



Natural Resources Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

**Monday, January 13, 2025
4:00 PM**

AGENDA

COMMITTEE MEMBER:

**YORK GLOVER, CHAIRMAN
GERALD DAWSON
ANNA MARIA TABERNIK**

**PAULA BROWN, VICE-CHAIR
LARRY McELLYNN**

1. CALL TO ORDER: York Glover, Committee Chair
2. PLEDGE OF ALLEGIANCE York Glover, Committee Chair
3. STATEMENT OF COMPLIANCE WITH FOIA
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - *November 12, 2024*
6. CITIZEN COMMENTS PERIOD – 15 MINUTES TOTAL
7. ASSISTANT COUNTY ADMINISTRATOR REPORT Chuck Atkinson, ACA
8. GREEN SPACE ADVISORY COMMITTEE RECOMMENDATION FOR NO FURTHER CONSIDERATION OF THE BROAD CREEK MARINA FEE SIMPLE APPLICATION AND TO NOT RECOMMEND FUNDING - *Mike McShane, Chair of Green Space Committee*
9. RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE PROGRAM APPLICATIONS (BEACH CITY ROAD, BUCKWALTER PUD, NORTH WIDGEON TRACTS, OLD WILD HORSE ROAD, BUCKFIELD TRACTS, MESSICK TRACTS)- *Mike McShane, Chair of Green Space Advisory Committee*
10. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE JONESVILLE ROAD TRACT (PIN# R510 007 000 0091 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (**FISCAL IMPACT: \$2,187,000 from the Green Space Program Fund Account #4706-10-0000-54400 Land Acquisition**) - *Mike McShane, Chair of Green Space Advisory Committee*
11. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY

LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE WILLIAM HILTON PARKWAY TRACTS (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$1,464,200) AND THAT ANY FUNDS RECEIVED FROM FUTURE RIGHT-OF-WAY ACQUISITION GO BACK TO THE GREEN SPACE PROGRAM FUND. **(FISCAL IMPACT: \$1,464,200) from the Green Space Program Fund Account #4706-10-0000-54400 Land Acquisition)** - Mike McShane, Chair of Green Space Advisory Committee

- [12.](#) AN ORDINANCE AMENDING ORDINANCE 2024/36, CONVEYING PROPERTY TO BEAUFORT MEMORIAL HOSPITAL FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND MEDICAL OFFICES IN BLUFFTON, SC. LOCATED AT 333 & 335 BUCKWALTER PARKWAY - *Hank Amundson, Assistant County Administrator & Russel Baxley, Beaufort Memorial Hospital CEO*
- [13.](#) RURAL AND CRITICAL LAND PRESERVATION BOARD ANNUAL REPORT (2024) - *Kate Schaefer, Beaufort County Open Land Trust*
- [14.](#) DISCUSSION OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600 007 000 001A 0000, 11,10,09,08,07,06,05, AND ALSO KNOWN AS NORTH WIDGEON FEE. **(FISCAL IMPACT: \$1,200,000.00 Beaufort County Rural and Critical Land Preservation Program Bond Referendum Account # 4500)** - *Kate Schaefer, Open Land Trust*
- [15.](#) AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE DEVELOPMENT RIGHTS PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 028 000 128B 000, 128C, 128D AND ALSO KNOWN AS SEASIDE ROAD PDR **(FISCAL IMPACT:\$374,000 Beaufort County Rural and Critical Lands Preservation Program Bond Referendum Account #4500)** - *Amanda Flake, Natural Resources Planner*
- [16.](#) AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600-029-000-0054-0000 AND ALSO KNOWN AS DAVIS ROAD FEE **(FISCAL IMPACT: \$858,000 fees Beaufort County Rural and Critical Lands Preservation Program Bond Referendum Account \$ 4500)** - *Amanda Flake, Natural Resources Planner*
17. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



Community Services and Land Use Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

**Tuesday, November 12, 2024
3:00 PM**

MINUTES

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/319810>

COMMITTEE MEMBERS:

**ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ**

**YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO**

1. **CALL TO ORDER**

Committee Chairman Howard called the meeting to order at 2:58pm.

PRESENT

Chairman Alice Howard
Vice-Chairman York Glover
Council Member Paula Brown
Council Member Gerald Dawson
Ex-Officio Joseph F. Passiment
Council Member Anna Maria Tabernik
Council Member Thomas Reitz

ABSENT

Council Member David P. Bartholomew
Council Member Logan Cunningham
Council Member Mark Lawson
Council Member Lawrence McElynn

2. **PLEDGE OF ALLEGIANCE**

Committee Chairman led the Pledge of Allegiance.

3. **FOIA**

Committee Chairman noted the public notification of the meeting has been published, posted, and distributed in the compliance with the South Carolina Freedom of Information Act.

4. **APPROVAL OF AGENDA**

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Brown to approve the agenda.

Vote: Motion was approved without objection.

5. **APPROVAL OF MINUTES- October 14, 2024**

Motion: It was moved by Council Member Brown, Seconded by Council Member Tabernik to approve the minutes of October 14, 2024.

Vote: Motion was approved without objection.

6. **CITIZEN COMMENT PERIOD**

No citizen comments.

7. **ASSISTANT COUNTY ADMINISTRATOR REPORT**

Please watch the video stream to view the full report.

<https://beaufortcountysc.new.swagit.com/videos/319810>

8. **PRESENTATION BY BEAUFORT CONSERVATION DISTRICT**

Please watch the video stream to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/319810?ts=2281>

AGENDA ITEMS

9. **RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION TO APPROVE RECOMMENDATIONS TO AWARD FY25 COMMUNITY SERVICES GRANT PROGRAM FUNDS IN THE AMOUNT OF \$398,000 TO COMMUNITY SERVICES ORGANIZATIONS**

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Brown to recommend approval to Council of a resolution to approve recommendations to award FY25 Community Services Grant Program funds in the amount of \$398,000 to Community Services Organizations.

Vote: Motion was approved without objection.

Council member Dawson recused himself.

10. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO THE MEMORANDUM OF AGREEMENT WITH THE TOWN OF PORT ROYAL FOR**

MAINTENANCE OF COUNTY-OWNED PROPERTY KNOWN AS CHERRY HILL PARK (R112 032 000 0637 0000, R112 032 000 0008 0000 and R112 032 000 0064 0000)

Motion: It was moved by Council Member Brown, Seconded by Council Member Tabernik to recommend approval of a resolution authorizing the County Administrator to execute an amendment to the memorandum of agreement with the Town of Port Royal for maintenance of County-owned property known as Cherry Hill Park (R112 032 000 0637 0000, R112 032 000 0008 0000 and R112 032 000 0064 0000).

Vote: Motion was approved without objection.

11. **RECOMMEND APPROVAL OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP) AND SECTION A.7.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE MIXED USE DISTRICT (DMU)**

Motion: It was moved by Vice-Chairman Glover, Seconded by Council Member Tabernik to recommend approval of an ordinance amending the Community Development Code (CDC): Section A.6.40 (permitted activities) to allow lodging: short-term housing rental (STHR) in Dale Community Preservation District (DCP) and Section A.7.40 (permitted activities) to allow lodging: short-term housing rental (STHR) in Dale Mixed Use District (DMU).

Vote: Motion was approved without objection.
Council Member Dawson recused himself.

12. **ADJOURNMENT**

Committee Chair adjourned the meeting at 4:37pm

Ratified:

CITIZEN COMMENTS

Natural Resources Committee
January 13, 2025

[illegible]

BEAUFORT COUNTY BUILDING CODES DEPARTMENT - MONTHLY REPORT 2024

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
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PERMITTING:

Total Permits(Misc, Com, Res)	344	405	321	379	374	413	322	372	344	514	308	293	4389
Total Permit Fee's	\$152,537	\$135,561	\$95,334	\$171,538	\$143,751	\$156,962	\$122,639	\$137,802	\$119,122	181,071	\$163,424	\$155,293	\$1,735,034
Valuation \$ (Excluding MH)	47.54M	39.15M	33.02M	44.08M	53.1M	52.92M	27.46M	49.11M	34.36M	53.52M	21.95M	43.21M	\$499.42M

New Commercial	1	1	0	2	1	3	0	0	1	0	1	0	10
New Commercial Fee's	\$2,021	\$3,975	\$0	\$11,834	\$174	\$2,021	\$0	\$0	\$4,725	\$0	\$33,215	\$0	\$57,965
Other Commercial	25	24	16	14	19	11	9	15	10	21	17	9	190
Other Commercial Fee's	\$13,923	\$19,495	\$4,152	\$4,871	\$5,574	\$15,974	\$1,787	\$9,028	\$3,813	\$21,697	\$30,333	\$21,871	\$152,518
Total Commercial Fee's	\$15,944	\$23,470	\$4,152	\$16,705	\$5,748	\$17,995	\$1,787	\$9,028	\$8,538	\$21,697	\$63,548	\$21,871	\$210,483

New Residential	40	40	35	46	48	49	33	48	38	47	17	44	485
New Residential Fee's	\$92,940	\$68,980	\$54,310	\$120,045	\$89,831	\$78,581	\$90,490	\$89,049	\$71,002	\$80,441	\$60,499	\$93,088	\$989,256
Other Residential	189	264	186	216	217	224	185	197	207	344	211	174	2614
Other Residential Fee's	\$39,236	\$38,964	\$32,087	\$29,273	\$42,917	\$53,574	\$24,850	\$33,088	\$35,114	\$72,880	\$36,283	\$36,267	\$474,533
Total Residential Fee's	\$132,365	\$108,208	\$86,583	\$149,534	\$132,965	\$132,379	\$115,525	\$122,334	\$106,323	\$153,665	\$96,993	\$129,529	\$1,466,403

MH Registration	60	26	23	44	28	26	29	24	30	26	35	23	374
MH Fee's (\$5 Each)	\$300	\$130	\$115	\$220	\$140	\$130	\$145	\$120	\$150	\$130	\$175	\$115	\$1,870

Electrical License	76	18	9	12	5	4	2	7	6	6	89	42	276
Electrical License Fees	\$5,415	\$1,580	\$545	\$1,665	\$800	\$445	\$300	\$850	\$650	\$625	\$5,215	\$2,045	\$20,135
Miscellaneous (HVAC, Elec, Etc.)	89	76	84	101	89	126	95	112	88	102	62	66	1090
Misc. Permit Fee's	\$4,228	\$3,883	\$4,599	\$5,299	\$5,038	\$6,588	\$5,327	\$6,440	\$4,261	\$5,709	\$2,883	\$3,893	\$58,148

PLAN REVIEWS:

Total Reviews Completed	100	110	70	88	101	103	65	85	83	131	46	87	1069
Commercial (Incl. Misc.)	17	11	5	9	9	7	2	7	6	12	8	5	98
Residential	83	99	65	79	92	96	63	78	77	119	38	82	971
Pre-Permit Meetings	1	3	1	2	1	0	2	1	3	0	1	1	16
On-Site Visit	4	2	5	4	6	2	3	3	1	4	2	1	37
Flood Determinations/Issues	8	6	2	5	4	8	6	11	7	5	3	3	68

INSPECTIONS:

Total Inspections	1422	1,438	1,436	1,393	1,650	1,437	1,403	1,238	1,214	1,216	1320	1183	16350
Number of Stops	1098	1102	1,054	998	1,305	1,098	1,151	1001	992	999	1056	951	12805
Miles Logged	8,255	8,305	8,451	8,089	8,902	8,502	8,455	8,035	7,998	8,006	8,402	7,921	99,321

CY 2024 Planning and Zoning Permit Report

Development Permits Issued: 28

Zoning Permits Issued: 1,633

Stormwater Permits Issued: 481

Total: 2,142

CY 2024 Code Enforcement Action Report

Violation Type	Notice of Violations		Final Notice of Violations	
Trash & Litter	163		68	
Junked Vehicle	151		38	
Zoning Permit	201		39	
Sign	23		2	
Business License	62		18	
Other Violation	69		16	
TOTAL	669		181	

Cases Closed: 516

Stop Work Orders: 50

Confiscated Signs: 613

Citations Issues: 6



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 8.

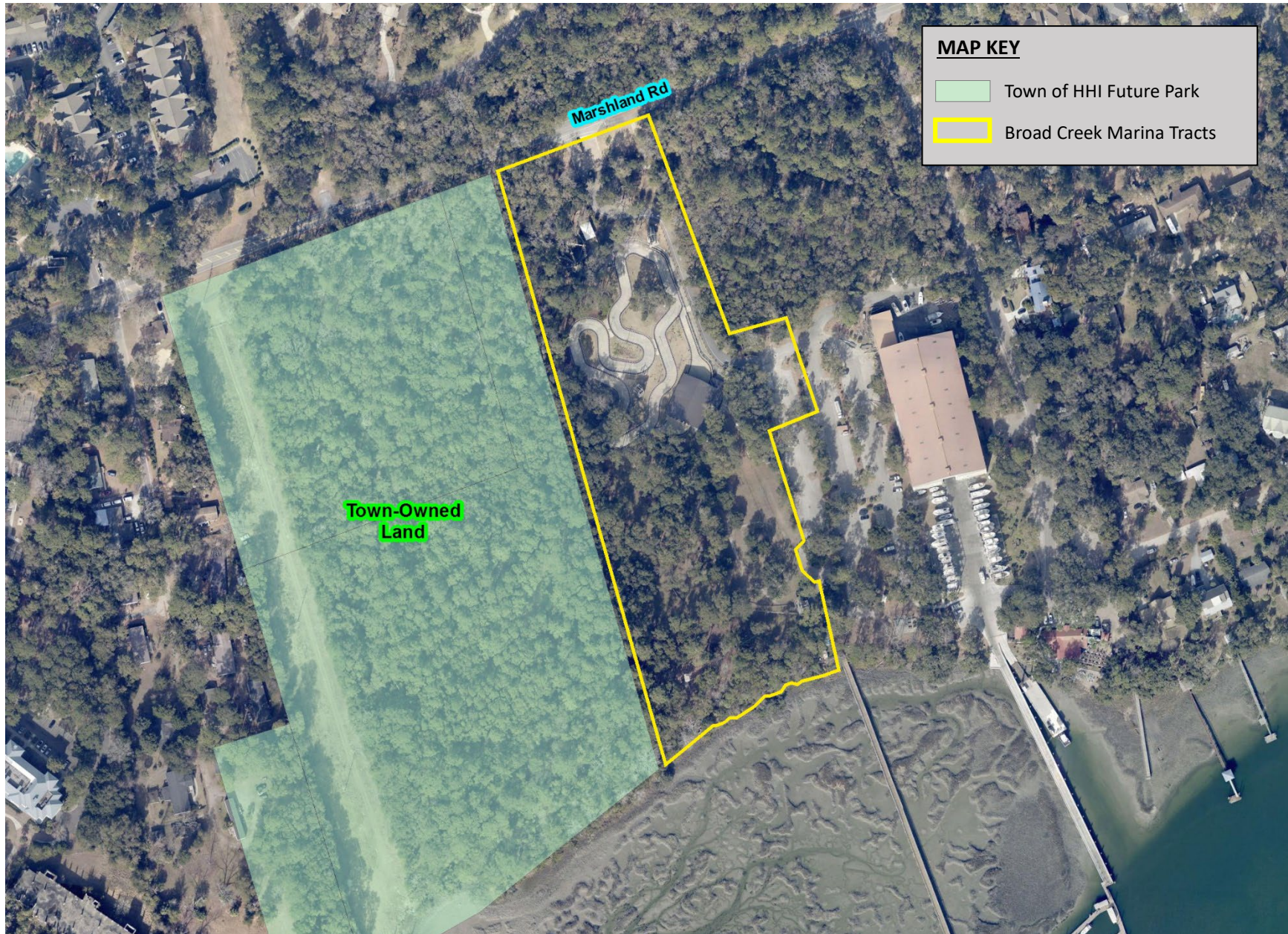
ITEM TITLE:
GREEN SPACE ADVISORY COMMITTEE RECOMMENDATION FOR NO FURTHER CONSIDERATION OF THE BROAD CREEK MARINA FEE SIMPLE APPLICATION AND TO NOT RECOMMEND FUNDING
MEETING NAME AND DATE:
Community Services and Land Use Committee, Monday, January 13, 2025
PRESENTER INFORMATION:
Mr. Mike McShane, Chair of the Green Space Advisory Committee & Mr. Mark Davis, Green Space Program Manager (5 minutes)
ITEM BACKGROUND:
The Town of Hilton Head Island submitted a Green Space Program Fee Simple application on behalf of the landowner for consideration. On June 10, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence, and voted for no further consideration of the application and to not fund. The (GSAC) vote was unanimous.
PROJECT / ITEM NARRATIVE:
The Broad Creek Marina Tracts are comprised of 2 whole properties and 2 partial properties, totaling approximately 9 +/- .5 acres located on Hilton Head Island and are adjacent to the existing Broad Creek Marina. Upon review of the application and existing due diligence, the Green Space Advisory Committee found this project does not have merit for funding and voted for no further consideration of the application.
FISCAL IMPACT:
None
RECOMMENDATION TO COUNCIL:
Green Space Advisory Committee (GSAC) recommends no further consideration of this application and to not recommend funding.
OPTIONS FOR COUNCIL MOTION:
Motion to approve, modify, or deny the recommendation of the Green Space Advisory Committee

BROAD CREEK MARINA TRACTS – FEE SIMPLE

Item 8.

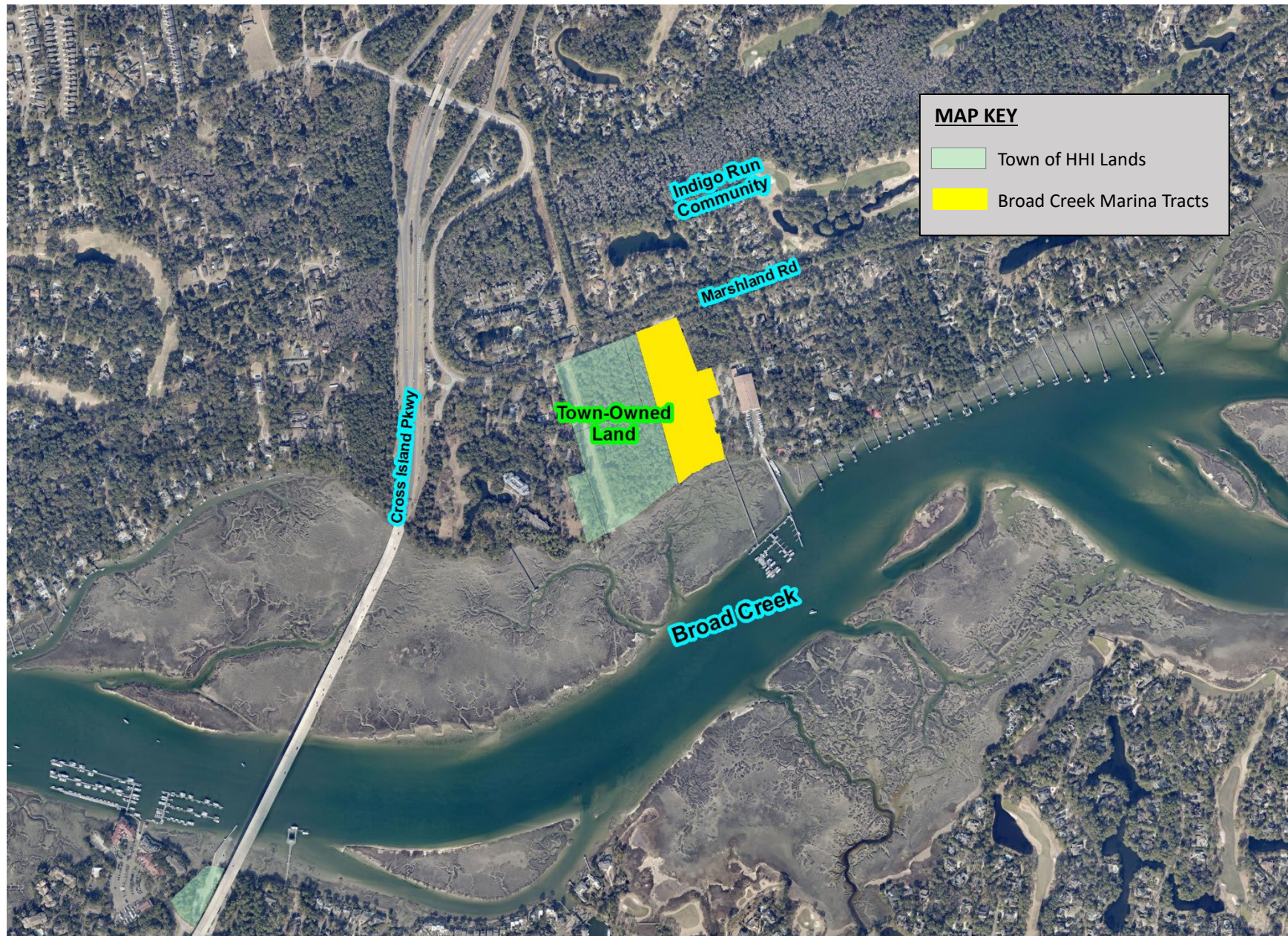
APPLICANT – TOWN OF HILTON HEAD ISLAND

9 Acres +/- .5 acres



BROAD CREEK MARINA TRACTS – FEE SIMPLE

Item 8.





