending Institutions

- Ameris Bank
- Arthur State Bank
- Bank of America
- Bank of Travelers Rest
- Bank One
- Bank Greenville
- Barclay's Business Credit, Inc.
- Bank of North Carolina
- Branch Banking and Trust Co.
- Capital Bank
- Capital Corporation
- Chemical Bank of New York
- Columbus Bank and Trust
- CertusBank
- County Bank
- First Citizens
- First National Bank of the South
- First Trust Mortgage Corporation
- First Savers Bank
- Fleet Funding
- Great Western Bank
- Greenwood State Bank
- Harris Bank
- Independence Bank
- LJ Melody
- Laureate Capital
- Magna Bank
- National Bank of South Carolina
- Palmetto Bank
- Park Sterling Bank
- Pinnacle Bank
- Professional Mortgage
- Regions Bank
- South Carolina Bank and Trust
- Southern First
- SunTrust Bank
- TD Bank, N.A.
- Wachovia/Wells Fargo
- WesBanco

Commercial and Other

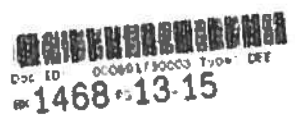
- Alice Manufacturing
- American United Life Insurance Co.
- Belk Simpson Co.
- City of Due West, SC
- City of Greenville, SC
- City of Greenville, SC
- City of Greenwood, SC
- City of Simpsonville, SC
- City of Travelers Rest, SC
- Clemson University
- Coopers & Lybrand
- County of Greenville, SC
- Cryovac/Sealed Air
- Duke Power Company
- Elliott Davis
- Fidelity Mutual Life Insurance Co.
- Flagstar
- Greenville Hospital System
- Haynsworth, Marion, McKay & Guerard
- Jefferson Pilot Life Insurance Co.
- J. P. Stevens and Company, Inc.
- Love, Thornton, Arnold and Thomason
- Mays Department Stores
- McNair Law Firm
- Merrill Lynch
- Metropolitan Sewer District
- Mission Hospital
- National Housing Corporation
- Nature Conservancy
- Nelson, Mullins, Riley & Scarborough
- North Greenville College
- Saluda River Electric Cooperative, Inc.
- Santee Cooper Electric
- Smith, Moore, Leatherwood, LLP
- S.C. Dept. of Highways and Public
- S. C. Dept. of Natural Resources
- S. C. Master and Equity Court
- University of South Carolina
- USC Upstate
- U. S. Internal Revenue Service
- U. S. Postal Service
- Womble Carlyle Sandridge & Rice

SI-A

Addenda

S1-A
54-11

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS



2005 DEC 19 A 10:03

11/15/05

GRAND COUNTY
STATE TAX 1169.00
COUNTY TAX 76.50
ADVERTISING
COMMIT

DRWM
10.00

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee Address:

2704 Hickory Glen
Cove
Germantown
Tenn 38138

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that We, **CLINTON A. MILLER AND SHIRLEY I. MILLER**, in the state aforesaid, for and in consideration of the sum of sixty three thousand and 00/100 (~~\$63,000.00~~) dollars, to us in hand paid by **WILLIAM C. KEESE**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **WILLIAM C. KEESE**, his heirs and assigns forever.

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Center Township, containing **11.58 ACRES**, more or less, as shown and more fully described on a Plat thereof by Michael L. Henderson, PLS #6946, dated 6-24-98 and recorded in Plat Book A620, page 8, records of Oconee County, South Carolina

This conveyance is made subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises

This is the identical lot of land conveyed to Clinton A. Miller and Shirley I. Miller by Quit Claim Deed of Mark Aubrey, recorded on the 6th day of October, 2004 in Deed Book 1374 at page 343 in the records of Oconee County, South Carolina

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

THIS PROPERTY IS SUBJECT TO MAP 335 SUB 02 PAR. 022 ON OCONEE COUNTY PLATS
Tasha Smith
REGISTER OF DEEDS

Received of William C. Keese
the sum of 63,000.00 Dollars
for the purchase of the above described land
Witness my hand and seal of the County of Oconee, South Carolina, this 19th day of December, 2005.

(Page #1 of 3 Pages)

SI-A
54-11

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said **WILLIAM C. KEESE**, his heirs and assigns forever

AND, we do hereby bind ourselves and our heirs, executors, and administrators to warrant and forever defend all and singular the premises before mentioned unto the said **WILLIAM C. KEESE**, his heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 6th day of April in the two thousand fifth year of our Lord and in the two hundred twenty ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

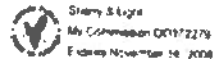
[Signature]
WITNESS sign here

[Signature] [SEAL]
Clinton A. Miller sign here

[Signature]
NOTARY sign here

[Signature] [SEAL]
Shirley I. Miller, sign here

**WITNESS AND NOTARY MUST BE TWO SEPARATE INDIVIDUALS.
THIS SAME WITNESS & SAME NOTARY SIGN PROBATE.**



2008 DEC 19 A 0 03
CLERK OF SUPERIOR COURT
REGISTER OF DEEDS

51-A
54-11

Book: 1468 Page: 13 Page: 3 of 3

STATE OF Florida |
COUNTY OF Alachua | PROBATE

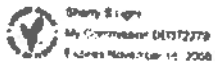
PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named CLINTON A. MILLER AND SHIRLEY I. MILLER sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Carrie Nelson
SAME WITNESS #1 ABOVE, sign here:

Sworn to before me this
6th day of April, 2005

2 [Signature] (LS)
SAME NOTARY #2 ABOVE, sign here
My Commission Expires

(IMPRESSION SEAL REQUIRED)



CLINTON A. MILLER
SHIRLEY I. MILLER
REGISTER OF DEEDS
2005 DEC 19 A D 09

SI-A
S4-11

BOOK 1384 PAGE 353

OFFICIAL COUNTY _____
 STATE TAX _____
 COUNTY TAX _____
 FEE/TAX

FILED FOR RECORD
 OCONEE COUNTY, S.C.
 REGISTER OF DEEDS
 2009 NOV 30 A 10:06

THIS PROPERTY DESIGNATED AS
 MAP 2008-00-024 p10
 ON OCONEE COUNTY PARCELS 935-00-02405 p10
 201-02-01-024
 OCONEE COUNTY REGISTER

(Space Above This Line For Recording Data)

STATE OF SOUTH CAROLINA
 COUNTY OF OCONEE
 TITLE TO REAL ESTATE
 INTER
 GRANTEE'S ADDRESS: *PO Box 1057 Seneca SC 29169*

019989
 Rec. 10/22

KNOW ALL MEN BY THESE PRESENTS, That I, DERYL C. KEESE, in the State aforesaid, for and in consideration of the sum of FIVE (\$5.00) DOLLARS, love and affection for my brother to me paid by WILLIAM C. KEESE in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

WILLIAM C. KEESE
 His Heirs and Assigns forever

ALL my right title and interest in and to (same being a one-half undivided interest) ALL that certain piece parcel or tract of land lying and being situated in the State of South Carolina, County of Oconee, containing 8.05 acres, more or less and being more particularly described on a plat of survey by Billy R. Watson, SCRLS #4556 dated October 29, 1978 and recorded in Plat Book P-123, page 121 records of Oconee County, South Carolina

This being a portion of the property conveyed to Deryl C. Keese and William C. Keese by deed of Harold W. Turner dated April 3, 1973 and recorded in Deed Book 110, page 44, records of Oconee County, South Carolina

TMS #p/o 206-00-01-024

AND ALSO:
 ALL that certain piece parcel or tract of land containing Twenty nine and 1/2 acres, more or less, situated, lying and being in Oconee County in said State, known as the S. M. Crawford on waters of Cane Creek or Tugaloo River adjoining lands now or formerly of Lawrence Sheldon, Nelly Gibson the old Sloan Glenn place and the old Jolly Place. This is the same piece recorded in Volume TT page 22 at Walhalla, SC by John F. Craig, CCP and GS Oconee County, South Carolina

This being the identical property conveyed to W. T. Keese by deed of Joe W. Thomas dated January 1, 1938 and recorded in Deed Book 4X, page 16 records of Oconee County, South Carolina, the said W. T. Keese having died

Recorded this 1st day of Oct
 Book 123 Page 121
 Seneca, S.C.
 Auditor Oconee County, S.C.

Marshall & John, P. A.
 Attorneys at Law

119-B Professional Park Drive
 Seneca, South Carolina 29169

51-A
54-11

testate leaving said property to Deryl C. Keese and William Craig Keese as evidenced by Probate Package #7713 of W. T. Keese, records of Oconee County, South Carolina

BOOK 1384 PAGE 354

TMS#335-00-02-005

AND ALSO:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, being known and designated as Lot Eight (8) of ROYAL ACRES SUBDIVISION, as shown and more fully described on a plat thereof prepared by Gregory Blake Sosebas, PLS #14818, dated 11-15-93 and recorded in Plat Book A254, page 4, records of Oconee County, South Carolina

This being a portion of the property conveyed to Deryl C. Keese, William C. Keese, Carolyn P. Keese and Jenny E. Keese by deed of Jack Arva et al, recorded 9-28-79 in Deed Book 13P, page 112, records of Oconee County, South Carolina, the interest of Carolyn P. Keese and Jenny E. Keese having been conveyed unto Deryl C. Keese and William C. Keese by deed, recorded in Deed Book 764, page 38, records of Oconee County, South Carolina

TMS# 241 02 01 027

FURTHER THIS CONVEYANCE is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina

TOGETHER with 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 all and singular the premises before mentioned unto the said WILLIAM C. KEESE, his heirs and assigns forever

And I do hereby bind myself and my Heirs, Personal Representatives and Administrators, to warrant and forever defend all and singular the said premises unto the said WILLIAM C. KEESE, His heirs and assigns, against me and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof

WITNESS our Hands and Seats this 02 day of September, in the year of our Lord Two Thousand Four

Signed, Sealed and Delivered in the presence of

Wm. P. Potts
Shirley M. Potts

Deryl C. Keese (SEAL)
DERYL C. KEESE

51-A

54-11

Book: 1384 Page: 353 Page: 3 of 3

BOOK 1384 PAGE 355

STATE OF SOUTH CAROLINA)
)
COUNTY OF DCONEE)

ACKNOWLEDGEMENT

Shirley M. Porter, a Notary Public for South Carolina, do hereby certify that William C. Keese personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24th day of September, 2004.

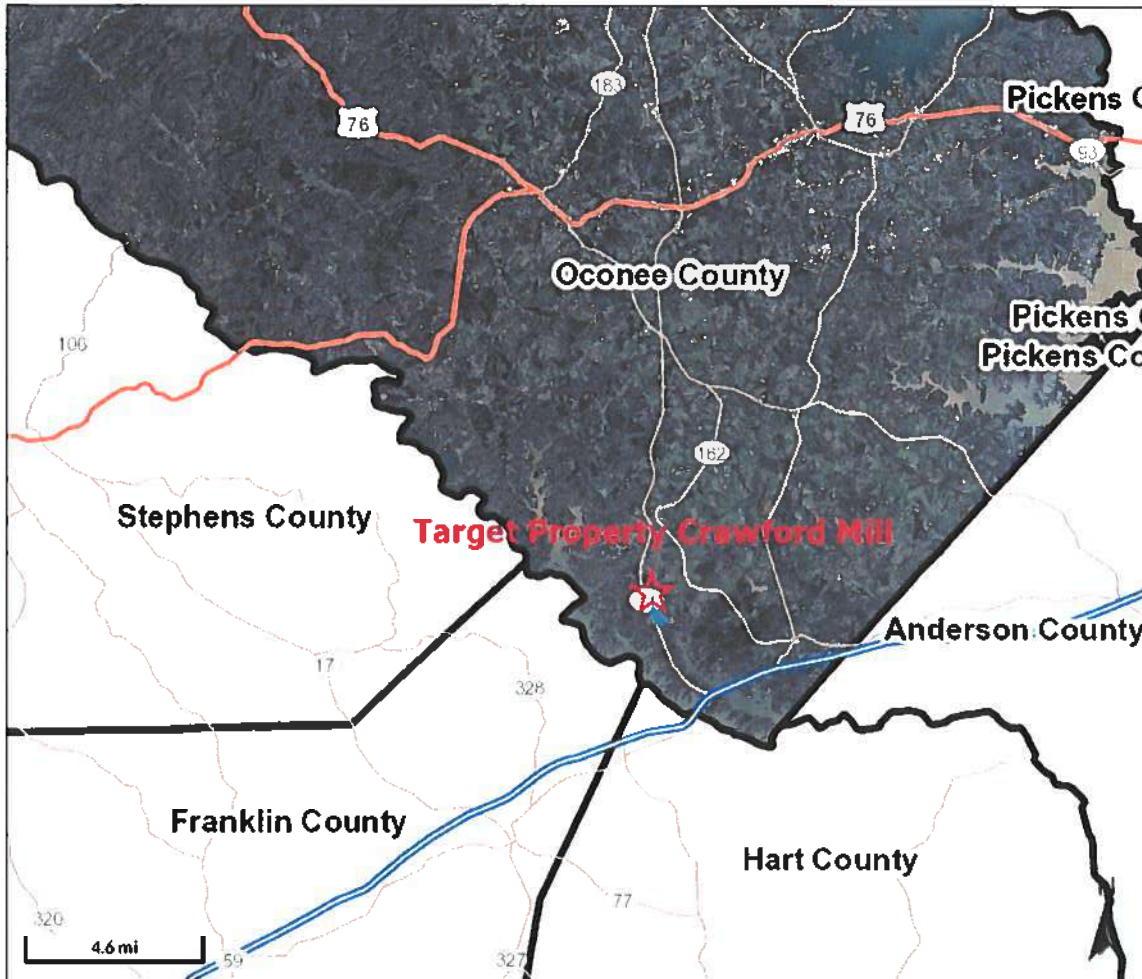
Shirley M. Porter
My Commission Expires March 16, 2009

51-A

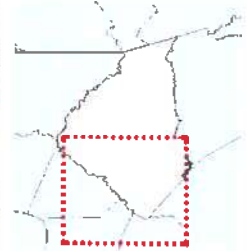
State of South Carolina **BCD** 13/1976
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
ALLEN DEAN MCCRAVY
Is hereby entitled in practice as a:
Certified General Appraiser
License Number: **3617**
Expiration Date: 06/30/2022
OFFICE COPY


Administrator

51-B2



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	335-00-02-026	Alternate ID	51508	Owner Address	KEESE WILLIAM C	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		33 EVERLEIGH CT	Date	Price	Reason	Qual
Property Address		Acreage	29.5		SIMPSONVILLE, SC 29681	n/a	0	n/a	n/a
						n/a	0	n/a	n/a
District	15								
Brief Tax Description	n/a								

(Note: Not to be used on legal documents)

Date created: 7/15/2021
Last Data Uploaded: 7/14/2021 9:32:36 PM

Adjacent owners Crawford Mill

[Baker James G & Karen W J/S % Nix Ch](#) 140 Brown Bridge Rd
Commerce, GA 30530

RAMSEY TIMOTHY A & KIMBERLY A J/S
123 SANTEELAH DR
WESTMINSTER, SC 29693

KANAGY SAMUEL J & LYDIA L/E
798 EDGEWOOD LANE
FAIR PLAY, SC 29643

HART MICAH H & KIMBERLY A
270 FRIENDSHIP VALLEY ROW
SENECA, SC 29678

GEARHART JOAN & DANIELS TIMOTHY
8431 EASTON COMMONS DR
LOUISVILLE, KY 40242

DONALD TIMOTHY D
111 WHIT DR
FAIR PLAY, SC 29643

DANIELSEN ALBERT W ETAL
213 25TH AVE N
NORTH MYRTLE BEACH, SC 29582

ZIMMERMAN CLAIR M & NAOMI
17105 S HIGHWAY 11
FAIR PLAY, SC 29643

CAMPBELL FRANCIS & JEANE A & SMITH K
17250 S HWY 11
FAIR PLAY, SC 29643



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners

Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

James G. Baker

140 Brown Bridge Rd
Commerce, GA 30530

Dear Landowner:

The Oconee County Conservation Bank Act requires the applying entity to notify all adjoining landowners of a public hearing in the event a landowner applies to the Conservation Bank for a grant. Please be advised that the Foothills Farmstead, LLC., has applied for a grant from the Bank for a fee simple purchase to buy property from an owner of property contiguous to you and identified as William C Keese. While it is not required, contiguous landholders may submit in writing to the Board their views in support of or opposed to the application, if any.

