



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
April 9, 2019
9:00 AM

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

1. Call to Order
2. Approval of Minutes
 - March 5, 2019
3. Treasurer's Report *[handouts provided]*
 - February 2019
4. Discussion Items
 - Continued discussion regarding Alternate Funding Sources
 - Continued discussion regarding types of accounts available to generate interest
 - Continued discussion and/or action regarding Moore property
 - Continued discussion and/or action regarding William Lyles Estate
 - Discussion regarding presentations for 2019
 - Discussion regarding OCCB Cash Flow for FY 2019-2020
5. New Business
6. Old Business
7. Adjourn

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

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



**OCONEE COUNTY
CONSERVATION BANK BOARD**

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

Treasurer's Report

Community First Bank Account: *****183

Period Ending: February 28, 2019

DEPOSITS

Month Opening Balance \$ 613,735.46

EXPENDITURES

Expenditures \$0

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$ 613,735.46

Report Submitted by: _____

Frank Ables
Oconee County Conservation Bank Board Treasurer



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

Property Owner Name Peggy Bowen Moore

Property Owner Address 199 Twin Oaks Lane
Westminster, SC 29693

Eligible OCCB Recipient
 Name and Address _____

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

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

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

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

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

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

5-10-18

Date

Peggy B. Moore

Signature of Landowner

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

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council

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

or

via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

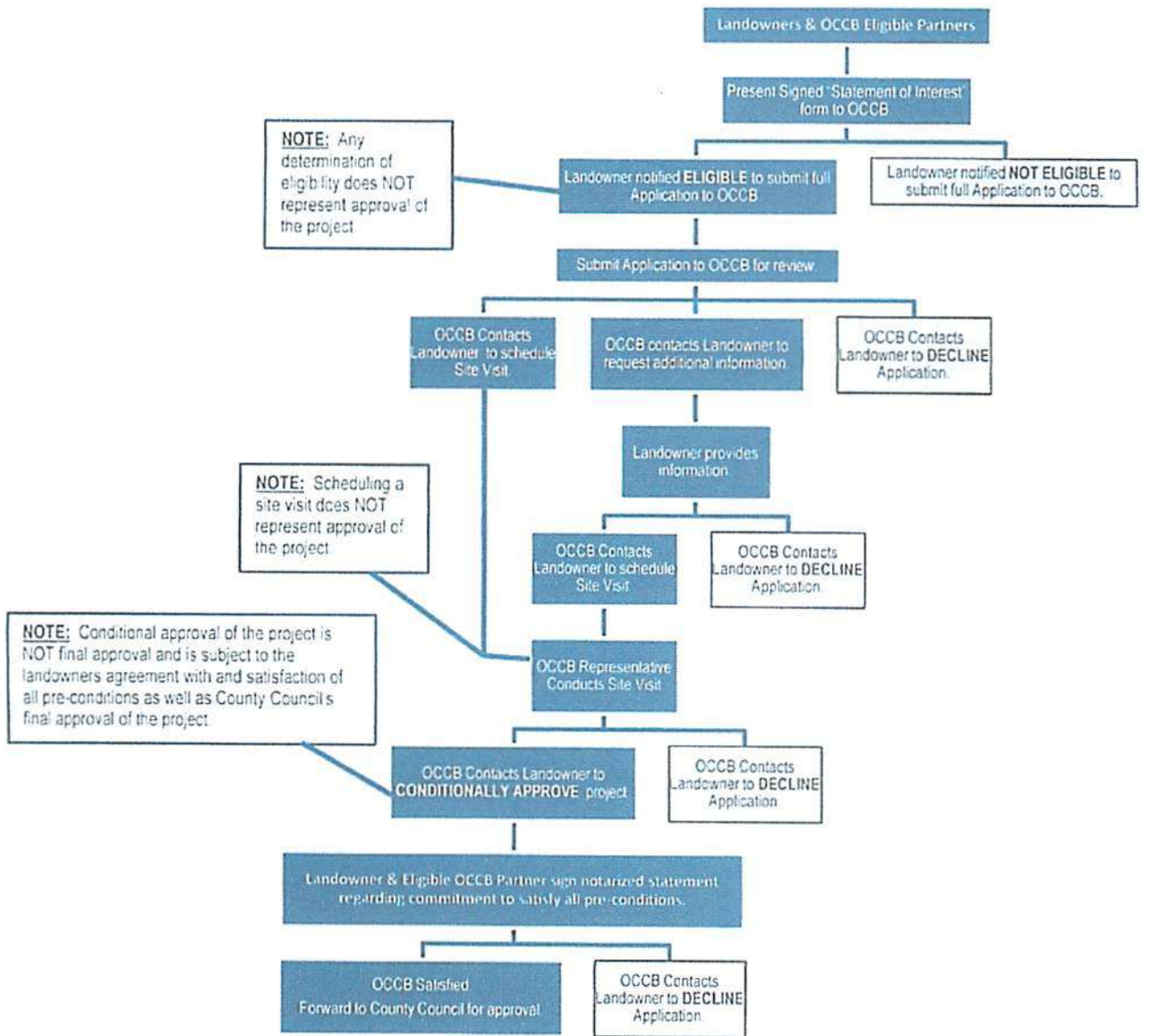
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

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

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





Oconee County Assessor			
Parcel: 290-00-04-010 Acres: 34.318			
Name:	MOORE PEGGY ELIZABETH B	Land Value:	109200
Site:		Improvement Value:	57790
Sale:		Accessory Value:	0
Mail:	199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Total Value:	166990



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



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name Peggy B. Moore

Mailing Address: 199 Twin Oaks Lane

Westminster SC 29693

Daytime Telephones (864 710) 1169

Eligible OCCB Recipient Seeking Funding

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

Name of Organization Oconee Soil and Water Conservation District

Authorized Agent Name: Eddie Martin

Mailing Address: 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

II. Property Information

Legal Description

County: Oconee

Tax Map # 290-00-04-010

Assessor's Plat & Lot Numbers:

Deed Reference [Book & Page]

14-N/100

Current Zoning Classification

zone free

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

Brief description of property including:

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

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Peggy B. Moore

Address: 199 Twin Oaks Lane Westminster SC 20693

Telephone Number 864 710 1169

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


Name Oconee Soil and Water Conservation District

Address: 301 West South Broad Street Walhalla SC 29691

Telephone Number 864 557 6168

IV. Adjoining landowners.

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

 OSWCD
Signature of Eligible OCCB Recipient (Applicant)