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 9.

ITEM TITLE:
RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE PROGRAM APPLICATIONS:
MEETING NAME AND DATE:
Community Services and Land Use Committee, January 13, 2025
PRESENTER INFORMATION:
Mr. Mike McShane, Chair of Green Space Advisory Committee & Mr. Mark Davis, Green Space Program Manager (15 minutes)
ITEM BACKGROUND:
During their December 6, 2024 meeting, the Green Space Advisory Committee (GSAC) reviewed six new applications. The recommendations from the (GSAC) are as follows:
PROJECT / ITEM NARRATIVE:
(1) FEE SIMPLE APPLICATION: BUCKFIELD TRACTS, YEMASSEE; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN (PURSUE DUE DILIGENCE)
(2) FEE SIMPLE APPLICATION: NORTH WIDGEON TRACTS, OKATIE; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – WESTERN (PURSUE DUE DILIGENCE)
(3) FEE SIMPLE APPLICATION: BEACH CITY ROAD TRACT, HILTON HEAD ISLAND; POLITICAL JURISDICTION – TOWN OF HILTON HEAD; GEOGRAPHIC REGION – SOUTHERN (PURSUE DUE DILIGENCE)
(4) FEE SIMPLE APPLICATION: BUCKWALTER PUD TRACTS, BLUFFTON; POLITICAL JURISDICTION – TOWN OF BLUFFTON; GEOGRAPHIC REGION – WESTERN (PURSUE DUE DILIGENCE)
(5) CORRIDOR PROTECTION APPLICATION: OLD WILD HORSE ROAD TRACTS, HILTON HEAD ISLAND; POLITICAL JURISDICTION – TOWN OF HILTON HEAD; GEOGRAPHIC REGION – SOUTHERN (PURSUE DUE DILIGENCE)
(6) FEE SIMPLE APPLICATION: MESSICK TRACTS, BEAUFORT; POLITICAL JURISDICTION – CITY OF BEAUFORT; GEOGRAPHIC REGION – EASTERN (PURSUE DUE DILIGENCE)
FISCAL IMPACT:
For Buckfield Tracts - Up to \$40,000 - due diligence fees Green Space Program Sales Tax For North Widgeon Tracts - Up to \$20,000 - due diligence fees Green Space Program Sales Tax For Beach City Road Tract – Up to \$5,000 - due diligence fees Green Space Program Sales Tax For Buckwalter PUD Tracts – Up to \$25,000 - due diligence fees Green Space Program Sales Tax For Old Wild Horse Road Tracts – Up to \$25,000 - due diligence fees Green Space Program Sales Tax For Messick Tracts – Up to \$10,000 - due diligence fees Green Space Program Sales Tax
OPTIONS FOR COUNCIL MOTION:
Motion to approve, modify, or deny the recommendations of the Green Space Advisory Committee.

BEACH CITY RD TRACT – FEE SIMPLE

APPLICANT – TOWN OF HILTON HEAD ISLAND

1.90 +/- .25 Acres

Item 9.



BEACH CITY RD TRACT – FEE SIMPLE

Item 9.

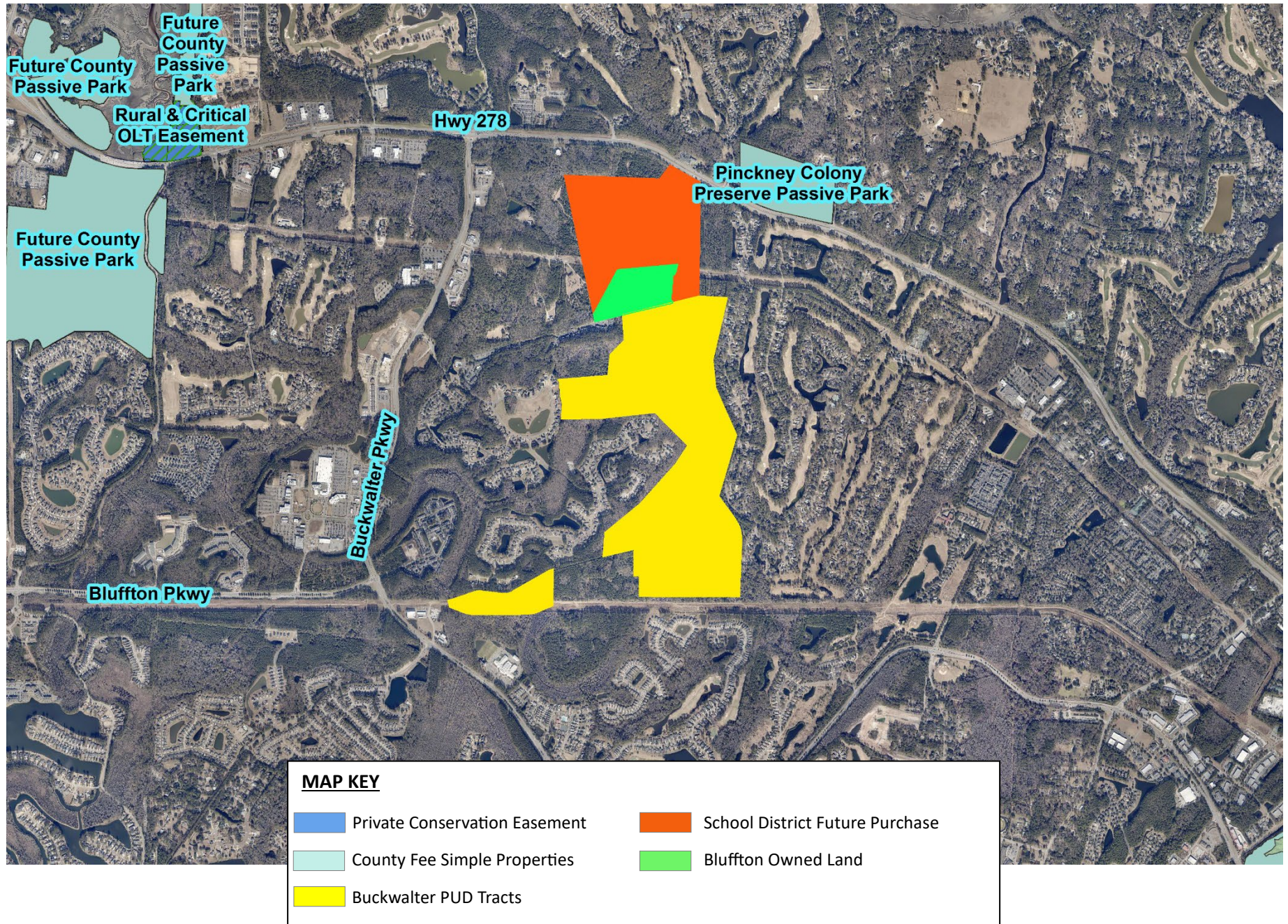


BUCKWALTER PUD TRACTS – FEE SIMPLE

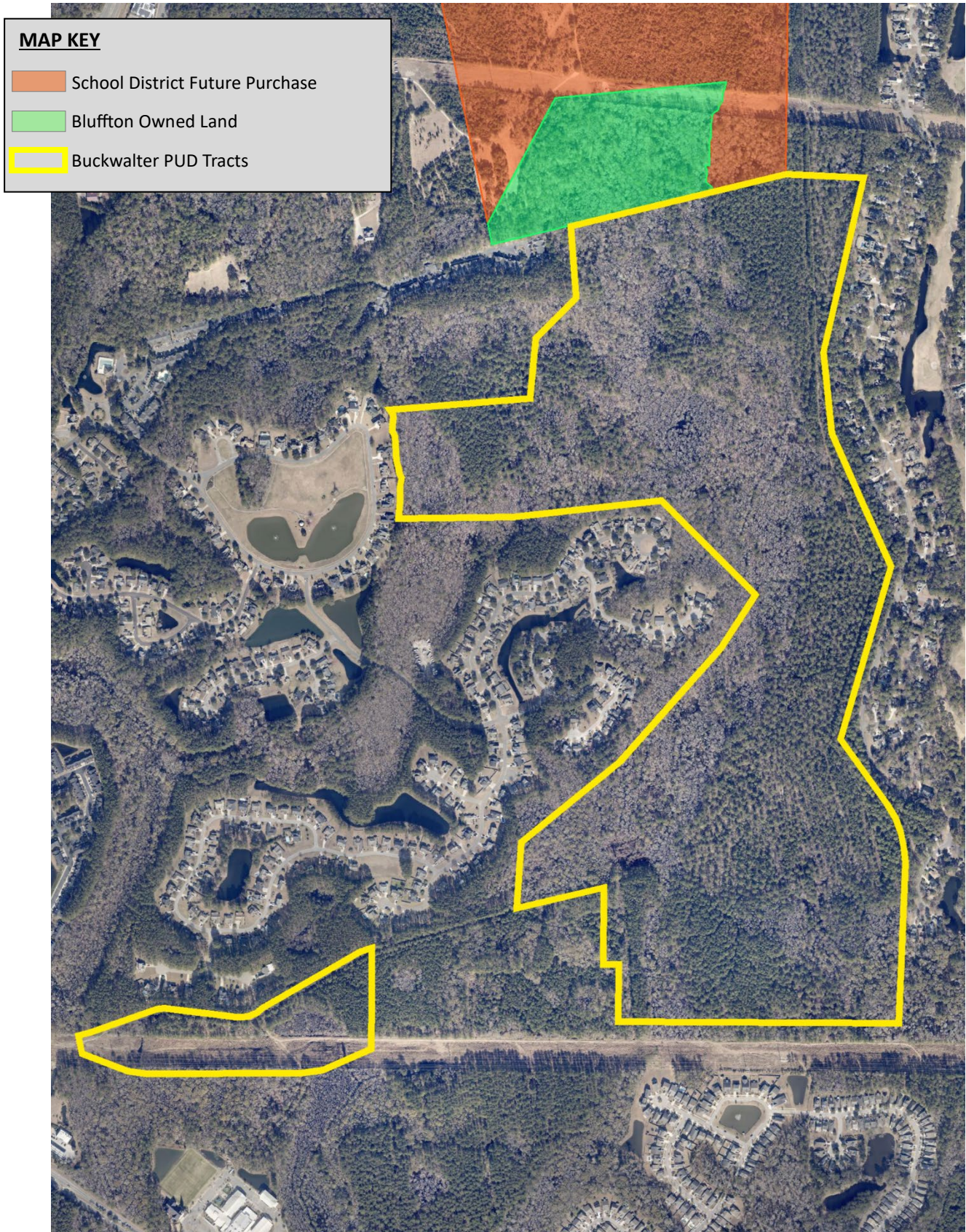
Item 9.

APPLICANT – TOWN OF BLUFFTON

239.37 Acres



BUCKWALTER PUD TRACTS – FEE SIMPLE

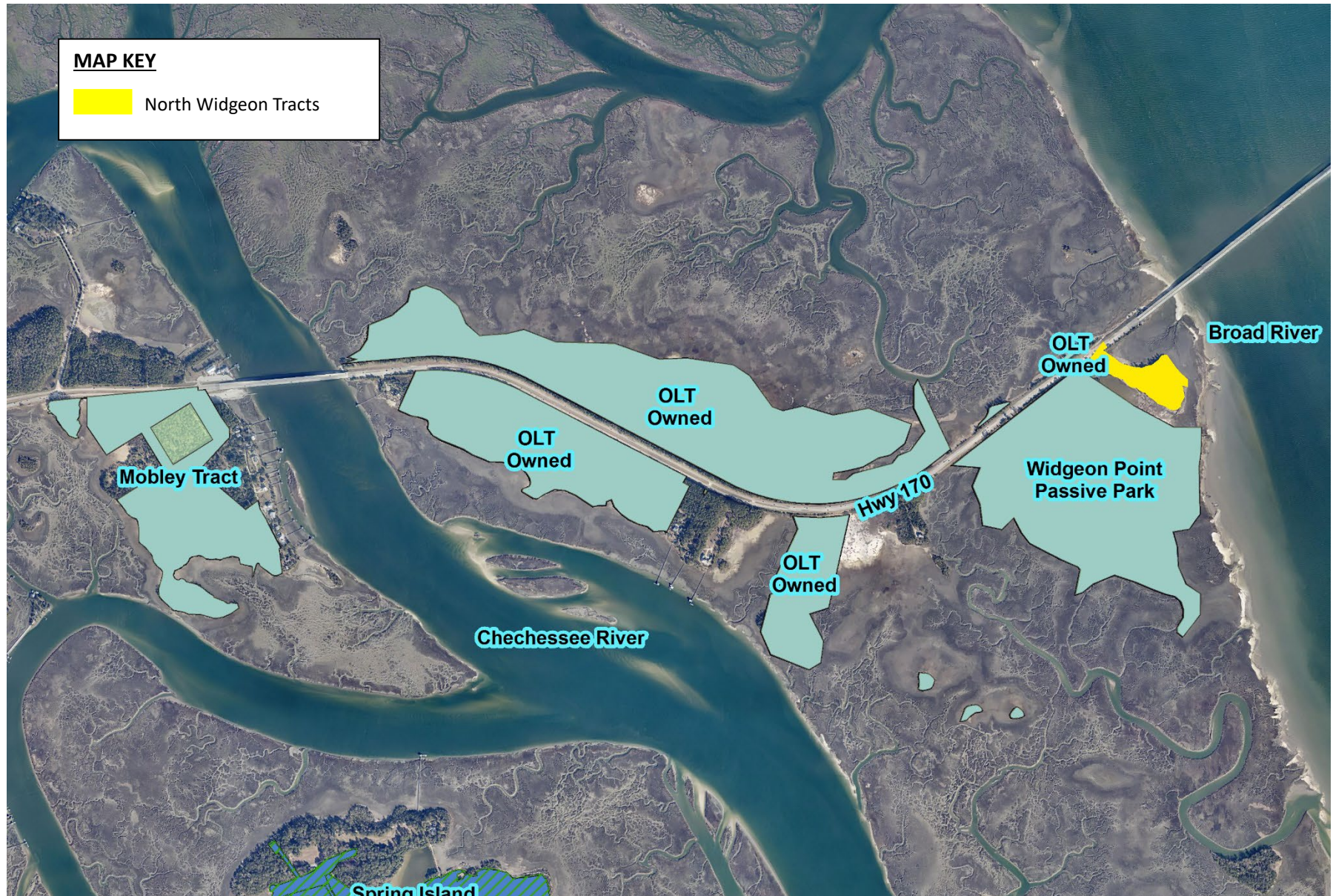


NORTH WIDGEON TRACTS – FEE SIMPLE

Item 9.

APPLICANT – OPEN LAND TRUST

9.51 Acres



NORTH WIDGEON TRACTS – FEE SIMPLE

Item 9.



OLD WILD HORSE RD TRACTS – FEE SIMPLE

Item 9.

APPLICANT – TOWN OF HILTON HEAD ISLAND

1.54 +/- .25 Acres



OLD WILD HORSE RD TRACTS – FEE SIMPLE

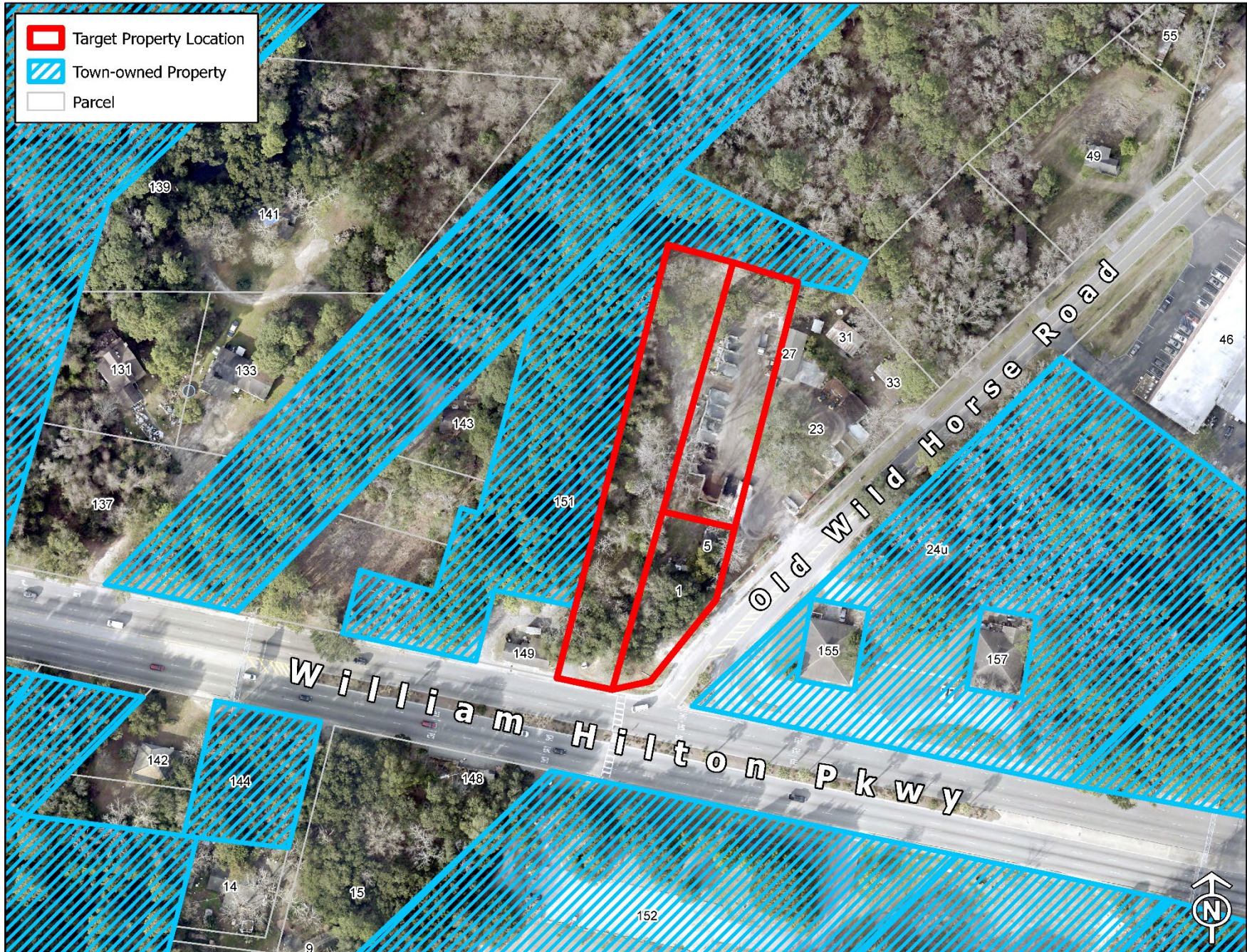
Item 9.



OLD WILD HORSE RD TRACTS – FEE SIMPLE

Item 9.

