



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD

August 8, 2017

9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - June 8, 2017
3. Discussion and/or action regarding Powell Property
4. Discussion and/or action regarding Moore Property
5. Discussion and/or action regarding Morris Property
6. New Business
7. Old Business
8. Adjourn

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

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



OCONEE SOIL AND WATER CONSERVATION DISTRICT

Commissioners

Alexander P. Ramsay, Chairman

Lee Keese, Vice-Chairman

Bob Winchester, Secretary-Treasurer

L.J. Jones Carol Hendrix

Oconee Conservation Bank Board

We are applying for funding to help meet the costs associated with an easement we have pending with the South Carolina Conservation Bank and USDA Natural Resource Conservation Service Agricultural Conservation Easement Program. The original agreement included two land owners. One of the landowners after much tribulation could not come through the final vetting process. This left us to approach both above entities asking to continue the process for the remaining landowner, Mr. Jerry Powell. The delays from awaiting the final decision on the other land owner have caused us to be pushed beyond our original date of closing. Mr. Powell was originally told he would not have to have a new survey to complete this process. After the delays and the decision to allow him to proceed NRCS now says they need a new survey. Mr. Powell has been patient and extremely gracious in this process. We are asking for funding of seven thousand five hundred dollars to appropriate a survey for Mr. Powell so that we may complete this agreement by August. I have personally talked with Glen Hart who has surveyed easement properties with us before and he is willing to complete this as soon as I give him the word. The payment may not be quite that much but the NRCS requires certain expectations which include shape files, signage on the property and other requirements not associated with a regular survey. I would like to ask that you approve this funding amount above and allow me to come back to you with the final amount when the survey is done with the exact amount charged, which I am hopeful will be under the above figure. We need to close this easement soon as the South Carolina Conservation Bank has also been gracious in allowing us to continue to hold our funding until we got the situation settled and also allowed us to fund the Jerry Powell easement on a stand alone basis after the other landowner could not complete his due diligence. Your help with this matter is greatly appreciated.

Sincerely,

Eddie Martin
District Manager OSWCD

CC: Heather Ramsay, Oconee Service Center District Conservationist
Glen Sandifer, ACEP Program Manager



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

Property Owner Name Jerry M. Powell

Property Owner Address 2166 Hwy. 59 Westminster SC 29693

Eligible OCCB Recipient Name and Address Oconee Soil & Water Conservation District
301 W S Broad Street
Walhalla SC 29691

Property Owner Telephone Numbers
Home: 864-972-9400
Cell: 864-903-2929
Work: 864-972-3988

Description & Size of Your Property in Acres:
Prime Soils / Farmland 94.1 acres

General Location of Your Property:
2166 Hwy 59 Westminster SC 29693

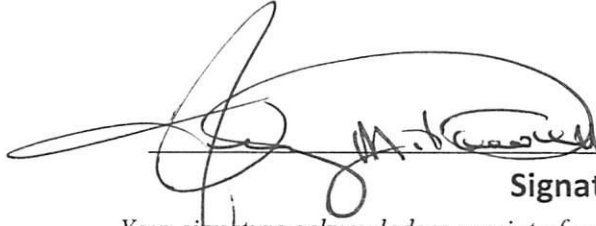
Oconee County Tax Map Number[s] [required] 301-00-04-010 / 310-00-02-001

Your Property's Unique Characteristics:
Open Farm Land Prime & Statewide Soil

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

5-2-2017

Date



Signature of Landowner

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

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council

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

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

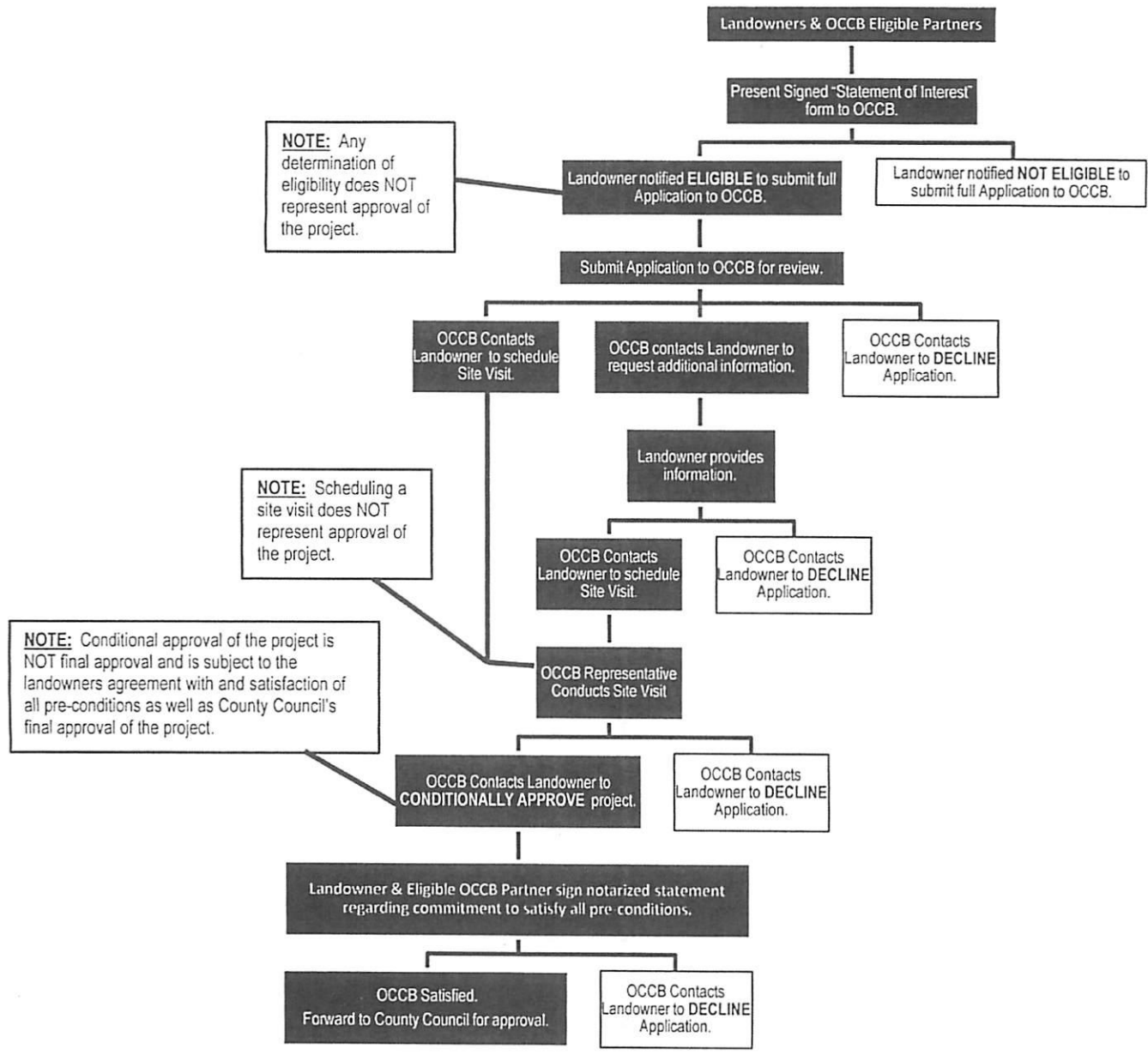
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

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

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





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

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name

Jerry M Powell

Mailing Address:

2166 Hwy 59 Westminster SC

Daytime Telephones

(864) 972 3988 864 903 2929

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

Name of Organization

Oconee Soil & Water Conservation District

Authorized Agent Name:

Eddie E Martin

Mailing Address:

301 W S Broad Street

Walkalla SC 29691

Daytime Telephones

(864) 557 6168 864 638 2213

II. Property Information

Legal Description

County: Oconee

Tax Map #

301-00-04-010 / 310-00-02-001

Assessor's Plat & Lot Numbers:

A 305 pg 2

A 853 pg 4

Deed Reference [Book & Page]

132 pg 300

770 pg 314

Current Zoning Classification

Control Free

Location on County Map (attach copy as EXHIBIT A)

Brief description of property including:

- a. Total Acres
- b. Total Forested
- c. Total Cleared / Open
- d. Total Wetlands
- e. Creeks and/or Rivers

94.1

3 acres

94.1

None

one, 2000 feet

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

See attachments A + B

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Jerry M Powell

Address: 2166 Hwy 59 Westminster SC 29693

Telephone Number 864 972 3988

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

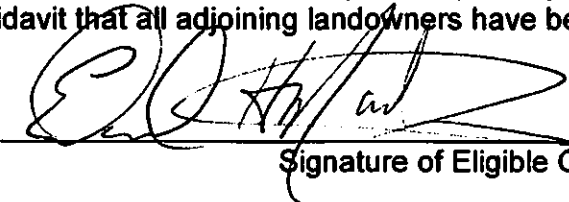
Name Oconee Soil + Water Conservation District

Address: 301 NS Broad Street
Wahalla SC 29691

Telephone Number 864 638 2213

IV. Adjoining landowners.

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


Signature of Eligible OCCB Recipient (Applicant)

5 4 17
Date

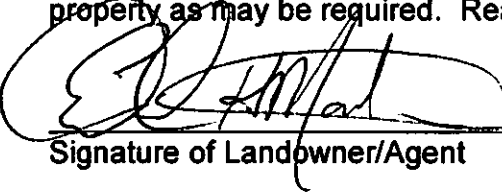
Section II
To be filled out by the landowner

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

2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?
 yes no If yes, please explain below:

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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



Signature of Landowner/Agent

5 4 17
Date

Section III

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

Organization Name

Oconee Soil + Water Conservation District

Address

301 WS Broad Street

Walhalla SC 29691

Daytime Telephones

(864) 557 6168 864 638 2213

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.

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

Funding is already approved through South Carolina Conservation Bank and USDA Natural Resource Conservation Service

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

2332 acres in Oconee County

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

All have been protected with Conservation Easements
Most has been prime farmland, two are forested
Tracts

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

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

Yes

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

Yes

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.