See Attachment A

4 8 19
Date

Section II
To be filled out by the landowner

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

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

Wells Fargo Mortgage \$18,000.00

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

Peggy B Moore
Signature of Landowner/Agent

4 8 19
Date

Section III

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

Organization Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street

Walhalla SC 29691

Daytime Telephones (864) 557 6168

Contact Person Eddie Martin

Organization EIN Number: 57-0369135

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

See attachment B-1 and B-2

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

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

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

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

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

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

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

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

yes

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

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

See Attachment C

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

_____ yes no

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

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

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

yes no

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

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

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

See attachment D

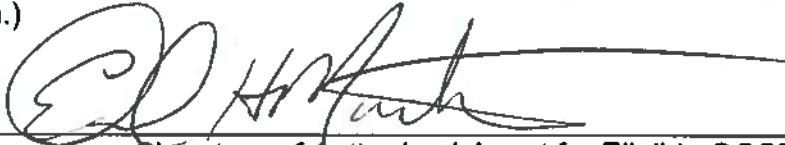
yes no

What is the amount of support sought for this proposal?

\$ \$40,508.00

See attachment E

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



Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Heather R. Ramsay FKA Heather H. Ramsey
Notary Signature

My commission expires: 8-15-2023

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

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

If yes, please attach certification by USACOE or NRCS.

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

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

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

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

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species? no

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

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

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

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

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

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

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

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

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

_____ 1%-25%

_____ 26%-50%

_____ Greater than 50%

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

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

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

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

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

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

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

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

 x 50%-60%

_____ 61%-75%

_____ Greater than 75 %

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

See Attachment F

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

*Will
Produce
These*

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

12. Does the property allow public viewing: *See Attments 61 G2*

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

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

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View. *Pasture and forest land See Attachments 61 G2*

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

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

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

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

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

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

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

(b) Is the property located within 1 mile of a municipality?

(c) Is the property located from 2-5 miles of a municipality?

(d) Is the property located greater than 5 miles from a municipality?

See Attachment I

16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. 34.31 See attached tax maps and deed

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

1. (a) What is the Total Market Value of the proposed conservation project? \$81,000
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

(b) What is the amount of the grant requested from the OCCB? \$40508.00

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. *(Divide Sum (b) by Sum (a) to Find Percentage)?* 50

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

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

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

 is available at a low cost per acre

 x is available from a willing seller at a reasonable price

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

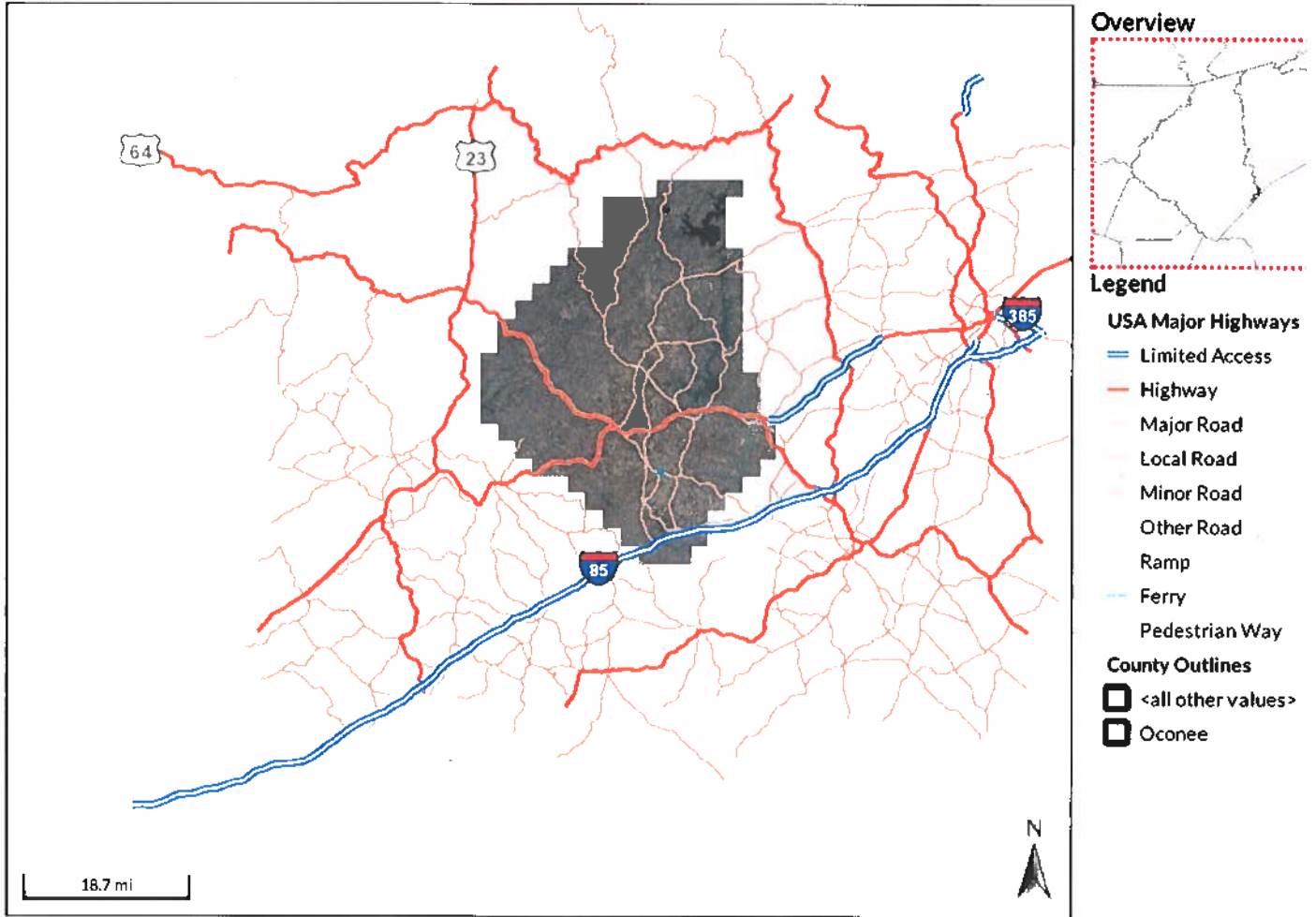
Have matching funds of any kind or services-in-kind been applied for or received? yes see attached SCCB application