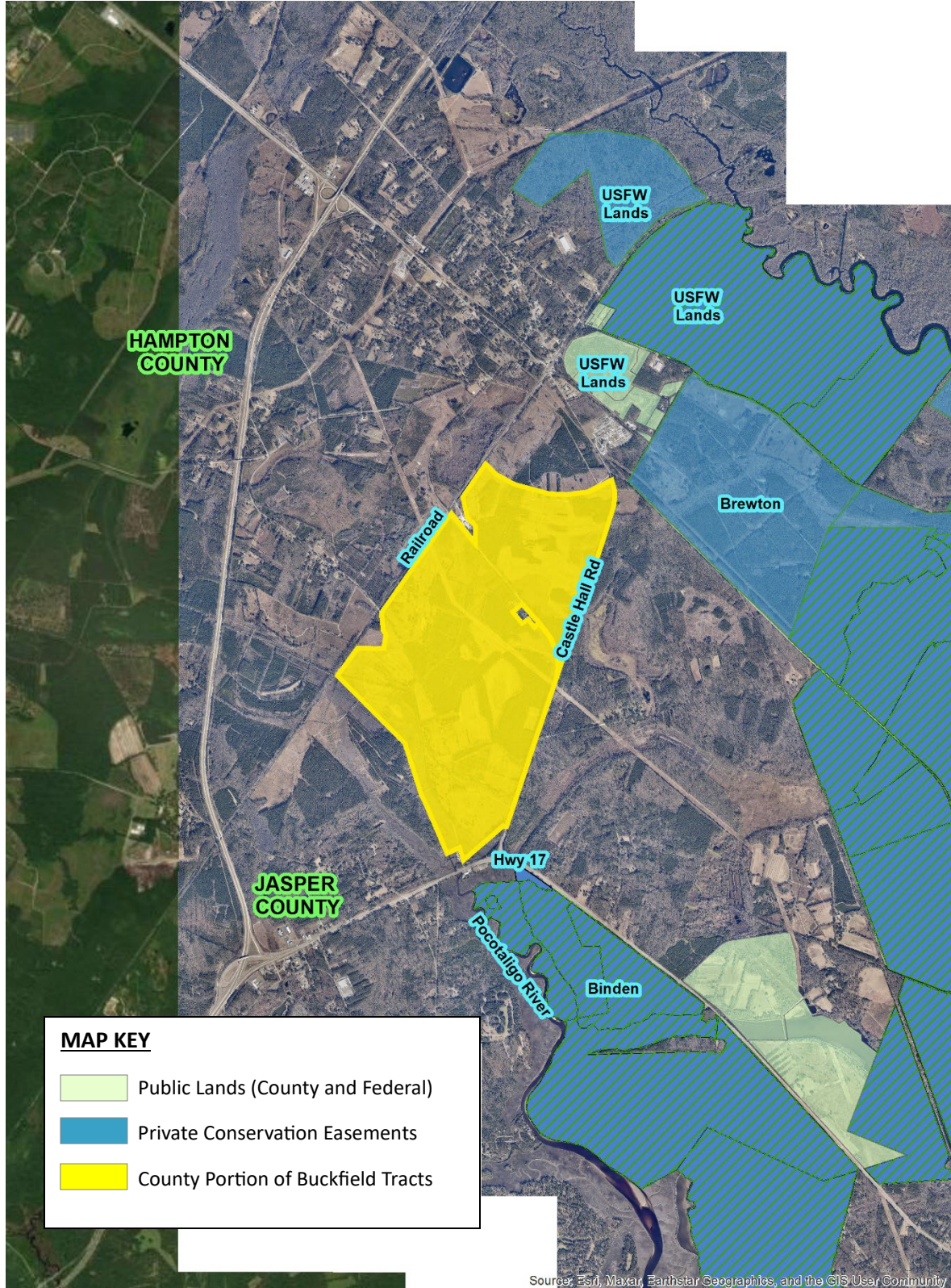
TOWN SUBMITTED MAP SHOWING INDIVIDUAL PARCELS



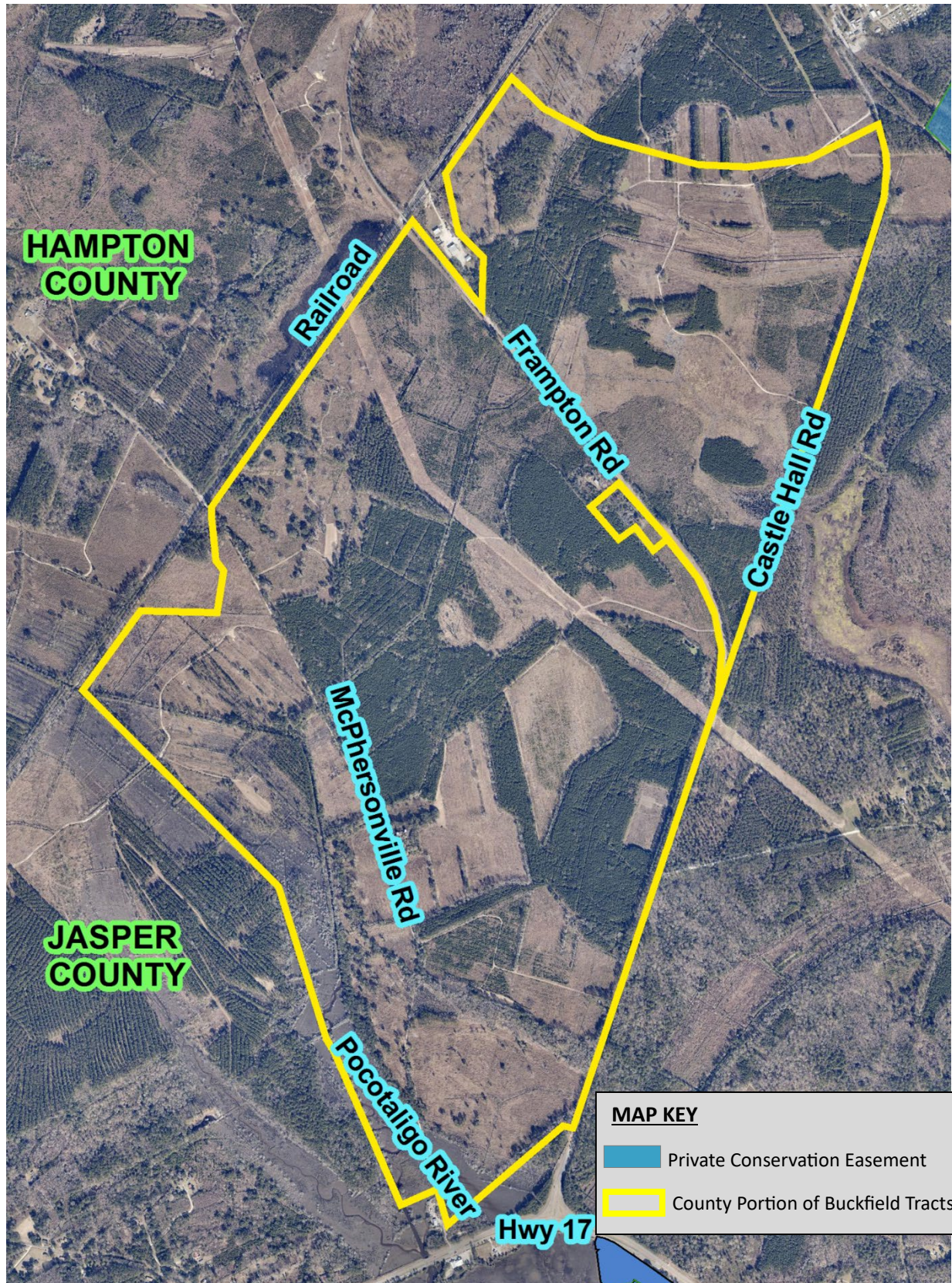
BUCKFIELD TRACTS – FEE SIMPLE

APPLICANT – OPEN LAND TRUST

Approx. 1,313 acre +/- 100 acres of a 2,907 acre project

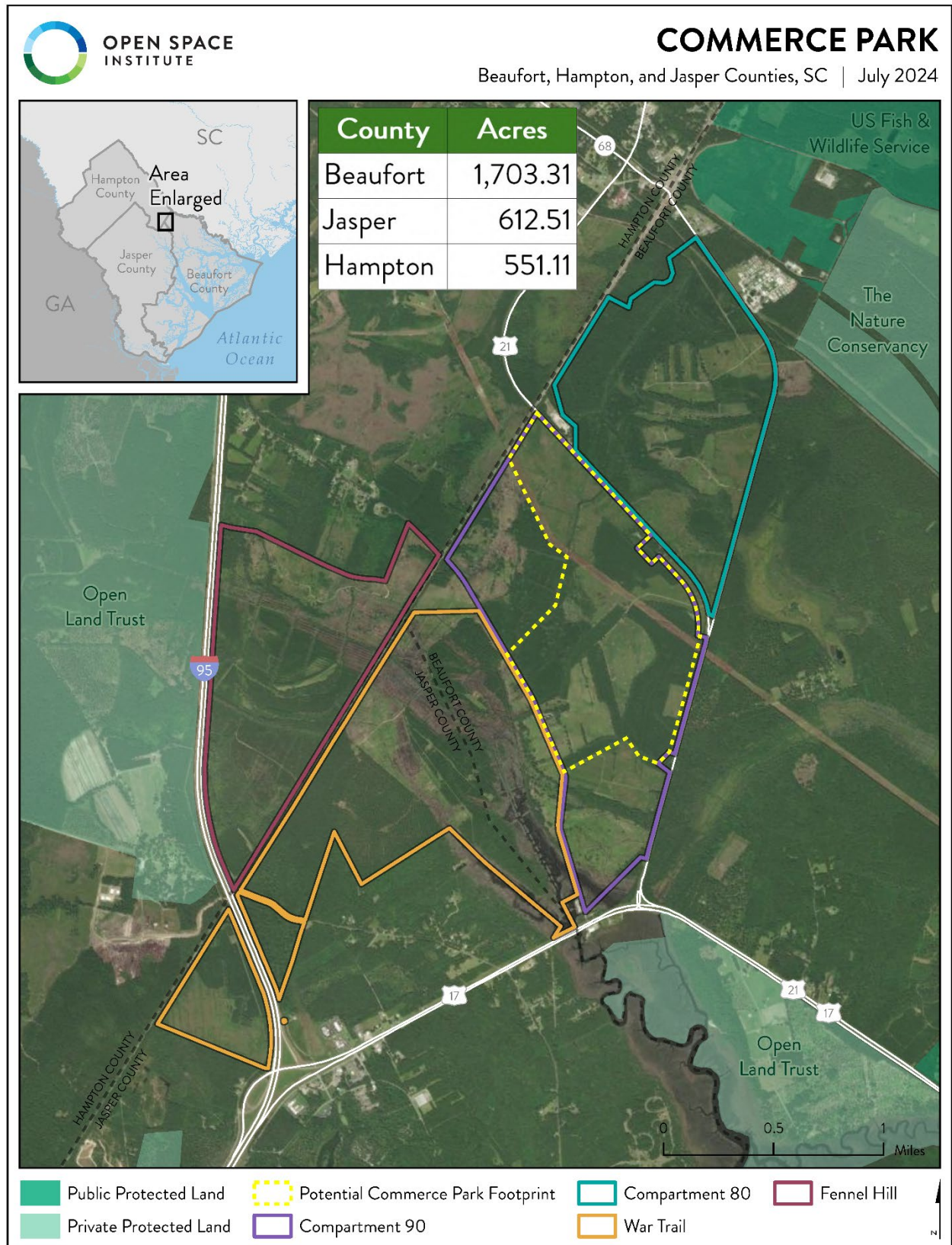


BUCKFIELD TRACTS – FEE SIMPLE



BUCKFIELD TRACTS – FEE SIMPLE

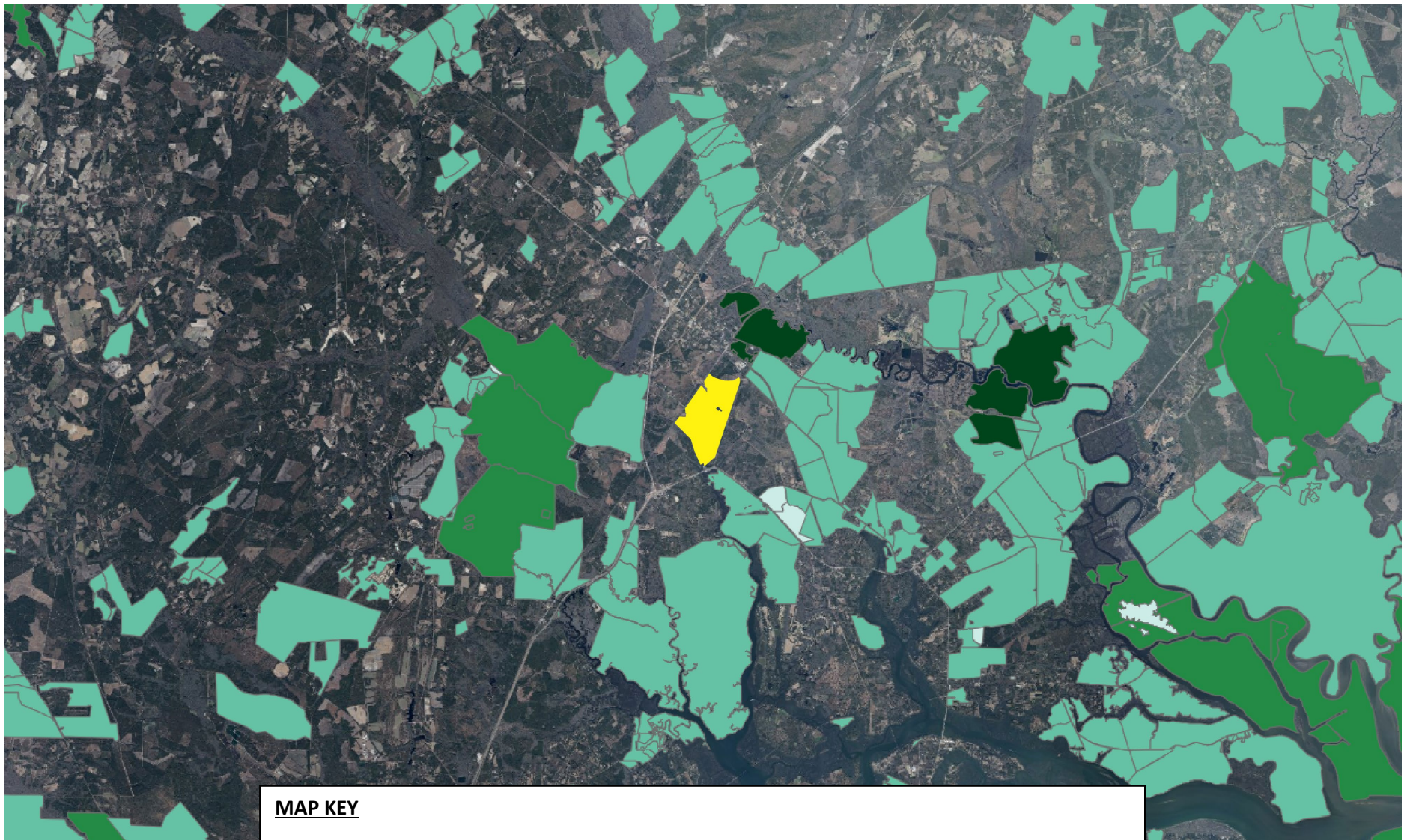
OLT SUBMITTED MAP SHOWING WHOLE PROJECT



BUCKFIELD TRACTS – FEE SIMPLE

APPLICANT – OPEN LAND TRUST

Item 9.




MAP KEY

 County Portion of Buckfield Tracts

 State Public Lands

 Federal Public Lands

 County Public Lands

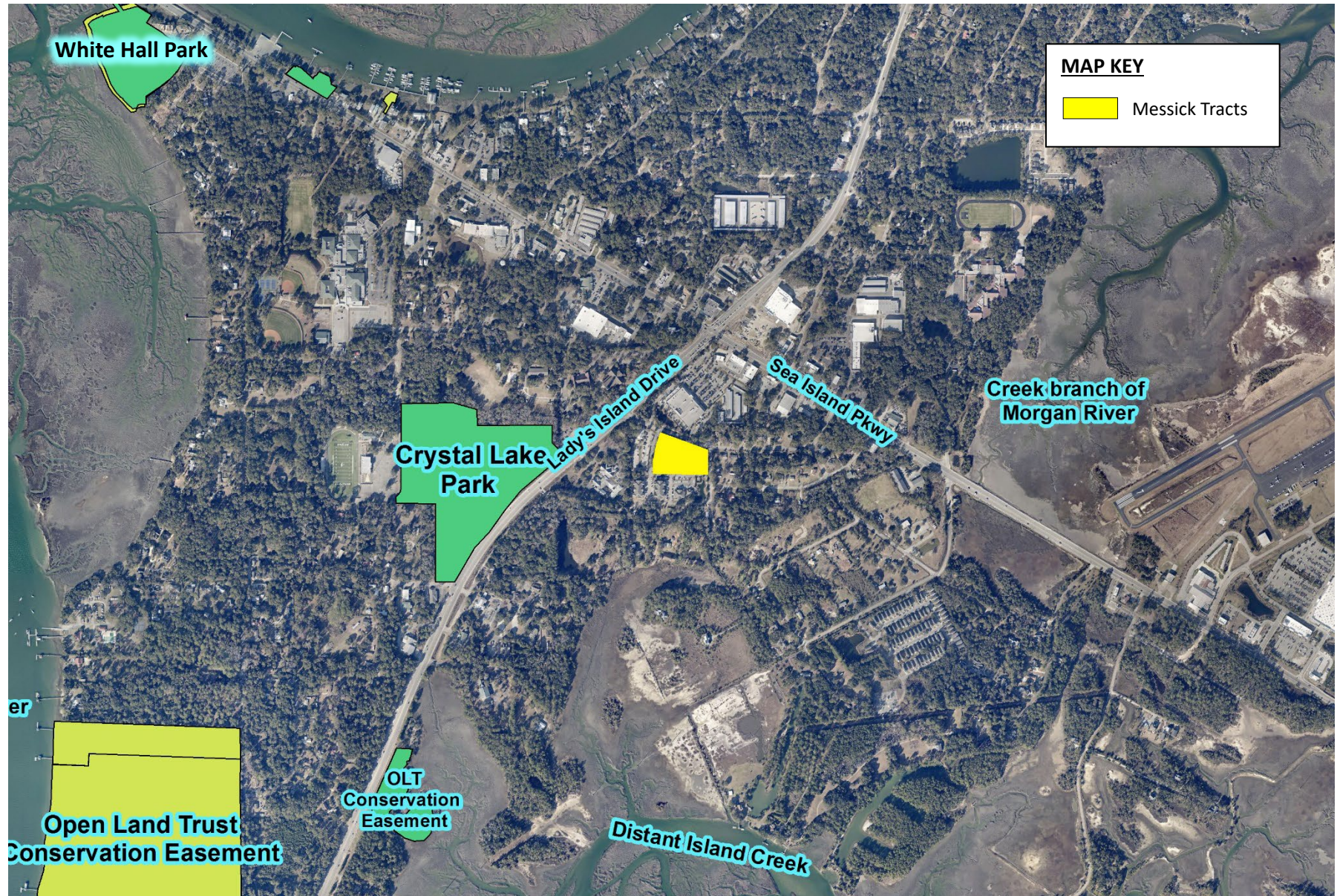
 Private Conservation Easements

MESSICK TRACTS – FEE SIMPLE

Item 9.

APPLICANT – LEE GRAY

2.71 +/- .25 Acres



MESSICK TRACTS – FEE SIMPLE

Item 9.





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 10.

ITEM TITLE:

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE JONESVILLE ROAD TRACT (PIN# R510 007 000 0091 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$2,187,000)

MEETING NAME AND DATE:

Community Services and Land Use Committee, Monday, January 13, 2025

PRESENTER INFORMATION:

Mr. Mike McShane, Chair of the Green Space Advisory Committee (5 minutes)

ITEM BACKGROUND:

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application on behalf of the landowner for consideration. On March 11, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the appraised value of the property (\$2,187,000). The (GSAC) vote was unanimous.

PROJECT / ITEM NARRATIVE:

The Jonesville Road Tract is a 6.65 +/- acre property located on Hilton Head Island. The Town of Hilton Head Island applied to the Green Space Program requesting 100% funding, offering no municipal match/partnership contribution, and without having the property under contract/letter of intent to purchase. A preservation outcome for this property would achieve several goals of the Green Space Program, including preservation of an intact natural habitat for plants and animals, protection of water quality, preservation of an established maritime forest and freshwater wetland, environmental resilience, and protection of areas with known cultural significance.

FISCAL IMPACT:

(\$2,187,000) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition)

RECOMMENDATION TO COUNCIL:

Green Space Advisory Committee (GSAC) recommends approval to fund the application, not to exceed the appraised value of the property (\$2,187,000).

OPTIONS FOR COUNCIL MOTION:

Motion to approve, modify, or deny a Resolution to expend funds in the amount of (\$2,187,000) from the Green Space Program Fund to contribute to the procurement of a fee simple acquisition of the Jonesville Road Tract located on Hilton Head Island.

RESOLUTION 2025/_____

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE JONESVILLE ROAD TRACT (PIN# R510 007 000 0091 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$2,187,000)

WHEREAS, the Jonesville Road Tract (the “Property”) is located along the banks of Jarvis Creek and is undeveloped in nature; and

WHEREAS, the Property possesses freshwater wetlands, marsh edges, and intact tree canopy, providing considerable naturally occurring water quality and other ecosystem services associated with these habitats; and

WHEREAS, the waterfront edges of the Property supports improved resilience of the immediate area by providing space for marsh migration and capacity to absorb sea level rise; and

WHEREAS, the Beaufort County Council recognizes the need to preserve land that provides scenic, natural, environmental, recreational, rural, and open space character which is deemed essential to the County’s economic viability, environmental resilience, and overall quality of life; and

WHEREAS, the Beaufort County staff received a Fee Simple Application from the Town of Hilton Head Island requesting 100% funding from the Green Space Program which was presented to the Green Space Advisory Committee at their March 4, 2024 meeting, where the GSAC voted to recommend due diligence and negotiations to the Community Services and Land Use Committee; and

WHEREAS, the Beaufort County Community Services and Land Use Committee authorized staff to engage in due diligence and negotiations during their March 11, 2024 meeting; and

WHEREAS, the Beaufort County staff began conducting due diligence and negotiations to further evaluate the property and application against the Beaufort County Green Space Program Criteria to calculate the procurement benefits and overall value; and

WHEREAS, the Beaufort County staff presented the existing due diligence documents and their project evaluation and recommendation to the Green Space Advisory Committee during their December 6, 2024 meeting; and

WHEREAS, the Green Space Advisory Committee (GSAC) met, reviewed the staff evaluation and existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the appraised value of the property. The (GSAC) vote was unanimous; and

WHEREAS, the Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the documents necessary to contribute to funding for the procurement of a government owned fee simple acquisition of real property for the purposes of purchasing development rights and providing public benefits through preserved open space, natural habitats, and ecosystem services in perpetuity; and

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize a Resolution authorizing the County Administrator to execute the documents necessary and to provide funds from the Green Space Program Fund to contribute to the procurement by the applicant, the Town of Hilton Head Island, of fee simple real property located on Hilton Head Island, known as the Jonesville Road Tract (PIN# R510 007 000 0091 0000), not to exceed the appraised value of the property (\$2,187,000).