Please notify the Oconee County Conservation Bank at Pine Street Administrative Complex 415 South Pine St. Walhalla, SC 29691 in writing, if you wish to be heard. The hearing and Conservation bank meeting will be scheduled sometime between August 1 and November 1. Anyone wishing to attend the meeting should go to the Oconee County Conservation Bank Page at oconeesc.com to get the finalized date for the meeting.

Sincerely,

Eddie Martin
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 Steve Smith

July 13, 2021

CAMPBELL FRANCIS
 & JEANE A & SMITH K
 17250 S HWY 11
 FAIR PLAY, SC 29643

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Sincerely,

Eddie Martin
 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 Steve Smith

July 13, 2021

DONALD TIMOTHY D
111 WHIT DR
FAIR PLAY, SC 29643

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Sincerely,

Eddie Martin
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 Steve Smith

July 13, 2021

GEARHART JOAN &
DANIELS TIMOTHY
8431 EAST ON COMMON
LOUISVILLE, KY 40242

Dear Landowner:

The Oconee County Conservation Bank Act requires the applying entity to notify all adjoining landowners of a public hearing in the event a landowner applies to the Conservation Bank for a grant. Please be advised that the Foothills Farmstead, LLC., has applied for a grant from the Bank for a fee simple purchase to buy property from an owner of property contiguous to you and identified as William C Keese. While it is not required, contiguous landholders may submit in writing to the Board their views in support of or opposed to the application, if any.

Please notify the Oconee County Conservation Bank at Pine Street Administrative Complex 415 South Pine St. Walhalla, SC 29691 in writing, if you wish to be heard. The hearing and Conservation bank meeting will be scheduled sometime between August 1 and November 1. Anyone wishing to attend the meeting should go to the Oconee County Conservation Bank Page at oconeesc.com to get the finalized date for the meeting.

Sincerely,

Eddie Martin
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 Steve Smith

July 13, 2021

HART MICAH H & KIMBERLY A
270 FRIENDSHIP VALLEY ROW
SENECA, SC 29678

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CONSERVATION DISTRICT**

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Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

KANAGY SAMUEL J & LYDIA L/E
798 EDGEWOOD LANE
FAIR PLAY, SC 29643

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301 West South Broad Street
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**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners

Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

RAMSEY TIMOTHY A & KIMBERLY A J/S
123 SANTEELAH DR
WESTMINSTER, SC 29693

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Bob Winchester, Chairman
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Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

ZIMMERMAN CLAIR M &

NAOMI

17105 S HIGHWAY 11

FAIR PLAY, SC 29643

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Sincerely,

Eddie Martin
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691

53-E1
53-E2

Land Management Plan for Historic Crawford Mill Farm

Ownership and Management:

The historic Crawford Mill Farm will be owned by the non-profit, The Foothills Farmstead. An agreement will be made between the Foothills Farmstead and the state tourism district, Lake Hartwell Country, in which they will manage the day-to-day activities of the property including but not limited to public access.

Conservation Practices:

Conservation practices that will be put into place include erosion control, protection of wildlife habitats, minimal invasion by way of public access and historical aspect protection. Wooded areas and open fields will be maintained as they are. With what is already in place in the property, there is little to do to complete the site plan that is included in this application. Event "area," bridges, parking areas and restrooms will all be added with minimal invasion to the property, wildlife and environment. Best use practices will be observed in all procedures.

Public Access/Education

Key to this project is public access. This can happen very soon after the fee-simple purchase due to infrastructure already in place (trails, roads and visitors center cabin). Minimal change to the land will occur for parking and restrooms (see site plan). Also, there is a large education component to this project. With public access, there is opportunity for education on history, conservation, wildlife, etc.

*** There are many local resources available to both the Foothills Farmstead and Lake Hartwell Country including Oconee County Soil and Water Conservation District, Upstate Forever and OPUS Trust. These resources will be beneficial in applying and maintaining the best conservation practices on the property. Along with these resources, there will be Deed Restrictions set into place to ensure conservation in perpetuity which will be monitored yearly by Oconee Soil and Water Conservation District to insure that all parties are responsible for upholding the tenants for the deed restrictions.

***For additional management components, see letter of intent from Lake Hartwell Country included in this application.

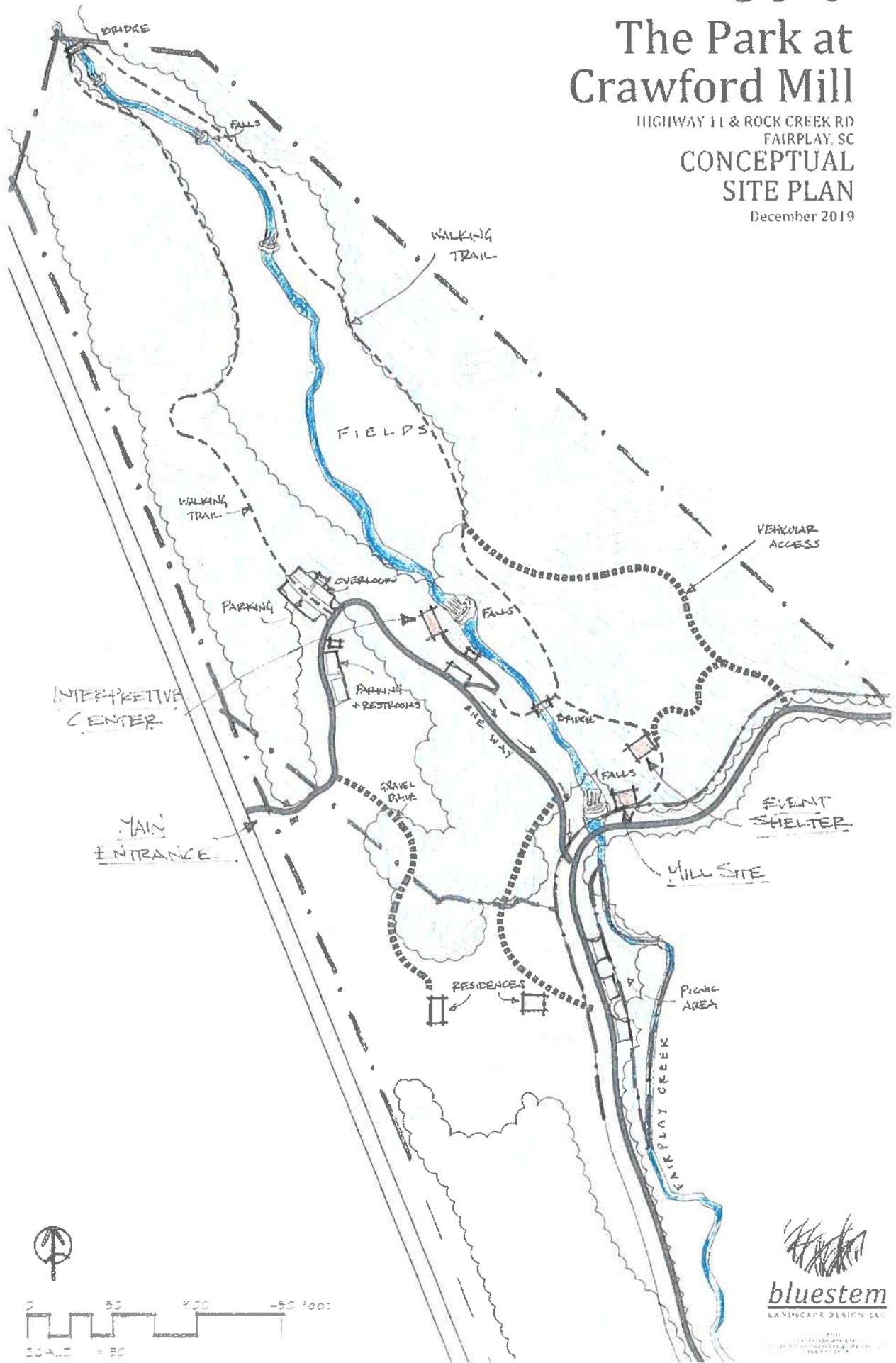
S 3-E 1
S 3-E 2

The Park at Crawford Mill

HIGHWAY 11 & ROCK CREEK RD
FAIRPLAY, SC

CONCEPTUAL SITE PLAN

December 2019



PLANS FOR CRAWFORD MILL
3000 CRAWFORD MILL RD
FAIRPLAY, SC 29709
704.808.9404

53-E1
53-E2



To the Executive Director and the Board of Directors: Foothills Farmstead

RE: The Foothills Farmstead and proposed additional site (hereafter referred to as Crawford Mill)

Dear Sirs,

Please accept the following letter as a Letter of Intent from Lake Hartwell Country regional tourism commission (LHC) as owners and operators of the Bart Garrison Agricultural Museum of South Carolina (BGAMSC), pertaining to but not limited to the proposed engagement between LHC and the Foothills Farmstead. The engagement, as detailed below, is in summation, the proposal for the Foothills Farmstead, and the Crawford Mill Site located in Fair Play, SC, to join the Bart Garrison Agricultural Museum of SC in being under the auspices of the Agricultural Heritage Partnership Trust (AHPT). This engagement is tentative, and based on the receipt of said Crawford Mill and pertaining properties by the Foothills Farmstead. At that point, the AHPT is to be formed as a management entity for all three sites.

As it now stands, the following are the conditions of this Letter of Intent, as set out by both parties:

1. The Foothills Farmstead will officially receive the property as granted by the grantor, to have and hold to preserve and protect ad infinitum.
2. At that time, AHPT will work with the Foothills Farmstead to craft a full contract, with the goal of AHPT acting thereafter as umbrella organization to the Foothills Farmstead, the state agricultural museum (BGAMSC), and the Crawford Mill site.
3. The Board of Directors of the Foothills Farmstead shall present their requests, concerns etc. to their Executive Director. The Board of Directors of BGAMSC shall do the same to the Executive Director of BGAMSC. The Directors shall then meet to discuss terms and create further contract drafts. A finalized draft shall then be submitted to respective Boards for vote and authorization by both parties.
4. Upon authorization of the full contract, AHPT will assume management of the Foothills Farmstead and Crawford Mill site with the following conditions set:
 - a. AHPT agrees to work to provide full time employment (FTE) plus benefits to the Foothills Farmstead Director, as Manager of one or both sites, contingent upon fundraising by said Director to enable employment.
 - b. AHPT shall work with the Director of the Foothills Farmstead to fundraise for said position and any additional positions needed to staff the Crawford Mill site.
 - c. AHPT will be responsible for taking out liability insurance on all sites.
 - d. AHPT will be responsible for development of the sites, with the goal of preserving both to the highest standards of historic preservation.
 - e. AHPT will be responsible for marketing the sites as high-quality destinations for educational groups and tourism, to both bolster the sustainability of the sites

S3-E1
S3-E2

and to educate the public in Oconee County, South Carolina, and Cherokee histories.

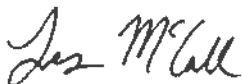
- f. The AHPT will adhere to all policies and procedures, and industry best practices.
- g. AHPT will maintain all books and records for the management of all three sites, including but not limited to: payroll, tax information, non-profit records, audits, income and expense, and archives.
- h. AHPT will be responsible for all human resources pertaining to all three sites.
- i. AHPT agrees to honor and uphold any credit arrangements as made per the donation of the petroglyph site by the grantor; i.e. naming arrangements for any or all parts of the site.

In summary, it is the honor of Lake Hartwell Country to be considered for this role. Part of our mission is to preserve and protect all of South Carolina's agricultural heritage and treasures, and the Foothills Farmstead and the Crawford Mill site meets this mission. It is our belief that these sites represent the future of Heritage Preservation, Heritage Tourism, and Economic Development for Oakway, Fair Play, and Oconee County as a whole. We are proud to be partners with the Foothills Farmstead, and look forward to and await further notification.

For any and all inquiries, please contact LHC and BGAMSC Director Les McCall, 864-247-5709 or les@crownofthecarolinas.org.

This is a Letter of Intent, and as such, binds neither party.

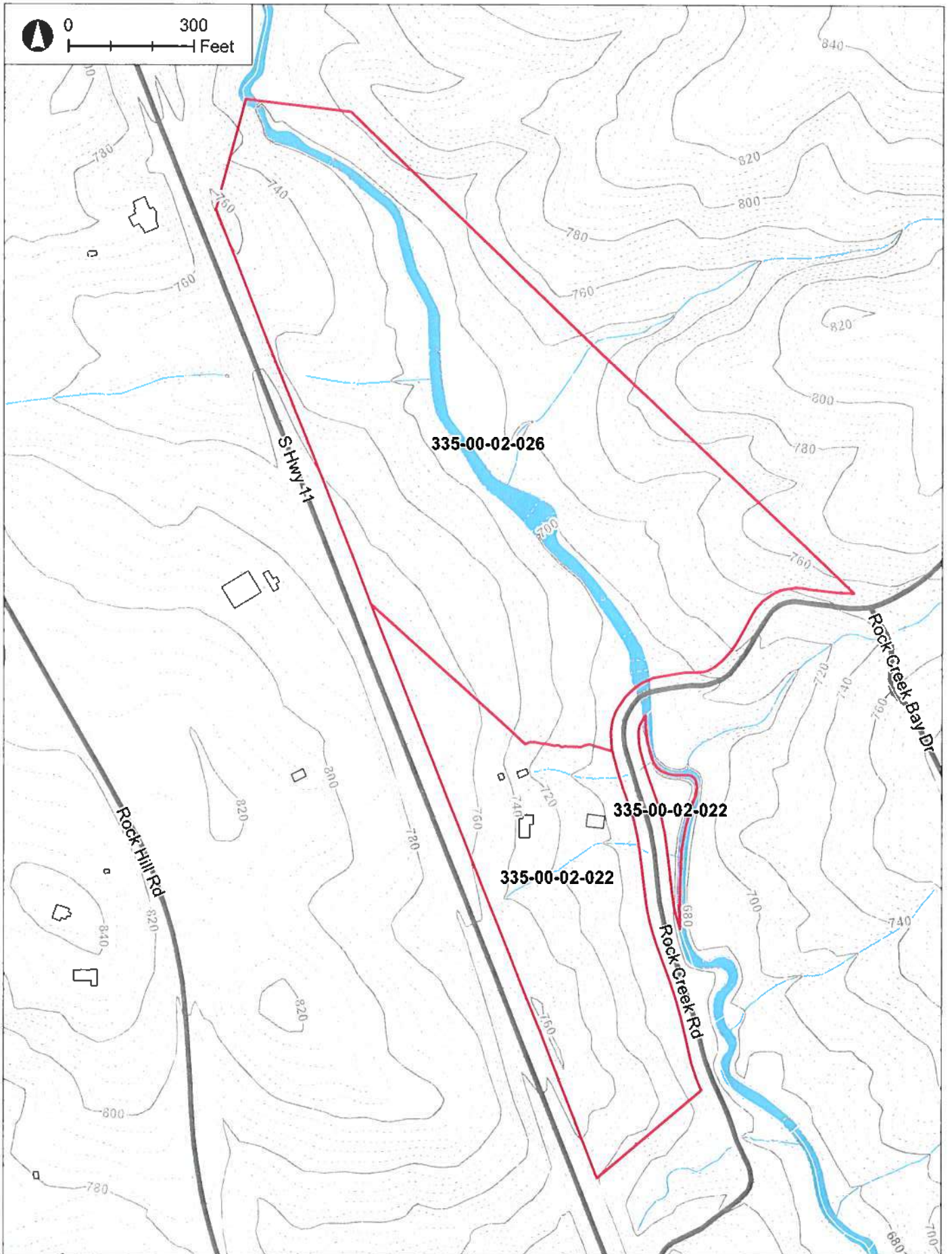
Kindest Regards,



Les McCall
Executive Director
Lake Hartwell Country Regional Tourism Commission
Bart Garrison Agricultural Museum of South Carolina
South Carolina Century Farm Program



Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator
Services provided by ESRI, Inc. International



54-1E
54-1F

The Crawford Mill property is located on SC Hwy 24 approximately 5 miles north of Interstate 85 and the South Carolina Visitor's Center 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. The property is currently managed for hay, wildlife and recreation. Mr. Keese wishes for the property to be managed as such going forward with the addition of hiking trails, an interpretive center for petroglyphs, a reconstructed grist mill, and heritage farm demonstrations. The property will be open for public visitation once transferred.