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

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

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

EXHIBIT A



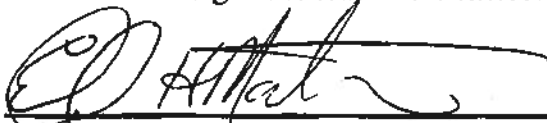
Parcel ID	290-00-04-010	Alternate ID	38877	Owner Address	MOORE PEGGY ELIZABETH B 199 TWIN OAKS LANE WESTMINSTER, SC 296930000	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Farm with Living Unit			Date	Price	Reason	Qual
Property Address		Acres	34.318			n/a	0	n/a	n/a
District	001					n/a	0	n/a	n/a
Brief Tax Description	(34.318 AC) MapPlatB P-45 MapPlatP 60 <i>(Note: Not to be used on legal documents)</i>								

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

Attachment A

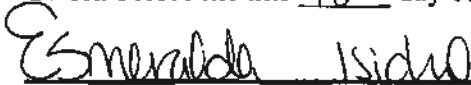
Pursuant to SC Code Sec. 48-59-70, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the SCCB for the Peggy B. Moore Project. We have further informed them that the application may be considered at the Public Meeting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

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



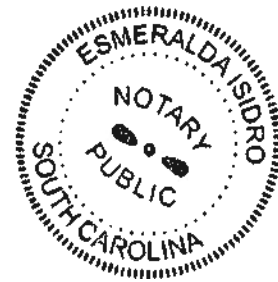
Eddie Martin, District Manager
Oconee County Soil and Water Conservation District

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



Notary Public

My Commission Expires: July 21, 2025



Attachment B1

South Carolina Soil Conservation Committee

SC-C13

APPLICATION FOR CERTIFICATE OF ORGANIZATION OF OCONEE SOIL CONSERVATION DISTRICT

Honorable Oscar Frank Thornton
Secretary of State
Columbia, South Carolina

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

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

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

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

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

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

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

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

South Carolina Soil Conservation Committee

SC-C13

-2-

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

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

STATE OF South Carolina)

COUNTY OF Oconee)

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

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

Attachment B-2

South Carolina Soil Conservation Committee

SC-615

OFFICE OF THE STATE SOIL CONSERVATION COMMITTEE
DENMARK, SOUTH CAROLINA

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

STATEMENT BY THE STATE
SOIL CONSERVATION
COMMITTEE

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS;

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


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

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

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

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

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


Acting Executive Secretary
S. C. Soil Conservation Committee

EXECUTIVE DEPARTMENT

BY THE SECRETARY OF STATE

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

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

Oscar Frank Thornton

Oscar Frank Thornton
Secretary of State

Attachment C



OCONEE SOIL AND WATER CONSERVATION DISTRICT

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

January 9, 2019

Peggy B. Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore:

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

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

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

Very truly yours,

Rex Ramsay
Chairman

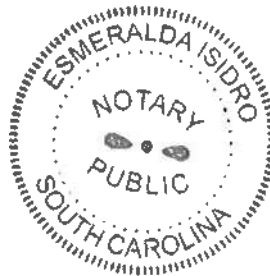
I acknowledge receipt of this notification today.

Peggy B. Moore

Sworn before me this 18th day of January 2019.

Esmeralda Isidro

My commission expires July 21, 2025.





Holstein
APPRAISALS

June 1, 2018

Peggy E. Moore

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

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

I estimate the values to be:

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

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

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

Sincerely,
HOLSTEIN APPRAISALS

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

Attachment E

Satisfaction criteria for Sections Four, Five and Six OCCB Application

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

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

Possible ACEP Application Parcel

Date: 1/8/2018

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

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



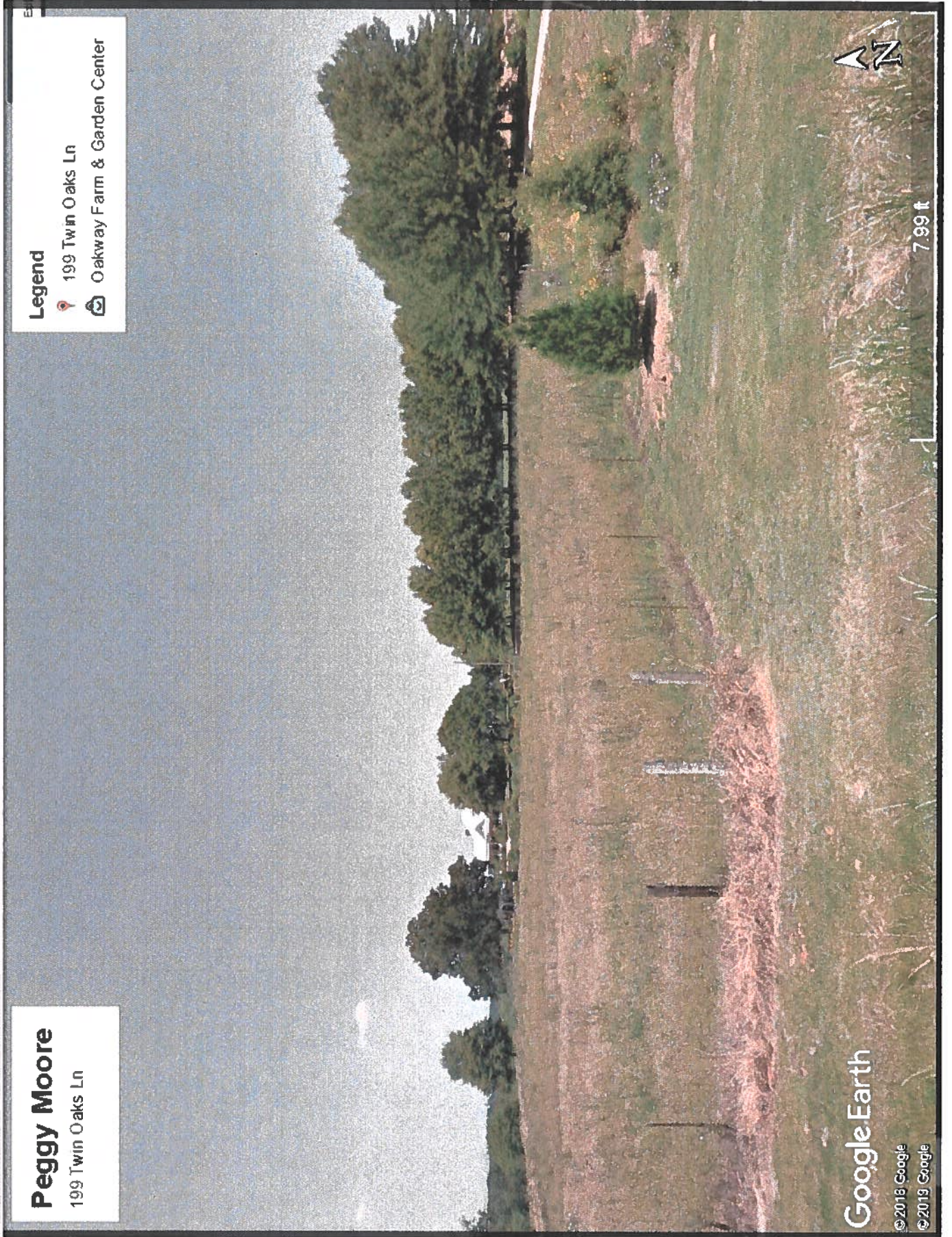
Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