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Alice Howard, Chairman

ATTEST: _____

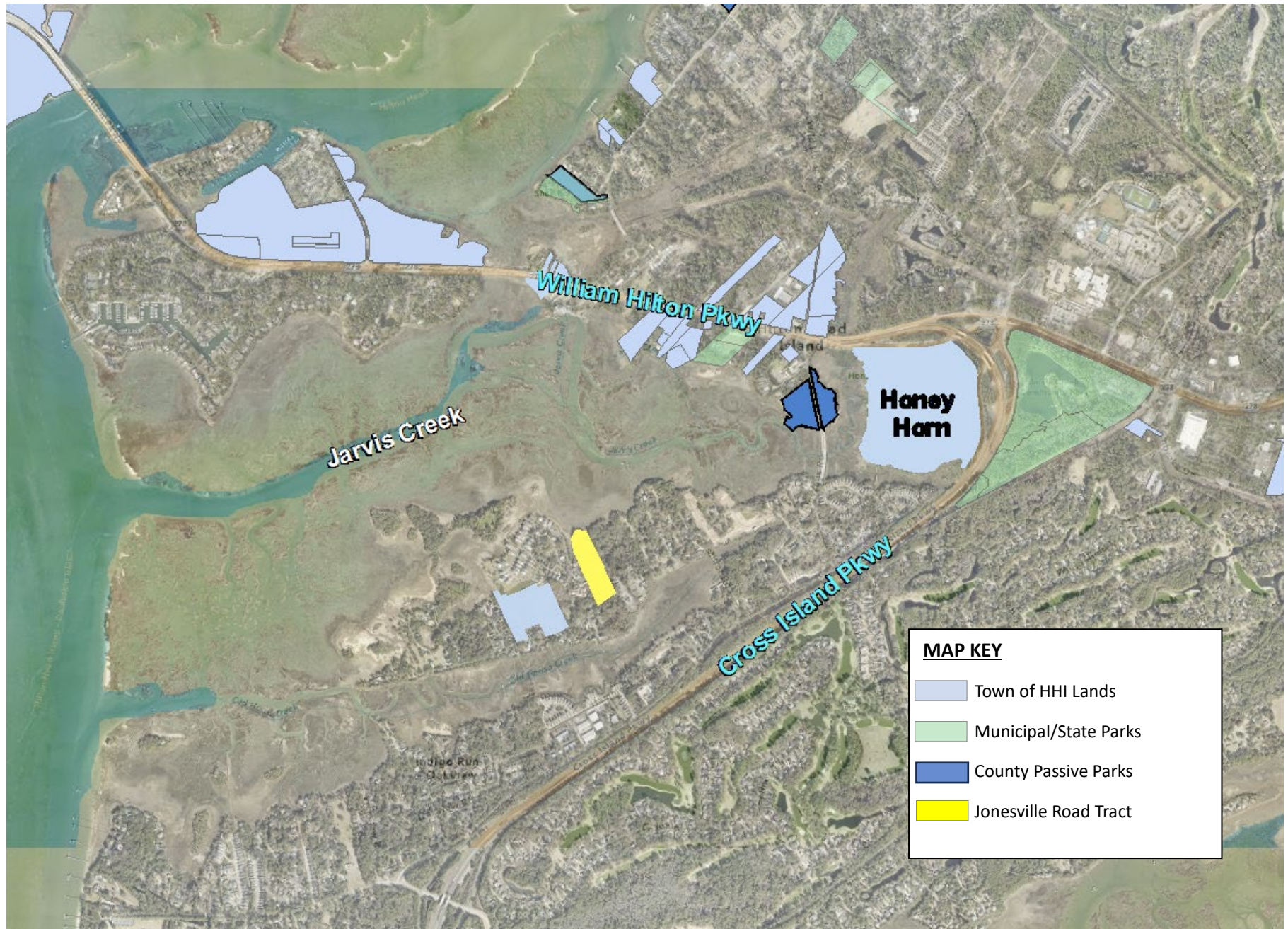
Sarah W. Brock, Clerk to Council

JONESVILLE ROAD TRACT – FEE SIMPLE

Item 10.

APPLICANT – TOWN OF HILTON HEAD ISLAND

6.58 Acres



JONESVILLE TRACT – FEE SIMPLE

Item 10.





BEAUFORT COUNTY COUNCIL

AGENDA ITEM SUMMARY

Item 11.

ITEM TITLE:

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE WILLIAM HILTON PARKWAY TRACTS (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$1,464,200) AND THAT ANY FUNDS RECEIVED FROM FUTURE RIGHT-OF-WAY ACQUISITION BE PAID BACK TO THE GREEN SPACE PROGRAM FUND

MEETING NAME AND DATE:

Community Services and Land Use Committee, Monday, January 13, 2025

PRESENTER INFORMATION:

Mr. Mike McShane, Chair of the Green Space Advisory Committee (5 minutes)

ITEM BACKGROUND:

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application on behalf of the landowners for consideration. On March 11, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the appraised value of the property (\$1,464,200) with the condition that all funds received from future right-of-way acquisitions be used to reimburse the Green Space Program. The (GSAC) vote was unanimous.

PROJECT / ITEM NARRATIVE:

The William Hilton Pkwy Tracts are comprised of 6 properties totaling approximately 3.44 +/- acres located along William Hiton Parkway on the north end of Hilton Head Island. There are multiple owners across the six properties. The Town of Hilton Head Island applied to the Green Space Program requesting 100% funding without having the properties under contract/letter of intent to purchase. To assist with application partnership, the Town has made previous investments in the immediate area preserving 1.42 acres of neighboring property. A preservation outcome for these properties in combination with the previous Town acquired properties (totaling 4.86 +/- acres) would achieve several goals of the Green Space Program, including preservation and restoration of habitat for plants and animals, protection of water quality and salt marsh edges, arterial road corridor preservation, environmental resilience, and protection of areas with known cultural significance.

FISCAL IMPACT:

(\$1,464,200) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition)

RECOMMENDATION TO COUNCIL:

Green Space Advisory Committee (GSAC) recommends approval to fund the application not to exceed the appraised value of the property (\$1,464,200) with the condition that any funds received for future right-of-way acquisition go back to the Green Space Program fund.

OPTIONS FOR COUNCIL MOTION:

Motion to approve, modify, or deny a Resolution to expend funds in the amount of (\$1,464,200) from the Green Space Program Fund to contribute to the procurement of a fee simple acquisition of the William Hilton Parkway Tracts located on Hilton Head Island.

RESOLUTION 2025/_____

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE WILLIAM HILTON PARKWAY TRACTS (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$1,464,200) AND THAT ANY FUNDS RECEIVED FROM FUTURE RIGHT-OF-WAY ACQUISITION BE PAID BACK TO THE GREEN SPACE PROGRAM FUND

WHEREAS, the William Hilton Parkway Tracts (the “Properties”) are located along the gateway to Hilton Head Island where incompatible development of the property would create negative impacts to William Hilton Parkway; and

WHEREAS, the Properties are within a portion of William Hilton Parkway that are scheduled for transportation improvements and require future right-of-way acquisitions; and

WHEREAS, the Properties are located on the salt marshes of Skull Creek where they can support improved resilience of the adjacent roadway, salt marsh, and surrounding areas by absorbing sea level rise, providing space for marsh migration, and offering refuge for migrating populations of flora and fauna; and

WHEREAS, the Town of Hilton Head Island has made conservation investments in the immediate area, purchasing approximately 1.42 acres of neighboring properties for preservation; and

WHEREAS, the Beaufort County Council recognizes the need to preserve land that provides scenic, natural, environmental, recreational, rural, and open space character which is deemed essential to the County’s economic viability, environmental resilience, and overall quality of life; and

WHEREAS, the Beaufort County staff received a Fee Simple Application from the Town of Hilton Head Island requesting 100% funding from the Green Space Program which was presented to the Green Space Advisory Committee at their March 4, 2024, meeting, where the GSAC voted to recommend due diligence and negotiations to the Community Services and Land Use Committee; and

WHEREAS, the Beaufort County Community Services and Land Use Committee authorized staff to engage in due diligence and negotiations during their March 11, 2024 meeting; and

WHEREAS, the Beaufort County staff began conducting due diligence and negotiations to further evaluate the property and application against the Beaufort County Green Space Program Criteria to calculate the procurement benefits and overall value; and

WHEREAS, the Beaufort County staff presented the existing due diligence documents and their project evaluation and recommendation to the Green Space Advisory Committee during their December 6, 2024 meeting; and

WHEREAS, the Green Space Advisory Committee (GSAC) met, reviewed the staff evaluation and existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the appraised value of the property. The (GSAC) vote was unanimous; and

WHEREAS, the Green Space Advisory Committee additionally recommended that all funds acquired from future right-of-way acquisitions be used solely to reimburse the Green Space Program; and

WHEREAS, the Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents to contribute to funding for the procurement of a government-owned fee simple acquisition of real property for the purposes of purchasing development rights and providing public benefits through preserved open space, corridor viewsheds, and ecosystem services in perpetuity; and

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize a Resolution authorizing the County Administrator to execute the documents necessary and to provide funds from the Green Space Program Fund to contribute to the procurement by the applicant, the Town of Hilton Head Island, of fee simple real property located on Hilton Head Island, known as the William Hilton Parkway Tracts (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), not to exceed the appraised value of the property (\$1,464,200), subject to the stipulation that any funds received by the Town of Hilton Head from future right-of-way acquisition be paid back to the Green Space Program Fund.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Alice Howard, Chairman

ATTEST: _____

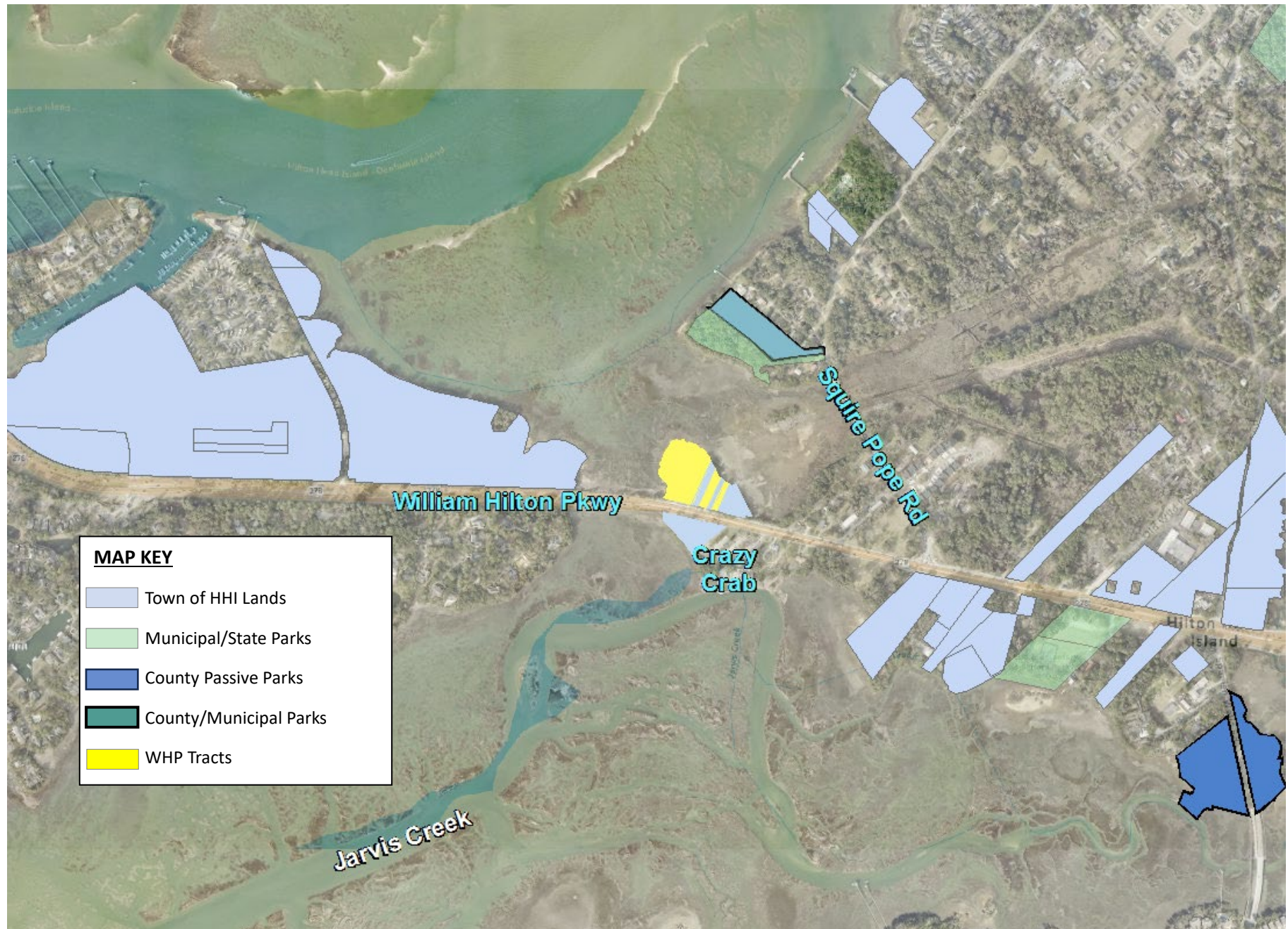
Sarah W. Brock, Clerk to Council

WILLIAM HILTON PARKWAY TRACTS – FEE SIMPLE

Item 11.

APPLICANT – TOWN OF HILTON HEAD ISLAND

3.44 Acres +/- .25 acres



WILLIAM HILTON PARKWAY TRACTS – FEE SIMPLE

Item 11.





BEAUFORT COUNTY COUNCIL

AGENDA ITEM SUMMARY

Item 12.

ITEM TITLE:
RECOMMEND APPROVAL OF AN AMENDMENT TO ORDINANCE 2024/36, CONVEYING PROPERTY TO BEAUFORT MEMORIAL HOSPITAL FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND MEDICAL OFFICES IN BLUFFTON, SC. LOCATED AT 333 & 335 BUCKWALTER PARKWAY.
MEETING NAME AND DATE:
Community Services and Land Use Committee, JANUARY 13, 2025
PRESENTER INFORMATION:
Russel Baxley, BMH CEO & Hank Amundson, Special Assistant to the County Administrator (10 mins.)
ITEM BACKGROUND:
<p>In 2023, County Council approved the purchase of the 10.1 +/- acres located at 333 & 335 Buckwalter Parkway for the purpose of facilitating the development of affordable/workforce housing. (See Ordinance Attached)</p> <p>In late 2023, with communication and assistance from the Town of Bluffton, the County began the process of partnering with Beaufort Memorial Hospital in this effort, as BMH has taken a leadership role in workforce housing in an effort to help their own workforce. Additionally, the Town desires increased access to healthcare/medical services for its residents, so the partnership seemed to be a perfect one.</p> <p>As an additional support to the project, the seller, St. Andrew By-the-Sea United Methodist Church discounted the properties purchase price in order to help make the development feasible.</p> <p>Beaufort Memorial Hospital then applied for Low Income Housing Tax Credits from the State of South Carolina in late 2023/early 2024. They have now been awarded these credits, making the project viable.</p> <p>The Town has assisted the County in the process of working toward acquiring Residential Dwelling Units for the property from the Town's bank as they continue to express support for the project producing workforce housing units, improved access to healthcare services, and the reduction on commercial units on the site.</p> <p>The project has continued to progress, however, the language in our original ordinance to convey was a bit vague. BMH has requested some minor changes to the conveyance requirements to facilitate moving this project to reality.</p>
PROJECT / ITEM NARRATIVE:
<p>The proposed amendment takes the period of restriction to 30 years and spells out what happens if there is a failure to comply. Mr. Baxley will explain in person.</p> <p>These changes help ensure the project's viability and still protect the county's financial interest.</p>
FISCAL IMPACT:
<i>This amendment to the ordinance conveying property has no fiscal impact.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval of an amendment to the ordinance to convey the property to Beaufort Memorial Hospital for the development of affordable/workforce housing.</i>

OPTIONS FOR COUNCIL MOTION:

MOTION TO APPROVE/DENY "RECOMMEND APPROVAL OF AMENDMENT TO AMEND ORDINANCE 2024/36 CONVEYING PROPERTY TO BEAUFORT MEMORIAL HOSPITAL FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND MEDICAL OFFICES IN BLUFFTON, SC. LOCATED AT 333 & 335 BUCKWALTER PARKWAY."

(Motion to approve/deny recommendation and Move forward to County Council for first reading)

MOVE FORWARD TO COUNCIL FOR FIRST READING ON JANUARY 27, 2025?

ORDINANCE 2025/_____

AN ORDINANCE TO AMEND ORDINANCE 2024/36 AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY FOR DEVELOPMENT OF WORKFORCE AND AFFORDABLE HOUSING AND MEDICAL FACILITIES; AND OTHER MATTERS RELATED THERETO

WHEREAS, Beaufort County (“County”) recognizes that workforce and affordable housing is a serious public health and safety concern throughout the County, which places stress on individual families and communities at large from a lack of diversity in neighborhoods, a separation of the workforce from workplaces, imbalances in educational opportunities and community amenities, adverse impacts on child development, and a higher incidence of violent crime that affect low-income neighborhoods; and

WHEREAS, Beaufort Memorial Hospital (“BMH”) has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout the County; and the Town of Bluffton (“Town”) has expressed a desire to support the goal of establishing affordable and workforce housing in the Town; and

WHEREAS, the County has identified two parcels of real property, owned by the County, located in southern Beaufort County in the Town, the parcels collectively consist of approximately 10.1 acres with TMS No. R610 030 000 0712 0000, and with addresses of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the “Property”. The Property is conveniently located near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County’s goal of providing citizens with much needed workforce and affordable housing and improved access to healthcare; and

WHEREAS, the County desires to support BMH and the Town’s goals by conveying the Property to BMH for One and 00/100 (\$1.00) Dollars for the purpose of developing workforce and affordable housing, and developing medical facilities to increase access to healthcare and medical in the area; and

WHEREAS, the County will 1) ensure the conveyance of the Property is contingent on the Town approving the issuing of the necessary approvals and the residential dwelling units for the development of workforce and affordable housing on the Property; 2) place contractual obligations on BMH to ensure that the residential housing constructed on the Property is dedicated to workforce and affordable housing; 3) place contractual obligations on BMH to ensure that a maximum of 6,000 sq ft of medical facilities will be constructed on the Property and the maximum number of residential housing units will be constructed on the remaining Property; 4) place contractual obligations on BMH to ensure that development of the Property commences within three (3) years of the conveyance of the property; ~~and 5) ensure the conveying deed for the Property shall include terms restricting the use of the Property to the purposes stated herein otherwise the Property, including all infrastructure thereon, shall revert back to the County;~~ 5) ensure the conveying deed for the Property shall include terms restricting the use of the Property to the above-described Workforce housing and medical facilities for a period of thirty (30) years; and 6) ensure that if, at any time during the thirty-year period the Property ceases to be used for the above-described Workforce housing and medical facilities, the County shall have the options of (a) purchasing the Property from the Property’s owner for an amount equal to the fair market value of the improvements to the Property or (b) rescinding the covenants and restrictions affecting the Property in exchange for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to convey the Property to BMH to develop workforce and affordable housing as well as improved access to healthcare.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizes the County Administrator to execute the necessary documents to convey the real property located at 333 & 335 Buckwalter Parkway for development of workforce and affordable housing and medical facilities pursuant to the terms and conditions described above.

DONE this ____ day of _____ 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Alice Howard, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 13.