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, a species listed as threatened in South Carolina, 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. Fair Play Creek or Rock Creek runs through the upper portion of the property and is suitable habitat for typical creek species in South Carolina such as tiger and spotted salamander as well as possible lower range habitat for critically imperiled green salamander which only exists in nine counties in South Carolina, North Carolina and Georgia combined. Frog species noted in the area include the leopard frog and Cote's gray tree frog. The proximity to Lake Hartwell and the size of Rock Creek would create suitable habitat for migratory raptors such as ospreys, kestrels and the rare swallow-tailed kite. The area included in this parcel provides adequate habitat for these and other less threatened native species.

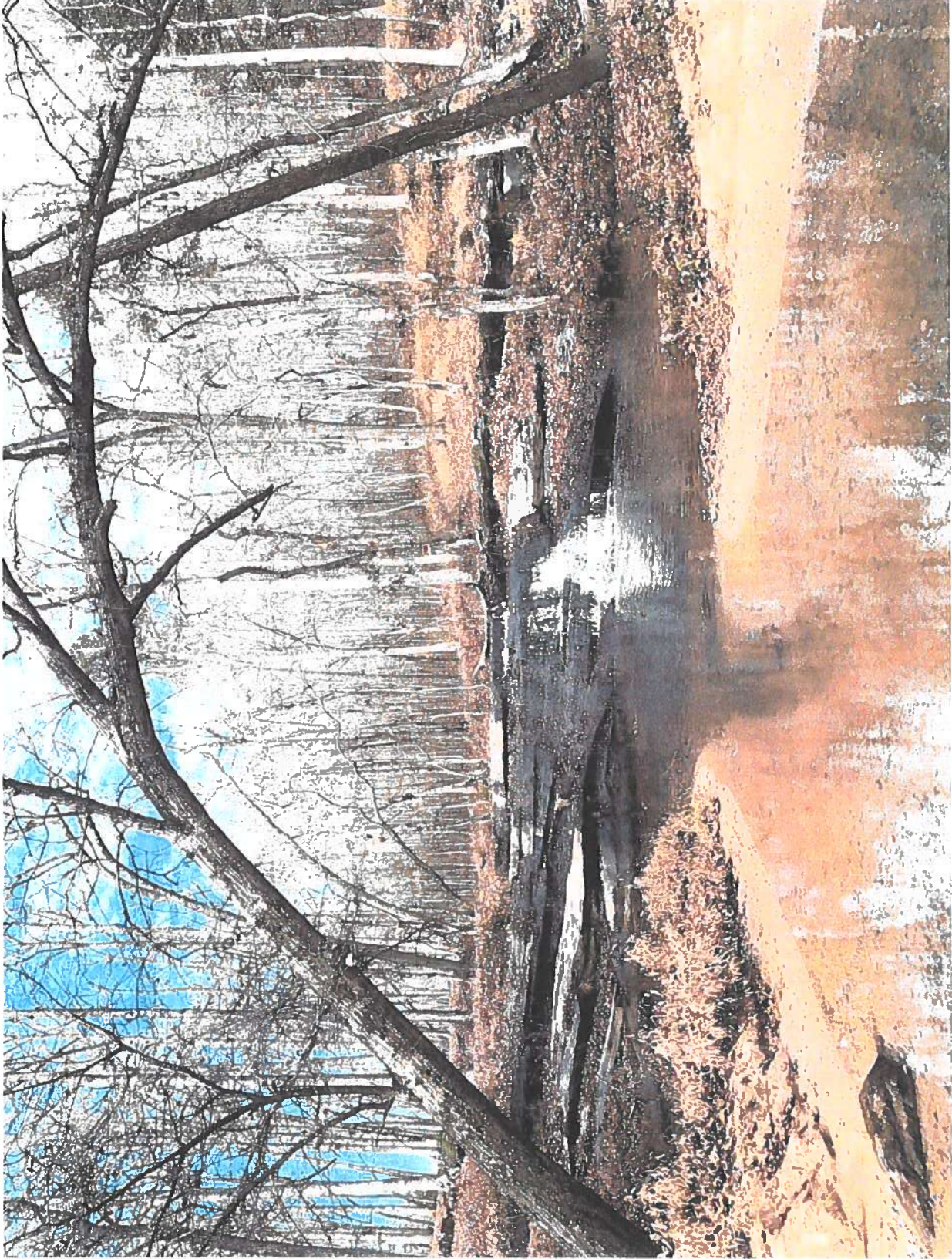
R. Jason Davis

Soil Conservation Technician

USDA-NRCS Walhalla, SC

Jason.davis@usda.gov

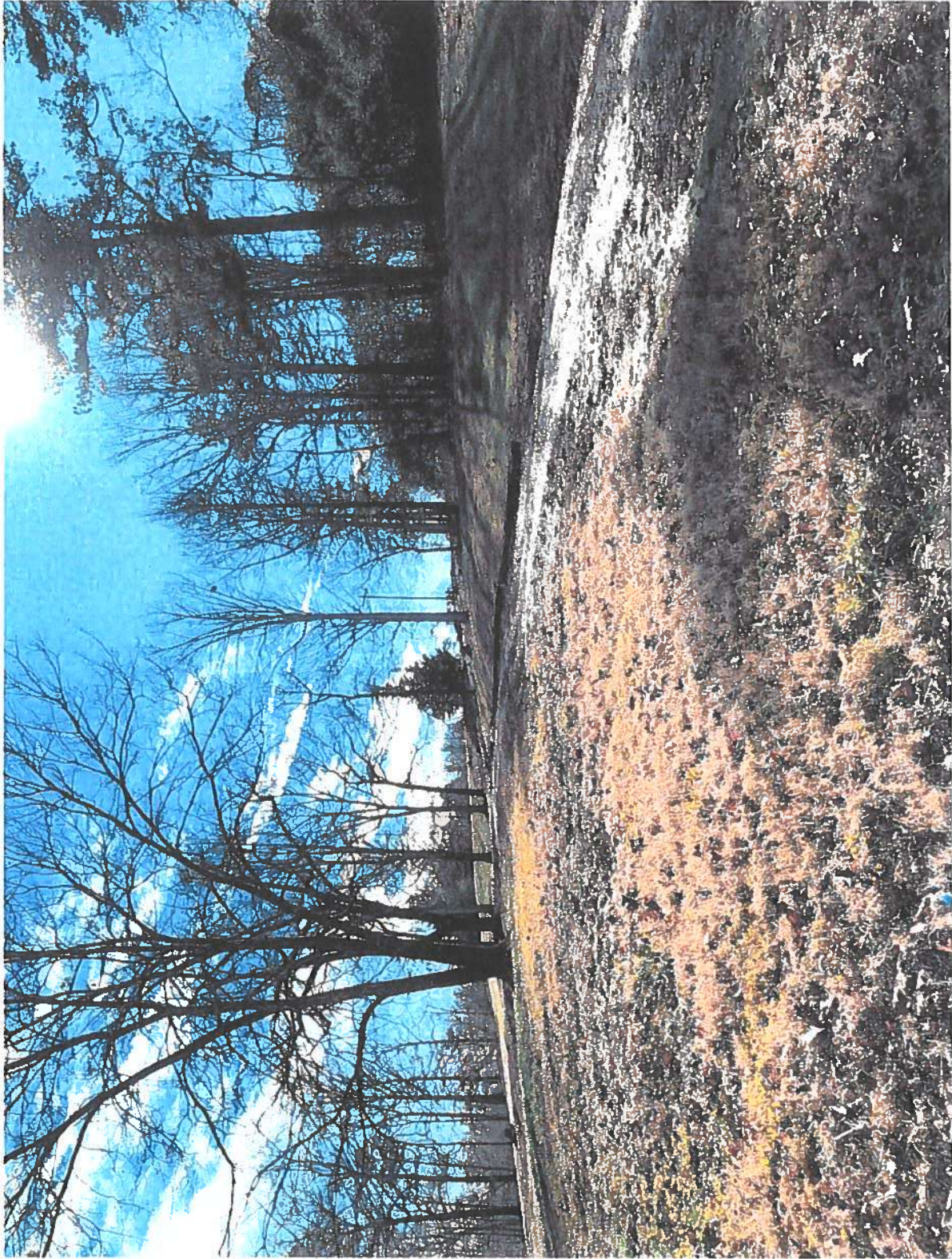
864-638-1004 office



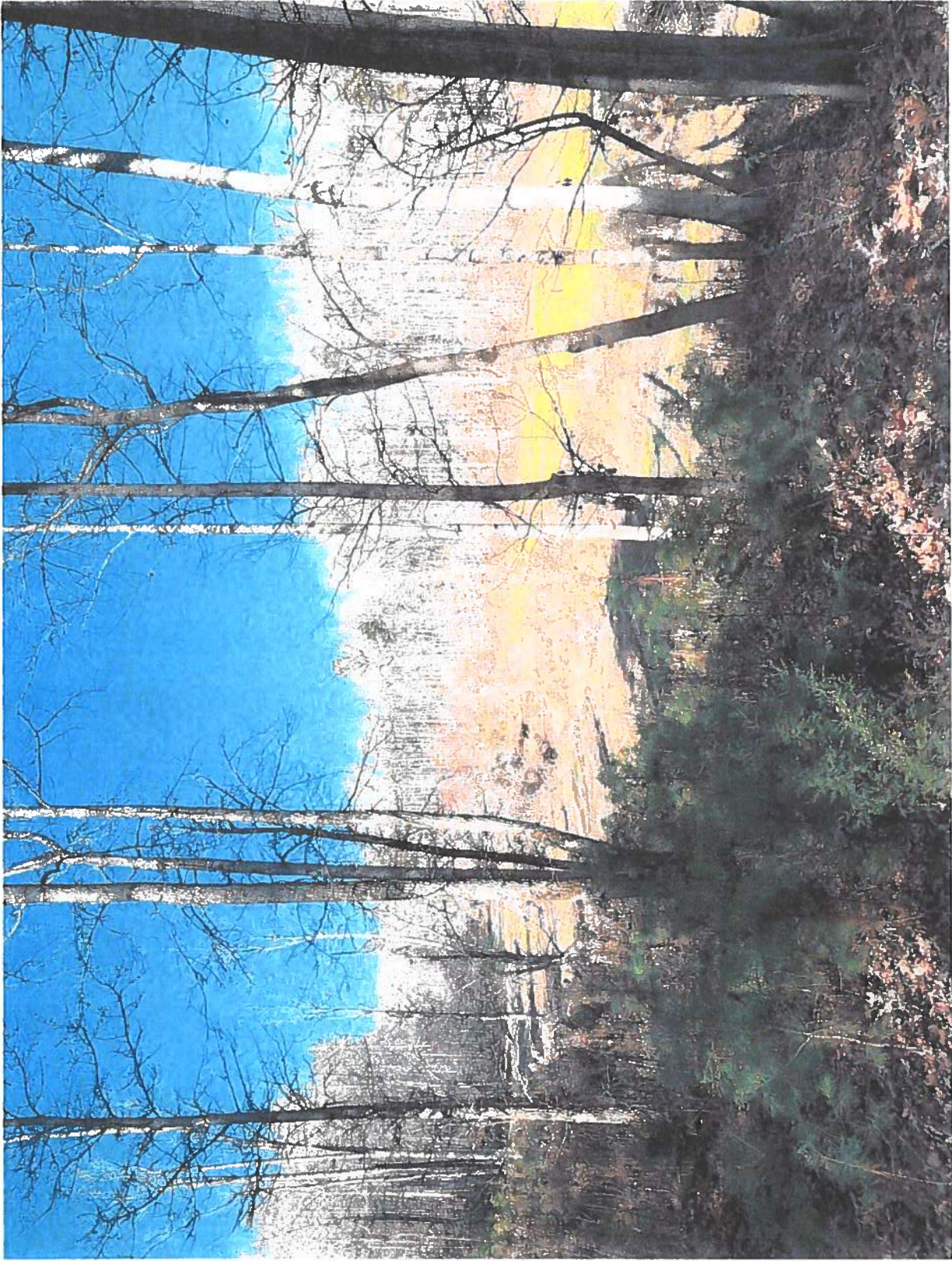
Lower Waterfall (historic grist mill site on right side)



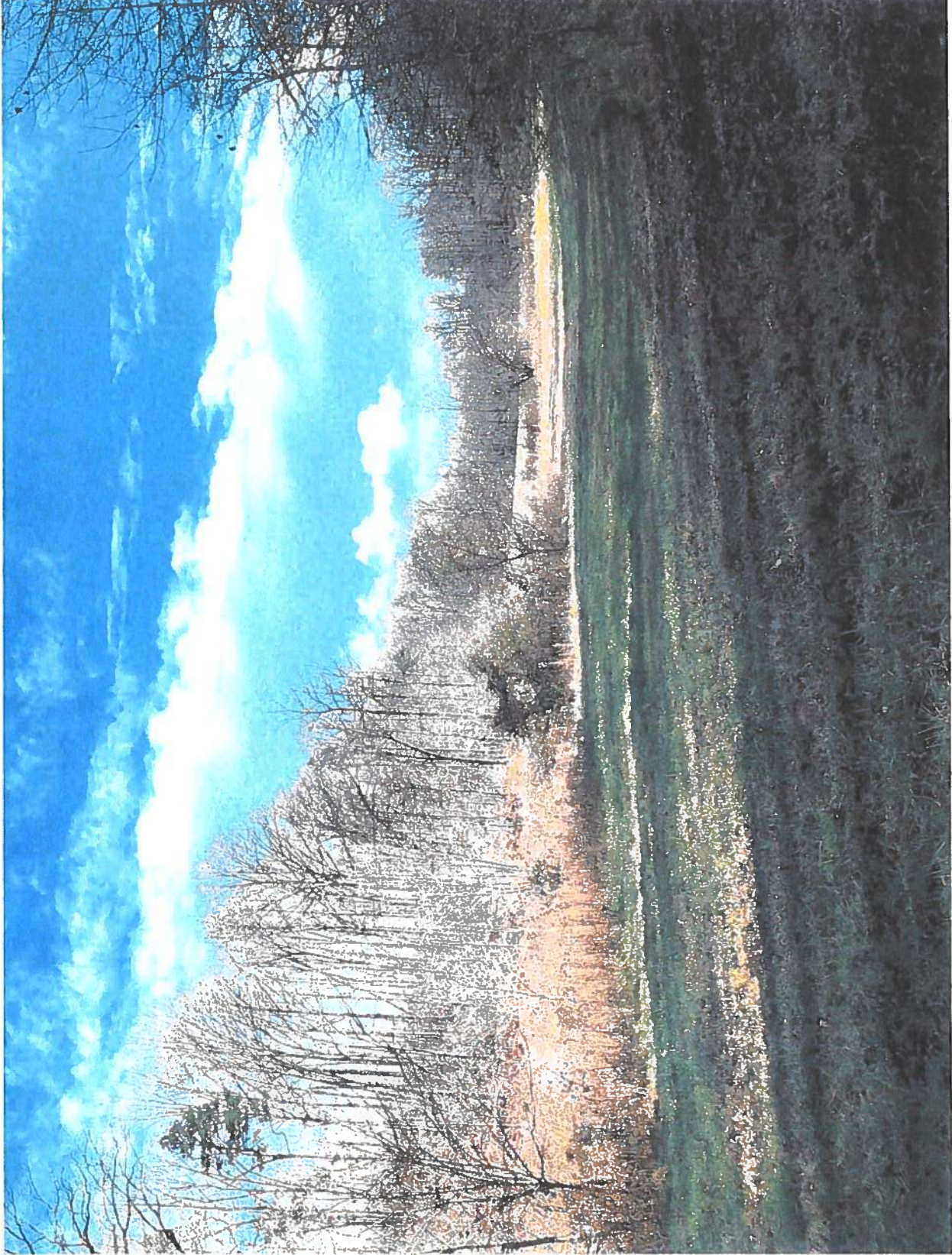
Largest of 4 Waterfalls (petroglyphs to the left of this waterfall)