- Parcel Boundary
- statewide_prime
- Property Boundary







Peggy Moore
199 Twin Oaks Ln

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

Google Earth

©2018 Google
©2019 Google



7.99 ft

Tract 9287 Location Map

Date: 8 April 2019

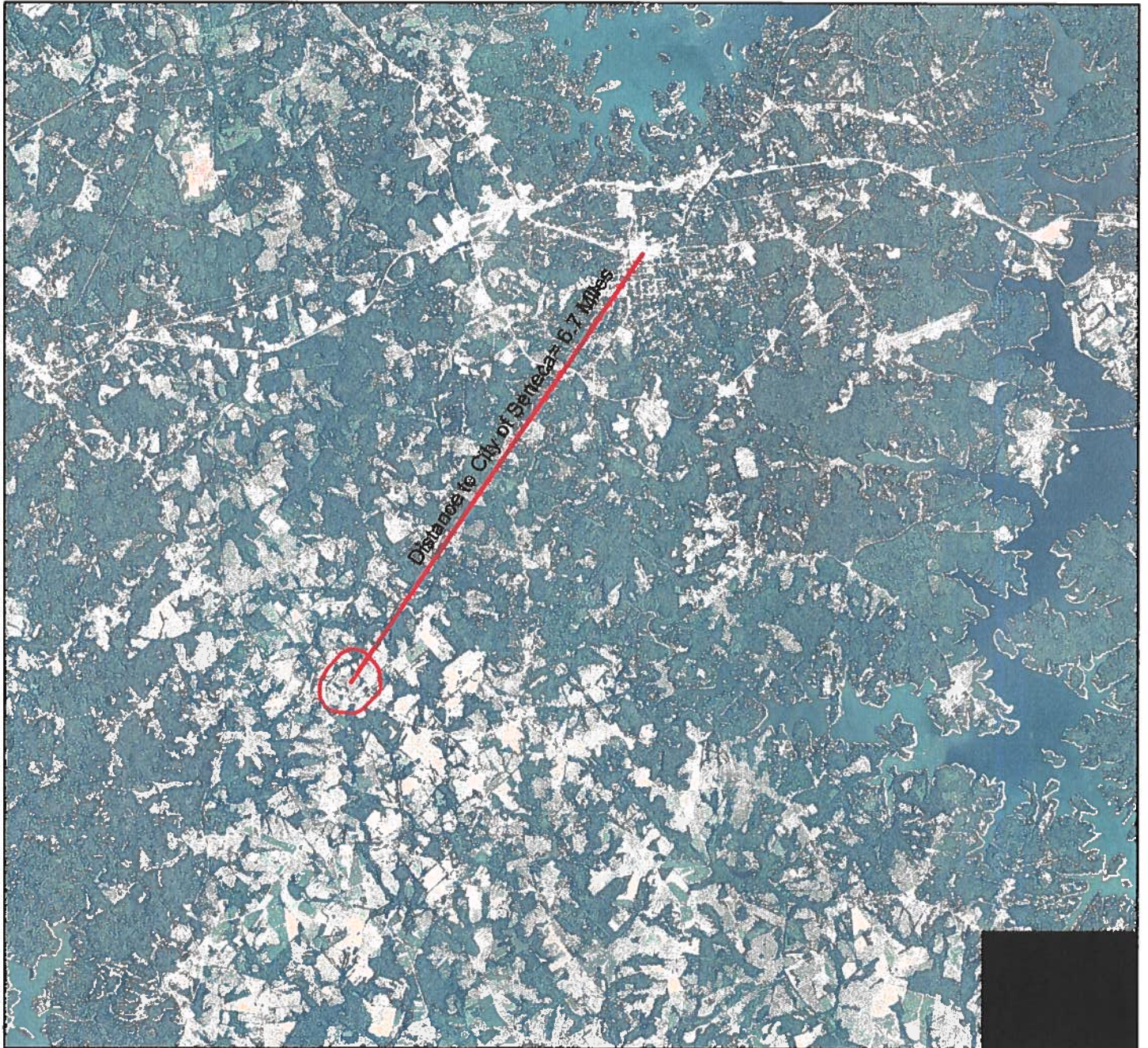
Customer(s): PEGGY B MOORE
District: OCONEE SOIL & WATER CONSERVATION DISTRICT



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

Legal Description: Farm 3809 Tract 9287

State and County: SC, Oconee County, South Carolina



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

- Seneca
- AOI
- Soils Map
- Parcel Boundary

ortho_1-1_1n_s_sc073_2017_1.sid

RGB

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



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

I. General Information: Section One:

Acquisition type: Fee Simple Conservation Easement Loan Other

Landowner's Name: Peggy B. Moore

Mailing Address: 199 Twin Oaks Lane

Westminster SC 29693

Daytime Telephone: 864 710 1169

Eligible Trust Fund Recipient Seeking Funding

Name of Organization: Oconee Soil and Water Conservation District

Authorized Agent Name: Eddie Martin

Mailing Address: 301 West South Broad Street

Walhalla SC 29691

Daytime Telephone: 864 557 6168

II. Property Information

Legal Description: County Oconee

Tax Map # 290-00-04-010

Assessor's Plat and Lot Numbers: _____

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

Current local zoning status where property is located zone free

Location on County Map (attach) _____

GPS Coordinates (if available) _____

Brief description of property including:

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

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

III. Miscellaneous Information:

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

Name Peggy B. Moore

Address 199 Twin Oaks Lane Westminster SC 20693

Telephone Number 864 710 1169

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

Name Oconee Soil and Water Conservation District

Address 301 West South Broad Street Walhalla SC 29691

Telephone Number 864 638 2213

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

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

[Signature] District Manager OSWCD 1 18 19

Signature of Eligible Trust Fund Recipient (Applicant) Date

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

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

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

Yes No Not Applicable

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

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

Yes No

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

Yes No

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

Yes No

If so, please explain:

Wells Fargo

\$ 18,000.00

South Carolina Conservation Bank- Landowner Inspection Consent Agreement

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

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

Peggy B. Moore

Signature of Landowner/Agent

1/18/19

Date

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

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

Contact Person: Eddie Martin

Address: 301 West South Broad Street

Walhalla SC 29691

Telephone Number: 864 638 2213

Organization FEI number: 57-0369135

Please attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under the S.C. Conservation Bank Act. (Code Sec. 48-59-30, 4-c)

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

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

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

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

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

(Code Sec. 48-59-70, H-3)

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

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

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

Yes No

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

Yes No

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

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

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

Yes No

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

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

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

Yes No

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

Yes No

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

Yes No

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

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

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

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

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

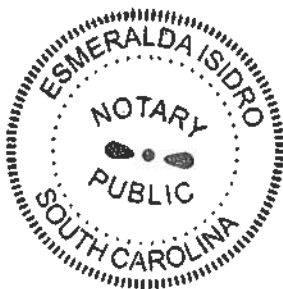
20. Does the Applicant understand and agree that amounts spent for acquisition of interests in land include only the actual purchase price of the interests in land, plus customary closing costs associated with a normal real estate transaction (e.g. title insurance, abstractor fees, recording fees and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

Yes No

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

Notary Signature

My commission expires: July 21, 2025



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For example parcel has:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel:

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

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

Have matching funds of any kind or services-in-kind been applied for; have any been received; in what amount or percentage of this proposal from any other governmental source?

Explain:

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

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

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

Explain:

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

Is the proposal a bargain sale? Yes No

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

If so, in what amount/percent? 5%

Explain:

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

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

Explain:

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

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

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

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

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

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

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

Section A - Conservation Criteria - The value:

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

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

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

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

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

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

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

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

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

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

11. of the proposal for the amount of land protected

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

Section B - Financial Criteria - The degree:

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

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

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

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

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

Section C - Public Access

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

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

South Carolina Conservation Bank Evaluation Criteria Scoring

Parcel Name: _____

Owner: _____

County: _____ Acres: _____ Location: _____

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

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

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

Total Conservation Benefit Index (CBI) _____

Comments:



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

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

January 9, 2019

Peggy B. Moore
199 Twin Oaks Lane
Westminster SC 29693

Dear Ms. Moore:

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

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

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

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

Very truly yours,

Rex Ramsay
Chairman

I acknowledge receipt of this notification today.

Peggy B. Moore

Sworn before me this 18th day of January 2019.

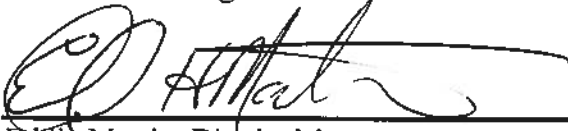
Esmeralda Isidro

My commission expires July 21, 2025.



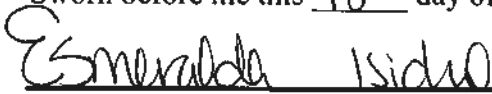
Pursuant to SC Code Sec. 48-59-70, we, the Oconee County Soil and Water Conservation District Board, have notified all adjoining landowners of our request for funding from the SCCB for the Peggy B. Moore Project. We have further informed them that the application may be considered at the Public Meeting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

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



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

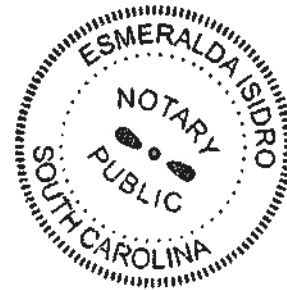
Sworn before me this 18th day of January, 2019.



Notary Public

My Commission Expires:

July 21, 2025



Conservation Easement Appraisal

of

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

Property of Peggy E. Moore

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

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

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



June 1, 2018

Peggy E. Moore

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

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

I estimate the values to be:

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

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

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

Sincerely,
HOLSTEIN APPRAISALS

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

14-N Pg 100

State of South Carolina,
County of Oconee.

TITLE TO REAL ESTATE

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

Know All Men By These Presents,
S. Moore,

That I, Mahala Jolly

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

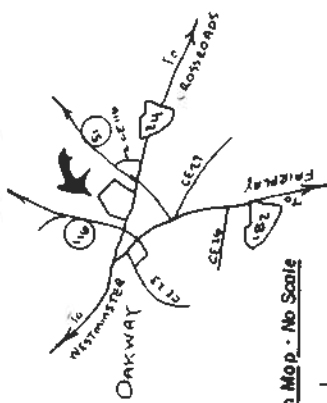
All that certain piece, parcel or tract of land lying and being
situate in the State of South Carolina, County of Oconee, Oakway
School District, Center Township, being known and designated as
Tract 18 containing 16.800 acres, more or less, shown and more
fully described on a plat thereof by Wayne S. Gerland, RLS, dated
8/18/81 and recorded in Plat Book P-45, page 60, records of Oconee
County, South Carolina. See Plat Book P-47, pg 153.