ITEM TITLE:
Rural and Critical Land Preservation Board Annual Report (2024)
MEETING NAME AND DATE:
Community Services and Land Use Committee, January 13, 2025
PRESENTER INFORMATION:
Ms. Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust - RCLP Program (5 minutes)
ITEM BACKGROUND:
Rural and Critical Land Preservation Board reviews an annual report each year to review projects, progress.
PROJECT / ITEM NARRATIVE:
Presentation to provide program information
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
N/A for information only
OPTIONS FOR COUNCIL MOTION:

FY25 RCLP Bond Funding Spending Summary			
Project Name	Location	Amount	Status
Rawstrom Road Fee	Okatie	\$1,870,000	closed 12/18/24; waiting on funds to deduct from account
Station Creek PDR	St. Helena	\$0	11/14/24 RCLPB approved purchase pending survey; 1/7/25 Seller withdrew offer
Beach City Road Fee	HHI	\$77,500	8/11/22 RCLPB approved purchase; County Legal follow up on title issue before CC
Seaside Road PDR	St. Helena	\$374,000	11/14/24 RCLPB approved purchase pending survey
Davis Road Fee	Okatie	\$858,000	11/14/24 RCLPB approved purchase pending survey
North Widgeon Fee	Okatie	\$2,200,000	10/14/24 LUC approved DD; see notes below
Due Diligence Fees		\$40,000	~\$10K/active project (4 active projects)
Closing Fees		\$25,000	~\$5K/active project (5 pending projects)
TOTAL COSTS		\$5,444,500	
Remaining Available		\$62,618	CC to determine best use of remaining funds

FY24 Acquisitions Closed

	Total Cost
Cherry Hill Oak Fee	\$1,557,570.00
Cotton Hall Fee	\$4,464,807.63
Barrell Landing Orr Fee	\$438,416.40
Total	\$6,460,794.03

Notes re: North Widgeon Fee:

\$2.2M from RCLP and \$500,000 from Green Space
Green Space approved DD at their December meeting
RCLP Board to meet on January 13th for purchase approval

FY25 Acquisitions Pending

	Total Cost
Boundary St - Logan	\$339,451.33
Graves Settlement Refund	\$25,000.00
Rawstrom Road Fee	closed 12/18
Station Creek PDR	withdrew 1/7
Beach City Rd Fee	pending
Seaside Rd PDR	pending
Davis Road Fee	pending
North Widgeon Fee	pending
Total	\$364,451.33

FY24 CLOSE OUT:

FY24 SOY	\$14,401,612.51
Interest	\$191,871.00
Revenues	\$14,593,483.51
Prof Svc	\$194,711.09 OLT and DD
Acquisitions	\$6,460,794.03 see FY24 Closed
Transfer Out	\$2,000,000.00 Camp St Mary
Expenses	\$8,655,505.12

FY25 ACTUAL: 1/6/2025

FY25 SOY	\$5,942,892.98
Interest	\$74,824.00
Revenues	\$6,017,716.98
Prof Svc	\$146,148.14 OLT and DD
Acquisitions	\$364,451.33 see FY25 list
Expenses	\$510,599.47
Balance	\$5,507,117.51



BEAUFORT COUNTY COUNCIL

AGENDA ITEM SUMMARY

Item 14.

ITEM TITLE:
DISCUSSION OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600 007 000 001A 0000, 11,10,09,08,07,06,05, AND ALSO KNOWN AS NORTH WIDGEON FEE
MEETING NAME AND DATE:
Community Services and Land Use Committee January 13, 2025
PRESENTER INFORMATION:
Kate Schaefer, Open Land Trust
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended approval for due diligence on 9/12/24, CSLU recommended on October 24, 2024, RCLP board recommended approval 1/13/25
PROJECT / ITEM NARRATIVE:
North Widgeon is recommended for purchase, subject to approvals from Beaufort County Greenspace Program (submitted) and SC Conservation Bank (due Jan 31, 2025) applications. Purchase would protect 23 acres (9.5 high acres) adjacent to Widgeon Point Passive Park and protect the public enjoyment of the park. This would consume the remaining funding from the Rural and Critical Preservation Program, estimated at \$1,200,000. An appraisal and title work has been completed, a survey and phase 1 ESA is underway and required before closing.
FISCAL IMPACT:
\$1,200,000.00 Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve purchase of North Widgeon Fee Motion to modify purchase of North Widgeon Fee Motion to reject purchase of North Widgeon Fee

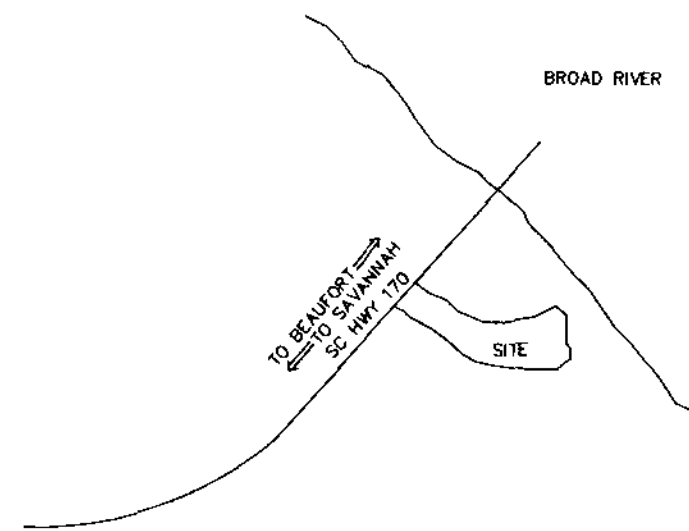




Item 14.



NORTH WIDGEON



LOCATION MAP (N.T.S.)

- NOTES:
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES.
 - 9.) THIS PROPERTY LIES IN FLOOD ZONE "A9" (ELEV. 16.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0580 D, DATED 9/29/86 (INDEX DATED 11/4/92)
 - 10.) AREA CALCULATED TO DHEC-OCRM CRITICAL LINE, OWNERSHIP IS TO MEAN HIGH WATER SETBACKS
FRONT - 25'
SIDE - 10'
REAR - 10'
RPOD - 50' FROM DHEC-OCRM CRITICAL LINE
HWY 170 CORRIDOR - 75'

REFERENCES:

- 1.) T.M.S. 600-007-001A
- 2.) PLAT BY ROD SPANN
DATED 1/04/1985

GASQUE & ASSOCIATES INC.
LAND SURVEYORS - PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

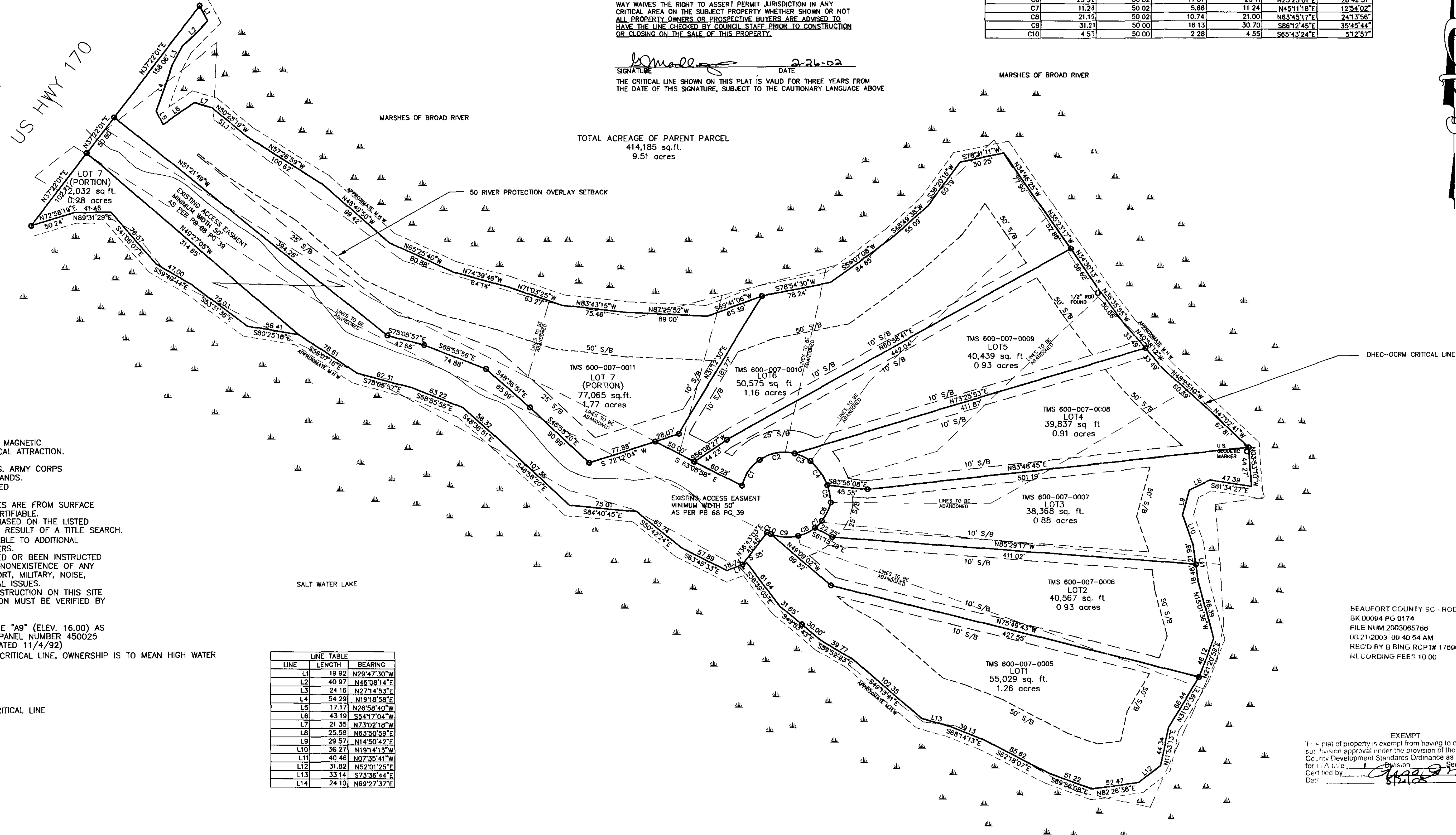
THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON

DHEC-OCRM CRITICAL LINE

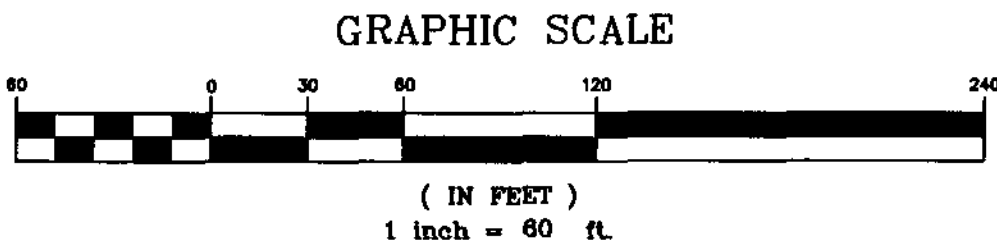
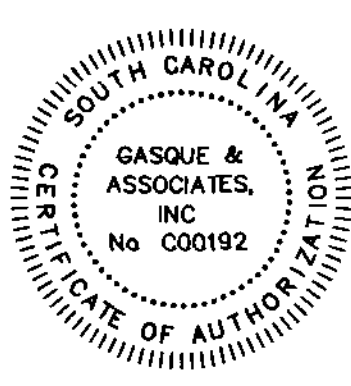
THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LINE CHECKED BY COUNCIL STAFF PRIOR TO CONSTRUCTION RELATING TO THE SALE OF THIS PROPERTY.

SIGNATURE: *[Signature]* DATE: 2-26-02
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	38.30	48.68	19.04	35.47	S14°29'23"W	42°43'32"
C2	40.67	49.68	21.60	39.49	S79°47'03"W	47°51'48"
C4	18.67	49.68	10.08	19.74	N84°39'17"W	23°23'31"
C5	33.54	68.11	17.12	33.21	N84°19'20"W	28°13'02"
C5	20.63	68.11	10.07	19.93	N114°14'12"W	16°48'24"
C6	23.33	50.02	11.87	23.11	N25°13'01"E	26°42'31"
C7	11.23	50.02	5.66	11.24	N45°11'55"E	12°54'02"
C8	21.11	50.02	10.74	21.00	N63°45'17"E	24°13'36"
C9	31.71	50.00	16.13	30.70	S80°12'45"E	35°45'44"
C10	4.51	50.00	2.28	4.53	S62°43'24"E	51°23'17"



LINE	LENGTH	BEARING
L1	19.92	N29°47'30"W
L2	40.97	N46°08'14"E
L3	24.16	N27°14'55"E
L4	54.29	N19°18'28"E
L5	17.77	N25°58'40"W
L6	43.19	S84°17'04"W
L7	21.35	N13°06'16"W
L8	25.59	N63°06'59"E
L9	29.97	N14°50'42"E
L10	38.27	N19°14'12"W
L11	40.46	N07°35'41"W
L12	31.82	N52°01'25"E
L13	33.14	S73°08'44"E
L14	24.10	N69°27'37"E



**SUBDIVISION OF A PORTION OF
LEMON ISLAND PREPARED FOR
J. ROBERT PETERS, JR., JOHN E. PARKER &
DANIEL E. HENDERSON
LEMON ISLAND
BEAUFORT COUNTY-----SOUTH CAROLINA**

DATE: 12/21/98 SCALE: 1"=60'
REVISED: 2/1/02, LOT LINE REVISIONS

JOB# 12422REV1A P.B.# N/A DRAWN BY DSON#2

Project Narrative:

North Widgeon Point is a 9.55 acre is a drumstick-shaped enclave of high ground and high marsh on the Broad River and in the larger Lemon Island assemblage of islands and connected land in Beaufort County, South Carolina. It is immediately adjacent and shares saltwater pond frontage with Widgeon Point Preserve, a 162-acre passive park in the center of Beaufort County which was originally acquired in 2006 with funding from the Rural and Critical Lands Preservation Program and the Conservation Bank. If acquired it would provide an expansion of Widgeon Point Preserve and enhance the public use, enjoyment of, and view corridors surrounding Widgeon Point Preserve. The property is currently subdivided and platted for seven lots and marketed to allow for seven septic tanks. Acquisition would prevent incompatible development adjacent to the County park and Broad River and maintain natural infrastructure and undeveloped land at the edges of the high marsh where land loss and marsh migration are inevitable over time.

The Lemon Island / Okatie corridor include several fee-owned properties such as Widgeon Point Preserve, Lemon Island (425 acres, OLT) the Mobley Tract (105 acres, Beaufort County) and properties along the Chechesse River. The Lemon Island corridor, and therefore North Widgeon, are accessible by SC Highway 170 (Okatie Highway) and highly visible and accessible by the public. With the exception of North Widgeon, every access point along Highway 170 between the Broad and Chechesse River is permanently protected and Widgeon Point Preserve is one of the most visited Beaufort County passive parks.

Habitat connectivity in the Lemon Island corridor:

The area consists of several habitats: disturbed maritime forest dominated by loblolly pine, live oaks and sabal palmetto, mature loblolly/maritime forests, a brackish impoundment/saltwater pond between North Widgeon and Widgeon Point Preserve, and high marsh tidal flats. Further, tidal flats, oyster beds, and spartina marsh dominates.

The marshes of the Port Royal Sound are ecologically significant and protective of and for the land masses they surround. These marshes provide for highly productive fisheries for commercially important species; the built-environment's impact through non-point source pollution on the salt marsh is established by the presence of Highway 170 but mitigated by the land protection that surrounds the highway.

This marsh flats are a high-quality stopover for migratory birds, including over 15 other species including whimbrel and dowitchers. The maritime forest is home to and important breeding ground for painted buntings, nesting sites for bald eagle, including a resident pair that has nested on the Widgeon Point Property (to the joyful observation of the passerby and visitors!) for the past several years. Park visitation is controlled during eagle nesting and precautions are taken to protect the pair.

The impoundment on the border of North Widgeon and Widgeon Point Preserve is valuable roosting habitat for egrets, wood storks, and herons, white pelicans have been observed. The birding blind on Widgeon Point Preserve looks over this impoundment and would benefit from the viewshed protection and habitat preservation on North Widgeon.

Water Quality and Resilience of the Landscape over time:

Looking out onto the Broad River, North Widgeon provides visual and physical access to the expansive Port Royal Sound. The Port Royal Sound system is unique compared to other coastal areas in North America because it is a large embayment dominated by expansive salt marshes and an area with high salinity water. The net result was and is that Port Royal Sound represents a marine habitat that extends inland for nearly 20 miles. Land protection upstream has greater urgency because of its ability to thwart non-point source pollution from stormwater run-off into a fragile watershed. Thus, the Property contributes to the extensive network of protective wildlife corridors,

the protection of water quality in the Port Royal Sound watershed, and the scenic natural and rural character of the area – all visible from one of the most highly travelled roads in the County.

North Widgeon Point is vulnerable to impact from storms, sea level rise, and higher-than-average tides. Development on the property would exacerbate these impacts, putting structures and potentially homeowners in the way. Supporting private infrastructure here would require public resources and the cost/benefit to land protection here is realized through eliminating the need to ever do so; the island would function as a natural storm buffer that could evolve, experience ecological succession and change over time.

Conservation Bank Request and funding partnership:

OLT requests funding from the Conservation Bank to protect this property in perpetuity. The property is listed for sale at \$3,500,000; An appraisal is underway and will be provided as soon as possible. Due to other funding partners, we do not anticipate an expenditure to exceed \$1,000,000. Funding partnership is provided by the landowner, the Beaufort County Rural and Critical Land Preservation Program (initial approval 10/14/24) and the Beaufort County Greenspace program (application submitted 10/31/24).

This project is an extension of the 2006 Conservation Bank project to protect Widgeon Point Preserve, when the Conservation Bank contributed \$500,000 to the purchase of and conservation easement on Widgeon Point Preserve. Funding from the Rural and Critical Land Preservation Program was also used on that property in 2006. This project would likely consume the remaining funding from Rural and Critical Land Preservation Program’s 2018 bond and essentially “close out” the program by adding to one of its hallmark acquisitions. This represents not only a great funding partnership and use of Rural and Critical Land Preservation Program funding in its own right but helps the program re-invest in its own assets as the program closes. As one of the first land conservation programs in the state, this program and the public who has funded it for 22 years, deserves a strong project as the program sunsets, and this project is deserving of that conclusion.

BEAUFORT COUNTY

Green Space Program Application



... guided by environmental preservation and land use planning principles. . .

FEE SIMPLE

Adopted - September 18, 2023

This application is for procurements within Beaufort County. For all procurements outside of Beaufort County, an additional application addendum is required.

APPLICANT NAME: Open Land Trust DATE: 10/31/24

905 Charles Street. Beaufort SC 29902

APPLICANT ADDRESS:

Address	City	State	Zip Code
kate@openlandtrust.org	843.513.7311		843.521.2175

E-MAIL: CELL PHONE: OFFICE PHONE:

10/10/24

PRE-APPLICATION DATE: ALL PRE-APPLICATION ATTENDEES:

Mark Davis, Juliana Smith, Kate Schaefer

Danny Henderson et al 25+

EXISTING PROPERTY OWNER NAME: YEARS OWNED:

P.O Box 2500 Ridgeland SC 29936

EXISTING PROPERTY OWNER ADDRESS:

Address	City	State	Zip Code
---------	------	-------	----------

Okatie Highway, Beaufort SC 29909

PROPERTY ADDRESS: _____

Street Address	City	Zip Code
see addendum	T2 Rural	

PARCEL ID # (PIN): _____ ZONING: _____

TOTAL ACREAGE: 9.51 EXISTING SURVEY OF PROPERTY? ☒ YES ☐ NO

CURRENT USE OF PROPERTY: vacant, platted but undeveloped lots

POLITICAL JURISDICTION THE PROPERTY IS LOCATED WITHIN: ☒ UNINCORPORATED BEAUFORT COUNTY

☐ TOWN OF YEMASSEE ☐ TOWN OF HILTON HEAD ISLAND ☐ TOWN OF BLUFFTON ☐ TOWN OF PORT ROYAL

☐ CITY OF BEAUFORT ☐ OTHER/OUT OF COUNTY

*If the property is located in a jurisdiction other than Unincorporated Beaufort County, a governmental jurisdictional letter of support or opposition is required at the time of application. An application will be considered **incomplete** without this letter.*

IS THE PROPERTY CURRENTLY UNDER CONSIDERATION FOR A DEVELOPMENT PERMIT? ☐ YES ☒ NO

HAS THE PROPERTY RECEIVED A DEVELOPMENT PERMIT IN THE LAST 5 YEARS? ☐ YES ☒ NO

IS THE PROPERTY CURRENTLY SEEKING REZONING AND/OR ANNEXATION? ☐ YES ☒ NO

HAS THE PROPERTY BEEN REZONED AND/OR ANNEXED IN THE LAST 5 YEARS? ☐ YES ☒ NO

IS THE PROPERTY REGULATED BY A DEVELOPMENT AGREEMENT? ☐ YES ☒ NO

If yes to any land use disclosure question(s), provide all relevant documents.