Driveway from Hwy 11 (parking areas as denoted on site plan)



View of Bottom Land with Creek (from parking areas)



Looking South from Upper Portion of Property

54-7



Bridge at Upper-Most Portion of the Property (looking North)

S-4-7



View of Lower Portion from East Side (note the waterfall in background)

54-3d



Petroglyph (believed to be of an "Atlatl" which is a weighted spear thrower)

S4-3d



Petroglyph

S4-3d



Petroglyphs

S4-3d



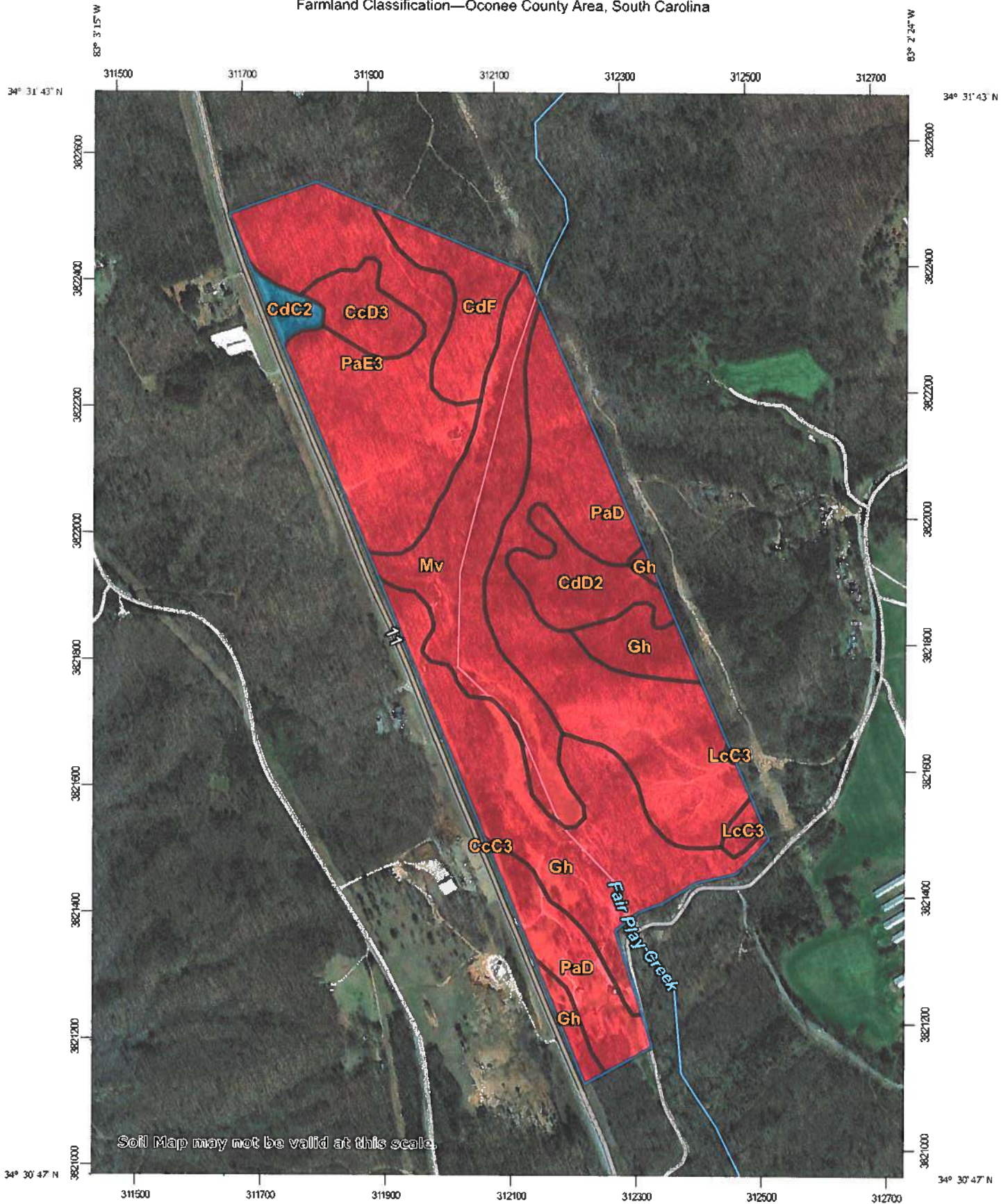
Petroglyphs

S4-3d

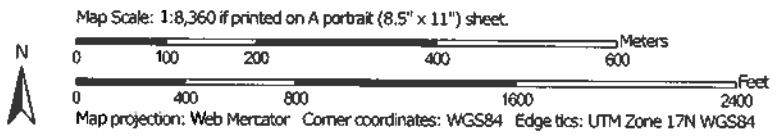


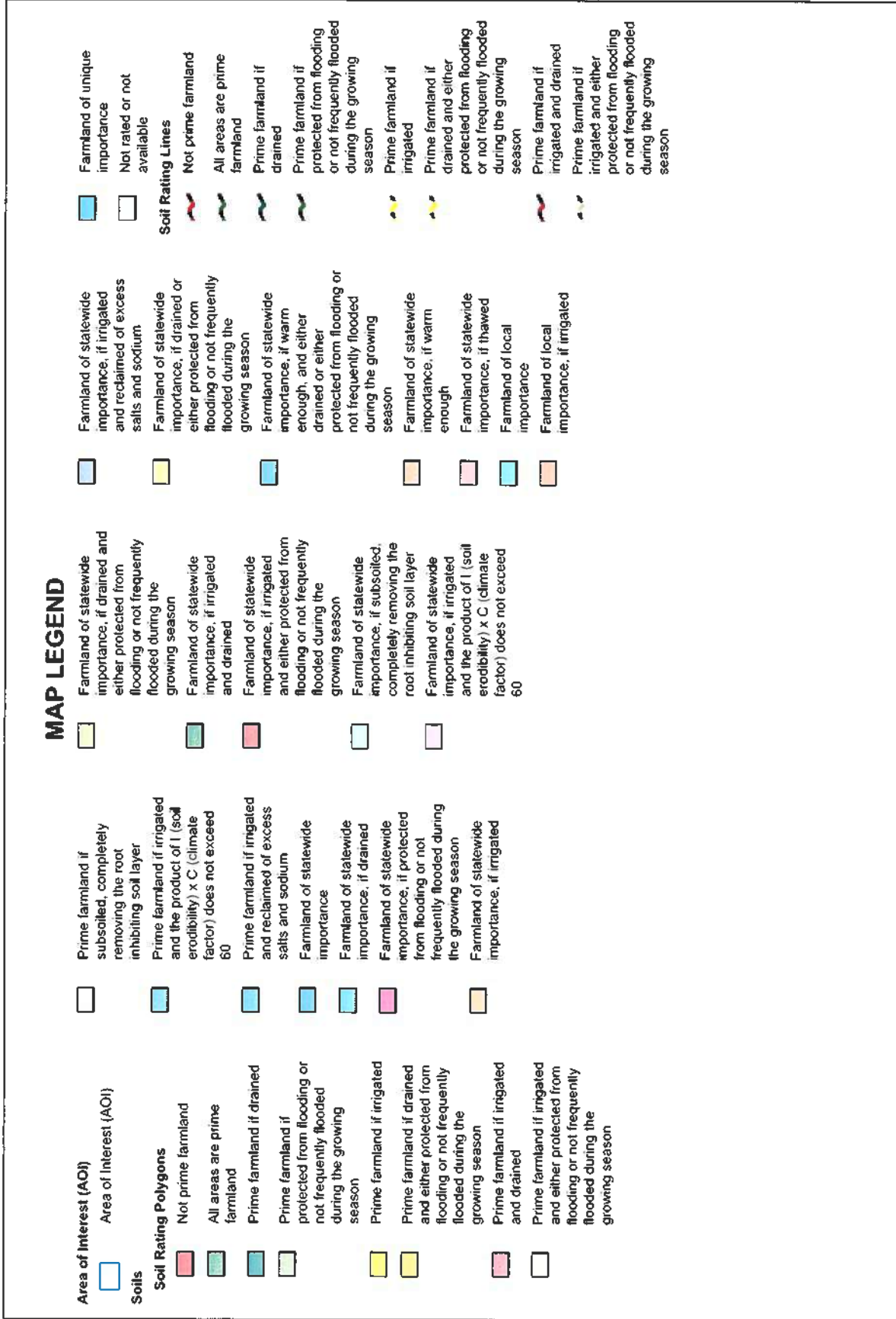
Petroglyphs

Farmland Classification—Oconee County Area, South Carolina



Soil Map may not be valid at this scale.





Farmland Classification—Oconee County Area, South Carolina

54-46

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oconee County Area, South Carolina
 Survey Area Data: Version 20, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

	Farmland 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
	Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or flooded during the growing season		Not rated or not available
	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		Water Features
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Streams and Canals
	Farmland of statewide importance, if irrigated and the product of 1 (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Interstate Highways
			Farmland of local importance, if irrigated		US Routes
					Major Roads
					Local Roads
					Background
					Aerial Photography

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	0.0	0.0%
CcD3	Cecil clay loam, 10 to 15 percent slopes, severely eroded	Not prime farmland	4.2	3.3%
CdC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	1.5	1.1%
CdD2	Cecil sandy loam, 10 to 15 percent slopes, eroded	Not prime farmland	6.1	4.8%
CdF	Cecil sandy loam, 25 to 35 percent slopes	Not prime farmland	6.7	5.3%
Gh	Gullied land, hilly	Not prime farmland	27.8	21.9%
LcC3	Lloyd clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	0.9	0.7%
Mv	Riverview-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	19.3	15.2%
PaD	Pacolet sandy loam, 15 to 25 percent slopes	Not prime farmland	34.9	27.5%
PaE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Not prime farmland	25.6	20.1%
Totals for Area of Interest			126.9	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

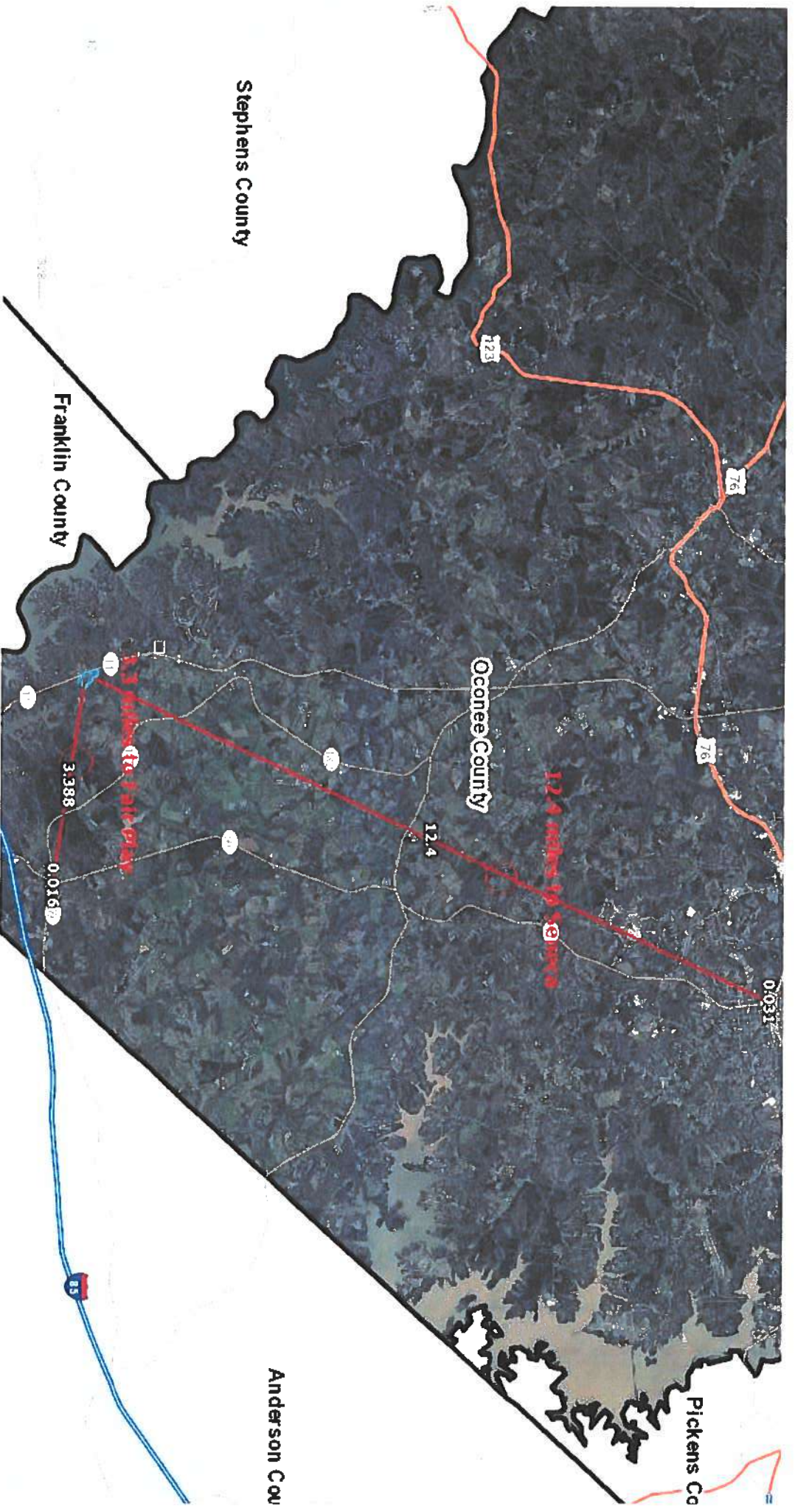
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Crawford Mill target property in relation to other preserved properties



Crawford Mill target property in relation to municipalities



Enforcement Party Narrative

Oconee Soil and Water Conservation District holds easement on over 2700 acres in Oconee County. OSWCD maintains a monitoring account with Oconee Federal Savings and Loan which is held in the event that any issue comes up and any of the held easements have to be defended in a court of law. Since 2005 when the OSWCD easement program was put into place there has not been an incident requiring litigation. There have been no issues that have arisen that have not been worked out by discussion with the land owners and those have been few. Stewardship fees of 1 to 5 % of the conservation easement value are donated at closing by the grantor of each easement and have provided the needed funds to maintain the monitoring account and each new easement continues to add funds to the mitigation account.