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

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

100

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



Location Map - No Scale

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

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

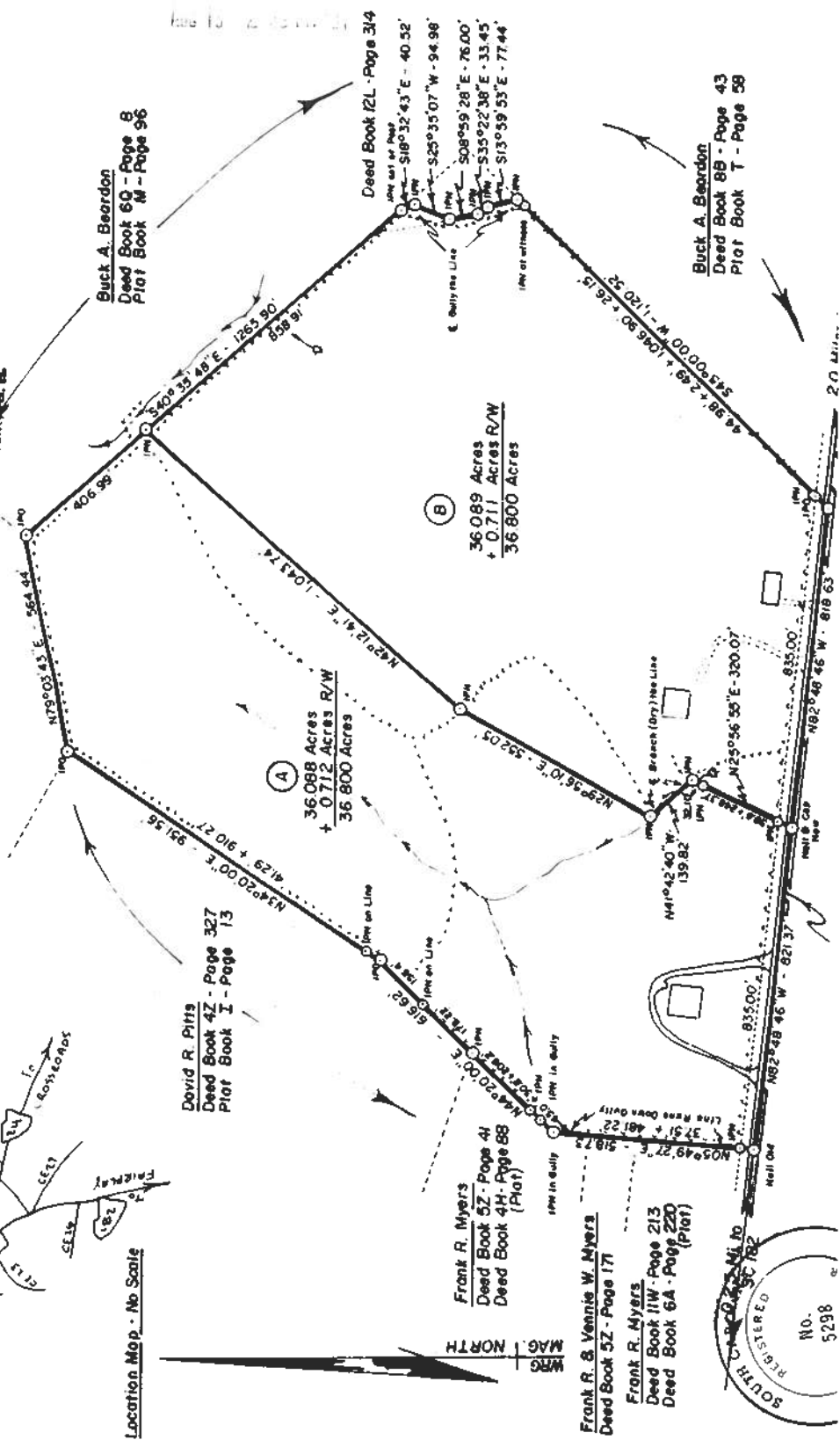
David R. Pitts
Deed Book 4Z - Page 327
Plat Book T - Page 13

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

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

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

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



←
Pessy B Moore
Property
Tract B



Possible ACEP Application Parcel

Date: 1/8/2018

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

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



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

- Parcel Boundary
- statewide_prime
- Property Boundary



The screenshot shows a web-based GIS application for Oconee County. The main map area displays an aerial view with yellow parcel boundaries and various roads including Oak Creek Rd, Snow Creek Rd, West Oak Hwy, and Bethel Church Rd. The interface includes a top toolbar with icons for zooming, centering, and searching. On the left, a 'Controls' panel allows users to toggle layers such as 'Parcels', 'Yearly Sales', 'Roads', and 'Aerials'. On the right, a 'Reports' panel provides a list of data fields for a selected parcel, including 'Property Class', 'Taxing District', 'Acres', 'Physical Address', 'Owner', 'Land Value', 'Improvement Value', 'Total Value', 'Improvements on Parcel', and 'Total Improvement Area (sq ft)'. A table with columns for 'Date' and 'Price' is also visible, along with a note that the website was last updated in September and GIS maps were last updated in August.

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



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

Property Owner Name

Estate of William C. Lyles

Property Owner Address

118 Massey Road, Piedmont, SC 29673

Eligible OCCB Recipient

Name and Address

Upstate Forever
507 Pettigru Street
Greenville, SC. 29601

Property Owner Telephone Numbers

Home: N/A

Cell: (864) 650 - 0316

Work: N/A

Description & Size of Your Property in Acres:

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

General Location of Your Property:

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

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

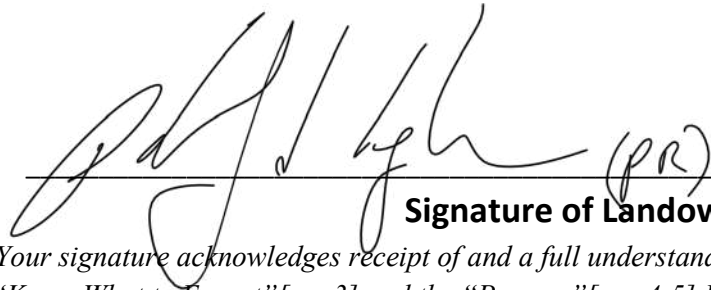
080 - 00 - 02 - 001

Your Property's Unique Characteristics:

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

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

6/20/2018
Date


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

Completed Form to be forwarded to:

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

or
via email to: ksmith@oconeesc.com



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST

Know What to Expect

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

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

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

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

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

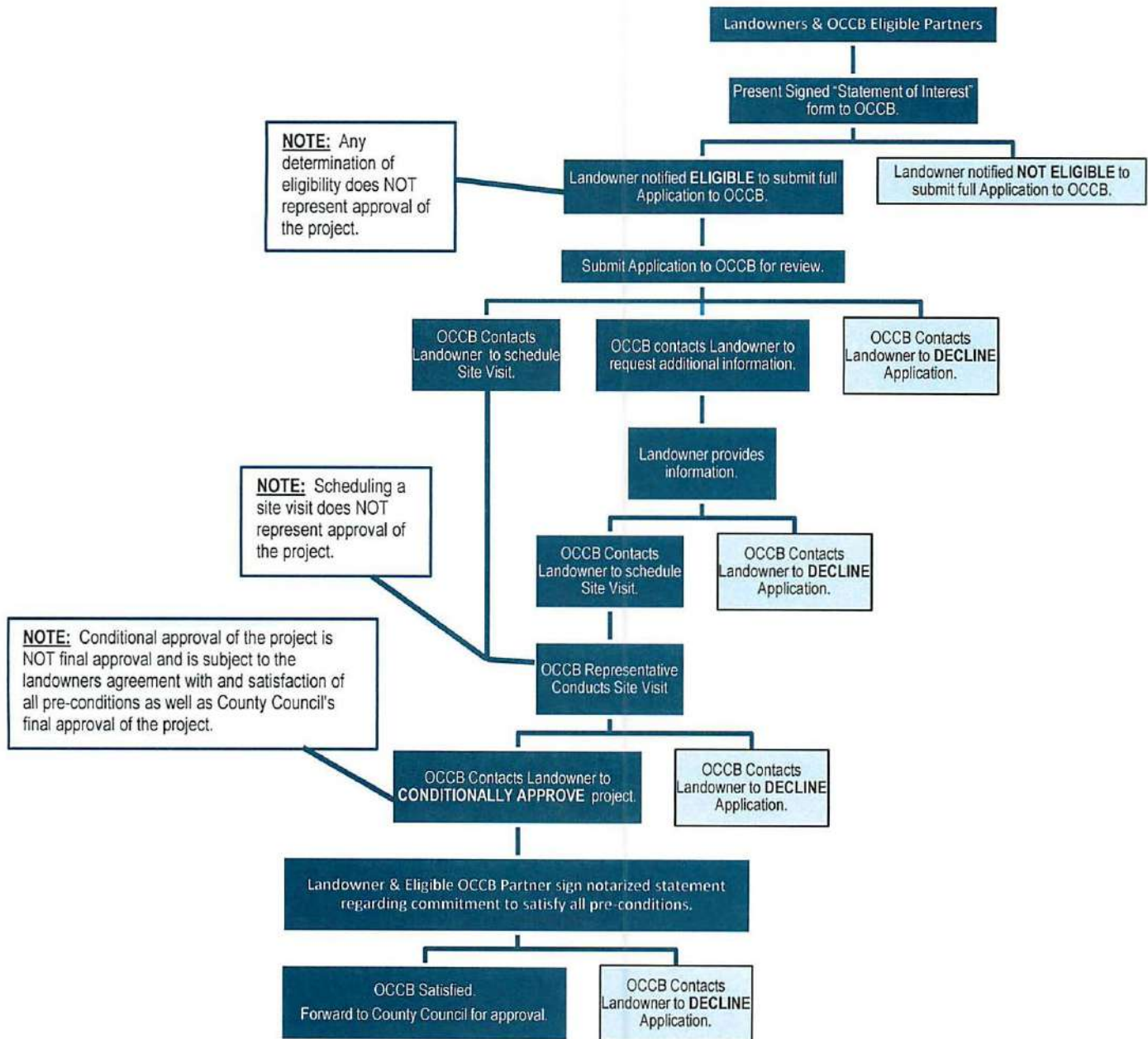
ANY APPLICATION WILL REPRESENT A BINDING PROPOSAL. ANY APPROVAL, CONDITIONAL OR FINAL, IS CONTINGENT UPON THE LANDOWNER'S FULFILLMENT OF ANY AND ALL PLEDGES AND PROPOSALS AS PRESENTED IN THE APPLICATION.



Oconee County Conservation Bank PROPERTY OWNER STATEMENT OF INTEREST PROCESS FORM

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

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





Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

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

or

via email to: ksmith@oconeesc.com

SECTION I

I. General Information:

Acquisition type: ___ Fee Simple X Conservation Easement

Landowner's Name Estate of William C. Lyles

Mailing Address: 118 Massey Road

Piedmont, SC 29673

Daytime Telephones (864) 650 - 0316

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

Name of Organization Upstate Forever

Authorized Agent Name: Chris Starker

Mailing Address: 507 Pettigru Street

Greenville, SC 29601

Daytime Telephones (864) 250 - 0500 extension 15

II. Property Information

Legal Description

County: Oconee

Tax Map # 080 - 00 - 02 - 001

Assessor's Plat & Lot Numbers:

MapPlatB A20 and MapPlatP 9

Deed Reference [Book & Page]

1979/272

Current Zoning Classification

Unzoned/Control Free

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

Brief description of property including:

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

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name Naturaland Trust

Address: PO Box 728 Greenville, SC 29602

Telephone Number (864) 387 - 6079

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

Name Upstate Forever

Address: 507 Pettigru Street, Greenville, SC 29601

Telephone Number (864) 250 - 0500

IV. Adjoining landowners.

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

Chris Sparks
Signature of Eligible OCCB Recipient (Applicant)

8 April 2019
Date

Section II
To be filled out by the landowner

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

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

 PR
Signature of Landowner/Agent

4-8-19
Date

Section III

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

Organization Name Upstate Forever

Address 507 Pettigru Street, Greenville, SC 29601

Daytime Telephones (864) 250 - 0500

Contact Person Chris Starker

Organization EIN Number: 57-10070433

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

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

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

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

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

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

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

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

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

Yes

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

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

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

_____ yes X no

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

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

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$ 85,000

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

Chris Stacker

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Katherine P. Hottel

Notary Signature

My commission expires: 10/29/2025



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

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

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake?
Yes, approximately 1 mile of Whetstone Creek and 2,600 linear feet of a tributary stream.
If yes, please provide USGS topographic map showing such stream or lake in relation to property.

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

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

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

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

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

Property does not contain any RTE species but habitat is suitable for reoccupation of species. If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.

Please see attached IPaC Resource List generated by USFWS.

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

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

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

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

No

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

7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature?

No

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

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

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

1%-25%

26%-50%

Greater than 50%

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

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

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

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

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

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

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

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

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

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

50%-60% only ~40%

61%-75%

Greater than 75 %

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

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

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

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

12. Does the property allow public viewing:

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

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

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

Property preserves scenic view along Rocky Gap Road.

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

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

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

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

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

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

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

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

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

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

The Property is at least 14 miles from Walhalla.

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

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

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

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

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

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. *(Divide Sum (b) by Sum (a) to Find Percentage)?* 13%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
Naturaland Trust applied to the SCCB for an additional \$85,000; and Upstate Forever will contribute \$170,000 through the NRCS Agricultural Conservation Easement Program.