GENERAL PROCUREMENT QUESTIONS

IS THERE A LISTING AGREEMENT FOR THE PROPERTY WITH A BROKERAGE FIRM? ☒ YES ☐ NO

Bill Anderson, ERA Realty

if yes, provide company and listing agent: _____

ARE THERE ANY KNOWN ENCUMBRANCES AND/OR CONTAMINATIONS OF THE LAND? ☐ YES ☒ NO

if yes, list all known: _____

ARE THERE ANY KNOWN TITLE ISSUES WITH THE LAND? ☐ YES ☒ NO

if yes, list all known: _____

PROVIDE A DESCRIPTION OF ALL PARTNERSHIPS (FINANCIAL AND NON-FINANCIAL) _____

Rural and Critical Land Preservation Program has approved due diligence

SC Conservation Bank application, submitted.

ARE THERE ANY FAMILY MEMBERS THAT ARE STAFF OR GSAC MEMBERS WHERE A CONFLICT-OF-INTEREST MAY OCCUR BY THE APPLICANT AND/OR LANDOWNERS? ☐ YES ☒ NO

if yes, provide names: _____

IS THE PROPERTY INTENDED TO BE OWNED AND MAINTAINED BY BEAUFORT COUNTY? ☒ YES ☐ NO

if no, provide entity who will own and maintain (i.e., municipality, state, federal): _____

DESCRIBE HOW THE FEE SIMPLE PROCUREMENT WILL BE MANAGED AND WHAT GOVERNMENT RESOURCES HAVE BEEN APPROPRIATED TO ENSURE LONG TERM OWNERSHIP/MAINTENANCE:

Beaufort County Passive Parks would own and manage North Widgeon in coordination

with management, use, and enjoyment of Widgeon Point Preserve.

ANTICIPATED TOTAL VALUE OF THE PROPERTY/PROCUREMENT \$ 3,500,000

listing price, an appraisal is underway

describe method used to determine anticipated value: _____

REQUESTED AMOUNT OF GREEN SPACE FUNDS \$ subject to final appraisal

NOTICE TO APPLICANT

Applications for fee simple procurements may require a match of the requested funds. Please keep in mind that the GSAC reserves the right to review each application and determine if matching is appropriate. Bargain sales can qualify for matching requirement. Fee simple purchases for Beaufort County owned procurements shall require public access; fee simple purchases for other government owned procurements may require public access. In addition, the applicant/landowner consents to the necessary restrictive covenants and/or easements to be recorded. Initial here KPS as a matter of acknowledgment and understanding.

Please provide pictures and any other site information the applicant deems helpful for application evaluation. Staff/GSAC will use this information along with internal resources to evaluate applications.

DISCLAIMER

Applications will not be accepted for properties where development rights were received through annexations, rezonings, and/or other entitlements that occurred after adoption of the Green Space Ordinance (October 3, 2022). In addition, applications will not be considered for properties that are concurrently seeking a rezoning, annexation, and/or development permit. These are considered counterproductive actions being made by a landowner/applicant/political body, by their own accord, which undermines the integrity and spirit of the Green Space Program.

Applicant understands that Beaufort County reserves the right to evaluate applications and determine if the procurement meets the minimum Green Space Program Criteria and Application Process. The Green Space Advisory Committee reserves the right to reject applications and not recommend them for due diligence/additional consideration. In order to ensure the application is evaluated and considered appropriately, the application shall be fully completed to be deemed a complete application. Incomplete applications will not be considered by the Green Space Advisory Committee.

I, the Applicant, have researched the restrictive covenants applicable to the parcels identified in this application and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants.

I, the Applicant, certify that my answers are true and honest to the best of my knowledge. If this application is recommended for due diligence/additional consideration by the Green Space Advisory Committee, I understand that any false or misleading information will result in my application being rejected and may result in Beaufort County recouping funds expended on due diligence.

APPLICANT SIGNATURE Kate Schaefer **DATE** 10/31/2024

PROPERTY OWNER SIGNATURE _____ **DATE** _____

FEE SIMPLE PROCUREMENT QUESTIONS

Applicants shall answer all questions and each answer will be evaluated individually. Each answer should not exceed 250 words.

1. In general, explain why this application should be considered for inclusion in the Green Space Program.
2. Why should this application be recommended for due diligence expenditure by the Green Space Advisory Committee?
3. Describe the importance of this project in achieving multiple environmental benefits for local/state and/or federal preservation goals.
4. Describe how this project provides a cost-benefit/value in the use of Green Space funds.
5. Explain the long-term goals for the intended use of the property and why a fee simple purchase is appropriate.

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ALTA COMMITMENT FOR TITLE INSURANCE (Adopted 08-01-2016, Technical Corrections 04-02-2018)

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Investors Title Insurance Company, a North Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

THE POLICY CONTAINS AN ARBITRATION CLAUSE. ALL ARBITRABLE MATTERS WHEN THE PROPOSED POLICY AMOUNT IS \$2,000,000 OR LESS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE PROPOSED INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. A PROPOSED INSURED MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alta.org/arbitration>.

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Form No. 201-16-J

ALTA Commitment (08-01-2016, TC 04-02-2018)

(BFTNWIDGEON.PFD/BFTNWIDGEON/9)

Investors Title Insurance Company

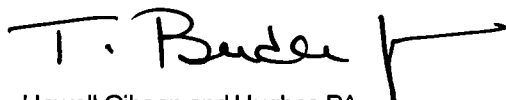
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SCHEDULE A

1. Commitment Date: November 18, 2024 at 07:45 AM
2. Policy to be issued:
 - a. (07-01-21)

Proposed Insured: South Carolina State Conservation Bank
 Proposed Amount of Insurance: \$ 300,000.00
 The estate or interest to be insured: Fee
3. The estate or interest in the Land at the Commitment Date is:
Fee
4. The Title is, at the Commitment Date, vested in:
Parker Family, LP and Daniel E. Henderson Trustee and The Estate of J. Robert Peters and Susan P. Henderson, Trustee and John R. Peters, III, Trustee and Kathleen E. Sweeny, as Trustee and Kathleen Elizabeth Sweeny and John Robert Peters, III
5. The Land is described as follows:

Issued through the Office of:



Howell Gibson and Hughes PA

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/5)

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. from Parker Family, LP and Daniel E. Henderson Trustee and The Estate of J. Robert Peters and Susan P. Henderson, Trustee and John R. Peters, III, Trustee and Kathleen E. Sweeny, as Trustee and Kathleen Elizabeth Sweeny and John Robert Peters, III to Beaufort County
5. Mortgagor/Purchaser/Owner Certification RESPA Acknowledgement and Financial Interest Disclosure (Form No. SC-305) and Seller/Borrower Affidavit (Form SB-1) to be executed prior to the issuance of final policy(ies).
6. If this transaction meets the following criteria, the proposed insured may qualify for a reduced premium:
 - a. Refinance transactions: Title Insurance has been issued on the same property and the same owner within the last 10 years.
 - b. Purchase/ Sale transactions: Title Insurance has been issued on the same property within the last 10 years. This rate is available only when the new loan is to be a first lien. NOTE: In the case of lot development, this reduced rate is not available to a developer purchasing multiple lots.

If this transaction meets either of these criteria, please contact the issuing Agent.
7. Provide the attached ITC Privacy Statement to the Borrower/Buyer at the time of closing.
8. Payment of 2024 Beaufort County Real Property Taxes.
9. Cancellation and release of record of any tax liens showing on the South Carolina Department of Revenue Tax Registry for any parties related to the proposed insured transaction or execution of a Not Me Affidavit when the reported judgment(s) on the tax registry are not against the parties to the transaction.
10. As to Parker Family, LP Only -

Receipt and Satisfactory Review of:

- a. The filed Articles of Organization of Parker Family, LP , a South Carolina Limited Partnership and all amendments thereto.
- b. A Certificate of Good Standing or Certificate of Existence from the state in which Parker Family, LP, a South Carolina Limited Partnership is organized.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/7)

SCHEDULE B, PART I

(Continued)

Item 14.

Commitment No.: BFTNWIDGEON

c. The Operating Agreement together with all amendments thereto of Parker Family, LP confirming the parties signing the instrument(s) required herein have full and complete authority to bind Parker Family, LP, a South Carolina Limited Partnership.

d. Evidence showing that the sale of the insured premises does not represent more than 50% of the total assets of Parker Family, LP, or a Certificate of Compliance from the South Carolina Department of Revenue.

Note: Upon receipt and review of said documents, the Company may make additional requirements and/or exceptions.

11. As to Parcel R600 007 000 001A 0000 and Parcel R600 007 000 0007 0000 and R600 007 000 0011 0000

-Provide to the Company a copy of the trust agreement and all amendments or modifications to said trust for which Daniel E. Henderson is trustee. The Company reserves the right to make such additional requirements as it may deem necessary upon review of said trust agreement and amendments or modifications and proof of status of said trust.

-Recordation of trust or memorandum of trust outlining real property provisions and authority of trustee

12. As to Parcel R600 007 000 0006 0000 and Parcel R600 007 000 0008 0000

-Provide to the Company a copy of the trust agreement and all amendments or modifications to said trust for which Susan Henderson is trustee. The Company reserves the right to make such additional requirements as it may deem necessary upon review of said trust agreement and amendments or modifications and proof of status of said trust.

-Recordation of trust or memorandum of trust outlining real property provisions and authority of trustee

-Cancellation and release of record of federal tax lien in favor of the Internal Revenue Service against Susan M. Henderson recorded in Book 159 at Page 197, in the amount of \$127,208.31, plus interest and cost or a Lien Affidavit indicating that she is not the same person named in tax lien.

-Cancellation and release of record of federal tax lien in favor of the Internal Revenue Service against Susan M. Henderson recorded in Book 152 at Page 1792, in the amount of \$190,238.86, plus interest and cost or a Lien Affidavit indicating that she is not the same person named in tax lien.

13. As to Parcel R600 007 000 0009 0000 and R600 007 000 0011 0000

-Cancellation and release of record of state tax lien in favor of the South Carolina Department of Revenue against John Peters recorded in ID number 1167311, in the amount of \$1,463.87, plus interest and cost or a Lien Affidavit indicating that he is not the same person named in tax lien.

14. Corrective deeds from Daniel E. Henderson, Trustee and Susan Henderson, Trustee as the Grantees' names are incorrect. The Grantees' name should be corrected as follows:

-Daniel E. Henderson, Trustee of the Daniel E. Henderson Revocable Trust u/a/d November 6, 2012

-Susan Henderson, Trustee of the Susan Henderson Revocable Trust u/a/d November 6, 2012.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/7)

Form No. 201-21-B

SCHEDULE B, PART I
(Continued)

Item 14.

Commitment No.: BFTNWIDGEON

15. Corrected Certificate of Trust for Susan Henderson as the Certificate recorded in the Office for the Register of Deeds for Beaufort in Record Book 3195 at Page 197 indicates that the proper manner for title is Susan Hendeson and not Susan Henderson.
16. Review of Estate of J. Robert Peters, Jr. Estate File 2008ES2500037 to determine ownership of Parcel 1A.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/7)

Form No. 201-21-B

Investors Title Insurance Company

Item 14.

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
(919)968-2200 | invtitle.com

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes for the year 2025, and subsequent years, not yet due and payable.
3. Rights of the public and the State of South Carolina, if any, to (1) lands lying below the mean high water mark, (2) lands that have been created by artificial means, (3) riparian rights; and subject also to the rights of the Federal Government's control over navigable waters, and public rights of access to any navigable waters.
4. Interests created by, or limitations on use imposed by, the Federal Coastal Zone Management Act, or other federal law or by SC Code, Chapter 39, Title 48, as amended, or other state law or any regulations promulgated pursuant to said state or federal laws.
5. The rights of control lying in the South Carolina Coastal Council as provided in Title 48, Chapter 31, (Coastal Tidelands and Wet Lands Act) of South Carolina Code of Laws, 1976, as amended.
6. Any and all restrictions on use of the property and/or rights to restrict or exercise jurisdiction over the property by any governmental agency including, but not limited to the U.S. Army Corps of Engineers with respect to any portion of the property which may constitute wetlands or navigable waters and any regulations imposed on the property by the Coastal Division of DHEC or the Water Resources Division of the Department of Natural Resources due to the environmental protection laws or other laws including without limitation, laws, rules, regulations and orders concerning wetlands or wetlands protection or the use of navigable waters.
7. Accretion or depletion due to the rise and fall of the tidal waters of the Atlantic Ocean.
8. Right of the general public in and to the waters of the Atlantic Ocean.
9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
10. Such state of facts occurring subsequent to December 21, 1998, date of survey by Gasque & Associates, Inc., [R.L.S.][P.L.S.] and revised February 1, 2002, as would be disclosed by an accurate survey and inspection of the Land. Said survey is recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 94 at Page 174.
11. Matters shown on plat recorded in Plat Book 29 at Page 2; Plat Book 32 at Page 245; Plat Book 68 at Page 39; Plat Book 68 at Page 73; Plat Book 94 at Page 174.
12. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/9)

Form No. 201-21-B

Commitment No.: BFTNWIDGEON

13. Riparian rights incident to the premises.
14. Survey dated December 21, 1998, date of survey by Gasque & Associates, Inc., [R.L.S.][P.L.S.] and revised February 1, 2002, recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 94 at Page 174 shows the following:
 - Ten (10') foot setback lines
 - Fifty (50') Access Easement
 - DHEC-OCRM Critical Line
 - Fifty (50') foot setback line
 - Fifty (50') foot River Protection Overlay Setback
 - Twenty-Five (25') foot set back line
15. As to Parcel R600 007 000 001A 0000 only:
 - Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 453 at Page 1825; Book 453 at Page 1829; Book 453 at Page 1836.
 - Subject to the Trust Agreement of Daniel E. Henderson Revocable Trust u/a/d November 6, 2012 recorded in Book 3192 at Page 3219
 - This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.
16. As to Parcel R600 007 000 0005 0000 only
 - Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 2918 at Page 1284; Book 1122 at Page 1686; Book 453 at Page 1836; Book 453 at Page 1829; Book 453 at Page 1825.
17. As to Parcel R600 007 000 0006 0000 only
 - Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 1122 at Page 1706; Book 1122 at Page 1691; Book 453 at Page 1836; Book 453 at Page 1829; Book 453 at Page 1825.
 - Subject to Certificate of Trust recorded in Book 3195 at Page 197
 - This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.
18. As to Parcel R600 007 000 0007 0000 only
 - Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 1122 at Page 1691; Book 453 at Page 1836; Book 453 at Page 1829; Book 453 at Page 1825.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/9)

Form No. 201-21-B

Commitment No.: BFTNWIDGEON

-Subject to Certificate of Trust recorded in Book 3192 at Page 3219

-This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.

19. As to Parcel R600 007 000 0008 0000 only

- Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 4380 at Page 2397; Book 4380 at Page 2391; Book 3203 at Page 2045; Book 1122 at Page 1696; Book 1122 at Page 1681; Book 453 at Page 1836; Book 453 at Page 1825.

-This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.

-Subject to Certification of Trust recorded in Book 4380 at Page 2385; Book 4380 at Page 2387; Book 4380 at Page 2389; Book 4380 at Page 2395.

- This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.

20. As to Parcel R600 007 000 0009 0000 only

-Subject to Certification of Trust recorded in Book 4380 at Page 2385; Book 4380 at Page 2387; Book 4380 at Page 2389; Book 4380 at Page 2395.

-Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 1122 at Page 1681; Book 453 at Page 1836; Book 453 at Page 1829; Book 453 at Page 1825.

21. As to Parcel R600 007 000 0010 0000 only

- Subject Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 433 at Page 1825; Book 453 at Page 1829; Book 453 at Page 1836; Book 1122 at Page 1686; Book 1122 at page 1701; Book 2918 at Page 1278.

22. As to Parcel and R600 007 000 0011 0000 only

-Subject to Any and All restrictions, covenants, conditions, limitations, reservations, agreements, easements, and all other matters appearing on Deed recorded in Book 3902 at Page 687; Book 3786 at Page 771; Book 3192 at Page 3221; Book 453 at Page 1825; Book 453 at Page 1836; Book 453 at Page 1829.

-Subject to Certificate of Trust recorded in Book 3192 at Page 3219.

-This policy does not insure against loss or damage resulting from the unmarketability of the Title due to questions about the trust or the trustee's authority.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/9)

Form No. 201-21-B

Commitment No.: BFTNWIDGEON

23. Subject to the Estate of J. Robert Peters, Jr. Estate File 2008ES2500037.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)
(BFTNWIDGEON.PFD/BFTNWIDGEON/9)

Form No. 201-21-B

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
(919)968-2200 | invtitle.com

SCHEDULE C

DMP: R600 007 000 001A 0000

All that certain piece, parcel or lot of land shown and depicted as Existing Access Easement as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such metes and bounds as shown on said plat.

AND DMP: R600 007 000 0005 0000

All my right, title and interest of, in and to all that certain piece, parcel or lot of land shown and depicted as Lot No. 1 containing 1.15 acres as shown on that certain plat prepared by David E. Gasque, RLS, dated December 21, 1998, and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

All my right, title and interest of, in and to a permanent nonexclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under, and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 39.

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance for the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said easement.

AND DMP:R600 007 000 0006 0000

ALL that certain piece, parcel or lot of land shown and depicted as Lot No. 2 containing .89 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

AND DMP: R600 007 000 0007 0000

ALL that certain piece, parcel or lot of land shown and depicted as Lot No. 3 containing .88 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over,

SCHEDULE C
(Continued)

Item 14.

Commitment No.: BFTNWIDGEON

across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

AND DMP: R600 007 000 0008 0000

All that certain piece, parcel or lot of land shown and depicted as Lot No. 4 containing .94 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 39.

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance for the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said easement.

AND DMP: R600 007 000 0009 0000

All that certain piece, parcel or lot of land shown and depicted as Lot No. 5 containing 0.93 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998, revised February 1, 2002 and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 94 at page 174 and having such meets and bounds as shown on said plat.

AND DMP: R600 007 000 0010 0000

All that certain piece, parcel or lot of land shown and depicted as Lot No. 6 containing 1.13 acres and as shown on that certain plat prepared by David E. Gasque, RLS, dated December 21, 1988, and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

All my right, title and interest of, in and to a permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under, and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 39.

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance for the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said easement.

RESERVING unto the Grantors, and their heirs and assigns, a complimentary 50" easement across said Easement, for purposes of ingress and egress and installation and maintenance of utilities for the adjacent properties being retained by J. Robert Peters, Jr and Daniel E. Henderson.

AND DMP: R600 007 000 0011 0000

SCHEDULE C
(Continued)

Item 14.

Commitment No.: BFTNWIDGEON

All that certain piece, parcel or lot of land shown and depicted as Lot No. 7 containing 2.1 acres, more or less, as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and being revised on February 1, 2002 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such metes and bounds as shown on the plat.

Reminder

Danny Henderson <DHenderson@parkerlawgroupsc.com>

Mon, Oct 21, 2024 at 3:57 PM

To: Caylor Romines <caylor@openlandtrust.org>, Kate Schaefer <kate@openlandtrust.org>

Cc: Danny Henderson <DHenderson@parkerlawgroupsc.com>, Johnny Parker <JParker@parkerlawgroupsc.com>, "jpeters@palmettostate.bank" <jpeters@palmettostate.bank>

Caylor and Kate,

I speak for all ownership interest.

Johnny Parker and John Peters are copied on this.



Danny Henderson
Attorney

📞 843.547.8011

📱 843.726.2827

🌐 parkerlawgroupsc.com

✉ dhenderson@parkerlawgroupsc.com

📍 690 N. Green St., P.O. Box 2530, Ridgeland, SC 29936



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From: Caylor Romines <caylor@openlandtrust.org>

Sent: Monday, October 21, 2024 2:32 PM

To: Danny Henderson <DHenderson@parkerlawgroupsc.com>; Kate Schaefer <kate@openlandtrust.org>

Subject: Reminder

Item 14.

Caution: This email came from outside the ParkerLaw network. Use caution when clicking on links and attachments.

Reminder for email about you representing the interest of all landowners. This is needed before an appraisal can be ordered. Thank you!

Caylor Romines, Associate Wildlife Biologist®

Director of Stewardship at the Open Land Trust

Mobile: 423.736.2645

Office: 843.521.2175

Caylor@OpenLandTrust.org

The Open Land Trust protects significant ecological and cultural places that define the natural landscape while contributing to the health and spirit of the extraordinary Lowcountry region.