Our program includes at least yearly property inspections
if violations are noticed we encourage the landowner
to correct them, if no action is taken we can take the
matter to court

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

yes no

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

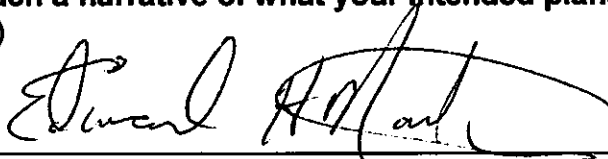
The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

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

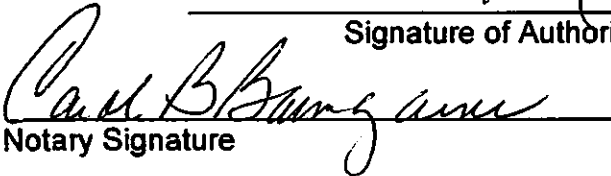
yes no See attachment C

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.)



Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)


Notary Signature

My commission expires: 3-27-23

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

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

If yes, please attach certification by USACOE or NRCS.

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

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.

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

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

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

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

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?

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?

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

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

(a) If yes, what percentage of a boundary is shared with such Protected Land? *NO*

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. *NO*

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

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

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

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

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

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

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

50%-60%

61%-75%

Greater than 75 %

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

See Attachment B

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 it is adjacent to Hwy 59*

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

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

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

14. Does the proposal for the conservation project on the Property allow... *NO This is a working Farm*

- (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. JO

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

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

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

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

94.1 acres plats attached

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? \$200,000.00
(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 C

(b) What is the amount of the grant requested from the OCCB? \$7500.00

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)?* 0.0375

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
 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? *See attachment D AND COVER LETTER*

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.

Zoom County Zoom to Box Zoom In Zoom Out Pan by Hand Get Info Zoom To Parcel Center On Parcel Measure Area Tool Print Page Search Sales Additional Options

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Controls

Available Layers

- Parcels
- Yearly Sales
- Address #
- Parcel Numbers
- Municipalities

Topography

- Roads
- Railroads
- Lakes & Rivers
- Fema Flood Zones
- County Aerials

Base Layers

- Streets (Google)
- Satellite (Google)
- Hybrid (Google)
- Physical (Google)
- Base Layer off

100 m Google

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

Zoom County Zoom to Box Zoom In Zoom Out Panby Hand Get Info Zoom To Parcel Center On Parcel Measure Area Tool Print Page Search Sales Additional Options

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Controls

Available Layers

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- Base Layer off

[Show Scale](#)

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

Jerry Powell- Parcel 2
Prime & SWI Soils Map

Date: 7/7/2015

Customer(s): J DENVER POWELL
JERRY & JANIE POWELL

Assisted By: HEATHER RAMSAY

District: OCONEE SOIL & WATER CONSERVATION DISTRICT



Legend

- Soils Map
- Jerry Powell Parcel 2



ortho_1-1_1n_s_sc073_2013_1.sid

- Red: Band_1
- Green: Band_2
- Blue: Band_3



USDA Farm and Ranch Land Protection Program (FRPP) Conservation Easement Appraisal

of

104.79 +/- acres of farmland and improvements north of Fair Play
Oconee County, South Carolina

Property of Jerry M. and Janie P. Powell

Prepared at the Request of
The Oconee Soil and Water Conservation District

Prepared for the Use of:
Oconee Soil and Water Conservation District, the USDA NRCS, and Jerry and Janie Powell

Effective Date of Appraisal: February 10, 2016

Date of Appraisal Report: February 15, 2016

| | | | |
|---|---|---|--|
|  | HOLSTEIN APPRAISALS 521 W Railroad Ave Batesburg, SC 29006 803.532.3955 803.532.1931 fax www.holsteinappraisals.com | | |
| | Richard H Holstein IV, PE <i>Certified General Appraiser</i> SC 5509 NC A7477 GA 345673 | Richard H Holstein III, ARA <i>Certified General Appraiser</i> SC 42 NC A1073 GA 001040 | Melanie S. Holstein <i>Certified General Appraiser</i> SC 6383 |



HOLSTEIN APPRAISALS
521 Railroad Avenue
Batesburg, SC 29006
803.532.3955
803.532.1931 fax
www.holsteinappraisals.com

February 15, 2016

Jerry Powell
Oconee Soil and Water Conservation District
USDA National Resource Conservation Service

Re: Letter of Transmittal—OSWCD/FRPP Conservation Easement Appraisal, 104.79 +/- acres of farmland and improvements north of Fair Play, Property of Jerry M. and Janie P. Powell, Oconee County, SC.

At your request, I have prepared an appraisal report on land upon which a OSWCD/USDA NRCS Farm and Ranchland Protection Program conservation easement is to be placed. The subject property includes 104.7 +/- acres, 94.9 of which will be subject to the easement. The effective date of the appraisal is February 10, 2016, the date of the property inspection. The objective of this appraisal was to estimate the value of the subject land before and after the easement. The easement value is the difference between these two values.

I estimate the values to be:

| | |
|-----------------------------|-----------|
| Value before the Easement: | \$620,000 |
| - Value After the Easement: | \$420,000 |
| = Value of Easement: | \$200,000 |

The appraisal is based on the area delineated by the plats, aerial photographs, deeds, tax maps, and timber maps supplied by the client, which are included as part of the report. This appraisal has been conducted in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA—Yellow Book). The appraisal procedures and scope of the appraisal are explained in detail in the body of the report.

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

Sincerely,
HOLSTEIN APPRAISALS

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

Attachment D

SOUTH CAROLINA CONSERVATION BANK

1201 Main Street, Suite 1820

Columbia, South Carolina 29201



Marvin N. Davant
Executive Director
803-734-3986
803-734-6326 fax

Board of Directors

James W. Roquemore
Chairman

Michael G. McShane
Vice-Chairman

H. Boyd Brown
Andrea Clark
Elliott Close

C. Douglass Harper
D. Clinch Heyward

Charles G. Lane
Thomas W. Miller
Harry E. Shealy, Jr.
William L. Snow, Sr.

Ex-Officio Members

D. Glenn McFadden
Dr. Walt McPhail
Duane N. Parrish

September 25, 2015

Alexander Ramsay
Oconee Co SWCD
301 West South Broad St.
Walhalla, SC 29691

RE: Powell Tract – Oconee County
Grant Award Amount \$424,000

Dear Mr. Ramsay:

This is to inform you that the above referenced grant was approved by the SC Conservation Bank Board on November 5, 2014. In order to receive the grant amount approved by the Board the above grant must be closed prior to June 15, 2016. If the grant has not closed by June 15, 2016, the specified funds may be redirected.

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

Sincerely,

Marvin N. Davant

cc: J Denver Powell
2165 Highway 59
Westminster, SC 29693

PAYMENT & FEE CALCULATION FOR CONSERVATION EASEMENT

8-May-17

FRPP PAYMENT CALCULATION FOR CONSERVATION EASEMENT:

| | |
|--|--------------|
| 1. ENTER TOTAL VALUE OF CONSERVATION EASEMENT FROM APPRAISAL <i>(Appraisal based upon estimated acreage at time of appraisal. Estimated acreage must be within 5% of final acres.)</i> | \$200,000.00 |
| 2. ENTER TOTAL CONSERVATION EASEMENT ACRES <i>(Final acres under Conservation Easement.)</i> | 94.088 |
| 3. CALCULATED VALUE PER ACRE OF CONSERVATION EASEMENT ACRES <i>(1 divided by 2)</i> | \$2,125.67 |
| 4. ENTER APPROVED PERCENTAGE OF FRPP PAYMENT <i>(Determined and accepted by applicant at time of application.)</i> | 47.50% |
| 5. ENTER TOTAL FRPP PAID ACRES <i>(Total FRPP paid acres may be less than total easement acres if some of the property was donated by the landowner in order to receive a higher ranking score.)</i> | 94.088 |
| 6. CALCULATED MAXIMUM FRPP PAYMENT <i>(3 X 4 X 5)</i> | \$95,000.00 |
| 7. ENTER TOTAL FRPP FUNDS APPROVED <i>(Based upon estimated acreage at the time of application x estimated value per acre of conservation easement x 4. Estimated value per acre determined by OSWCD if an approved appraisal was not submitted by the applicant at the time of application.)</i> | \$300,000.00 |
| 8. CALCULATED ELIGIBLE FRPP PAYMENT <i>(lessor of 6 and 7)</i> | \$95,000.00 |

SCCB PAYMENT CALCULATION FOR CONSERVATION EASEMENT:

| | |
|---|--------------|
| 9. TOTAL VALUE OF CONSERVATION EASEMENT FROM APPRAISAL <i>(from 1)</i> | \$200,000.00 |
| 10. TOTAL CONSERVATION EASEMENT ACRES <i>(from 2)</i> | 94.088 |
| 11. CALCULATED VALUE PER ACRE OF CONSERVATION EASEMENT ACRES <i>(from 3)</i> | \$2,125.67 |
| 12. ENTER APPROVED PERCENTAGE OF SCCB PAYMENT <i>(Determined and accepted by applicant at time of application.)</i> | 47.50% |
| 13. ENTER TOTAL SCCB PAID ACRES <i>(Total paid acres may be equal to or greater than number of acres approved for payment under FRPP.)</i> | 94.088 |

14. CALCULATED MAXIMUM SCCB PAYMENT \$95,000.00
(11 X 12 X 13)

15. ENTER TOTAL SCCB FUNDS APPROVED \$392,142.00
(Based upon estimated acreage at the time of application x estimated value per acre of conservation easement x 12. Estimated value per acre determined by OSWCD if an approved appraisal was not submitted by the applicant at the time of application.)