June 24, 2021

Mike McShane, Chair
SC Conservation Bank Board
1201 Main Street, Suite 1820
Columbia, SC 29201

RE: Whetstone Hill application

Dear Chairman McShane and Members of the SC Conservation Bank Board:

On behalf of Upstate Forever and Oly Ernest Lombard, I am writing to express my support for a successful application to the SC Conservation Bank for the Whetstone Hill project.

Upstate Forever is a nonprofit organization that protects critical lands, waters, and the unique character of Upstate South Carolina. They have helped sign over 140 conservation agreements that protect nearly 28,000 acres of critical lands in the Upstate. Recently, the Land Trust Alliance granted Upstate Forever reaccreditation recognizing the land conservation organization in meeting national standards for excellence and upholding the public trust and ensure that conservation efforts are permanent.

The SC Conservation Bank is a critical tool that has helped protected thousands of acres across 72 properties in the Upstate, as well as over 300,000 acres statewide. The Bank's mission to improve the quality of life in South Carolina through the conservation of significant natural resource lands has helped bolster Upstate Forever's voice.

Whetstone Hill, one of the Upstate Forever's SC Conservation Bank applications, is a submission for the July 2021 deadline. The multi-generational family-owned land is located on 40 acres nestled in the rural area of Oconee County. Surrounded on three sides by water - including Whetstone Creek, a tributary of the Chattooga National Wild & Scenic River - and situated just minutes from the Sumter National Forest, the US Forest Service has identified the property as a priority for conservation. The scenic and agricultural conservation values of this project are substantial for its contribution to natural resource conservation, including preservation of prime agricultural soils, water quality protection, rural character, and scenic views.

The Oconee County Conservation Bank has acknowledged the conservation potential of Whetstone Hill by recommending \$11,499 in grant funding to support a successful conservation easement on this property. Oconee County Council succinctly approved that funding on June 1 of this year.

Upstate Forever continues to help local farms and family lands, like Whetstone Hill, with research-driven data and funding applications to entities like the SC Conservation Bank. They have worked to protect some of our region's most important assets – our wild and working farmlands, river and clean

air, and rural character – and to ensure that our Upstate communities are vibrant and retain their unique identities in the face of rapid development and significant sprawl.

I fully support Upstate Forever and the Whetstone Hill application to the SC Conservation Bank in their efforts to conserve the 40 acres of pasture and riparian corridors in Oconee County.

Sincerely,

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2020-16**

**AN ORDINANCE AMENDING THE OCONEE COUNTY
CONSERVATION BANK ORDINANCE, O.C. CODE
SECTIONS 2-398 THROUGH 2-409.**

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (the "County Council"), has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (the "Code of Ordinances");

WHEREAS, the County, acting by and through the County Council, is authorized by Section 4-9-30 of the South Carolina Code of Laws, among other sources, to create boards and commissions for the betterment of the County;

WHEREAS, Sections 2-398 through 2-409 of the Code of Ordinances contains terms, provisions, and procedures applicable to the County Conservation Bank (the "Conservation Bank Ordinance");

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County, and that there is a need to amend, specifically, the Conservation Bank Ordinance, and to affirm and preserve all other provisions of the Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. The County Conservation Bank Ordinance is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.


3. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

4. All other terms, provisions, and parts of the Code of Ordinances not amended hereby, directly or by implication, shall remain in full force.

5. This Ordinance shall take effect and be in full force from and after third reading and enactment by County Council

ORDAINED in meeting, duly assembled, this 6th day of October, 2020.

OCONEE COUNTY, SOUTH CAROLINA

By: 
Julian Davis, III
Chairman of County Council

ATTEST:

By: 
Katie Smith
Clerk to County Council

First Reading: September 1, 2020
Second Reading: September 15, 2020
Third Reading: October 6, 2020
Public Hearing: October 6, 2020

DIVISION 9. - COUNTY CONSERVATION BANK

Sec. 2-398. - Establishment of bank.

There is hereby established the Oconee County Conservation Bank in order to protect lands with significant natural, cultural and/or historic resources in Oconee County that meet the criteria set forth in section 2-403, by providing a financial incentive to willing landowners to convey either a conservation easement or fee simple title to eligible recipients (as defined herein).

(Ord. No. 2011-16, § I, 9-6-2011)

Sec. 2-399. - Definitions.

"Application" means application to participate in the program addressed by this ordinance, including its grants.

"Bank or OCCB" for purposes of this division means the Oconee County Conservation Bank.

"Board" means the governing board of the bank.

"Conservation easement" means an interest in real property as defined by Chapter 8 of Title 27 South Carolina Code of Laws, the South Carolina Conservation Easement Act of 1991.

"Council or county council" means Oconee County Council.

"County" means Oconee County, South Carolina.

"Eligible OCCB recipient or recipient" means any of the following:

- (1) Oconee County;
- (2) A municipality in Oconee County;
- (3) An independent agency or commission in Oconee County whose mission directly relates to the conservation of lands and natural, cultural and historic resources;
- (4) A not-for-profit charitable corporation or trust authorized to do business in this state and organized and operated for natural resource conservation, land conservation, or historical preservation purposes, and having tax-exempt status as a public charity under the Internal Revenue Code of 1986, as amended, and having the power to acquire, hold, and maintain interests in land for these purposes;
- (5) Federal, state, and local agencies organized and operated for natural resource protection, land conservation, or historical preservation purposes.

"Interests in lands" means fee simple titles to lands or conservation easements on land.

"Land" means real property, including highlands and wetlands of any description.

(Ord. No. 2011-16, § II, 9-6-2011)

Sec. 2-400. - Board.

(a) The bank will be governed by a seven-member board ("board") appointed by Oconee County Council in accordance with the following requirements and recommendations:

- (1) Each board member's primary residence shall be located in Oconee County; and
- (2) At least one of the appointed board members shall be from each of the county council districts; and
- (3) The council shall endeavor to appoint but not require candidates to be appointed as follows:
 - A board member or executive officer of a charitable corporation or trust authorized to do business in this state that is one of the following: (i) actively engaged in the acquisition of interests in land from voluntary sellers for the purposes of natural resource or land conservation in Oconee County; or (ii) is organized for historic or cultural preservation

purposes; or (iii) is an organization that represents hunting, fishing or outdoor recreation interests; and

- A board member who is an owner of rural real property who is actively engaged in the management and operation of forestlands, farmlands, or wildlife habitat; and
- A board member who is actively engaged in one of the following: (i) the real estate business; or (ii) the business of appraising forestland, farmland, or conservation easements; or (iii) the business of banking, finance or accounting; or (iv) a licensed attorney admitted to practice before the South Carolina Supreme Court with an emphasis in real estate or land use law.
- To the extent possible, all appointed board members should have a demonstrated background, experience, and interest in the conservation of lands with significant natural, cultural and/or historical resources.

(b) The initial terms of the at-large board members shall be for two years, the terms of the board members from county council district numbers 1, 3 and 5 shall be for three years, and the terms for the board members from county council district numbers 2 and 4 shall be for four years. Thereafter, all terms shall be for four years. All members may be reappointed. Vacancies shall be filled for the unexpired portion of the term.

(c) Members shall serve without compensation, but may receive such mileage and per diem as may be authorized and appropriated by Oconee County Council. The Board shall elect a chair and other officers as the Board deems necessary. The Board shall adopt rules and procedures to conduct its meetings, consistent with those used by county council.

(d) The board is a public body and its members are hereby expressly subject to, among other applicable laws and regulations, the South Carolina Ethics Act, and the South Carolina Freedom of Information Act, as amended, and shall perform their duties in accordance with their provisions.

(e) The board shall meet at least three times per year in regularly scheduled meetings and in special meetings as the chair may call, all open to the public (except for executive sessions when duly held in accordance with law). All meetings shall be conducted in accordance with the South Carolina Freedom of Information Act.

(f) The board shall report to council any member who, without adequate excuse such as documented illness, misses three consecutive meetings or a majority of meetings for any year.

(Ord. No. 2011-16, § III, 9-6-2011; Ord. No. 2015-017, § 1, 6-16-2015)

Sec. 2-401. - Board duties and responsibilities.

(a) The board is authorized to:

- (1) Award grants from the OCCB fund (defined herein) to "Eligible OCCB Recipients" for the purchase of land or interests in land that meet the criteria contained in section 2-403; and
- (2) Apply for and receive funding for the OCCB fund, for the bank, from federal, state, private and other sources, to be used as provided in this division; and
- (3) Receive charitable contributions and donations to the OCCB fund, for the bank, to be used as provided in this division; and
- (4) Receive contributions to the OCCB fund, for the bank, in satisfaction of any public or private obligation for environmental mitigation or habitat conservation, whether such obligation arises out of law, equity, contract, regulation, administrative proceeding, or judicial proceeding. Such contributions shall be used as provided for in this division.

(b) To carry out its functions, the bank shall:

- (1) Operate a program which includes:

- a. Developing a ranking system for applications for program participation, including grants, pursuant to the criteria contained in section 2-403;
- b. Receiving grant and participation applications from eligible OCCB recipients pursuant to section 2-404;
- c. Evaluating applications from eligible OCCB recipients for eligibility for grants and to participate in the program pursuant to section 2-404;
- d. Reviewing and ranking applications from eligible OCCB recipients for grants and to participate in the program pursuant to the ranking system;
- e. Recommending the approval of certain applications to county council pursuant to section 2-404;

(2) Establish additional guidelines and procedures, consistent with this division, as necessary to implement this division; and

(3) Submit an annual report to Oconee County Council concerning all matters addressed by this division.

(c) The county administrator is directed to provide administrative resources and support needed to operate and manage the OCCB, other than financial resources and support, to the extent possible, and within existing resources of the county. When and if deemed appropriate by the board, the board may seek county council's approval to hire permanent staff, who will be county staff, reporting to the administrator.

(d) Operating expenses of the bank may be paid out of the OCCB fund in accordance with Oconee County Policies and Procedures, and, as authorized and appropriated by county council, provided such expenses shall not exceed ten percent of the total annual OCCB funding amount. Notwithstanding any other provision of this division, Oconee County tax dollars shall not be used for the operation or purposes of the bank.

(Ord. No. 2011-16, § IV, 9-6-2011)

Sec. 2-402. - OCCB fund.

The Oconee County Treasurer shall establish an account separate and distinct from all other funds appropriated by county council, called the Oconee County Conservation Bank Fund (the "OCCB fund"). The OCCB fund shall receive revenues as noted herein, and from the county according to one or more funding measures approved by Oconee County Council. The council acknowledges and agrees that county funding measures should be undertaken as soon as feasible, consistent with overall budget priorities of the county, in order to avoid escalating land costs and lost acquisition opportunities. The OCCB fund shall be used only for the purposes set forth herein. Funds donated to the OCCB by third parties shall not be re-directed by council.

(Ord. No. 2011-16, § V, 9-6-2011)

Sec. 2-403. - Criteria.

The board shall use the following conservation criteria in developing a ranking system for applications pursuant to section 2-401(b)(1).

(1) Environmental sensitivity.

- a. Presence of wetlands.
- b. Frontage on USGS Blue Line Stream.
- c. Water quality classification of such stream by the South Carolina Department of Health and Environmental Control.
- d. Presence of threatened/endangered species.
- e. Habitat suitable for threatened/endangered species.
- f. Habitat suitable for native wildlife species.

- g. Extent of biological diversity.
- h. Presence of unique geological/natural features.
- (2) Percentage of property sharing a boundary with protected land.
- (3) Historic/cultural features.
 - a. Contains feature designated on the National Historic Register.
 - b. Contains feature eligible for the National Historic Register.
 - c. Contains historic/prehistoric structures.
 - d. Contains historic/prehistoric site or location of a historic event.
- (4) Percentage of property containing prime/statewide important soil types.
- (5) Extent of active farming on property and extent proposed to be kept as wooded land or farmland.
- (6) Extent of public visibility of property.
 - a. Visibility from public roads.
 - b. Visibility from public land.
- (7) Scenic view from property or preservation of general scenic nature of that part of county
- (8) Extent of public access.
- (9) Location of property.
- (10) Threat of development.
- (11) Size of property.
- (12) Potential impact on water quality in wetlands or water bodies not on the property

The board shall use the following financial criteria in developing the ranking system for applications for participation in the program and grants pursuant to subsection 2-402(b)(1).

- (1) Funding percentage of appraised fee simple or conservation easement value requested;
- (2) Amount of applicable partnerships, matching contributions, management agreements, management leases, and similar collaborations among state agencies, federal agencies, eligible OCCB recipients, and local governments, boards, and commissions;
- (3) No matching funds or other contributions are required to receive grants from the OCCB fund. However, the commitment of such other funds shall be a factor considered by the board in its evaluation and recommendation of the applications.

(Ord. No. 2011-16, § VI, 9-6-2011)

Sec. 2-404. - Program and procedures.

(a) Application.

- (1) An eligible OCCB recipient independently or in conjunction with the landowner may apply for a grant from the OCCB by submitting an application in accordance with the rules and procedures established by the board under and consistent with this division;
- (2) Within five business days of the submittal of an application to the OCCB, the eligible OCCB recipient must notify in writing all landowners adjacent to the subject property of the application. Within thirty (30) days of receipt of said notice, contiguous landowners and other interested parties may submit in writing to the board their views in support of or in opposition to the application.
- (3) Prior to the submission of its application, the eligible OCCB recipient must notify in writing the owner of the land that is the subject of the application of the following:
 - a. That 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

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

The application must contain an affirmation that the notice requirement of this subsection has been met, and the commitment of the landowner to convey title to or an easement on the property if grant funds are approved for the property, all signed by the landowner and duly notarized by a notary public of the State of South Carolina.

(4) In each application, the eligible OCCB recipient must provide information regarding how the proposal meets the criteria contained in section 2-403.

(5) For each grant application the applicant shall specify:

- a. The purpose of the application;
- b. How the application satisfies the criteria contained in section 2-403;
- c. The uses to which the land will be put;
- d. The party responsible for managing and maintaining the land; and
- e. The parties responsible for enforcing any conservation easement or other restrictions upon the land.

(6) Where an eligible OCCB recipient seeks an OCCB grant to acquire fee title to land, the eligible OCCB recipient must demonstrate both the expertise and financial resources to manage the land for the purposes set forth in its application. The board shall require an eligible OCCB recipient acquiring fee title to land to place a conservation easement on such property or include language in the deed to ensure that the property is permanently protected.

(7) Where an eligible OCCB recipient seeks an OCCB grant to acquire a conservation easement, the eligible OCCB recipient must demonstrate both the expertise and financial resources to monitor and enforce the restrictions placed upon the land for the purposes set forth in its application. The board shall evaluate each proposal to determine the qualifications of the proposed managing party and to determine whether the proposed management is consistent with the purposes set forth in the application.

(8) The board shall establish reasonable procedures and requirements to ensure that the personal information of eligible OCCB recipients and property owners is protected as permitted by the South Carolina Freedom of Information Act.

(b) Application review.

(1) The board shall accept three rounds of applications per calendar year in accordance with the following deadlines: April 1st, August 1st, and November 1st.

(2) The board shall evaluate each application according to the criteria contained in section 2-403 of this division and recommend approval of application and associated grants to county council based on how well the proposals meet these criteria. The more criteria a proposal satisfies, the higher priority it shall be given.

(3) The board shall evaluate each application and submit recommendations to county council within 90 days of each application deadline referred to in subsection (b)(1). The recommendation of an application may be for full approval, partial approval or disapproval.