Appraisal Report

7 Okatie Highway
Okatie, SC 29909
Beaufort County

Report Date: November 21, 2024



Client:

Open Land Trust

Attn: Kate Schaefer

Rural & Critical Land Preservation Program

kate@openlandtrust.org

Compass South File Number: 2024-1376

South Carolina - Charleston, Greenwood, Greenville, Moncks Corner & Walterboro

Georgia - Blackshear, Soperton & Statesboro

Office (843) 538-6814 · Fax (843) 538-6112 · Website www.compassouthappraisals.com



November 21, 2024

Open Land Trust
Attn: Kate Schaefer
Beaufort County Rural & Critical Lands Program
kate@openlandtrust.org

Re: 7 Okatie Highway, Okatie SC 29909 in Beaufort County

Dear Ms. Schaefer:

In fulfillment of the agreement outlined in our engagement letter dated October 23, 2024, we are pleased to present the attached revised appraisal report for the above referenced property as of Monday, November 11, 2024. The report, which is qualified by the definitions, limitations and certifications set forth therein, sets forth our opinion of the subject property's market value in the amount of \$2,700,000, together with the data and reasoning which formed the basis of that opinion.

This report is specifically prepared for Beaufort County Rural & Critical Land Preservation Program, Beaufort County Greenspace Program and the SC Conservation Bank and is intended for use only by these entities, their associates, professional advisers, and appropriate regulatory authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without our prior written permission.

If you have any questions concerning this report, please contact the undersigned.

A handwritten signature in blue ink, appearing to read "Jennifer G. Dean".

Jennifer G. Dean, CG5598
Certified General Real Estate Appraiser

A handwritten signature in blue ink, appearing to read "Travis Lee Avant".

Travis Lee Avant, ASA, ARM-RP,
R/W-AC
Certified General Real Estate Appraiser
CG4749

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Summary Information

Identity of Client

This appraisal is prepared for and on behalf of Beaufort County Rural & Critical Land Preservation Program.

Effective Date of the Appraisal

Monday, November 11, 2024

Summary Description of the Subject Property

The property is a 9.511 +/- acre tract comprised of seven lots and one access easement with a total of eight tax map parcels and has a physical address of 7 Okatie Highway, Okatie, SC 29909. Indications from the surrounding market area show that when properties are purchased, end users often only consider the portions of the property which may be usable. This is typically the high ground. While it may not always hold true, it is representative of the typical actions of an investor/developer. Therefore, the subject and comparables have been adjusted to reflect only their acreages of usable uplands.

Appraised Value

Based on the scope of work, methodologies and analysis performed, and set forth herein, the value of the subject property, as of the effective date of the appraisal, is \$2,700,000.

Type of Report

This appraisal is prepared as an 'Appraisal Report', as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). Accordingly, this report summarizes our analysis and the rationale for our conclusion(s).

Date of the Report

November 21, 2024

Real Property Interest Appraised

The property is appraised on the understanding that the owner's interest is 'fee simple', which is 'an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent

domain, police power, and escheat'. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

Intended Use of the Appraisal

The intended user(s) are to employ the information contained in this appraisal report for the purpose of establishing a valuation for sale.

Intended User(s)

On the basis of instructions received at the time of the assignment, Beaufort County Rural & Critical Land Preservation Program, Beaufort County Greenspace Program and the SC Conservation Bank are recognized as the intended user(s) of this appraisal report and it is intended for use only by these entities, their associates, professional advisers and appropriate regulatory authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without Compass South Appraisals prior written permission.

Type and Definition of Value

The subject property is appraised at 'market value', which is defined as 'the most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated.
- Both parties are well informed or well advised and acting in what they consider their own best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.'

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989, between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration, (NCUA), Federal Deposit Insurance

Corporation (FDIC) and the Office of Comptroller of Currency (OCC). The definition is also referenced in regulations jointly published by OCC, FRS, and FDICI in June 1994, and the Interagency Appraisal and Evaluations Guideline, as revised and updated December 2010 (Interagency Appraisal and Evaluation Guidelines, 75 F.R. 77450, 77453 & 77472 (Dec. 10, 2010)).

Property Specific Information

The Subject Real Estate

The property is a 9.511 +/- acre tract comprised of seven lots and one access easement with a total of eight tax map parcels and has a physical address of 7 Okatie Highway, Okatie, SC 29909. It has a peninsula shape with marsh frontage along its north, east and south sides. The southern boundary is the saltwater pond between the subject tract and Widgeon Point Preserve on its southwestern side owned by Beaufort County Open Land Trust. The site is undeveloped with gentle rolling topography and covered in a plethora of old oak trees and other indigenous coastal plants and trees. Access is gained via a cattle gate from Highway 170 (Okatie Highway). The interior road is an earth-covered drive that provides access to each lot.

After submission of the original report dated November 18, 2024, we were informed of the following information. First, the property is improved with a water hydrant along with having septic permits for each of the lots dated February 7, 2003. We have subsequently made an assumption that these permits would be renewed and each of the sites could be improved with individual septic systems. Second, the owner provided an email correspondence of an offer made on the property from Bill Anderson, broker with ERA Evergreen Real Estate. The offer is for \$2,800,000 and a information related to the email is discussed later in this report. The date of the offer is unknown.

The tract has been on the open market for several years with an original price of \$5,000,000. The most recent price change was \$3,500,000 on December 5, 2023 (mls# 183103). Said listing states the tract contains 21.98 acres. Public records indicate the following: 5.6 +/- acres is a portion of the pond and 6.7 +/- acres is marsh. The survey recorded in plat book 68 at page 73 indicates there are 9.511 acres of uplands. We are appraising the property as a total tract and not as individual lots. This report is based upon the assumption that the upland acreages used in this report are correct and if found to be incorrect the results of this report could change.

The Owner(s) of Record(s) and Tax Map Parcel(s)

		Upland - Total		
Location	Parcel	Acreage	Owner	Sale Price
Access Easement	R600-007-000-001A-0000	1.671	Daniel E. Henderson, Trust of Rev. Trust	\$10
Lot 1 Lemon Island	R600-007-000-0005-0000	1.260	Parker Family, LP	\$5
Lot 2 Lemon Island	R600-007-000-0006-0000	0.930	Susan P. Henderson Rev. Trust	\$5
Lot 3 Lemon Island	R600-007-000-0007-0000	0.880	Daniel E. Henderson, Trust of Rev. Trust	\$10
Lot 4 Lemon Island	R600-007-000-0008-0000	0.910	John R. Peters, III, etal.	\$5
Lot 5 Lemon Island	R600-007-000-0009-0000	0.930	Judith Peters and John Robert Peters, III	\$10
Lot 6 Lemon Island	R600-007-000-0010-0000	1.160	Parker Family, LP	\$5
Lot 7 Lemon Island	R600-007-000-0011-0000	1.770	Judith Peters and John Robert Peters, III	\$10
		9.511		

Sales History

Research of the applicable public records, private data services and an interview of the current owner, revealed that the subject is currently listed for sale, though not under contract; however, we were informed the client of this report is interested in a possible purchase of the tract. Additionally, according to these sources, the subject has not transferred during the past three years.

The subject is listed for sale at \$3,500,000 and was listed for over 300 days with an initial asking price of \$5,000,000. Based on a comparison with other current listings, the subject appears to be overpriced. Below is a summary of the sales history.

Location	Parcel	Sale Date	Deed/Page	Owner	Sale Price
Access Easement	R600-007-000-001A-0000	8/13/19	3786/771	Daniel E. Henderson, Trust of Rev. Trust	\$10
Lot 1 Lemon Island	R600-007-000-0005-0000	12/21/09	2918/1284	Parker Family, LP	\$5
Lot 2 Lemon Island	R600-007-000-0006-0000	8/25/20	3902/693	Susan P. Henderson Rev. Trust	\$5
Lot 3 Lemon Island	R600-007-000-0007-0000	8/13/19	3786/771	Daniel E. Henderson, Trust of Rev. Trust	\$10
Lot 4 Lemon Island	R600-007-000-0008-0000	12/31/12	3203/2045	John R. Peters, III, etal.	\$5
Lot 5 Lemon Island	R600-007-000-0009-0000	7/30/21	4044/3047	Judith Peters and John Robert Peters, III	\$10
Lot 6 Lemon Island	R600-007-000-0010-0000	12/21/09	2918/1278	Parker Family, LP	\$5
Lot 7 Lemon Island	R600-007-000-0011-0000	7/30/21	4044/3047	Judith Peters and John Robert Peters, III	\$10

The owner provided an email correspondence of an offer made on the property through Bill Anderson, broker with ERA Evergreen Real Estate. A copy of the email is shown below. The date of the offer is unknown.

Good morning,

Please see below for the offer we would like to present to the owners of the property you have listed on Okatie Highway

\$2,800,000 for 23 acres/7 subdivided lots

120 day inspection period

Closing to occur within 30 days of receipt of all land disturbance permits

\$280,000 earnest money deposit to be deposited into escrow within 7 business days of an executed contract.

EMD will be hard at the expiration of the inspection period

Seller to provide engineering for septic systems and any other materials that would expedite the inspection period

Once the terms are accepted, purchaser's attorney will draft a contract for seller review within 14 business days.

--

Best Regards,
Bill Anderson

ERA Evergreen Real Estate
(843) 521-6343

South Carolina Property Taxes

Properties in South Carolina are exposed to the "ATI Law", which means the fair market value of a parcel of real property and any improvements thereon as determined by appraisal at the time the parcel last underwent an assessable transfer of interest. In this law, "fair market value" means the fair market value of a parcel of real property and any improvements thereon as determined by the property tax assessor by an initial appraisal, by an appraisal at the time the parcel undergoes an assessable transfer of interest, and as periodically reappraised pursuant to Section 12-43-217.

When real estate is subject to the six percent assessment ratio provided pursuant to Section 12-43-220(e) and is currently subject to property tax undergoes an assessable transfer of interest after 2010, there is allowed an exemption from property tax in an amount equal to 25% of ATI fair market value of the parcel. If the ATI fair market value of the parcel is less than the current fair market value, the exemption otherwise allowed pursuant to this section does not apply. The exemption allowed does not apply unless the owner of the property, or the owner's agent, notifies the county assessor that the property will be subject to the six percent assessment ratio before January 31st for the tax year for which the owner first claims eligibility for the exemption.

South Carolina law also limits the increase in the taxable value of real property attributable to the countywide reassessments to fifteen percent. Market value may

increase more than 15%, but if it does, the taxable value is limited or capped. The 15% reassessment cap is not a cap on taxes. The “15% Cap” reduces the value on which some properties are taxed creating a taxable value.

More information can be found here:

<https://www.scstatehouse.gov/code/t12c037.php>

The most recent taxes on the subject total \$10,804.94 and are reported as unpaid but not delinquent as of the effective date of this appraisal. Under the state’s law governing assessable transfers of interest, when real property is sold the sales price becomes the assessed value for property tax purposes. The property presently has an assessed value of \$858,700; accordingly, should the property transfer for our estimated market value, the property taxes could increase.

Location	Parcel	Upland - Total Acreage	Assessed Value	Taxes	Status
Access Easement	R600-007-000-001A-0000	1.671	\$6,900	\$117.04	Not Yet Due
Lot 1 Lemon Island	R600-007-000-0005-0000	1.260	\$146,600	\$1,963.18	Not Yet Due
Lot 2 Lemon Island	R600-007-000-0006-0000	0.930	\$90,800	\$1,225.06	Not Yet Due
Lot 3 Lemon Island	R600-007-000-0007-0000	0.880	\$89,800	\$1,212.90	Not Yet Due
Lot 4 Lemon Island	R600-007-000-0008-0000	0.910	\$95,900	\$1,293.30	Not Yet Due
Lot 5 Lemon Island	R600-007-000-0009-0000	0.930	\$92,800	\$1,251.88	Not Yet Due
Lot 6 Lemon Island	R600-007-000-0010-0000	1.160	\$126,800	\$1,700.10	Not Yet Due
Lot 7 Lemon Island	R600-007-000-0011-0000	1.770	\$209,100	\$2,041.48	Not Yet Due
		9.511	\$858,700	\$10,804.94	

Site Characteristics

Location

The subject is located at 7 Okatie Highway, Okatie, SC 29909 and is a peninsula that is surrounded on three sides by water. It is located on Lemon Island facing the Broad River.

Shape and Topography

It has a peninsula shape with marsh frontage along its north, east and south sides. The southern boundary is the saltwater pond between the subject tract and Widgeon Point Preserve on its southwestern side owned by Beaufort County Open Land Trust. The site is undeveloped with gentle rolling topography and covered in a plethora of old oak trees and other indigenous coastal plants and trees. A survey is recorded in plat book 94 at page 174, a copy of which are in the Addenda.

Zoning

The property is zoned Natural Preserve (T1NP) by Beaufort County. The Natural Preserve (T1) Zone is intended to preserve areas that contain sensitive habitats, open space, and limited agricultural uses. The Zone typically does not contain building; however, single-family dwellings, small civic buildings or interpretive centers may be located within this zone. A copy of zoning regulations is in the Addenda.

B. Building Placement			C. Building Form		
Setback (Distance from ROW/Property Line)			Building Height		
Front	50' min.	A	Main Building	35 feet / 2 stories max.	G
Side Street	50' min.	B	Ancillary Building	35 feet / 2 stories max.	
Side:			Ground Floor Finish Level ¹	No minimum	
Side, Main Building	50' min.	C	Footprint		
Side, Ancillary Building	20' min.		Maximum Lot Coverage	n/a	
Rear	100' min.	D	Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		
Lot Size (One Acre Minimum)			Notes		
Width	n/a	E	¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes		
Depth	n/a	F	D. Gross Density ²		
Miscellaneous			Gross Density	0.1 d.u./acre	
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.			² Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)		

Restrictions, Covenants and Access

A permanent non-exclusive right of ingress, egress and for installation of underground utility installation and maintenance over, across, under and through that certain “Existing Access Easement” as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

Utilities

After submission of the original report dated November 18, 2024, we were informed of the following information. First, the property is improved with a water hydrant along with having septic permits for each of the lots dated February 7, 2003. We have subsequently made an assumption that these permits would be renewed and each of the sites could be improved with individual septic systems.

Flood Zone

The subject property appears to lie in the 100-year flood plain, which is an area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. The flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Factors which may be affected by properties located in

such a flood plain include building permits, environmental regulations, and flood insurance. A flood plain map for the area is found in an Addendum to this report.

Environmental Issues

We are qualified to detect the existence of hazardous materials but have no knowledge of the existence of such material on or in the property. This appraisal is predicated on the assumption that there are no such materials on or in the property that could create a loss in value.

Earthquake Hazard Zone

According to the US Geological Survey's seismic hazard map, there is only one area in the southeastern United States in which earthquake peak ground acceleration (PGA) has a 2% chance of being exceeded in 50 years at a value of over 80%g, and that is in the Lowcountry of South Carolina. Talwani and Schaeffer from the University of South Carolina used evidence from previous earthquakes to determine how often earthquakes like the 1886 earthquake have occurred in the Charleston/Coastal area. They determined that earthquakes in the Charleston area appear to occur about every 400-500 years and the possibility that large earthquakes may occur in Georgetown and Bluffton on average 2,000-year cycles. Unfortunately, their data set is limited to only the last 6,000 years because of changes in groundwater levels, which affect the formation of earthquake features. Therefore, it seems unlikely that a large earthquake will occur anytime soon in the Lowcountry. Statistically, there is a 1/400 chance that a large earthquake will occur each year in this area, and a significantly smaller chance in other areas across the southeast. Further information can be found here: <https://www.usgs.gov/>

Strengths and Weaknesses

The tract has water and marsh frontage along the Broad River with views toward Beaufort along with the coastal aesthetics of live oaks and other indigenous plants. There are no notable weaknesses.

Conclusion about the Site

Based on the foregoing analysis and the site inspection, in our opinion, the subject property is located on a site that is comparable to that of other residential tracts in the immediate area. Additionally, there is no apparent disadvantage(s) to the site from the perspective of marketability.

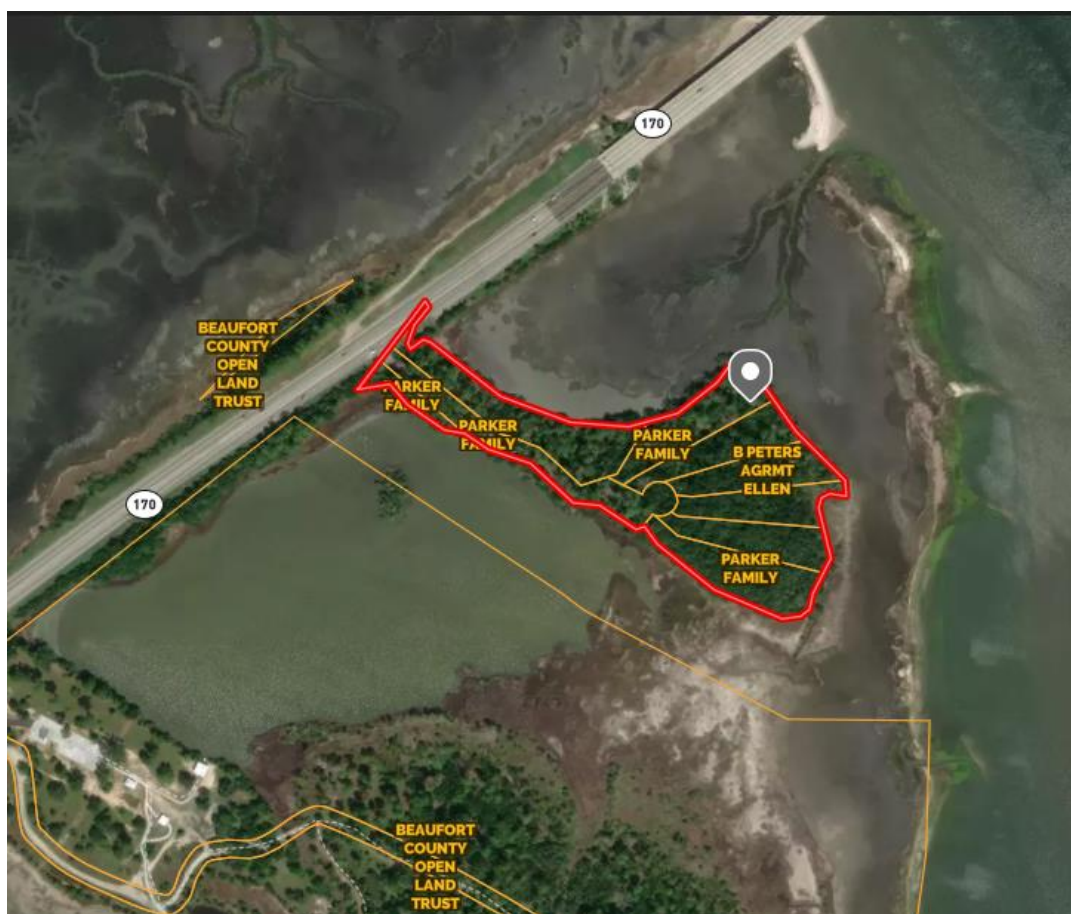
Existing Use of the Property

The subject property is an undeveloped tract of land along the marshes and waterways of the Broad River.

Title Description

A copy of the primary page of the current, recorded title description can be found in the Addenda to this report.

Aerial(s)



Photographs of the Subject Property



Entrance to tract



Interior access easement road



Tract interior



View of saltwater pond on northwest side of property



Tract interior



Street scene

Note: Additional photographs are in an Addendum to this report.

Work Performed

United States Economy

According to a CoStar report, 'The U.S. economy reaccelerated in the year's second quarter after a marked slowdown at the beginning of the year. Real economic growth measured 3.0% in the second quarter (on a seasonally adjusted annualized basis), more than twice the 1.4% growth rate in the first quarter. The boost was mainly driven by resilient household spending growth and solid business investment. However, expectations are for growth to slow in the second half of the year as job growth slows and the full impact of the Federal Reserve's tightening program flows through the economy.

Consumer spending, the primary driver of economic growth, has been strong as households spend excess savings accumulated during the pandemic, and the labor market has continued adding jobs. According to the latest data, inflation-adjusted spending rose 5.3% over the prior year in July, the fifth consecutive month of growth of over 5%. However, spending growth has exceeded income growth in all but two months of the past three years, leaving consumers more reliant on borrowing, the cost of which has been rising as interest costs have surged. Delinquency rates of credit card balances and personal loans have been increasing. Still, household balance sheets are solid, with asset and home price gains adding to household wealth and allowing consumers to continue to spend.

The labor market, strong in the first quarter due to a resurgence in economic activity in late 2023, has slowed meaningfully. Monthly job gains numbered 142,000 in August, below expectations, and gains in the prior two months were revised lower by 86,000 positions. The three-month average of job growth has been on a broad decline since mid-2021. Meanwhile, initial and continuing claims for unemployment benefits are drifting higher, and job openings have fallen below their pre-pandemic trend.

The Federal Reserve's monetary tightening program has been successful at lowering inflation. The personal consumption expenditures (PCE) price index, the Federal Reserve's preferred measure of inflation, eased from 7.1% in June 2022 to 2.5% in July 2024, continuing its slow descent. Core PCE, which excludes food and energy prices, has also turned softer and sits at 2.6%. Stickier price gains in core services, excluding housing services, keep the Federal Reserve watchful for an acceleration of inflation.