16. CALCULATED ELIGIBLE SCCB PAYMENT \$95,000.00
(lessor of 14 and 15)

TOTAL PAYMENT CALCULATION FOR CONSERVATION EASEMENT:

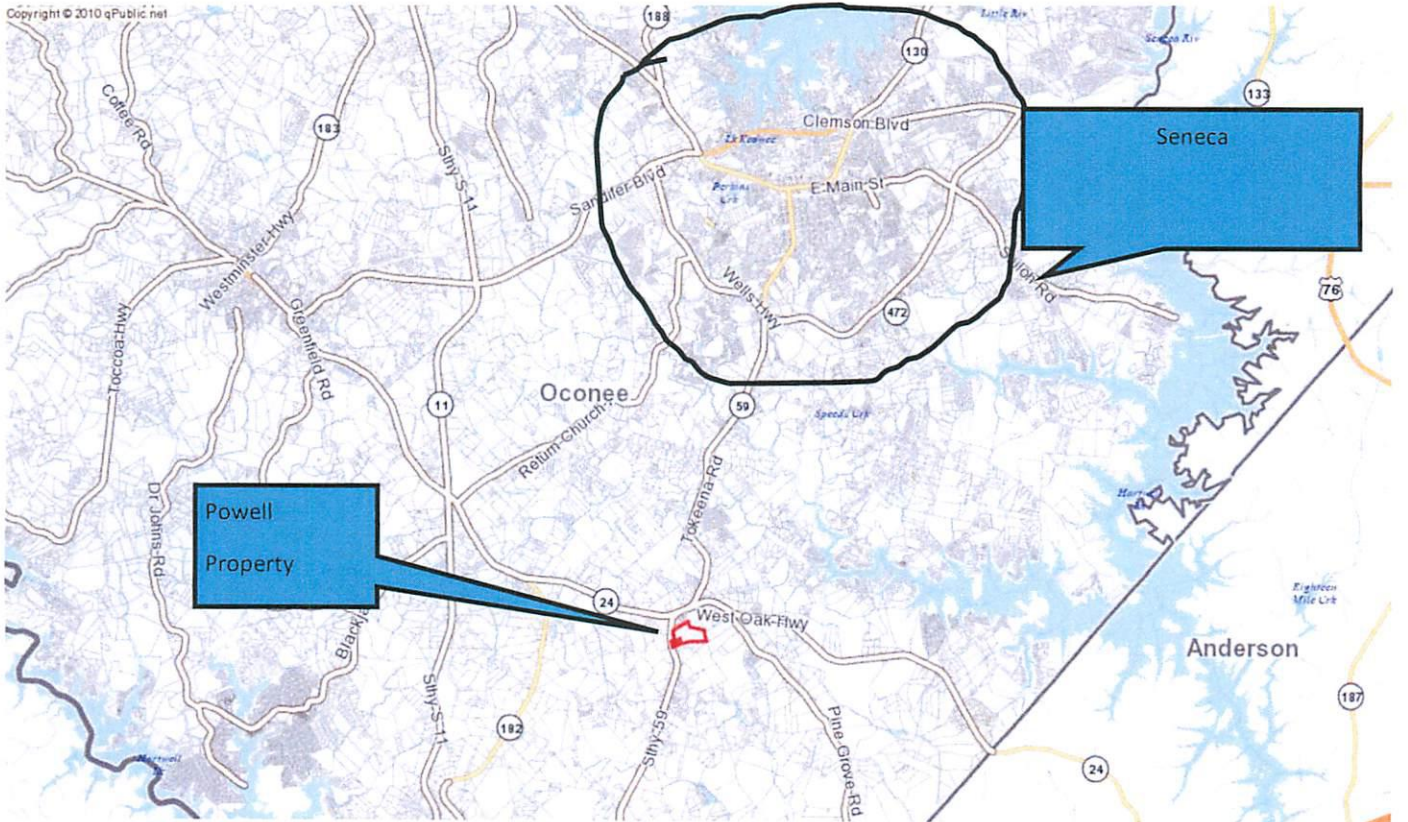
17. CALCULATED TOTAL PAYMENTS FOR FRPP AND SCCB \$190,000.00
(sum of 8 and 16)

OSWCD ADMINISTRATIVE FEE CALCULATION:

18. CALCULATED ADMINISTRATIVE FEE REQUIRED AT CLOSING \$ 5,000
(1% of Conservation Easement Value, but not less than \$5,000)

Remaining FRPP Funds \$205,000.00
Remaining SCCB Funds \$297,142.00

Price per acre for easement minus fee \$ 1,966





OCONEE SOIL AND WATER CONSERVATION DISTRICT
301 WEST SOUTH BROAD STREET
WALHALLA SC 29691

Rex Ramsay-Chair Lee Keese-Vice Chair
Bob Winchester -Sec/Treas L.J. Jones Carol Hendrix

May 3, 2016

J. Denver Powell
2165 Highway 59
Westminster, SC 29693

Jerry M. & Janie P. Powell
2166 Highway 59
Westminster, SC 29693

RE: Offer to Purchase Conservation Easement, 364.6 Acres

Dear Denver, Jerry & Janie,

We have received approval for funds to purchase easements on your farm totaling SIX HUNDRED NINETY-TWO THOUSAND, ONE HUNDRED FORTY-TWO DOLLARS AND NO/100 (\$692,142.00). This funding includes \$300,000 from USDA-Natural Resources Conservation Service (NRCS) through the Agricultural Conservation Easement Program-Agricultural Land Easement (ACEP-ALE) and \$392,142 from the South Carolina Conservation Bank.

We are pleased NRCS and the South Carolina Conservation Bank have considered these tracts worthy of future protection. Thank you for your willingness to protect the property by allowing Oconee Soil and Water Conservation District to hold your easements.

Please sign and date the final page of this letter indicating if you will continue with the process of placing a conservation easement on your property. PLEASE RETURN NO LATER THAN MAY 6, 2016.

Thank you for your interest in protecting farmland in Oconee County. Should you have any questions, please do not hesitate to call.

Sincerely,

ALEXANDER P. "REX" RAMSAY
District Chairman

Enclosure

We accept the proposed offer by the Oconee Soil & Water Conservation District to purchase permanent conservation easements on our farms, totaling approximately 369.4 acres, in the amount of \$692,142.00 (SIX HUNDRED NINETY-TWO THOUSAND, ONE HUNDRED AND FORTY-TWO DOLLARS AND NO/100).

We understand this offer is contingent upon acceptance of all due diligence requirements by the Natural Resources Conservation Service (NRCS) and the SC Conservation Bank (SCCB) and upon receipt of approved funds.



J. Denver Powell Signature

5-3-2016

Date



Jerry M. Powell Signature

5-3-2016

Date



Janie P. Powell

5-3-2016

Date



















AFFIDAVIT

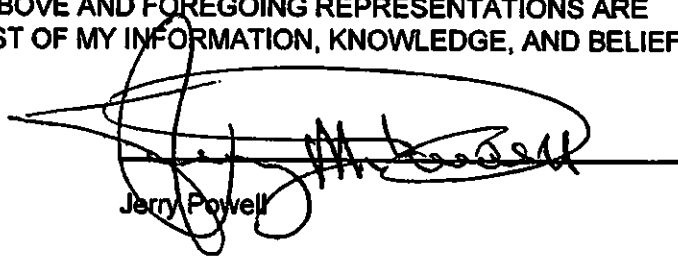
Name: Jerry Powell
Occupation:
Owner: Powell Tractor
Farmer

I, Jerry Powell, swear or affirm:

That I have continuously farmed since 1980 the parcel located at 2166 Hwy. 59 Westminster SC and identified by Oconee County tax map numbers 301-00-04-010 and 310-00-02-001. This being the same property I intend to preserve with a conservation easement to be held by Oconee Soil and Water Conservation District. This farm will be used to continue to raise hay and cattle. I also grant my permission for the Oconee County Conservation Bank to create a press release that uses limited information relating to the easement agreement and support from the Oconee County Conservation Bank to be used for a public relations announcement.

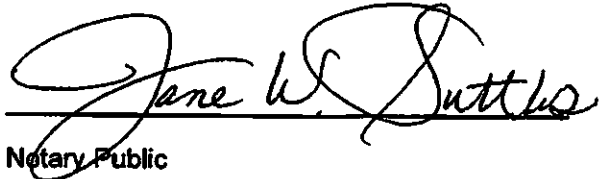
I SWEAR OR AFFIRM THAT THE ABOVE AND FOREGOING REPRESENTATIONS ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

5/24/17
Date


Jerry Powell

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

I, the undersigned Notary Public, do hereby affirm that Jerry Powell personally appeared before me on the 24 day of May 2017, and signed the above Affidavit as his free and voluntary act and deed.


Notary Public

My commission expires 12/7/21











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

Property Owner Name Keelin E. Moore

Property Owner Address 155 Pepridge Rd. Walhalla, SC 29169

Eligible OCCB Recipient
Name and Address

Property Owner Telephone Numbers Home: _____
Cell: 864.710.4724
Work: _____

Description & Size of Your Property in Acres: 96.65 acres, majority is pastured and cleared. I have 1 Ranch rental home that is a 3 bed + 2.5 bath

General Location of Your Property:
From Highway 28, Right on Playground Rd. Then left onto Pepridge

Oconee County Tax Map Number[s] [required] 131-00-02-015

Your Property's Unique Characteristics: Cane Creek runs through and surrounds the property. That is the #1 watershed river that feeds Lake Keowee.