(4) In recommending the awarding of a grant from the OCCB fund, the board shall set forth findings that indicate the items below. The board may delegate to one of its members this duty to write a report summarizing the board's findings. and delivering it to council. :-

- a. How the application meets the criteria set forth in section 2-403;
- b. The purpose of the award and the use to which the land will be put;
- c. The party responsible for managing and maintaining the land;
- d. The party responsible for monitoring and enforcing any conservation easements or other restrictions upon the land;

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

f. The availability of funds in the OCCB fund for the award;

g. Any other findings or information relevant to the award.

(5) County council shall take action on the board's recommendations within 30 days of the board's submission thereof. The council shall consider and vote on each recommendation individually. The council shall accept the recommendation of the board for the award of a grant unless (i) it is determined that there are not sufficient funds in the OCCB fund for the award or (ii) at least a majority of the council members present and voting vote to reject the recommendation. If the board's recommendation for the award of a grant is approved by council, the award shall be made and the transaction closed in accordance with subsection (c).

(6) The board may only authorize grants to purchase interests in lands at or below fair market value pursuant to a current (within twelve months of grant approval by county council), independent certified appraisal. The board may accept a market analysis update covering the time period from the date of the original appraisal to the present in the form of a letter prepared and signed by the original appraiser. Said market analysis update letter must be submitted to the board no later than thirty (30) days prior to the next scheduled board meeting. The board shall establish reasonable procedures and requirements to ensure the confidentiality of appraisals.

(c) Grant award.

(1) The board shall notify the eligible OCCB recipient of its recommendation and the action taken by county council on the application.

(2) If the board recommends the application in whole or in part and the recommendation is approved by county council in accordance with subsection (b)(5), the eligible OCCB recipient and the owner of the interest in the land identified in the application shall have a period of four months from the date of the county council's approval to decide whether to accept the award. Within fourteen (14) days of acceptance of the grant award the eligible OCCB recipient shall execute and record a grant agreement or memorandum thereof, which shall be in a form approved by the board. Said grant agreement shall include provisions for the indemnification and reimbursement of the OCCB for improperly used OCCB funds, or title issues or defects, perpetual monitoring and enforcement, and other actions pursuant to Section 2-405.

(3) The eligible OCCB recipient shall submit the following documents to the board prior to closing the transaction and the board and the county attorney or an attorney designated by the County Administrator on recommendation of the board shall review and approve the documents before OCCB funds can be disbursed:

a. A certified appraisal satisfying the requirements of subsection (h)(6);

b. A final draft of the conservation easement and/or deed, a final draft of the settlement statement, a final draft of the title insurance commitment and exceptions, and the grant agreement required pursuant to subsection 2-404(c)(2).

c. In order to identify potential liability pursuant to applicable state or federal environmental laws or regulations, a certified environmental hazard assessment shall be conducted on lands before the disbursement of OCCB funds for the acquisition of all interest in such lands except as provided below in subsection (c)(3)d.

d. An application for such interest in land shall qualify as a small grant application if the amount requested is less than \$30,000.00 or ten percent of the appraised fair market value of either the conservation easement or fee simple acquisition, whichever value is smaller. The environmental assessment required in subsection (c)(3)c. shall be waived for

applications for interest in land qualified as a small grant, as defined herein, unless specifically required on a case by case basis by the board.

(4) The bank and eligible OCCB recipients receiving monies from the OCCB fund shall retain all records of acquisition of interests in land with OCCB funds including, but not limited to deeds, title documents, contracts, surveys, inventories, appraisals, title insurance policies, environmental assessments, and closing documents.

(5) The board shall disburse OCCB funds to eligible OCCB recipients and the closing shall occur after all applicable requirements of this section are fully satisfied, provided the closing shall take place no later than one year after the eligible OCCB recipient and owner of the interest in land decide to accept the award unless the board, for good cause shown, extends the deadline for a period not to exceed six months.

(6) No later than sixty (60) days after the day of closing, the OCCB grant recipient shall submit a report to the board describing how the OCCB grant funds were distributed or used and the status of the project. The report shall include supporting documentation, such as the closing settlement statement, disbursement statement, and the recorded conservation easement or deed.

(Ord. No. 2011-16, § VII, 9-6-2011)

Sec. 2-405. - Use of funds.

(a) Only eligible OCCB recipients may acquire interests in lands with OCCB funds.

(b) The bank may purchase an interest in land on behalf of Oconee County subject to the criteria contained in section 2-403.

(c) OCCB funds shall be used only by eligible OCCB recipients for the acquisition of interests in land, including closing costs. "Closing costs" shall include recording fees, deed transfer or documentary stamp fees, the costs of performing the work and providing the documentation required under subsection 2-404(c)(3), attorney's fees, and the cost of obtaining surveys or an updated market analysis pursuant to subsection 2-404(b)(6). The board shall have the discretion to allow the OCCB funds to be used solely for closing costs after considering the amount of the award, the value of the project, the amount of the closing costs, or other factors. In the event that OCCB determines that OCCB funds were spent for purposes other than those listed in this subsection or the grant agreement, the eligible OCCB recipient or property owner shall reimburse the OCCB in the amount of the improperly used funds, plus interest.

(d) All interests in land acquired with OCCB funds shall be held by the eligible OCCB recipient approved by the board to acquire the interest in land; except that an interest in land obtained with OCCB funds may be assigned from one eligible OCCB recipient to another upon approval of the board by majority vote. In the event that there is a mortgage on any property interest protected through the use of OCCB funds, the eligible OCCB recipient and property owner, if any, shall notify and inform the mortgagee or debt-holder that the mortgage will be subordinate to the conservation easement or conservation provisions in the deed. The eligible OCCB recipient shall copy the OCCB on the notice and information to the mortgagee.

(e) The owner of the fee simple title to property upon which a conservation easement was purchased with OCCB funds, whether the original owner that conveyed the conservation easement or a successor-in-interest, may reacquire and thereby terminate or extinguish that conservation easement, whether in whole or in part, only by complying with all of the following: (i) proving that the original conservation and/or historic values of the protected land have been lost or substantially impaired by factors beyond the owner's control, (ii) obtaining unanimous approval by the OCCB board, (iii) obtaining unanimous approval by county council, (iv) obtaining approval by the Oconee County Court of Common Pleas, and (v) making payment in cash to the OCCB fund of whichever is higher of the original fair market value or the current fair market value of the conservation easement, as determined by a certified appraisal paid for by the owner of fee simple title to the property.

(f) If an eligible OCCB recipient acquires fee simple title to land for conservation and/or historic purposes with OCCB funds, that land may not be sold, transferred, assigned, alienated, or converted to a use other than the use set forth in the grant award except by complying with all of the following: (i) proving that the original conservation and/or historic values of the protected land have been lost or substantially impaired by factors beyond the owner's control, (ii) obtaining unanimous approval by the OCCB board, (iii) obtaining unanimous approval by county council, (iv) obtaining approval by the Oconee County Court of Common Pleas, and (v) making payment in cash to the OCCB fund of whichever is higher of the original fair market value or the current fair market value of the protected land, as determined by a certified appraisal paid for by the eligible OCCB recipient.

(g) If any interests in lands that have been acquired by an eligible OCCB recipient with OCCB funds are extinguished, terminated, sold, transferred, assigned, alienated, or converted pursuant to subsections (e) and (f), the eligible OCCB recipient extinguishing, selling, transferring, assigning, alienating, or converting the interests in land shall replace them with the interests in land of substantially equal current fair market value, with any excess from the sale of the prior interests being used by contribution to the OCCB fund. The replacement land shall have the same or greater significance when evaluated under the criteria set forth in section 2-403. The board shall verify that suitable replacement interests in lands have been identified and will be obtained before authorizing that any interest in land purchased with OCCB funds be extinguished, sold, transferred, assigned, alienated, or conveyed. Where replacement in whole or in part is impossible, funds realized which are not used for replacement interests in land must be credited to the OCCB fund. Where funding for an original acquisition was from multiple sources, funds realized must be credited to the OCCB fund under this section in proportion equal to the contribution that OCCB funds made to the original acquisition.

(h) The eligible OCCB recipient or property owner shall notify the board in the event that a claim against the title to the property has been made.

(i) In the event that the title to the protected property interest is invalidated or otherwise found to be deficient, the board shall be reimbursed by the eligible OCCB recipient and/or owner in an amount up to the amount of the award approved by county council and disbursed to the eligible OCCB recipient.

(j) In the event that there is no conservation easement on a property funded by the OCCB, the County Administrator shall be responsible for ensuring that the owner of the property complies with the ordinance and for enforcing the provisions of the ordinance. The grant agreement shall specify that the County shall be able to access the property for monitoring and/or enforcement purposes.

(Ord. No. 2011-16, § VIII, 9-6-2011)

Sec. 2-406. - Eminent domain or condemnation proceedings.

OCCB funds may not be used to acquire interests in lands or other interests in real property through the exercise of any power of eminent domain or condemnation proceedings.

(Ord. No. 2011-16, § IX, 9-6-2011)

Sec. 2-407. - Recreational and economic use.

The provisions of this division shall not be construed to eliminate or unreasonably restrict hunting, fishing, farming, forestry, timber management, or wildlife habitat management, as regulated by the law of this state, upon lands for which interests in lands are obtained pursuant to this division. These and other traditional and compatible activities may be conducted, where appropriate, upon lands protected with OCCB funds.

(Ord. No. 2011-16, § X, 9-6-2011)

Sec. 2-408. - Conservation easements.

When OCCB funds are used to purchase a conservation easement on land, the conservation easement shall be the controlling legal document regarding what is and what is not permitted upon the land, how the land will be protected, and what rights are vested with the eligible OCCB recipient and its assigns which holds the conservation easement. If any inconsistencies or ambiguities arise between the provisions of this ordinance and the terms and conditions of the conservation easement purchased with OCCB funds, the terms and conditions of the conservation easement shall prevail. The eligible OCCB recipient shall have sole responsibility for monitoring the property subject to the conservation easement and for enforcing the terms and conditions thereof.

(Ord. No. 2011-16, § XI, 9-6-2011)

Sec. 2-409. - Historic properties.

The board may authorize up to ten percent of the annual OCCB appropriation to acquire interests in land that qualify solely as a historic or cultural feature according to the criteria contained in section 2-403.

(Ord. No. 2011-16, § XI, 9-6-2011)



Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021

Page1 of 2

Attachments: Checklist

Purpose:

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
3. "Clerk" means the person duly appointed as the Clerk to the Council.
4. "Disburse" means to deliver the funds approved by the OCCB to the escrow account of the closing attorney.
5. "Grant" means the monetary award made to an Eligible OCCB Recipient by the Council.
6. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
7. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

Policy:

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board shall manage the funds in the Community First account on behalf of the Bank.
4. Disbursements from the Community First account shall require two signatures. The Chair and Secretary of the Board are designated as the two persons authorized to disburse funds.
5. The Board may invest all or part of the Bank funds in the State Pool, considering the need, if any, to maintain funds in the Community First Bank account.
6. The Treasurer shall manage the funds in the State Pool on behalf of the Bank.
7. Prior to disbursing any grant funds, the Chair and the Secretary shall independently complete the attached Checklist.
8. The Treasurer shall disburse funds from the State Pool only upon the authorization of both the Chair and Secretary of the Board.
9. The Chair and Secretary of the Board shall authorize the disbursement of grant funds by wire or certified check to the escrow account of the closing attorney.

CHECKLIST

OCCB Policy 0002 (Bank Account)

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provides written acceptance of award
	Grant agreement executed and recorded
	If required, appraisal submitted and reviewed
	Confirmed appraisal support grant amount or revise grant amount
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved
	Closing attorney registered as vendor with State
	Written authorization to County Treasurer / Community First Bank

Board Chair

Board Secretary



Oconee County Conservation Bank

Title: Grant Procedures
Policy No. 0003

Effective Date: March 2, 2021

Revision Date(s): April 6, 2021

Page 1 of 7

Attachments:

- Application For Funding
- Criteria Worksheet
- Evaluation Scoresheet
- Grant Agreement
- Section 404 Findings Template

Purpose:

This policy provides guidelines for Applicants and governs the evaluation procedures used by the Oconee County Conservation Bank Board to process, award, and monitor grants.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Applicant" means an Eligible OCCB Recipient applying for a grant related to a specific property.
3. "Application" or "application" means the attached Application For Funding.
4. "Blue Line Stream or Lake," as used in the application, means a stream or lake that appears as a broken or solid blue line (or a purple line) on a USGS map.
5. "Conservation Value" means either
 - a. the Fair Market Value of the property for a fee simple acquisition; or
 - b. the amount the Fair Market Value of the property will be reduced by the placement of a Conservation Easement on the property.

6. "Grant Agreement" means a binding contract between the Applicant and Oconee County that meets the requirements of OCCB Ordinance Section 2-404(c)(2).
7. "Inholding Land" means privately owned property that is 100% surrounded by Protected Land.
8. "Limited Access" means any public access that is less than access on a year-round and continual basis, i.e., access by the public for some limited time or seasonal period(s).
9. "Property/Project Name" means the common or colloquial name used to identify a specific piece of land or project that is the subject of an Application. Each Property/Project Name must be unique.
10. "Protected Land" means any land substantially protected from development or designated as scenic or protected through any federal, state, or local government law or private action.
11. "Scenic View" means a vista that includes mountain, river, lake, forest, pasture, agricultural, or other pastoral scenery.
12. "Small grant application" means an application for an interest in land if the amount requested is less than thirty thousand dollars (\$30,000.00) or ten percent (10%) of the Conservation Value, whichever is less.
13. "Unlimited Access" means any public access on a year-round and continual basis and, additionally, requires that such access is communicated to the public.

Policy:

Part One: Application Procedures

1. An Applicant may, but is not required to, submit a letter to the Board requesting the Board's examination of land or project that may be the subject of a future application for a preliminary review.
2. The Board will accept applications on or before April 1st, August 1st, and November 1st of each calendar year.
3. Applicants may apply for a grant from the OCCB by filing an application with the Board's administrative staff on or before the application deadline. All applications must be submitted in duplicate pursuant to Board Policy No.

0001 Applicant Privacy. All applications must be submitted in electronic pdf or similar format.

4. An application for a grant that does not fall within the jurisdiction of the OCCB will not be accepted. The Board will inform the Applicant in writing of the reason for its refusal to accept the application.
5. All applications must meet the mandatory requirements in Section II of the application. See OCCB Ordinance Sections 2-404(a)(2), (3), & (6), 2-404(b)(6), 2-404(c)(3)c, and 2-405(c) & (d).
6. All application attachments must identify the application Section and Question to which it applies.
7. As part of the application procedure, each applicant is required to provide documentation of the expertise and financial resources of the entity enforcing any Conservation Easement or deed restriction, the expertise and financial resources of the entity managing the property, and a description of the proposed management plan for the property. Failure to provide documentation satisfactory to the Board will result in a recommendation to the Council that the grant application be denied.
8. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.
9. Applications will be evaluated utilizing the Criteria Worksheet. The Board members will reduce their final collective evaluation to a score as set forth on the Evaluation Scoresheet, which will be attached to the official minutes.
10. Each application must meet the applicable minimum score to be recommended for a grant award.
 - a. Farmland must have a minimum score of 30.
 - b. Inholding Land must have a minimum score of 22.
 - c. Non-farmland must have a minimum score of 40.
 - d. Solely historic or cultural land must have a minimum score of 21.
11. The Board may recommend a grant of up to ten percent (10%) of the Conservation Value of the project. In extraordinary circumstances and for

good cause, the Board may recommend a grant that is more than 10% of the Conservation Value of the project.

12. Within ninety (90) days of each application deadline, the Board will process all pending applications and submit its recommendations to the Oconee County Council.
13. The Board's recommendation to Council shall include the findings required by OCCB Ordinance 2-404(b)(4) utilizing the Section 2-404 Findings Form. The Board may delegate the responsibility to prepare the Section 2-404 Findings to a single Board member.
14. Council will take action within thirty (30) days of submission of the Board's recommendation.