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

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

 is available at a low cost per acre

 X is available from a willing seller at a reasonable price

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

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

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

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

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

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



2006 Ford F150 4x4
285K miles - \$8,800
Pete's Auto
402 S. Oak St.
Seneca • 864-882-1467



2011 Toyota Avalon
Limited
93K miles - \$12,900
Pete's Auto
402 S. Oak St.
Seneca • 864-882-1467



2012 TOYOTA SIENNA LE
\$15,500
 Excellent condition, 6 cyl, seats 8,
 12,000 mi, new tires, synthetic oil,
 5' or 8'x4' cargo area, leather
 seats. By owner. 404-313-0999



2017 Cadillac XT5
Luxury
38K miles • \$27,500
Pete's Auto
402 S. Oak St.
Seneca • 864-882-1467



84 Mercedes 300D Turbo
170K miles, \$6,500.
Pete's Auto
402 Oak Street • Seneca
Call 882-1467



93 Buick Roadmaster
115K miles

S.C. Department of Revenue
 ATTN: ABL SECTION
 P.O. Box 125
 Columbia, SC 29214-0907
 or faxed to: (803) 896-0110

NOTICE OF APPLICATION

Notice is hereby given that Mexican and Seafood Newport Restaurant, Inc. intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer, Wine & Liquor at 201 Foothills Center Dr., West Union, SC 29696-2519.

To object to the issuance of this permit/license, written protest must be postmarked no later than March 15, 2019.

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

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

Protests must be mailed to:
 S.C. Department of Revenue,
 ABL SECTION,
 P.O. Box 125,
 Columbia, SC 29214-0907;
 or faxed to: (803) 896-0110.

NOTICE

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:

- April 9, 2019
- June 11, 2019
- August 13, 2019
- October 8, 2019
- December 10, 2019
- and February 11, 2020.

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

PUBLIC NOTICE

P/N: SAC 2019-00151
 Duke Energy Carolinas, LLC has applied to the South Carolina Department of Health and Environmental Control for a Water Quality Certification and Construction in Navigable Waters Permit to perform shoreline stabilization measures for Public use in Lake Keowee, in Oconee County, South Carolina. Comments will be received by the SC Department of Health and Environmental Control at 2600 Bull St, Columbia SC 29201-1708, Attn: Rusty Wenerick, Division of Water Quality until March 28, 2019.

STATE OF SOUTH CAROLINA
 COUNTY OF OCONEE
 IN THE COURT OF
 COMMON PLEAS

C/A NO.: 2019-CP-37-00057

SUMMONS AND NOTICES

(Non-Jury)
FORECLOSURE OF REAL ESTATE MORTGAGE

The Bank of New York Mellon Trust Company, N.A. FKA The Bank of New York Trust Company, N.A., As Successor to JPMorgan Chase Bank, As Trustee For Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1,
 Plaintiff,

Defendant(s).
TO THE DEFENDANT(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer on the subscribers at their offices at 3800 Fernandina Road, Suite 110, Columbia, SC 29210, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY: YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by Attorney for Plaintiff.

YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an Order of Reference or the Court may issue a general Order of Reference of this action to a Master-in-Equity/Special Referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure.

YOU WILL ALSO TAKE NOTICE that under the provisions of S.C. Code Ann. § 29-3-100, effective June 16, 1993, any collateral assignment of rents contained in the referenced Mortgage is perfected and Attorney for Plaintiff hereby gives notice that all rents shall be payable directly to it by delivery to its undersigned attorneys from the date of default. In the alternative, Plaintiff will move before a judge of this Circuit on the 10th day after service hereof, or as soon thereafter as counsel may be heard, for an Order enforcing the assignment of rents, if any, and compelling payment of all rents covered by such assignment directly to the Plaintiff, which motion is to be based upon the original Note and Mortgage herein and the Complaint attached hereto.

NOTICE OF FILING COMPLAINT TO THE DEFENDANTS ABOVE 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 January 30, 2019. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Brock & Scott, PLLC
 3800 Fernandina Road, Suite 110
 Columbia, SC 29210
 Phone 844-856-6646
 Fax 803-454-3451
 Attorneys for Plaintiff

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: NOTICE OF MEETING DATES/TIMES FOR 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 03/13/2019 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
03/13/2019



Kelsie Beebe
Notary Public
State of South Carolina
My Commission Expires February 13, 2028

KELSIE BEEBE
Notary Public, State of South Carolina
My Commission Expires 2/13/2028



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: February 28, 2019

DEPOSITS

Month Opening Balance \$ 613,735.46

EXPENDITURES

Expenditures \$0

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE \$ 613,735.46

Report Submitted by:

Frank Ables

Oconee County Conservation Bank Board Treasurer

**OCCB FUNDING OPTIONS
MARCH/APRIL 2019 NOTES**

OPTION	NOTES
Deed Stamp	<ul style="list-style-type: none"> # SC law does not permit deed stamp increase for this purpose # Council unlikely to approve taking funds from existing deed stamp
One Cent Sales Tax	<ul style="list-style-type: none"> # Oconee County has a history of not approving requests for one cent sales tax
Fixed Funding from County / Per Cent of Increased Recycling Revenue	<ul style="list-style-type: none"> # Ord No. 2011-16, Sec. 2-401(d) prohibits tax money being used to fund OCCB # Would need to make request to Council # Have signed letters of support not yet presented to Council # Would need to fund campaign to increase the recycling revenue; does OCCB have power to fund # Crisis in recycling industry makes this option questionable over a long-term period
Further Funding from Duke	<ul style="list-style-type: none"> # Current Duke funds were part of a relicensing settlement
Private Funding**	<ul style="list-style-type: none"> # Private donations have been insufficient to date # Need to either fund campaign or recruit volunteers to run campaign to solicit donations # Not a long-term solution unless annual campaign
Endowment**	<ul style="list-style-type: none"> # Need to confirm legal authority to establish endowment & invest it, including Duke funds # Need to establish minimum corpus/principal # Need to determine investment strategy # Unlikely County will fund; can request County partially fund (see 2-401(d) cited above) # Funding principal through private donations requires fundraising campaign (see above)

** Does Ord. No. 2011-16, Sec. 2-401(d) give OCCB sufficient authority to hire professional fundraiser?

PROTECTED LANDS DATA

APRIL 2019

Oconee Soil and Water Conservation District Report

- Holds 17 easements protecting 2,314.92 acres
- Easements pending closing totals 254.43 acres
- One grasslands protection easement by NRCS not associated with Oconee Soil and Water Conservation District

Upstate Forever Data from Oconee Town Application

- 21 conservation easements totaling nearly 4, 430 acres as of January 2018
- Oconee Town 53.68 acres not included in above number

OCCB GRANTS

APRIL 2019

DATE	AMOUNT	ACRES	LANDOWNER	NOTES
2017, Dec. 18	7,500.00	94.1	Jerry Powell	Westminster
2019, Mar. 28	9,567.33	53.68	Natureland Trust	UF holds easement; Oconee Town
check pending	12,500.00	26.26	Elaine Morris	Tamassee
TOTAL	\$ 29,567.33	174.04		