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

4/24/2017

Date



Signature of Landowner

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

Completed Form to be forwarded to:

Oconee County Conservation Bank Board

c/o Clerk to Council

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

or

via email to: bhulse@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

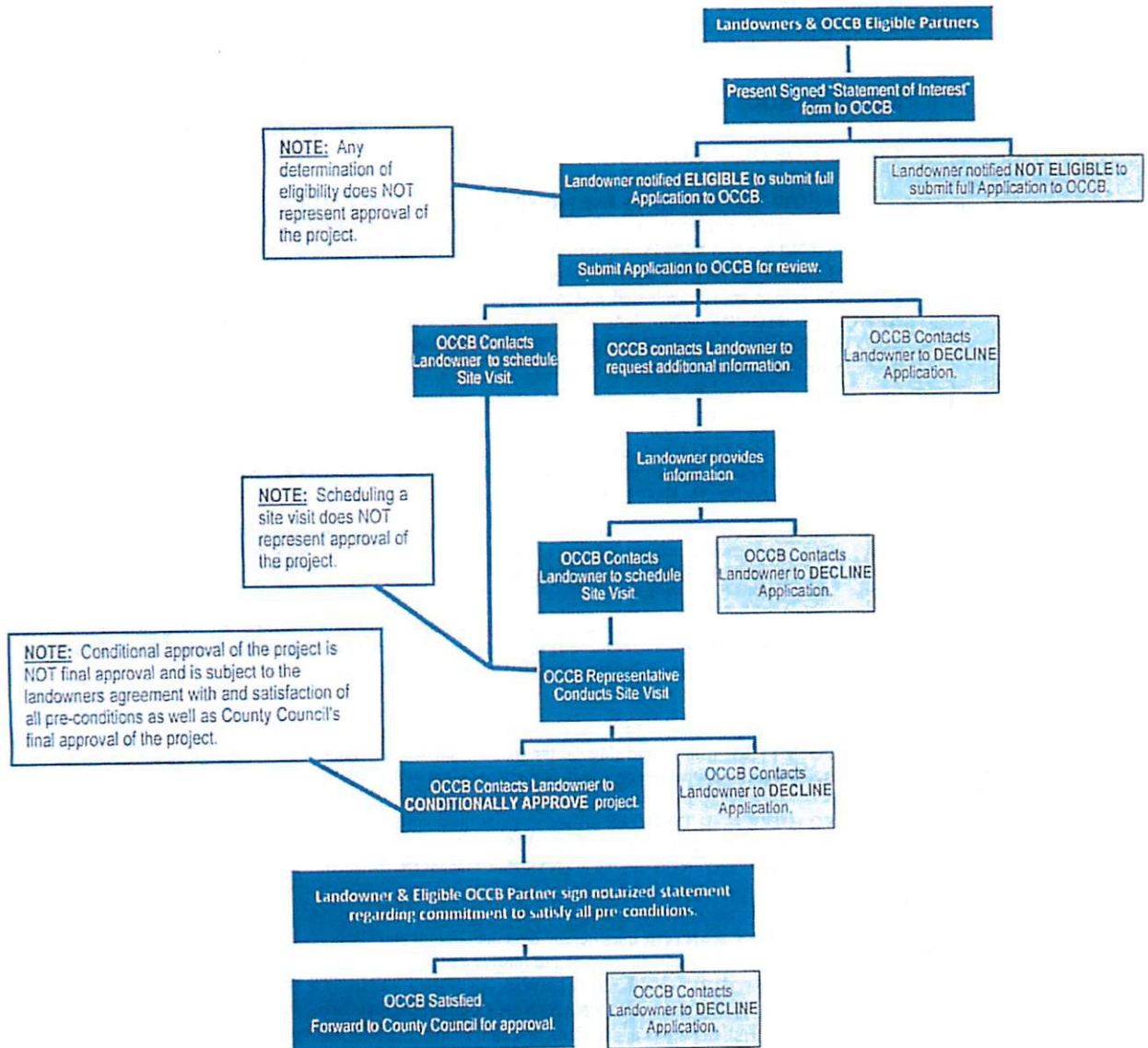
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

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

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



Doc ID: 004386180002 Type: GEE
BK 2027 pg 264-265

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

PREPARED BY:
BAGWELL & CORLEY LAW FIRM, PC
ATTORNEY AT LAW

2014 MAY - 1 P 2:43

Grantee's Address: 199 Lazy Hollow Lane
Walhalla, SC 29691

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE) TITLE TO REAL ESTATE

B+C
1000
011574

KNOW ALL MEN BY THESE PRESENTS, that KEEVIN E MOORE AND KAY O LEWIS, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, paid by KEEVIN E MOORE AND KAY O LEWIS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do hereby grant, bargain, sell and release until KEEVIN E MOORE AND KAY O LEWIS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, their heirs, successors and assigns forever, the following described real property, to wit:

OCONEE COUNTY
STATE TAX
COUNTY TAX
EXEMPT

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Wagener Township, containing 92.65 acres, more or less, as shown and more fully described on a plat thereof by Stephan R. Edwards, ELS #19861 recorded in Plat Book B449, page 8, records of Oconee County, South Carolina.

This conveyance is made subject to any and all easements, restrictions, condition, easement, right of way, zoning rules and laws and regulations, any of which may be found on the premises or of record in the office of the Register of Deeds for Oconee County, South Carolina.

This being the identical property conveyed unto Keavin E. Moore and Kay O. Lewis by deed dated September 24th, 2013, and being recorded in Deed Book 1987, Page 231, records of Oconee County, South Carolina.

TMS#131-00-02-015

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

TO HAVE AND TO HOLD all and singular the premises before the aforementioned unto the said KEEVIN E MOORE AND KAY O LEWIS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, their heirs, successors and assigns forever.

AND THE GRANTOR does hereby bind the Grantor and Grantor's heirs, assigns, successors, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said KEEVIN E MOORE AND KAY O LEWIS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, their heirs, successors and assigns, against the Grantor(s), her heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

Recorded this 2 day of May
Book 2014 Page 264-265
Fee

Auditor
Kerith E. Mc
Oconee County, S.C.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 131 GUB 00 BLK 02 PARC 015
ON OCONEE COUNTY TAX MAPS
Kerith E. Mc
OCONEE COUNTY ASSESSOR

WITNESS, the Grantor's hand and seal this 30 day of April, 2014.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness as to Grantor:

[Handwritten Signature]

[Handwritten Signature]

KEEVIN E MOORE

[Handwritten Signature]

KAY O LEWIS

[Handwritten Signature]

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

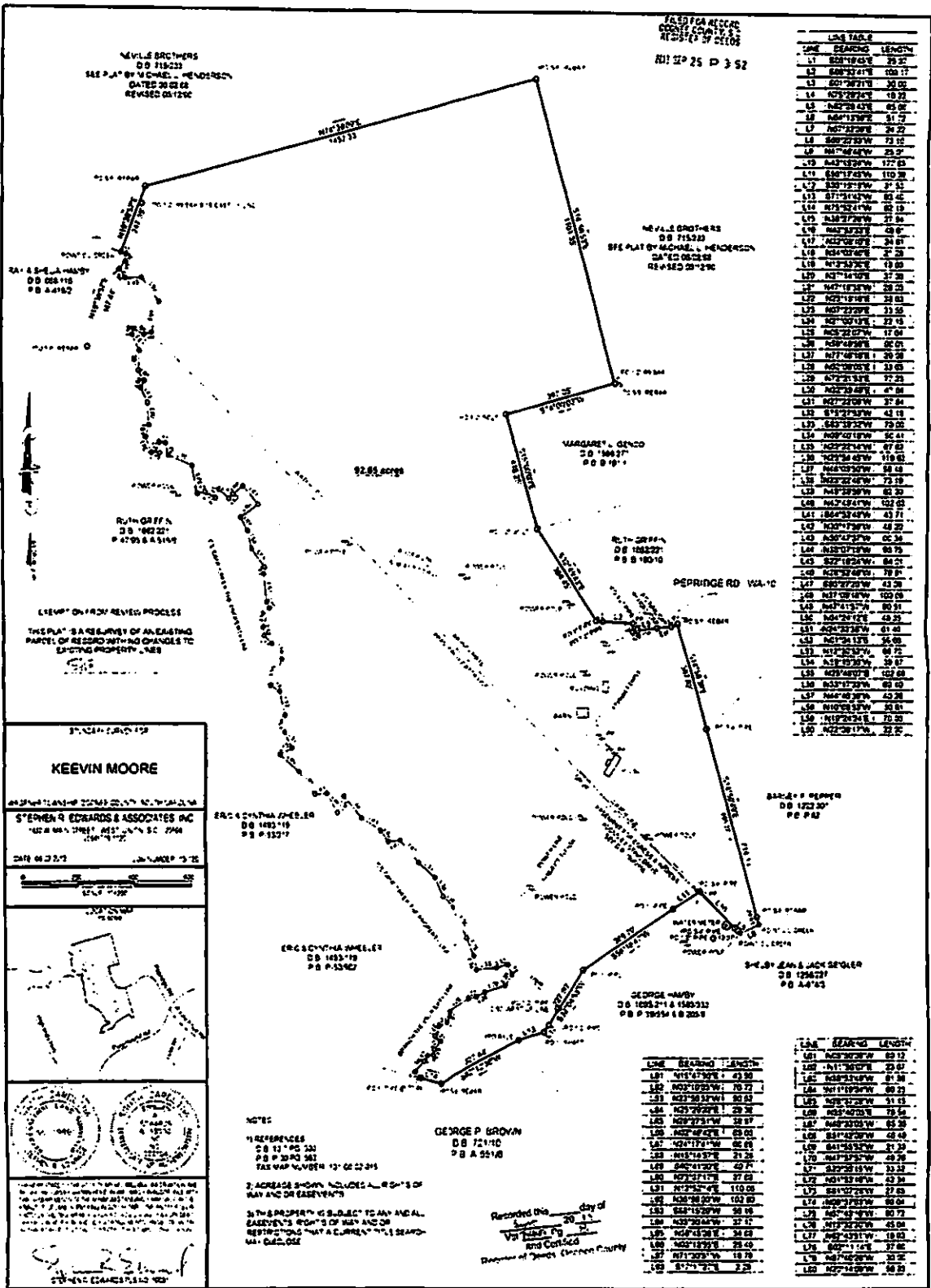
PROBATE

PERSONALLY APPEARED before me the undersigned witness who, on oath, states that (s)he saw Keevin E. Moore and Kay O. Lewis, sign, seal and as her act and deed deliver the within Title to Real Estate and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 30
day of April, 2014.