Part Two: Post Award Procedures

1. The Board shall notify the Applicant of the Council's decision within ten (10) days of the Council's decision.
2. If awarded a grant, the Applicant and Landowner have a period of four (4) months from the date of the Council's decision to notify the Board of their decision to accept the grant.
3. The recipient must execute and record a Grant Agreement within fourteen (14) days of acceptance of the grant award.
4. The transaction must close within one year of recipient's notice of acceptance of award. Recipient's closing attorney must be registered as a vendor with the State of South Carolina prior to closing if money is to be wired from the Local Government Investment Pool to the closing attorney's escrow account.
5. If recipient is unable to close on the Property/Project by the Closing Deadline, recipient shall submit to the Board, before the Closing Deadline, a written status report explaining the circumstances, and shall either
 - a. withdraw the Application and acceptance of the Grant award, or
 - b. request a one-time extension not to exceed six (6) months.
6. If the transaction fails to close, the recipient, Council, and Board will execute and record a document terminating the Grant Agreement.

7. The following closing documents must be submitted to the Board for review at least ten (10) days prior to the scheduled closing:
 - a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
 - b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;
 - c. A final draft of the conservation easement and/or deed;
 - d. A final draft of the settlement statement;
 - e. A final draft of the title insurance commitment and exceptions;
 - f. A recorded by copy of this Grant Agreement signed by the Grantee, and for conservation easements, by the Landowner; and
 - g. Any other data, acknowledgement, or documentation requested by the OCCB.
 - h. The name, address, email address, and phone number of the Closing Attorney and Firm.

The Board reserves the right to reject documents that do not comply with the OCCB Ordinance.

8. The Board will process the grant funds pursuant to Policy No. 0002, Bank Account.
9. Within sixty (60) days of closing, recipient must provide the Board with executed closing documents, a report of how the grant funds were distributed, and the status of the project.
10. If the grant award is for the fee simple purchase of land that will not be subject to a conservation easement, the property is subject to inspection by the County and the deed must include the following language:

Said premises shall be subject to: the provisions of Sections 2-398 through 2-409 of the Oconee County, South Carolina Code of Ordinances, the policies adopted by the Oconee County Conservation Bank, and the grant agreement executed by the Grantee and Oconee County, such that the premises shall be permanently protected for the conservation purposes described therein.

11. The recipient shall submit a copy of recipient's annual inspections of the Property to the OCCB within twelve (12) months of the release of Grant Funds. Thereafter, copies of all future inspection reports must be submitted to the OCCB on an annual basis. Electronic copies of recipient's annual stewardship reports are acceptable. Recipient is required to give the OCCB notice of any stewardship concern that materially threatens the conservation purposes of the Grant Award within thirty (30) days of discovery.
12. The recipient and the Board shall retain copies of all documents related to the award of the grant and the acquisition of interests in land.
13. For all grants, a copy of the recipient's annual inspection of the property must be submitted to the Board within twelve (12) months of closing on the property. Thereafter, copies of all future inspection reports must be submitted to the Board on an annual basis. The annual reports shall be in a format comparable to the annual reports typically required of conservation easements. Recipients are required to give the Board notice of any stewardship concerns that materially threatens the conservation purposes of the grant within thirty (30) days of discovery.
14. All interests in land obtained with OCCB funds may only be assigned from one eligible OCCB recipient to another eligible OCCB recipient after approval by the majority of the Board.
15. Any fee simple interest in land acquired with OCCB funds may not be used for any purpose other than that set forth in the Grant Agreement. If OCCB funds were used to purchase a Conservation Easement, the Conservation Easement is the controlling legal document on what is or is not permitted on the property.
16. The eligible OCCB recipient or the Landowner must notify the Board if a claim is made against the title to the property.
17. Any interest in land or any portion thereof funded in whole or part by OCCB funds shall not be transferred without the approval of the Board. The Board shall have the unilateral authority to approve or deny such transfer.
18. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application, the Board shall have the authority

to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award and the Grant Agreement null and void.



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email: councilclerkinfo@oconeesc.com

SECTION I

I. General Information:

Acquisition type: ___ Fee Simple x Conservation Easement

Landowner's Name Peggy B. Moore

Mailing Address: 199 Twin Oaks Lane

Westminster SC 29693

Daytime Telephones [REDACTED]

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

Name of Organization Oconee Soil and Water Conservation District

Authorized Agent Name: Eddie Martin

Mailing Address: 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

II. Property Information

Legal Description

County: Oconee

Tax Map # 290 00 04 010 290 00 010 029

Assessor's Plat & Lot Numbers

Deed Reference [Book & Page]

14-N pg 100

2573 pg 270-272

Current Zoning Classification

zone free

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

Brief description of property including:

a. Total Acres	58.6
b. Total Forested	8.6
c. Total Cleared / Open	50
d. Total Wetlands	zero
e. Creeks and/or Rivers	1324 linear feet of stream

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Peggy Moore

Address: 199 Twin Oaks Lane

Westminster SC 29693

Telephone Number [REDACTED]

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


Name Oconee Soil and Water Conservation District

Address: 301 West South Broad Street
Walhalla SC 29691

Telephone Number 864 557 6168

IV. Adjoining landowners.

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



Signature of Eligible OCCB Recipient (Applicant)

10 22 20
Date

Section II
To be filled out by the landowner

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

Community First Bank Westminster [REDACTED]

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

Peggy B. Moore
Signature of Landowner/Agent

10 23 20
Date

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

Organization Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

Contact Person Eddie Martin

Organization EIN Number: 57 0369135

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

See Attachemnts B-1 through B-3

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

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

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

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

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

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

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

See Attachment C

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

yes

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

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

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

yes no

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

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

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

yes no

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

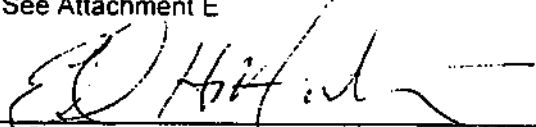
The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

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


yes no

What is the amount of support sought for this proposal?

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: 3-17-23

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

1. Does the property contain or adjoin wetlands? Yes _____ No x

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake? no

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

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC. no

If yes, please provide evidence of such classification by SC DHEC.

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species? yes

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

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? yes Attached D-1

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

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

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

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

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

8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.
no

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

_____ 1%-25%

_____ 26%-50%

_____ Greater than 50%

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

9. Does the property contain any of the following pre-historic or historic features or designations?
no

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

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

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

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

10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina? no prime soils came to 42%
Attachment F is included for reference

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

_____ 50%-60%

_____ 61%-75%

_____ Greater than 75 %

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

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

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

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

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

12. Does the property allow public viewing: Yes see attachments G-1 and G-2

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

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

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

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View. Pasture and forest see attachment G-1 and G-2

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

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

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

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

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

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

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

See Attachment I

16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. 58.6 acres see attached tax maps and deeds

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

1. (a) What is the Total Market Value of the proposed conservation project? 146500.00
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.) See Attachment D

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

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. *(Divide Sum (b) by Sum (a) to Find Percentage)?* .068 %

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

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

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

 is available at a low cost per acre

x is available from a willing seller at a reasonable price

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

Have matching funds of any kind or services-in-kind been applied for or received? *Yes see attached letter of funding from SCCB and NRCS*

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

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

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



Oconee County Conservation Bank Application for Funding Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: Taychoedah
Property Address or Description of Location: 875 Nimmons Bridge Rd., Salem, SC 29676

Acquisition type: Fee Simple or Conservation Easement

Total monetary amount requested: \$ 17,999

Conservation Value of property? \$ 180,000

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

See excerpt from appraisal attached

Landowner

Name Dorothy Heger and Geary Hughes

Mailing Address PO Box 636, Salem, SC 29676

Email Address [REDACTED]

Cell Phone ([REDACTED]) [REDACTED]

Work Phone ()

Home Phone ()

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization Upstate Forever

Mailing Address 507 Pettigru Street, Greenville, SC 29601

Contact Name Chris Starker

Contact Email Address cstarker@upstateforever.org

Contact Cell Phone ()

Contact Work Phone (864) 203-1948

Organization EIN 57-10070433

Property Information

Parcel ID or TMS#: 065 - 00 - 04 -004

Plat Reference (Plat Book/Page) S1-B1: MapPlatB A26 MapPlatP 8

Deed Reference (Deed Book/Page) S1-B1: 2465 / 194

Current Zoning Classification: Control Free

Total Acres: 42.02 acres

Total Acres Forested: 29.75 acres (78.7%)

Total Acres Cleared/Open/Pasture: 8.01 acres (21.2%)

Total Acres Wetlands: 1.0-acre palustrine freshwater forested/shrub wetland

Creeks and/or Rivers – Names, Length, Width: _____

East Branch of Cornhouse Creek, approximately 1/2 mile, 2-6 feet depending on location.

Property includes approximately 3-acre pond above the confluence of Cornhouse Creek with the east branch. The pond is approximately 700' long and 250' across at its widest point.

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: n/a

Is project acreage part of larger parcel? If so, what is larger parcel acreage: No

Unique characteristics of property (may be submitted as part of Applicant’s narrative):

This property is situated within the known geographical range of the imperiled Oconee Bell (Shortia galacifolia) and provides suitable habitat for the propagation and enhancement of this rare plant species. In addition, the property protects approximately 1/2-mile of stream frontage of the east branch of Cornhouse Creek, which is a spring-fed tributary of Lake Keowee.

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

- See attached.
- County Location Map
- USGS Location Map
- Survey/Plat Photo

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
- i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1* See attached list plus example letter.
- yes no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.
- yes no
- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.
- yes no
- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed. N/A
- yes no
- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.
- yes no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*



Signature of Applicant

29 March 2021

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

yes Conservation Easement no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

yes no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

yes no There is a mortgage on the property, which will be subordinate to the conservation easement.

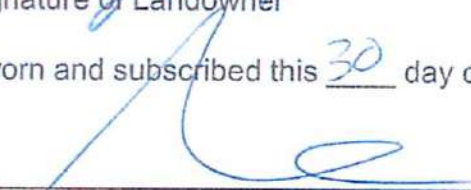
If yes, attach a list of the encumbrances. S2-B4a. A copy of the mortgage deed is attached.

If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.


Signature of Landowner

03/30/2021
Date

Sworn and subscribed this 30 day of MARCH 2021.


Notary Public for
My Commission expires: 10/6/2027



* May be submitted as Landowner's notarized affidavit.

Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name Dorothy Heger and Geary Hughes

Mailing Address PO Box 636, Salem, SC 29676

Contact Name Dorothy Heger

Contact Email [REDACTED]

Cell Phone ([REDACTED])

Work Phone ()

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name Upstate Forever

Mailing Address 507 Pettigru Street, Greenville, SC 29601

Contact Name Chris Starker

Contact Email cstarker@upstateforever.org

Cell Phone (864) 203 - 1948

Work Phone (864) 250 - 0500 x 115

4. Applicant Information

- a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary.*
S3-D1

The Landowners have agreed to provide a stewardship endowment to cover long-term costs associated with ensuring that the conservation values of the property remain intact in perpetuity. No other costs or additional funding is needed to complete this project.

- b. How many total acres of land have you conserved in:

25,817 South Carolina 6,583 Oconee County 863 Other
Polk County, NC

- c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

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.

- d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary.* **S3-D4**

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 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. A draft conservation easement is attached.

5. Land Management Information

- a. Please describe the financial resources and qualifications of the managing entity.
Attach additional sheet if necessary. **S3-E1**

Upstate Forever is a 501(c)3 non-profit land trust and advocacy group. Although membership-based, much of our budget is derived from contributions from major donors, charitable foundations, and grants, including federal, state, and local programs. With over twenty years of experience in conservation, particularly in land conservation through conservation easements, Upstate Forever is one of the leading and most qualified land trusts working in the Upstate. See related attachments.

- b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property.* **S3-E2**

yes

no

However, a draft conservation easement is attached.

Section IV - Conservation Criteria

1. Environmental Sensitivity

a. Does the property contain or adjoin wetlands?

yes

no

A USFWS IPaC Report is attached, which includes a NWI analysis of wetlands on site.

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

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

yes

no

See attached map.

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

c. Does the property contain or adjoin Water Classified as:

N/A

(i) Outstanding Natural Resource Water

(ii) Outstanding Resource Water

(iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

d. Does the property currently contain threatened or endangered species?

yes

no

Shortia galacifolia is listed as imperiled in the State of SC, which has been identified on the property.

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

See attached scientific journal article by Dunn and Jones (1979) describing the range and habitat conditions for Shortia galacifolia, as well as photo of species observed on site.

e. Does the property currently contain habitat suitable for threatened or endangered species?

yes

no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

See USFWS IPaC Report, which lists the known or expected range of endangered species, including migratory birds. Also, see Dunn and Jones (1979)

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

yes

no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

See attached selection of photos taken of wildlife observed on the property.

g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

See attached selection of photos taken of wildlife observed on the property.

yes no

h. Does the property currently contain a unique geological feature?

yes no

If yes, provide a description and evidence of geological feature(s). S4-1h

2. Does the property share a boundary with Protected Land?

yes no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

1%-25% 26%-50% > 50% 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

N/A

a. Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. _____ Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. _____ Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

e. _____ Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

_____ yes _____ no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

_____ yes X no

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

_____ 30%-44% _____ 45%-59% _____ 60%-75% _____ >75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria? N/A

- a. Actively Farmed - Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a
- b. Future Plans - Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b

6. Is the property visible to the public from one of the following?

- a. Public road? yes no
- b. Public land? yes no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

- a. Scenic View from the property? yes no
- b. Maintain Scenic Nature of the County? yes no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: The property is located less than five miles from Devils Fork State Park, and the McKinney Creek, Chapman Bridge, and Boones Creek Oconee Bell Preserves. Provide supporting documentation. S4-9a

See attached map showing proximity of property to nearby protected areas.

b. Proximity to municipality or community: The property is located less than two miles from the town of Salem. *Provide supporting documentation. S4-9b*

10. Is there a threat of development?

X yes no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

A threat of development surrounds Upstate lakes, including Lake Keowee. There are several subdivision development projects around the Lake, some of which are within very close proximity to the project. See attached maps/narrative.

11. What is the approximate acreage of the property to be conserved?

42.02 Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

Cornhouse Creek is a tributary of Lake Keowee, which is a drinking source for residents of several counties, including Oconee, Pickens, and Greenville.

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. *S4-13*

A draft conservation easement is attached, which details the reserved and relinquished rights as well as riparian buffer protections extending 200' from the stream and pond. See narrative for more details.

Section V - Financial Criteria

1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. *If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1*

See attached IRS Determination Letter, Articles of Incorporation, excerpt from most recent Audit, and 2021 Budget.

2. What percent of Conservation Value is being requested from the OCCB?

a. Conservation Value	\$	180,000		
b. OCCB Request	\$	17,999		
c. Percent		10		% (b ÷ a x 100%)

3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.

The Landowner intends to donate the remainder of the conservation value making this a bargain sale with the Oconee County Conservation Bank and a sound conservation investment.

4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.

This is a standard bargain sale conservation easement with a private landowner. There are no additional partnerships, management agreements or leases, or other joint efforts included with this project. The only parties are the Landowner, the Land Trust (Upstate Forever), and Oconee County (via the Oconee County Conservation Bank).

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

a. \$	428.34		Cost per acre of OCCB funds
b. \$	6,544.50		Fair market value per acre
c.	6.54	%	(a ÷ b x 100 = _____ %)

6. Describe other ways that the project could provide economic benefits to Oconee County.

Like many properties that are taken out of development and protected by a conservation easement, this projects provides myriad economic benefits through the ecosystem services inherent in the property, including: water quality benefits, reduced flooding, carbon sequestration, and reduced traffic and other infrastructure needs (e.g., sewer & water). In addition, this property and the conservation easement protect the future ability to provide recreational opportunities for the future even though they are not presently available.