[Handwritten Signature]

[Handwritten Signature]
Notary Public for South Carolina
My Commission Expires: 12-7-14



FILED FOR RECORD
 COUNTY OF JACKSON, MISSISSIPPI
 REGISTERED BY DEEDS
 JUL 25 P 3 52

NEVILLE BROTHERS
 DB 718233
 SEE PLAT BY MICHAEL L HENDERSON
 DATED 20 02 02
 REVISED 05 12 02

NEVILLE BROTHERS
 DB 718233
 SEE PLAT BY MICHAEL L HENDERSON
 DATED 02 02 02
 REVISED 20 12 02

DAVID B. HILLMAN
 DB 028110
 PB 44182

ROBIN GREEN
 DB 160221
 PB 4795 & 43194

LEMPER FROM REVEAL PROCESS
 THIS PLAT IS A RESULT OF AN EASTING
 PART OF RECORD WITH NO CHANGES TO
 EXISTING PROPERTY LINES

STEPHEN R EDWARDS & ASSOCIATES INC
 1428 MAINT STREET, WEST LAFAYETTE, LA 70568
 DATE 06 23 02



NOTES
 1. REFERENCES
 DB 61190 523
 PB 42040 062
 TAX MAP NUMBER 13-02-02-015
 2. ACRES SHOWN INCLUDES ALL RIGHTS OF
 WAY AND OR EASEMENTS
 3. THIS PROPERTY IS SUBJECT TO ANY AND ALL
 RESTRICTIONS RIGHTS OF WAY AND OR
 EASEMENTS THAT CURRENTLY EXIST OR MAY
 EXIST

GEORGE P BROWN
 DB 72110
 PB 4 2618

Recorded this _____ day of _____
 20 02
 at _____
 and Certified

 Register of Deeds, Jackson County

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S82°18'43"W | 29.27 |
| L2 | S88°23'41"W | 100.17 |
| L3 | S01°28'21"W | 30.00 |
| L4 | N02°28'24"W | 18.22 |
| L5 | N62°28'43"W | 85.00 |
| L6 | N68°13'58"W | 81.73 |
| L7 | N67°23'02"W | 24.22 |
| L8 | S88°23'41"W | 73.16 |
| L9 | N67°28'42"W | 25.27 |
| L10 | S48°13'22"W | 127.63 |
| L11 | S68°13'58"W | 110.28 |
| L12 | S20°18'51"W | 27.43 |
| L13 | S77°18'43"W | 85.40 |
| L14 | N02°28'21"W | 82.19 |
| L15 | S88°23'41"W | 73.16 |
| L16 | N67°28'42"W | 25.27 |
| L17 | N62°28'43"W | 24.81 |
| L18 | N68°13'58"W | 18.22 |
| L19 | N67°28'42"W | 37.28 |
| L20 | N67°18'51"W | 28.23 |
| L21 | N68°13'58"W | 24.81 |
| L22 | N67°28'42"W | 23.56 |
| L23 | N67°28'42"W | 23.18 |
| L24 | N68°13'58"W | 17.04 |
| L25 | N67°28'42"W | 00.01 |
| L26 | N77°18'43"W | 26.28 |
| L27 | N62°28'43"W | 33.03 |
| L28 | N72°18'43"W | 77.24 |
| L29 | N68°13'58"W | 47.56 |
| L30 | N67°28'42"W | 37.84 |
| L31 | S77°18'43"W | 43.18 |
| L32 | S42°28'21"W | 79.00 |
| L33 | N08°00'00"W | 86.41 |
| L34 | N02°28'43"W | 67.83 |
| L35 | N02°28'43"W | 118.83 |
| L36 | N02°28'43"W | 48.18 |
| L37 | N02°28'43"W | 73.16 |
| L38 | N67°28'42"W | 83.30 |
| L39 | N67°28'42"W | 102.03 |
| L40 | N68°13'58"W | 43.71 |
| L41 | N67°28'42"W | 48.20 |
| L42 | N68°13'58"W | 00.34 |
| L43 | N67°28'42"W | 86.73 |
| L44 | S27°18'51"W | 84.21 |
| L45 | S27°18'51"W | 79.16 |
| L46 | S27°18'51"W | 43.71 |
| L47 | N67°28'42"W | 100.28 |
| L48 | N67°28'42"W | 80.51 |
| L49 | N68°13'58"W | 48.23 |
| L50 | N67°28'42"W | 81.40 |
| L51 | N67°28'42"W | 36.00 |
| L52 | N67°28'42"W | 21.79 |
| L53 | N67°28'42"W | 30.97 |
| L54 | N67°28'42"W | 102.03 |
| L55 | N67°28'42"W | 89.00 |
| L56 | N67°28'42"W | 49.28 |
| L57 | N67°28'42"W | 30.81 |
| L58 | N67°28'42"W | 70.20 |
| L59 | N67°28'42"W | 22.27 |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L60 | N67°28'42"W | 62.12 |
| L61 | N67°28'42"W | 23.67 |
| L62 | N67°28'42"W | 81.38 |
| L63 | N67°28'42"W | 66.23 |
| L64 | N67°28'42"W | 51.13 |
| L65 | N67°28'42"W | 78.56 |
| L66 | N67°28'42"W | 65.28 |
| L67 | N67°28'42"W | 48.04 |
| L68 | N67°28'42"W | 61.79 |
| L69 | N67°28'42"W | 49.28 |
| L70 | N67°28'42"W | 33.33 |
| L71 | N67°28'42"W | 43.34 |
| L72 | N67°28'42"W | 27.83 |
| L73 | N67°28'42"W | 88.04 |
| L74 | N67°28'42"W | 80.73 |
| L75 | N67°28'42"W | 45.04 |
| L76 | N67°28'42"W | 19.83 |
| L77 | N67°28'42"W | 37.80 |
| L78 | N67°28'42"W | 30.20 |
| L79 | N67°28'42"W | 22.27 |



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

Property Owner Name Morris Family Revocable Trust

Property Owner Address 299 Pearson Road, Tamassee, SC 29686

Eligible OCCB Recipient Name and Address Upstate Forever
507 Pettrigru Street
Greenville, SC 29601

Property Owner Telephone Numbers Home: 8649442342
Cell: _____
Work: _____

Description & Size of Your Property in Acres:
This project site is over 25 acres of mostly hardwood forest. The site is bounded by Mill Creek and its tributary.

General Location of Your Property:
In general, the project site is located north of Highway 11, east of Highway 130, adjacent to State Forestry land.

Oconee County Tax Map Number[s] *[required]* 036-00-02-007; 036-00-02-008

Your Property's Unique Characteristics:
The project site's proximity to forestry land and Mill Creek, together with the goal to preserve the native habitat makes this property a valuable refuge to the actively managed forestland.

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

May 18, 2017
Date

Elaine L. Morris, trustee
Signature of Landowner

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

Completed Form to be forwarded to:

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

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: ___ Fee Simple Conservation Easement

Landowner's Name Morris Family Revocable Trust

Mailing Address: 299 Pearson Road, Tamasee, SC 29686

Daytime Telephones (864) 944-2342

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

Name of Organization Upstate Forever

Authorized Agent Name: Scott Park

Mailing Address: 507 Pettrigru Street, Greenville, SC 29601

Daytime Telephones (864) 250-0500 x26

II. Property Information

Legal Description

County: Oconee

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

Assessor's Plat & Lot Numbers:

MapPlatB A909 MapPlatP 7 ; MapPlatB P60 MapPlatP 377

Deed Reference [Book & Page]

1829/81

Current Zoning Classification

unzoned

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

Brief description of property including:

- | | |
|-------------------------|----------------------------------|
| a. Total Acres | about 26.26 ac |
| b. Total Forested | about 25 ac |
| c. Total Cleared / Open | about 0.64 ac |
| d. Total Wetlands | about 0.6 ac |
| e. Creeks and/or Rivers | over 1,550 feet along Mill Creek |

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Elaine Morris

Address: 299 Pearson Road, Tamasee, SC 29686

Telephone Number 864 944-2342

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

Name Upstate Forever

Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number 864 250-0500

IV. Adjoining landowners.

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

Scott Park

Signature of Eligible OCCB Recipient (Applicant)

August 1, 2017

Date



Protecting Land & Water | Advocacy | Balanced Growth

Affidavit

I hereby attest and affirm as follows:


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



Scott Park

Sworn to before me this 01

day of August, 2017


Notary Public for South Carolina

My commission expires: 10.29.25

Section II
To be filled out by the landowner

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

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

Elaine Morris
Signature of Landowner/Agent

July 5, 2017
Date

Section III

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

Organization Name

Upstate Forever

Address

507 Pettigru Street, Greenville, SC 29601

Daytime Telephones

(864) 250-0500 x 26

Contact Person

Scott Park

Organization EIN Number:

57-1070433

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

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

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

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

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

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

Upstate Forever holds easements on 20,989 acres within the ten-county Upstate South Carolina region as well as Polk County, NC. Nearly 4,430 acres are preserved in Oconee County alone. Upstate Forever only holds and stewards conservation easements without owning the land.

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

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

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

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

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

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

_____ yes X no

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

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

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$ 25,000

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

Scott Park

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Shirley H. Wilson

Notary Signature

My commission expires: 10.29.25

Morris Property, Tamassee, SC

Environmental Condition, Site Management, Implementation Process, Market Value

Environmental Condition

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

Environmental features

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

Historic/cultural features

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

Site Management

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

Implementation Process

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

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

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

**COMPLETE SELF CONTAINED
QUALIFIED APPRAISAL REPORT
FOR
The Morris Family Revocable Trust**

**FOR PROPERTY LOCATED
Pearson Road
Tamassee, South Carolina**

**Prepared By
Michael Phillips**

July 2, 2017

LETTER OF TRANSMITTAL

July 9, 2017

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

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

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

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

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

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

FIFTY-EIGHTTHOUSAND ONE HUNDRED DOLLARS

(\$58,100.00)

Respectfully submitted,



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

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

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

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

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

_____ 1%-25%

X 26%-50%

_____ Greater than 50%

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

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

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

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

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

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

See photos in Exhibit J.

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

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

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

_____ 50%-60%

_____ 61%-75%

_____ Greater than 75 %

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

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

- (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;
- None. (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing:

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
No, not planned viewing like a scenic overlook, but is adjacent to a public right-of-way.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.

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

Yes, the view of the hardwood forest from Pearson Road, a county-maintained road, will be forever preserved. If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View.

Please see Exhibits F and H.

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

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

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

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

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

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

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

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

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

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

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

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

(b) What is the amount of the grant requested from the OCCB? \$20,200

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)? 35%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
The landowner intends to donate 65% of the easement value, but also requests consideration for reimbursing estimated costs associated with the closing totally about \$4,800.