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	Title work has been ordered.
	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	X
	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	N/A
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	X
	S2-B4b	Mortgage lender notification: subordinate to CE	Subordination has been ordered.
	S3-D1	Project Completion and additional funding plans	N/A
	S3-D4	Conservation Easement/deed restriction enforcement plan	X
	S3-E1	Qualification of Managing Entity	X
	S3-E2	Land Management Property Plan	X
	S4-1a	Wetland certification	X
	S4-1b	USGS Blue Line Stream or Lake documentation and map	X
	S4-1c	SC DHEC Water Classification	X
	S4-1d	Threatened or endangered species certification/evidence	X
	S4-1e	Habitat suitability certification/evidence	X
	S4-1f	Native wildlife species or habitat certification/evidence	X
	S4-1g	Biological diversity evidence	X
	S4-1h	Geological feature evidence	X
	S4-2a	Protected Land Map relationship	X
	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	N/A
	S4-3f	Solely Cultural or Historic Site documentation	N/A
	S4-4b	Soil overlay map of Prime or important soils types	N/A
	S4-5 a-b	Actively Farmed documentation or plans/proposal	N/A
	S4-6	Property visibility to public documentation	N/A
	S4-7	Scenic View documentation	N/A
	S4-8 a-b	Limited or Unlimited Access to Property documentation	N/A
	S4-9 a-b	Location of Property supporting documentation	X
	S4-10	Threat of development documentation or narrative	X
	S4-11	Property size documentation: surveys, tax or deeds information	X
	S4-13	Narrative of property plans	X
	S5-1	Enforcement Party financial resources documentation	X



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: Whetstone Hill

Property Address or Description of Location: 203 Earls Ford Road, Mountain Rest, SC 29664

Acquisition type: Fee Simple or Conservation Easement

Total monetary amount requested: \$ 11,499

Conservation Value of property? \$ 115,000

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A
An excerpt of the appraisal is attached.

Landowner

Name Oly Ernest Lombard

Mailing Address PO Box 355, Walhalla, SC 29691

Email Address [REDACTED]

Cell Phone ([REDACTED])

Work Phone ()

Home Phone ()

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization Upstate Forever

Mailing Address 507 Pettigru Street, Greenville, SC 29601

Contact Name Chris Starker

Contact Email Address cstarker@upstateforever.org

Contact Cell Phone (864)203 - 1948

Contact Work Phone (864)250 - 0500

Organization EIN 57 - 10070433

Property Information

Parcel ID or TMS#: 090 - 00 - 01 - 002

Plat Reference (*Plat Book/Page*) *S1-B1*: B712/9

Deed Reference (*Deed Book/Page*) *S1-B1*: 2421/174

Current Zoning Classification: Control Free

Total Acres: 38.1

Total Acres Forested: 19.6 acres

Total Acres Cleared/Open/Pasture: 18.5 acres

Total Acres Wetlands: 1.5 acres

Creeks and/or Rivers – Names, Length, Width: Whetstone Creek and unnamed tributary stream
- approximately 3,400 linear feet, variable width ranging from approximately 10' to 30'

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: Approximately 18.5 acres
has been leased for livestock grazing.

Is project acreage part of larger parcel? If so, what is larger parcel acreage: no

Unique characteristics of property (may be submitted as part of Applicant's narrative):

The Whetstone Hill property is bounded on three sides by tributaries of the Chattooga River and is
approximately three stream-miles from the Chattooga Wild Scebice River, and only one-third of a mile
from the Sumter National Forest.

Show location of property on County Map *S1-B2* and show location on other pertinent documents such as plat, USGS map, etc. *S1-B3*.

See attached maps, including:
- County Location Map
- USGS Map
- Plat of Survey

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
 - i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1* A list of adjacent landowners is attached.
- yes no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.

yes no
- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.

yes no
- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed. N/A

yes no
- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

yes no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*

Chris Harker
Signature of Applicant

31 March 2021
Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

yes Conservation Easement no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

yes no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

yes no

If yes, attach a list of the encumbrances. S2-B4a.

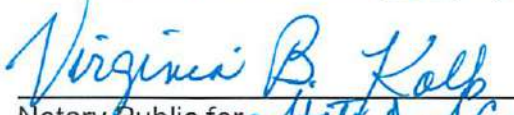
If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.



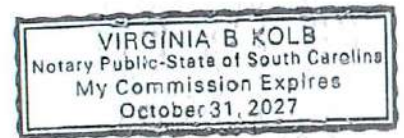
Signature of Landowner

31 MAR 2021
Date

Sworn and subscribed this 31st day of March 2021.



Notary Public for State of S.C.
My Commission expires: 10/31/21



* May be submitted as Landowner's notarized affidavit.

Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name Oly Ernest Lombard

Mailing Address PO Box 355, Walhalla, SC 29691

Contact Name Ernie Lombard

Contact Email [REDACTED]

Cell Phone ([REDACTED])

Work Phone ()

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name Upstate Forever

Mailing Address 507 Pettigru Street, Greenville, SC 29601

Contact Name Chris Starker

Contact Email cstarker@upstateforever.org

Cell Phone (864) 203 - 1948

Work Phone (864) 250 - 0500 extension 15

4. Applicant Information

- a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary.*
S3-D1

Upstate Forever plans to submit an application to the State Conservation Bank during the next grant cycle, which is due in June this year, for approximately 25% of the conservation value. Funding allocation for grants approved during that cycle are awarded in August and generally completed in the Fall of that same year. The Landowner plans to close on the conservation easement before the end of 2021. In addition, he has agreed to provide a stewardship endowment to cover long-term costs associated with ensuring that the conservation values of the property remain intact in perpetuity.

- b. How many total acres of land have you conserved in:

25,817 South Carolina 6,583 Oconee County 863 Other

- c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

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.

- d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary.* **S3-D4**

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 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.

5. Land Management Information

- a. Please describe the financial resources and qualifications of the managing entity.
Attach additional sheet if necessary. **S3-E1**

Upstate Forever is a 501(c)3 non-profit land trust and advocacy group. Although membership-based, much of our budget is derived from contributions from major donors, charitable foundations, and grants, including federal, state, and local programs. With over twenty years of experience in conservation, particularly in land conservation through conservation easements, Upstate Forever is one of the leading and most qualified land trusts working in the Upstate. See attached financial documents.

- b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property.* **S3-E2**

yes

no

However, a draft of the conservation easement is attached.

Section IV - Conservation Criteria

1. Environmental Sensitivity

- a. Does the property contain or adjoin wetlands?

See attached USFWS IPaC report and associated NWI Wetlands Summary.

yes no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

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

yes no See attached Hydrographic Map.

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

- c. Does the property contain or adjoin Water Classified as: N/A

(i) Outstanding Natural Resource Water
 (ii) Outstanding Resource Water
 (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

- d. Does the property currently contain threatened or endangered species?

yes no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

- e. Does the property currently contain habitat suitable for threatened or endangered species?

yes no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e See attached USFWS IPaC report.

- f. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? See attached USFWS IPaC report.

yes no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

yes no

h. Does the property currently contain a unique geological feature?

yes no

If yes, provide a description and evidence of geological feature(s). S4-1h

2. Does the property share a boundary with Protected Land?

yes no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

1%-25% 26%-50% > 50% 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply. N/A

a. Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

e. Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

yes no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

yes no

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

30%-44% 45%-59% 24.6 ac 60%-75% >75 %
or 64.6%

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b See attached USDA/NRCS Web Soil Survey

5. Is the property farmland as defined under one or both of following criteria? N/A

- a. Actively Farmed - Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a
- b. Future Plans - Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b

6. Is the property visible to the public from one of the following?

- a. Public road? yes no
- b. Public land? yes no

If yes, provide supporting documentation. S4-6 See attached maps and photos.

7. Does the property provide one of the following?

- a. Scenic View from the property? yes no
- b. Maintain Scenic Nature of the County? yes no

If yes, provide supporting documentation. S4-7 See attached photos.

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: The property is located less than one mile from the Sumter National Forest and approximately three Provide supporting documentation. S4-9a
stream miles from the Chattooga National Wild & Scenic River.

See attached Nearby Protected Areas Map.

b. Proximity to municipality or community: The property is approximately 13.8 miles from the City of Walhalla, and 2.7 miles from the community of Whetstone, 6.1 miles from the community of Mountain Rest, and 9.9 miles from the community of Long Creek. *Provide supporting documentation. S4-9b*

10. **Is there a threat of development?** See attached Nearby Municipalities Map.

 yes X no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

11. **What is the approximate acreage of the property to be conserved?**

 38.1 Acres See attached County Parcel Information & Map.

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. **What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?**

As a tributary of the Chattooga National Wild & Scenic River, the Whetstone Creek watershed provides the largest contributions of both flow and pollution to the Chattooga River. 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. Although a small parcel, the property is bounded on three sides by Whetstone Creek with over 3,000 linear feet of stream frontage. Protecting this property will help ensure water quality benefits to Whetstone Creek, Chattooga River, and downstream water bodies.

13. **Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished.** Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. *S4-13*

See attached draft conservation easement and project narrative.

Section V - Financial Criteria

1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1

See attached IRS Declaration, Independent Audit, Budget, and Articles of incorporation, plus the project narrative.

2. What percent of Conservation Value is being requested from the OCCB?

a. Conservation Value	\$	115,000		
b. OCCB Request	\$	11,499		
c. Percent		10		% (b ÷ a x 100%)

3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.

Upstate Forever and the Landowner intends to apply to the SC Conservation Bank for additional funding support for 25% of the conservation value. The remainder of the conservation value will be donated by the Landowner in a typical bargain sale conservation easement. The next deadline for SCCB applications is in June with funding awarded in August. We anticipate this project will close in the Fall of 2021.

4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.

This is a standard bargain sale conservation easement with a private landowner. There are no additional partnerships, management agreements or leases, or other joint efforts included with this project. The only parties are the Landowner, the Land Trust (Upstate Forever), Oconee County (via the Oconee County Conservation Bank), and the State of South Carolina (via the SC Conservation Bank).

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

a. \$	301.81			Cost per acre of OCCB funds
b. \$	6,036.75			Fair market value per acre
c.	5.00			% (a ÷ b x 100 = _____%)

6. Describe other ways that the project could provide economic benefits to Oconee County.

Like many properties that are taken out of development and protected by a conservation easement, this projects provides myriad economic benefits through the ecosystem services inherent in the property, including: water quality benefits, reduced flooding, carbon sequestration, and reduced traffic and other infrastructure needs (e.g., sewer & water). In addition, this property and the conservation easement protect the future ability to provide agricultural or recreational opportunities.

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	N/A
	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	X
	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	N/A
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	N/A
	S2-B4b	Mortgage lender notification: subordinate to CE	N/A
	S3-D1	Project Completion and additional funding plans	X
	S3-D4	Conservation Easement/deed restriction enforcement plan	X
	S3-E1	Qualification of Managing Entity	X
	S3-E2	Land Management Property Plan	X
	S4-1a	Wetland certification	X
	S4-1b	USGS Blue Line Stream or Lake documentation and map	X
	S4-1c	SC DHEC Water Classification	X
	S4-1d	Threatened or endangered species certification/evidence	X
	S4-1e	Habitat suitability certification/evidence	X
	S4-1f	Native wildlife species or habitat certification/evidence	X
	S4-1g	Biological diversity evidence	X
	S4-1h	Geological feature evidence	N/A
	S4-2a	Protected Land Map relationship	X
	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	N/A
	S4-3f	Solely Cultural or Historic Site documentation	N/A
	S4-4b	Soil overlay map of Prime or important soils types	X
	S4-5 a-b	Actively Farmed documentation or plans/proposal	X
	S4-6	Property visibility to public documentation	X
	S4-7	Scenic View documentation	X
	S4-8 a-b	Limited or Unlimited Access to Property documentation	N/A
	S4-9 a-b	Location of Property supporting documentation	X
	S4-10	Threat of development documentation or narrative	N/A
	S4-11	Property size documentation: surveys, tax or deeds information	X
	S4-13	Narrative of property plans	X
	S5-1	Enforcement Party financial resources documentation	X

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Cedarwood, Clemson	2BR/2BA	\$720-\$750
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Creekside, Clemson	Studio Includes Utilities	\$525
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nonconfidential portions of the application will be made available upon request.

NOTICE OF APPLICATION

NOTICE IS HEREBY given that Food Lion, LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and OFF premises consumption of **BEER AND WINE** at **191 Bilo Plaza, Seneca, SC 29678**. To object to the issuance of this license and/or permit, written protest must be postmarked no later than **FEBRUARY 21, 2021**.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: **SCDOR, ABL SECTION, P.O. Box 125, Columbia, SC 29214-0907**; or faxed to: **(803) 896-0110**.

Public Notice

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:

- March 2, 2021;
- April 6, 2021;
- May 18, 2021;
- August 10, 2021;
- September 21, 2021;
- November 9, 2021;
- December 14, 2021;
- and February 8, 2022.

All meetings are scheduled for 9:00 a.m.

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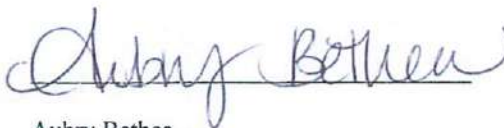
IN RE: The Oconee Conservation Bank Board Meeting Schedule 2021

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 02/12/2021 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
02/12/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



OCONEE COUNTY CONSERVATION BANK GRANTS AWARDED

May 18 2021

PROJECT; OWNER	GRANT	CLOSED	ACRES	RECIPIENT, APPLICANT	PURPOSE	CONSERVATION EASEMENT or FEE SIMPLE
Oconee Towne; SC DNR	\$9,567.33	6/5/2017	53.68	Upstate Forever, Naturaland Trust	History, Conservation, Public Access	Fee Simple
Jerry Powell	\$7,500.00	8/17/2017	94.10	Oconee Soil & Water Conservation District	Working Farm, Conservation	Conservation Easement
McKinney Creek Oconee Bell Preserve - Cliff Timber LLC; Naturaland Trust	\$58,000.00	12/5/2019	195.60	Naturaland Trust	Conservation, Public Access	Fee Simple
Gary and Christy Lyle	\$45,000.00	6/17/2020	165.89	Oconee Soil & Water Conservation District	Working Farm, Conservation, Water Quality Protection	Conservation Easement
Chapman Bridge Oconee Bell Preserve - Cliff Timber LLC; Naturaland Trust	\$88,000.00	7/29/2020	238.72	Naturaland Trust	Conservation, Public Access	Fee Simple
Elaine Morris Trust	\$12,500.00	12/22/2020	26.26	Upstate Forever	Conservation	Conservation Easement
William Lyles Estate; Naturaland Trust	\$66,100.00	12/29/2020	155.56	Upstate Forever, Naturaland Trust	Working Farm, Conservation, Water Quality Protection	Fee Simple
Peggy Moore	(\$10,000.00)	(PENDING - June 2021)	(58.60)	Oconee Soil & Water Conservation District	Working Farm, Water Quality Protection	Conservation Easement
Whetstone Hill; Ernest Lombard	(\$11,499.00)	(PENDING)	(38.1)	Upstate Forever	Working Farm, Water Quality, Habitat Protection	Conservation Easement
Taychoedah; Dorothy Heger and Gery Hughes	(\$17,999.00)	(PENDING)	(42.02)	Upstate Forever	Water Quality, Habitat Protection	Conservation Easement
Grants Disbursed, Cost/Acre, Acres Protected	\$286,667.33 \$308.31/Acre		929.81			69% Fee Simple 31% Conservation Easement
Bank Expenses	\$154.54					