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

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

X is available at a low cost per acre

X is available from a willing seller at a reasonable price

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

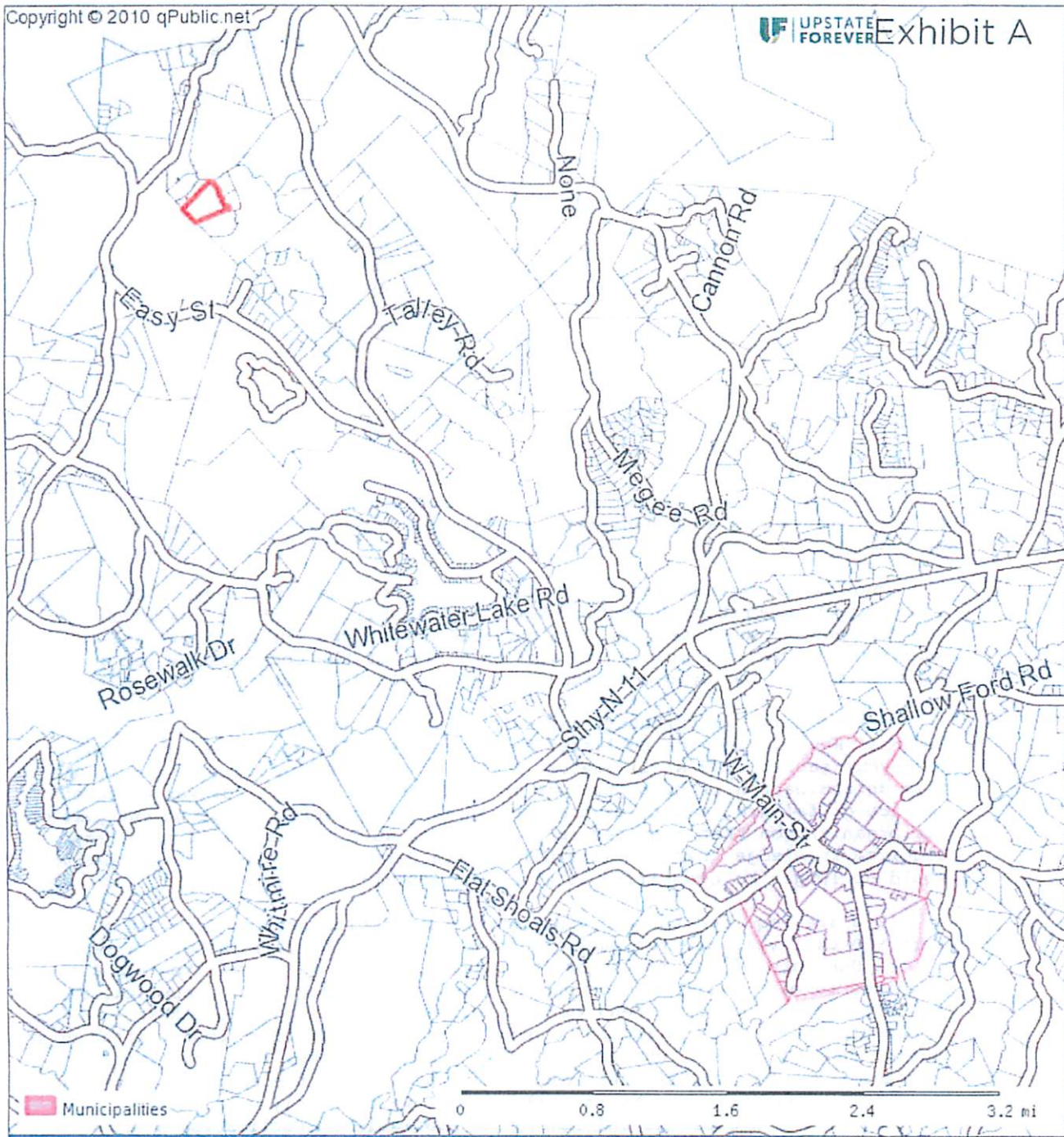
Have matching funds of any kind or services-in-kind been applied for or received? Grant funding from the Pete and Sally Smith Foundation provided staff time to compile this application and meet with the landowner. Furthermore, NRCS has graciously helped to characterize site resources.

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

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

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

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



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



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

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

DEPARTMENT OF THE TREASURY

Date: **MAY 13 2003**

UPSTATE FOREVER
PO BOX 2308
GREENVILLE, SC 29602-0000

Employer Identification Number:
57-1070433
DLN:
17053088824083
Contact Person:
GARY L BOTKINS ID# 31463
Contact Telephone Number:
(877) 829-5500
Our Letter Dated:
December 1998
Addendum Applies:
no

Dear Applicant:

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

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

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

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

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

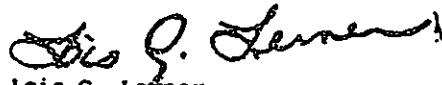
Letter 1050 (10/99)

UPSTATE FOREVER

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

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

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements



Exhibit C

May 18, 2017

Ms. Elaine Morris
299 Pearson Road
Tamassee, SC 29686

Re: Oconee County Conservation Bank grant potential

Dear Ms. Morris:

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

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

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

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

Sincerely,

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

Scott Park
Land Conservation Director

Attachments: OCCB Statement of Interest Form
OCCB Application for Funding

03060101-03

(Little River/Lake Keowee)

General Description

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

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

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

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

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

Surface Water Quality

| <u>Station #</u> | <u>Type</u> | <u>Class</u> | <u>Description</u> |
|------------------|-------------|--------------|--|
| RS-02466 | RS02 | TN | BURGESS CREEK AT S-37-171 |
| SV-684 | BIO | FW | CRANE CREEK AT WINDING STAIRS RD |
| SV-742 | BIO | FW | OCONEE CREEK AT S-37-129 |
| SV-203 | W | FW | LITTLE RIVER AT S-37-24 7.1 MI NE OF WALHALLA |
| RL-03354 | RL03 | FW | LAKE KEOWEE, 1.6 MI NW OF SC 188 & 0.7 MI SE OF S-37-175 |
| SV-312 | W | FW | LAKE KEOWEE AT SC 188 - CROOKED CK ARM 4.5 MI N SENECA |
| RL-05466 | RL05 | FW | LAKE KEOWEE, 0.25 MI NWN OF S-37-340 & S-37-588 |
| SV-361 | INT | FW | LAKE KEOWEE IN FOREBAY OF LITTLE RIVER DAM |
| SV-342 | SPRP | FW | CANE CREEK AT S-37-133 |
| SV-807 | SS | FW | LITTLE CANE CREEK AT NELLIE ROAD |
| SV-808 | SS | FW | LITTLE CANE CREEK AT AUSTIN EDWARDS ROAD |
| SV-809 | SS | TN | LITTLE CANE CREEK AT OCONEE BELLE LANE |
| SV-810 | SS | FW | LITTLE CANE CREEK AT PICKENS HIGHWAY |
| SV-811 | SS | FW | LITTLE CANE CREEK TRIBUTARY NEAR PICKENS HIGHWAY |
| SV-812 | SS | FW | LITTLE CANE CREEK TRIBUTARY AT TAYLOR ROAD |
| SV-343 | W/BIO | FW | LITTLE CANE CREEK AT S-37-133 |
| SV-311 | W | FW | LAKE KEOWEE AT SC 188 - CANE CK ARM 3.5 MI NW SENECA |
| RL-05394 | RL05 | FW | LAKE KEOWEE, 5.06 MI NNW OF SENECA |

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

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

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

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

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

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

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

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

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

Natural Swimming Areas

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

NPDES Program

Active NPDES Facilities

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

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

Nonpoint Source Management Program

Land Disposal Activities

Landfill Facilities

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

Mining Activities

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

Water Quantity

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

Growth Potential

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

Watershed Protection and Restoration Strategies

Total Maximum Daily Loads (TMDLs)

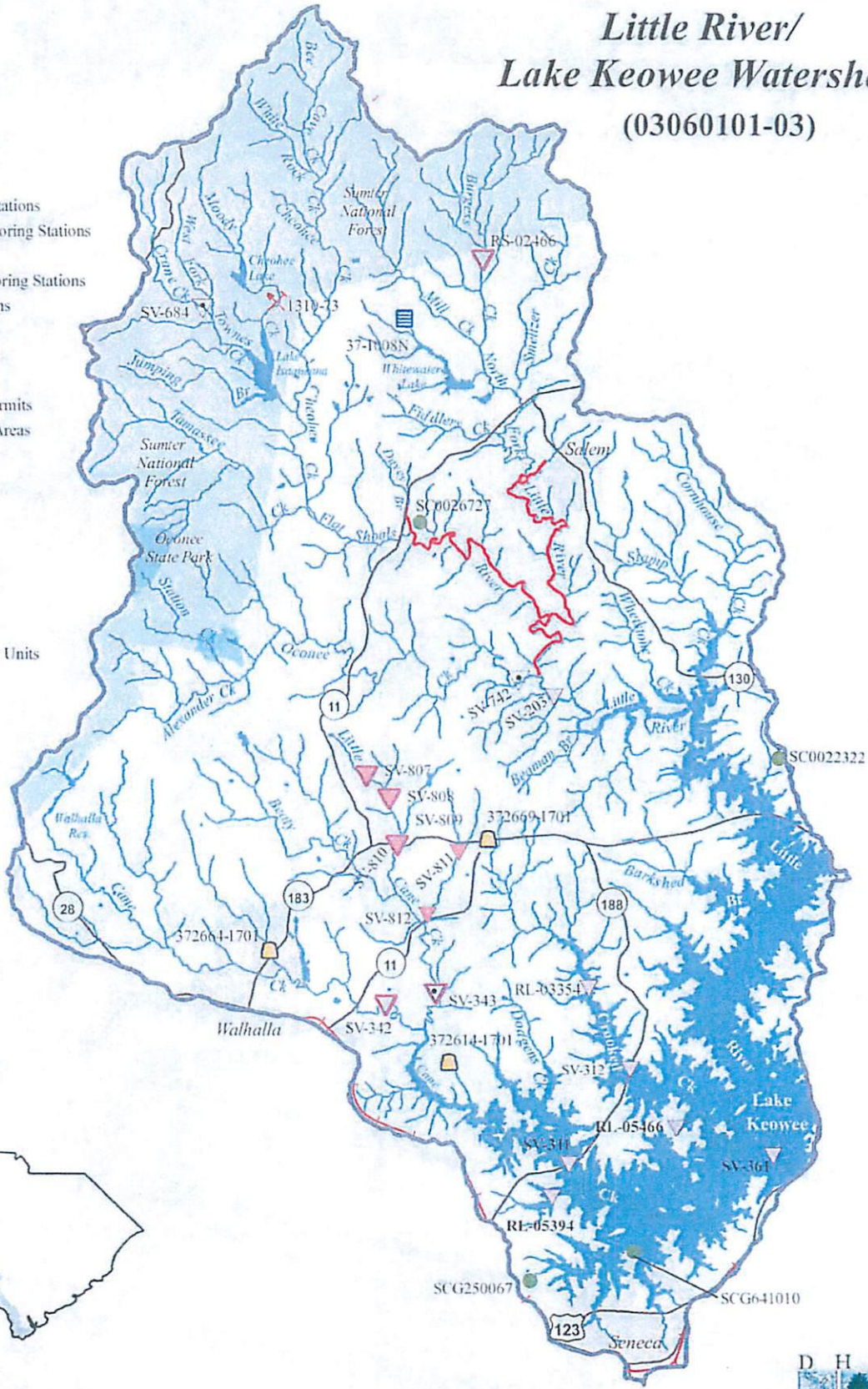
TMDLs were developed by SCDHEC and approved by the EPA for Cane Creek (SV-342) and Little Cane Creek (SV-343) to determine the maximum amount of fecal coliform bacteria these creeks can receive from sources and still meet water quality standards. The



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

Little River/ Lake Keowee Watershed (03060101-03)

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





| | | |
|---|--------------------|--------------------|
|  | <p>TRIP REPORT</p> | <p>Page 1 of 6</p> |
|---|--------------------|--------------------|

To: Eddie Martin, Oconee Soil and Water Conservation District
 Scott Park, Land Conservation Director - Upstate Forever

Site: Morris Property

Location assisted: Oconee County

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

Person providing Assistance: Sudie Daves Thomas

Date of Assistance: 7-12-17

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

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

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

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



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

Helping People Help the Land

And Equal Opportunity Provider and Employer

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

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

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

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

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

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

Date Prepared: 7-31-17

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



Wild Quinine



Agrimony

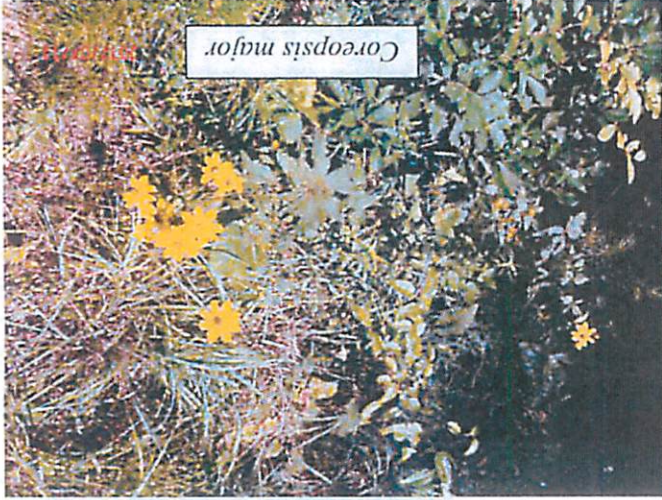
Orchid (need to check back in spring to ID!)

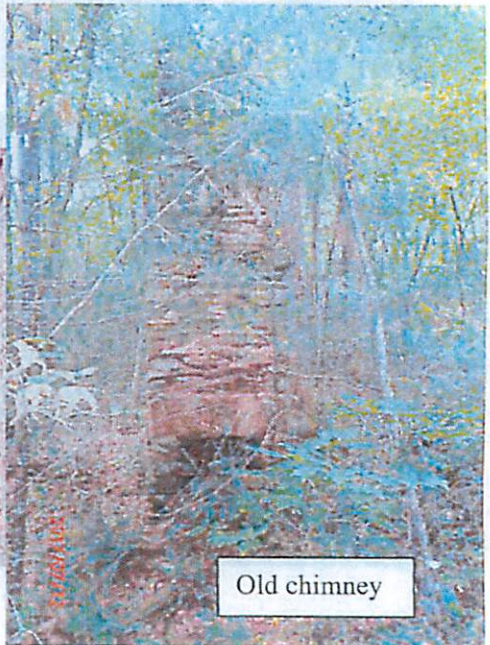


Stream



Leucothoe axillaris





UPSTATE FOREVER Exhibit G, continued

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

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


Exhibit G, continued

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

UPSTATE FOREVER Exhibit G, continued

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

UPSTATE FOREVER Exhibit G, continued

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

NONEXEMPT
GST & SCHILE
FAMILY TSTS

USA
% DEPT OF
AGRICULTURE

PORTER
FRANKIE B
& RUTH E

SMITH KELLY S

STANCIL NORA

OCONEE SOIL &
WATER CONSERVATI
ON DISTRICT

PEARSON
JAMES
WILLIAM

HOLCOMBE
JUNE B

Public Road viewed

STANCIL
NORA

MORRIS PAM
REV TR

PEARSON A
JEFFERSON

MORRIS
PAM
REV TR

ADAMS THEODORE C
& BONNIE H J / S

HOLCOMBE
MILTON W
& BETTY M

Oconee County
Conservation Bank -
Morris Family Revocable
Trust Property

SC COMM OF
FORESTRY

MEDLICOTT
CHARLES E
& JOAN A

Legend

- subject property
- parcel
- water

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

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

PALMER
JOHN &
CANDACE L/E

PALMER
JOHN &
CANDACE L/E

PALMER
JOHN &
CANDACE L/E

JENNIFER



OCONEE COUNTY

Assessor's Office

"Land Beside the Water"



[Recent Sales in Neighborhood](#)
 [Recent Sales in Area](#)
 [Previous Parcel](#)
 [Next Parcel](#)
 [Field Definitions](#)
 [Return to Main Search](#)
 [Oconee Home](#)

Owner and Parcel Information

| | | | |
|---|--------------------------------------|--------------------------|---------------------------------|
| Owner Name | MORRIS FAM REV TR | Today's Date | June 20, 2017 |
| Mailing Address | 299 PEARSON RD TAMASSEE, SC 29686 | Parcel Number | 036-00-02-007 Tax ID: 182 |
| Location Address | | Tax District | (District 002) |
| Legal Description | MapPlatB A909 MapPlatP 7 | 2015 Millage Rate | |
| Property Class / Property Type | / Unclassified Farm | Acres | 15 |
| Neighborhood | WHITEWATER TWP | Parcel Map | Show Parcel Map |
| Generate Owner List By Radius | | | |

2016 Tax Year Value Information

| | | |
|----------------------------------|---|-----------------------------------|
| Land Taxable Market Value | Improvement Taxable Market Value | Total Taxable Market Value |
| \$ 53,600 | 0 | \$ 53,600 |

Land Information

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

Residential Building Information

No residential building information available for this parcel.

Commercial and Miscellaneous Improvement Information

| Building Type | Year Built | Eff Year Built | Length/Width/Height | Size | Grade | Sketch |
|---|------------|----------------|---------------------|------|-------|--------|
| No miscellaneous information available for this parcel. | | | | | | |

Sale Information

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

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OCONEE COUNTY

Assessor's Office

"Land Beside the Water"

UPSTATE FOREVER Exhibit I, continued

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[Recent Sales In Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search](#)

[Oconee Home](#)

Owner and Parcel Information

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

[Generate Owner List By Radius](#)

2016 Tax Year Value Information

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

Land Information

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

Residential Building Information

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

Commercial and Miscellaneous Improvement Information

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

Sale Information

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

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[Recent Sales In Area](#)

[Previous Parcel](#)

[Next Parcel](#)

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PROPERTY OF RICHARD THOMAS MORRIS

WATER TOWNSHIP--GONCE COUNTY--SOUTH CAROLINA
 DATE: OCTOBER 18, 2007
 TAX MAP #38-03-02-007

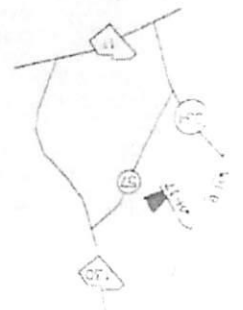
* WORD RICHARD THOMAS

UPSTATE
 FOREVER

Exhibit 1

| LINE | BEARING | NUM | DISTANCE |
|------|-------------|-----|----------|
| 1 | S78°13'08"E | 13 | 65.40 |
| 2 | S53°06'38"E | 14 | 66.67 |
| 3 | S71°08'48"W | 15 | 32.20 |
| 4 | S17°46'13"E | 16 | 32.20 |
| 5 | S85°20'47"E | 17 | 43.31 |
| 6 | S46°10'25"W | 18 | 27.90 |
| 7 | S42°22'18"E | 19 | 40.68 |
| 8 | S85°11'00"E | 20 | 44.81 |
| 9 | S18°28'24"E | 21 | 32.38 |
| 10 | S74°45'5"E | 22 | 37.78 |
| 11 | S56°26'07"E | 23 | 41.57 |
| 12 | S36°38'36"E | 24 | 54.04 |
| 13 | S27°47'01"E | 25 | 54.04 |
| 14 | S18°52'27"E | 26 | 44.93 |
| 15 | S19°27'25"E | 27 | 40.21 |

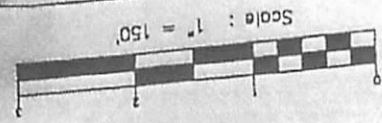
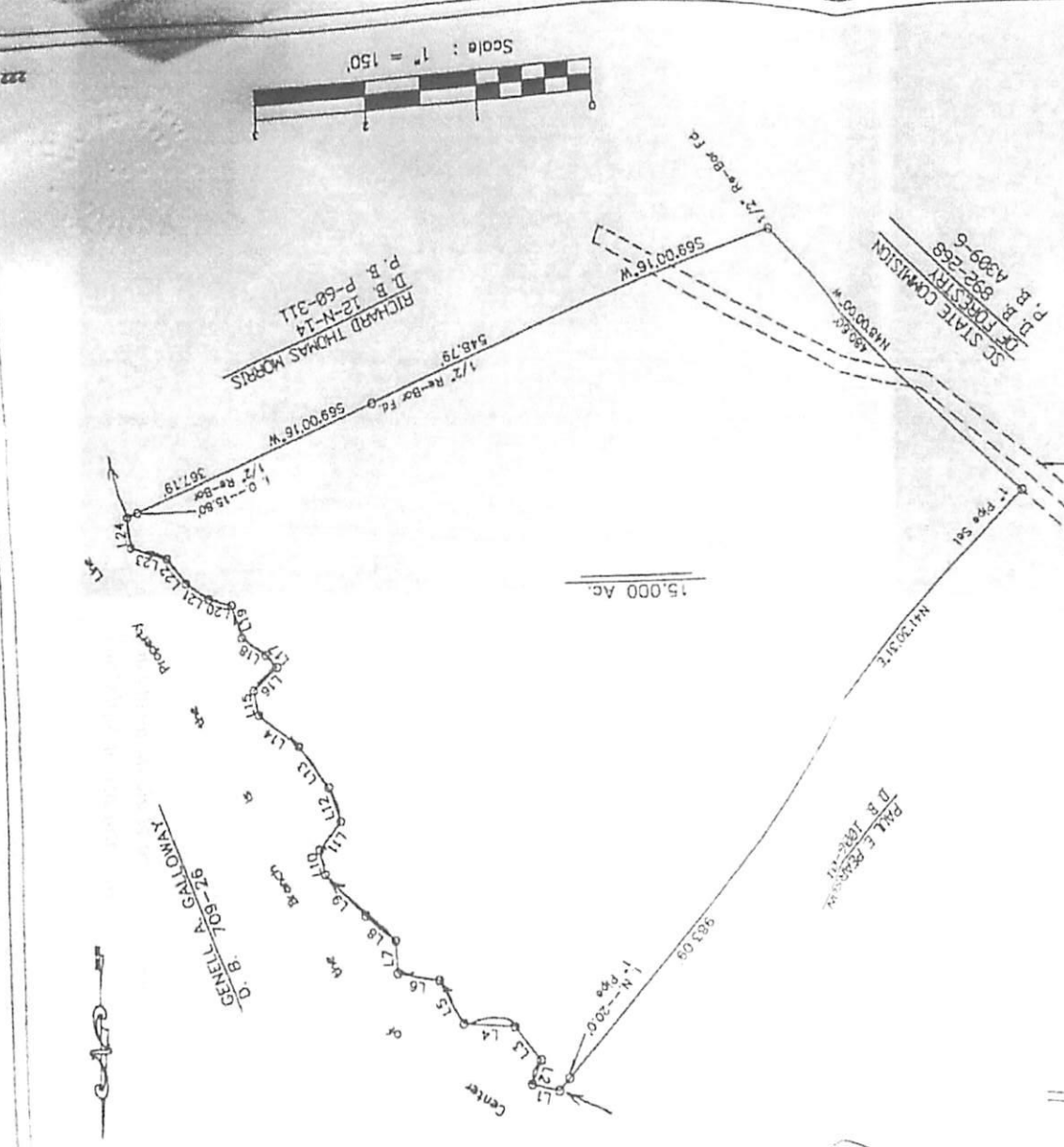
LOCATION MAP--NO SCALE



NOTE: THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS LOCATION DOES NOT BE WITHIN A DESIGNATED FLOOD AREA.

HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARD FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
 REG. S. # 6674
 266 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29678
 TELEPHONE (864) 882-9288



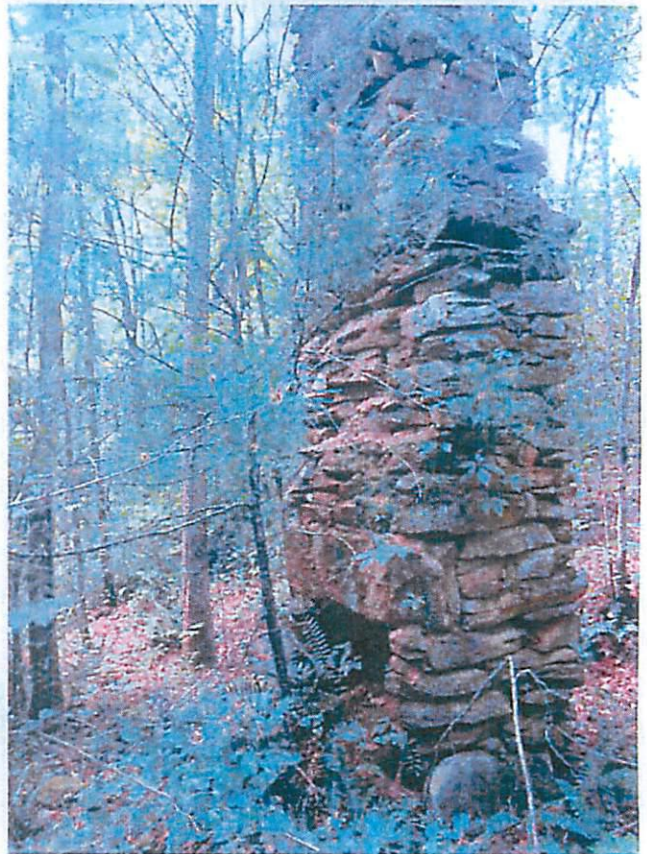
15,000 Ac.



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



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





Oconee County Conservation Bank

Criteria Worksheet

Oconee County, South Carolina

CATEGORY

POINTS

REQUIRED EVIDENCE

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

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

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

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

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

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

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

5

Applicant must provide one of the following:

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

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

Public Visibility of Property

*(Allow points for only one category, if any.
Maximum Points = 5)*

| | | |
|--|---|---|
| Visible from Federal, State or County Road | 5 | Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point. |
| Visibility from Public Access Lands or Waterways | 3 | Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point. |

Scenic View from Property

(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)

5

Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access

*(Allow points for only one category, if any.
Maximum Points = 10)*

| | | |
|-----------|----|--|
| Limited | 5 | Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible). |
| Unlimited | 10 | Same as above with additional evidence that public access is reasonably advertised or communicated to the public. |

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

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

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

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

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

Owner

Acres

Location

Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

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

Section II – Financial

Scoring of Financial Criteria

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

Total OCCB Scoring Index (OSI):

Comments:

**Oconee County
Council**

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

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

E-mail:
ksmith.com

Edda Cammick
District I

Wayne McCall
District II

Paul Cain
District III

Julian Davis
District IV

J. Glenn Hart
District V



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

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

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

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

Katie Smith

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

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

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

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

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

Best Regards,

Katie

Katie D. Smith
Clerk to Council
Oconee County
415 S. Pine St. Walhalla
864.718.1023
Fx. 864.718.1024
ksmith@oconeesc.com

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NAMED:

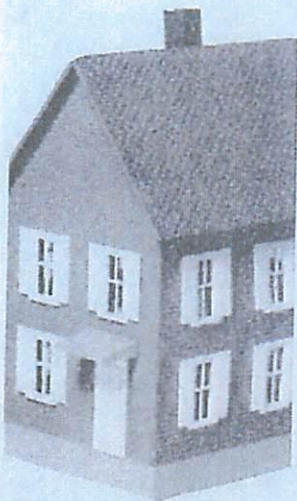
YOU WILL PLEASE TAKE NOTICE that the original Complaint, Cover Sheet for Civil Actions and Certificate of Exemption from ADR in the above entitled action was filed in the Office of the Clerk of Court for Oconee County on February 28, 2017.

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

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

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

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- Service Calls

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Repair Projects?**



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find a Pro in the
Service Finder!**

MAID SERVICE

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

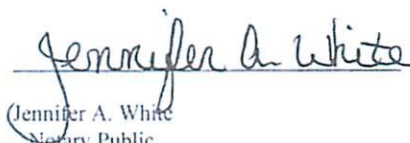
IN RE: Meeting of The Oconee County Conservation Bank Board

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



Hal Welch
General Manager

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



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

JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024



OCONEE COUNTY
CONSERVATION BANK BOARD

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: April 28, 2017

DEPOSITS

| | |
|-----------------------|----------------------|
| Month Opening Balance | \$ 621,295.00 |
| Deposit | \$ 0 |
| TOTAL DEPOSITS | \$ 621,295.00 |

EXPENDITURES

| | |
|-----------------------|----------------|
| Expenditures | \$ 0.00 |
| TOTAL DEPOSITS | \$ 0.00 |

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$ 621,295.00**

Report Submitted by:

Marvin Prater

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, 2017

DEPOSITS

| | |
|-----------------------|----------------------|
| Month Opening Balance | \$ 621,295.00 |
| Deposit | \$ 0 |
| TOTAL DEPOSITS | \$ 621,295.00 |

EXPENDITURES

| | |
|-----------------------|----------------|
| Expenditures | \$ 0.00 |
| TOTAL DEPOSITS | \$ 0.00 |

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$ 621,295.00**

Report Submitted by:

Marvin Prater

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, 2017

DEPOSITS

| | |
|-----------------------|----------------------|
| Month Opening Balance | \$ 621,295.00 |
| Deposit | \$ 0 |
| TOTAL DEPOSITS | \$ 621,295.00 |

EXPENDITURES

| | |
|-----------------------|----------------|
| Expenditures | \$ 0.00 |
| TOTAL DEPOSITS | \$ 0.00 |

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$ 621,295.00**

Report Submitted by:

Marvin Prater

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: July 31, 2017

DEPOSITS

| | |
|-----------------------|----------------------|
| Month Opening Balance | \$ 621,295.00 |
| Deposit | \$ 0 |
| TOTAL DEPOSITS | \$ 621,295.00 |

EXPENDITURES

| | |
|-----------------------|----------------|
| Expenditures | \$ 0.00 |
| TOTAL DEPOSITS | \$ 0.00 |

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$ 621,295.00**

Report Submitted by:

A handwritten signature in blue ink that reads "Marvin Prater".

Marvin Prater

Oconee County Conservation Bank Board Treasurer