However, the recent weakness in the labor market has prompted the Fed to suggest it will pivot its policy and begin lowering rates at its next meeting.

The outlook is for economic activity and job growth to continue to slow through 2024 as the full impact of higher interest rates flows through the economy. Factory activity has contracted for 21 of the last 22 months as investment and production cooled due to higher financing costs. Meanwhile, the services side of the economy has held up somewhat better but has skirted with contraction twice this year. The housing market, one of the most interest-rate-sensitive sectors of the economy, has stagnated as higher mortgage rates and still-elevated prices erode affordability and impact demand. At the same time, inventories of homes for sale remain lean.'

UNITED STATES EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH	10 YR HISTORICAL	5 YR FORECAST
	Jobs	LQ	US	US	US
Manufacturing	12,996	1.0	0.39%	0.62%	0.33%
Trade, Transportation and Utilities	29,102	1.0	0.83%	1.00%	0.28%
Retail Trade	15,734	1.0	0.85%	0.24%	0.21%
Financial Activities	9,258	1.0	0.38%	1.47%	0.35%
Government	23,381	1.0	2.21%	0.66%	0.51%
Natural Resources, Mining and Construction	8,903	1.0	2.35%	2.26%	0.72%
Education and Health Services	26,409	1.0	3.50%	2.07%	0.77%
Professional and Business Services	23,052	1.0	0.81%	1.81%	0.59%
Information	3,022	1.0	0.56%	1.02%	0.54%
Leisure and Hospitality	17,064	1.0	2.24%	1.47%	0.98%
Other Services	5,928	1.0	1.40%	0.61%	0.49%
Total Employment	159,114	1.0	1.65%	1.33%	0.56%

Source: Oxford Economics
LQ = Location Quotient

Regional Economy

The Beige Book is a Federal Reserve System publication about current economic conditions across the 12 Federal Reserve Districts. It characterizes regional economic conditions and prospects based on a variety of mostly qualitative information, gathered directly from each District's sources. Reports are published eight times per year. It Federal Reserve System publication about current economic conditions across the 12 Federal Reserve Districts. It characterizes regional economic conditions and prospects based on a variety of mostly qualitative information, gathered directly from each District's sources. Reports are published eight times per year.

Economic activity grew slightly in three Districts, while the number of Districts that reported flat or declining activity rose from five in the prior period to nine in the

current period. Employment levels were steady overall, though there were isolated reports that firms filled only necessary positions, reduced hours and shifts, or lowered overall employment levels through attrition. Still, reports of layoffs remained rare. On balance, wage growth was modest, while increases in nonlabor input costs and selling prices ranged from slight to moderate. Consumer spending ticked down in most Districts, having generally held steady during the prior reporting period. Auto sales continued to vary by District, with some noting increases in sales and others reporting slowing sales because of elevated interest rates and high vehicle prices. Manufacturing activity declined in most Districts, and two Districts noted that these declines were part of ongoing contractions in the sector. Residential construction and real estate activity were mixed, though most Districts' reports indicated softer home sales. Likewise, reports on commercial construction and real estate activity were mixed. District contacts generally expected economic activity to remain stable or to improve somewhat in the coming months, though contacts in three Districts anticipated slight declines.

Employment levels were generally flat to up slightly in recent weeks. Five Districts saw slight or modest increases in overall headcounts, but a few Districts reported that firms reduced shifts and hours, left advertised positions unfilled, or reduced headcounts through attrition – though accounts of layoffs remained rare. Employers were more selective with their hires and less likely to expand their workforces, citing concerns about demand and an uncertain economic outlook. Accordingly, candidates faced increasing difficulties and longer times to secure a job. As competition for workers has eased and staff turnover has fallen, firms felt less pressure to increase wages and salaries. On balance, wages rose at a modest pace, in line with the slowing trend described in recent reports. Skilled tradespeople and other workers with specialized skills remained in short supply and continued to see stronger wage increases, as did those in unions.

1

On balance, prices increased modestly in the most recent reporting period. However, three Districts reported only slight increases in selling prices. Nonlabor input cost increases were largely described as modest to moderate and as generally easing, though one District described input cost increases as ticking up. A number of Districts observed that both freight and insurance costs continued to increase. By contrast, some Districts noted that cost pressures moderated for food, lumber, and concrete. Looking ahead, contacts generally expected price and cost pressures to stabilize or ease further in the coming months.

Economic activity in the Fifth District (Richmond) slowed mildly this cycle, reversing from a slight increase reported last period. Consumer spending on retail goods, vehicles, and tourism declined in recent weeks. Manufacturing activity contracted slightly, as well. Residential real estate activity softened alongside mortgage loan demand; however, banks noted an increase in demand for home equity lines of credit. Commercial real estate activity picked up slightly amid an increase in demand for retail leasing and continued strength in industrial construction. Port activity picked up moderately while trucking demand remained flat. Employment increased slightly in recent weeks and several contacts said that they were not looking to make changes to headcounts at this time. Price growth slowed slightly but remained elevated on a year-over-year basis.

Commercial real estate activity continued to increase slightly in recent weeks. Retail leasing picked up, but sales remained flat. New construction continued for pad sites, such as gas stations and fast food, and for repurposing of vacant retail buildings. Office space continued to see rightsizing with more investments going towards luxurious aesthetics to create a “country club feel,” as one Virginia agent noted. Industrial remained strong with some projects being limited by power and site availability. Commercial investors were increasingly struggling with loans maturing and were declining replacement rates and potential new buyers were sitting on the sidelines.

Financial institutions reported a softening of loan demand primarily in the commercial real estate and business loan portfolios. However, lenders continued to see modest increases in the demand for home equity lines of credit. Some lenders started to report a slight increase in mortgage loan refinancing activity brought on by the downward movement in rates. Institutions were seeing a stabilization in deposit levels, but competition remained strong in the marketplace for new balances. Some lenders noted that they have started to see a decline in the credit quality of borrowers, but delinquencies remained stable.

Economic activity in the Sixth District (Atlanta) declined slightly since the previous report. Labor markets and wages grew modestly. Prices grew modestly, and firms’ pricing power diminished. Low- to moderate-income consumers and small businesses remained financially challenged. Consumer spending weakened amid growing price sensitivity. Leisure travel continued to slow while business travel improved; spending at hotel properties declined. Demand for housing fell amid a persistent lack of affordability, and housing starts contracted. Commercial real estate activity was mixed.

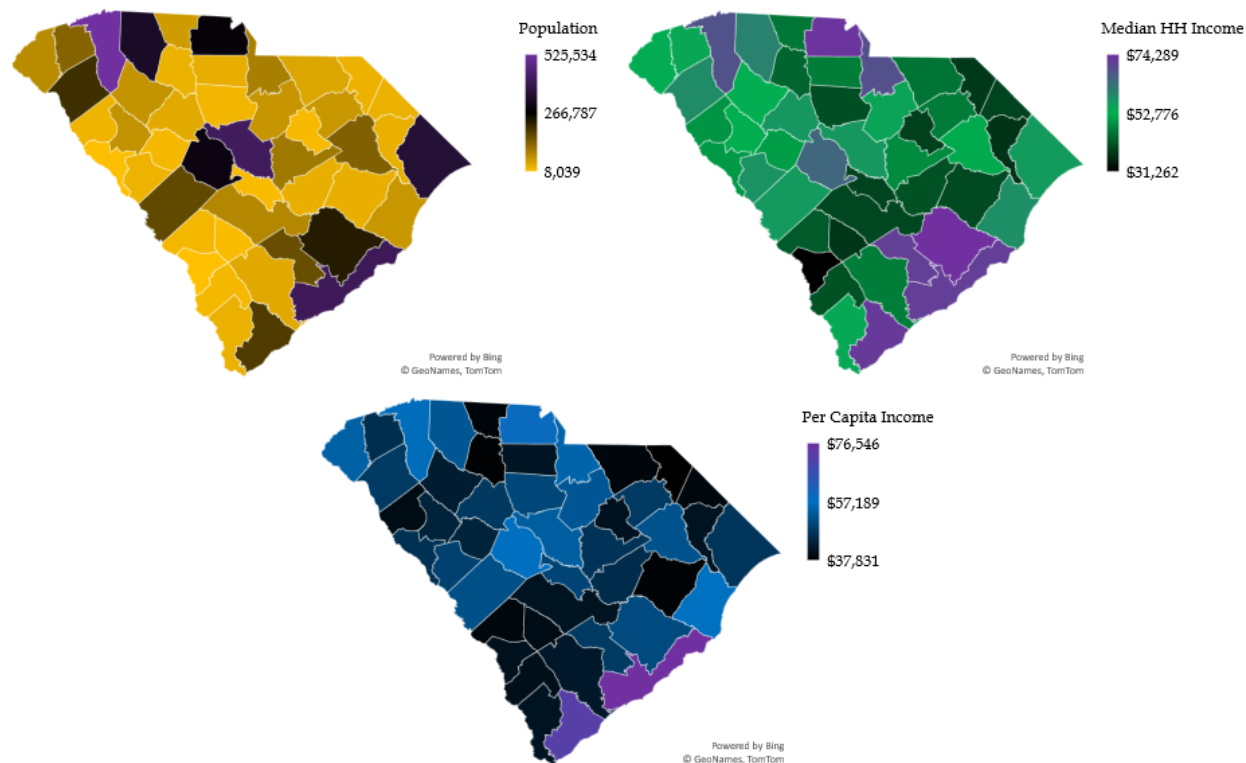
Activity in the transportation sector weakened. Manufacturing activity declined. Loan volumes grew slowly. Energy activity increased.

Commercial real estate (CRE) activity remained mixed. Vacancy rates rose in the office, industrial, and multifamily sectors. While reporting modestly declining multifamily and industrial starts, CRE contacts noted an increase in “clicks-to-bricks” investment, where online sales are supplemented with a brick-and-mortar presence, driving more sales both in-person and online. Firms reported a slight uptick in property sales transaction volumes, especially for smaller office properties. Increasing CRE loan maturities continued to create challenges for lenders. Underwriting standards remained tight, making access to loans challenging.

Loan volumes at Sixth District financial institutions grew modestly. Asset quality remained stable, though segments of their portfolios, such as commercial real estate, commercial and industrial, and consumer lending, continued to soften. However, many institutions remained selective in their credit risk appetite. Earnings showed improvement driven by new loan volume and higher asset yields as compared to funding costs. Borrowing declined modestly as banks reduced reliance on more expensive liquidity sources. Cash balances increased moderately due to balance sheet repositioning.

The State Market and Economy – South Carolina

The subject property is in the county (or counties) of Beaufort, South Carolina. The state, which is roughly triangular and spread over 32,020 square miles, is bordered by North Carolina to the north, the Atlantic Ocean to the east, and Georgia to the west and south. South Carolina has 5.1 million people, 46 counties, and 187 miles of coastline.



According to the *State of South Carolina Annual Comprehensive Financial Report (Fiscal Year ended June 30, 2023)*, South Carolina extends from the Atlantic Ocean westward to the Blue Ridge Mountains, containing over 30,000 square miles. Fortieth in geographic area among the fifty states, South Carolina ranks twenty-third in population with approximately 5.2 million citizens. According to the U.S. Census Bureau, the State's rate of population growth is presently the eighteenth fastest in the nation.

South Carolina has a diversified economic base including manufacturing, trade, healthcare, services, and leisure/hospitality. Businesses have relocated here from all over the world taking advantage of the State's skilled labor force, competitive wages, moderately priced land, excellent port facilities and accessibility to markets, and, in recent years, substantial tax and other economic incentives.

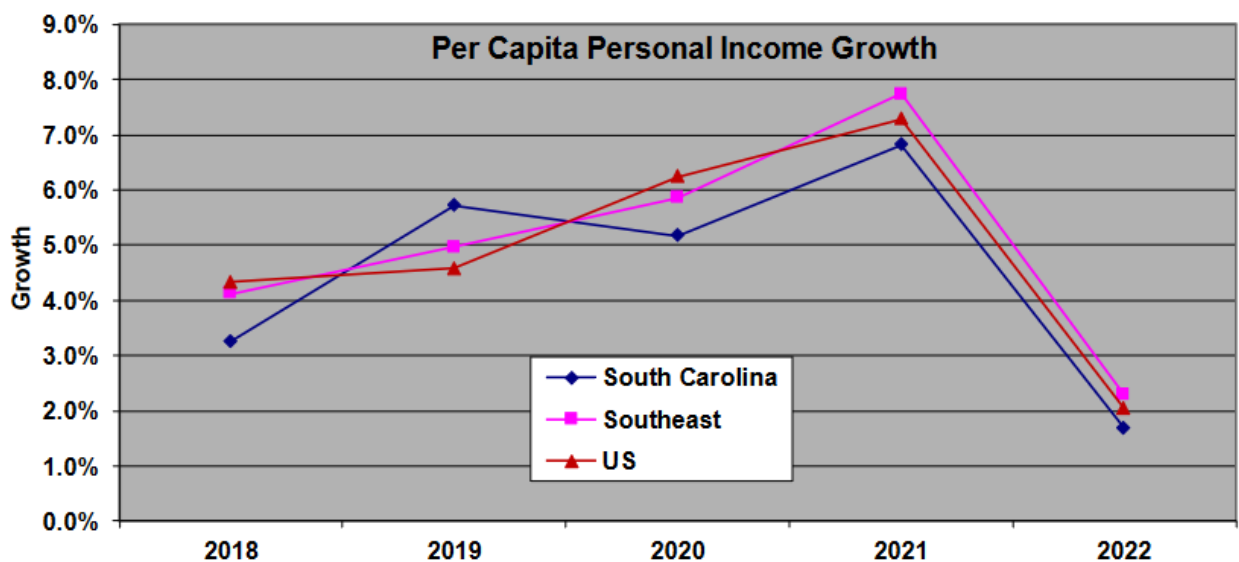
During the year ended June 30, 2023, total non-farm employment in the State increased by 89,800 (or 4.1%) to 2,304,100. Industry sector gains during that period were as follows: Education and Health Services (25,100); Professional and Business Services (15,100); Leisure and Hospitality (14,300); Construction (8,800); Financial Activities (7,300); Mining, Logging, Information, and Other Services (6,100); Trade, Transportation, and Utilities (5,600); Government (4,600); and Manufacturing (2,900).

South Carolina's unemployment rate was 3.1% in June 2023, which decreased from the June 2022 rate of 3.2%. The State's unemployment rate was 2.9% in October 2023, the most recent month available. In comparison, the U.S. unemployment rate was 3.6% in June 2023 and 3.9% in October 2023.

The South Carolina Leading Index (SCLI) decreased by 0.62 points from June 2022 to June 2023 to 102.37. Above the 100 marks, the SCLI forecasts generally improving economic conditions for South Carolina over the upcoming three to six months. The SCLI closed the month of July 2023 at 102.01, the most recent month available.

The number of real estate closings decreased by 13.0% between June 2022 and June 2023 due in large part to rising mortgage rates and rapidly increasing inflation. However, the supply of available homes on the market in South Carolina remains low. As inventory tightens, real estate selling prices in South Carolina have increased, with the median price of homes sold increasing 2.6% between June 2022 and June 2023. In addition, the number of residential building permits decreased by 9.4% compared to a year ago and the dollar amount of those permits decreased by 6.7% between June 2022 and June 2023.

The following graph compares South Carolina, the southeastern United States, and the entire United States in per capita personal income growth over the last five years.



<https://cg.sc.gov/financial-reports/annual-comprehensive-financial-reports-acfrs>

The State continues to fund programs related to job creation. In calendar year 2022, the State committed \$19.192 million to the South Carolina Coordinating Council on Economic Development's Set-Aside Fund, which is dedicated to improving the economic well-being of the State by providing funds to local governments to develop the infrastructure necessary for new and expanding business. Programs like this helped to recently attract Scout Motors Inc. to Richland County, Envision AESC to Florence County, Redwood Materials to Berkeley County, and Tin Thanh Group Americas to Allendale County. Scout Motors Inc. is expected to create 4,000 jobs, Envision AESC is expected to create over 1,100 jobs, Redwood Materials is expected to create 1,500 jobs, and Tin Thanh Group Americas is expected to create 1,031 jobs in the coming years.

South Carolina's job creation and capital investment from manufacturers have experienced steady growth since the end of the 2007 - 2009 recession. In 2022 alone, the State attracted more than \$10.27 billion in new capital investment from manufacturing companies, which resulted in the creation of more than 14,083 jobs.

Over the last several years, South Carolina has continued to demonstrate its ability to attract expanded economic opportunities for citizens. Manufacturing has grown substantially. Even in the midst of challenging national economic conditions, the State's business-friendly climate and committed workforce continue to attract investment that creates well-paying jobs.

In 2012, the State established an Aerospace Task Force to prepare the State for future growth. The task force is focused on developing the aerospace supply chain for companies like Boeing, Lockheed Martin, and GE Turbine and supporting initiatives to assure that South Carolina has a workforce ready for the aerospace industry.

South Carolina's exports were \$31.5 billion in 2022, which is an increase of over 6.0% from 2021. In 2022, South Carolina ranked 19th in the United States in exports. These export figures were bolstered by the fact that the State is the nation's top exporter of completed passenger vehicles and tires. The State also recently established a Transportation, Distribution and Logistics (TDL) Council that includes strong private sector participation. Part of the mission of this council is to prepare South Carolina for the Panama Canal expansion, providing South Carolina with a world-class port that will have the capacity to support the expected increase in merchant shipping. The Port of Charleston is deepening its shipping channel from forty-five to fifty-two feet. The

project was fully completed in December 2022, making Charleston the deepest port on the east coast.

Due in part to the State's economic outreach initiatives, South Carolina's total economic output or gross domestic product (GDP) was \$295.880 billion in 2022. Between 2021 and 2022, real GDP grew 2.4%, compared to the southeast states' average growth of 2.6% during that period.

With the cost of living 6.3% below the national average, South Carolina offers exceptionally productive employees at one of the lowest labor costs in the nation. South Carolina is a right-to-work state and in 2022 had the lowest unionization rate in the nation, at 1.7% of the workforce. As a result of this and other factors, Area Development Magazine ranked South Carolina second in its Top States for Doing Business 2023 survey. In this 2023 survey, South Carolina ranked first in the nation in the available real estate, site readiness programs, and speed of project permitting categories.

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The Fifth District (Richmond) economy grew slightly. On balance, consumer spending was flat to up slightly this period. Reports from retailers were mixed as some shops and restaurants reported declines while others, namely furniture and hardware stores, reported increased sales. Spending on travel, on the other hand, picked up as hotel occupancy increased and future bookings were strong. Port activity declined slightly, and the collapse of the Francis Scott Key Bridge led to the shutting down of traffic coming in and out of the Baltimore harbor and main port terminal and the diversion of shipments to other East Coast ports.

In residential real estate, respondents noted that so far it hasn't been a robust spring market; however, there remained pent up demand in the housing sector. Total closed sales dropped month-over-month. Days on market increased slightly but was still

below the historic average; housing inventory remained tight. Listing prices were flat, but many homes were still selling above asking price. Single family homes for first time home buyers remained in short supply. Construction cost increases continued to moderate in the Fifth District. Demand for home improvement projects declined considerably from this time last year.

In the Fifth District, overall market activity in commercial real estate improved slightly this period. Retail and industrial/flex space leasing remained robust with higher rental rates and low vacancy rates. In the office sector, there was greater leasing activity related to firms looking for more efficient space and moving to suburban locations. However, an increasing number of commercial office buildings were unable to qualify for refinancing this period. Commercial real estate sales slowed, and capital markets activity was negligible, which resulted in declining commercial real estate values. Commercial contractors cited a lack of qualified candidates to fill positions as well as rising material and labor costs.

Most financial institutions reported that they are observing a slight increase in loan demand within their business and commercial real estate loan portfolios. One banker noted that this slight increase was due to “pent up” demand and businesses were only borrowing for immediate business needs. Deposit levels continued to decline modestly with competition high for any available deposits in the marketplace. Institutions that were once reluctant to have deposit specials began offering these promotions to maintain their balances. Loan delinquency rates remained stable from the last report with no changes noted in customer credit quality.

Economic activity in the Sixth District (Atlanta) grew modestly. Labor markets eased further, and wage pressures moderated. Many nonlabor cost increases stabilized, while the cost of others, like food and insurance, continued to rise. Consumer spending was steady, but sales of discretionary items slowed. Leisure and business travel remained healthy. District housing inventories grew, and affordability improved somewhat. Commercial real estate activity slowed. Transportation demand remained mixed. Manufacturing grew at a modest pace. Lending was flat on balance. Activity in the energy sector increased somewhat.

Though home ownership affordability improved amid lower mortgage rates, home price appreciation increased or stabilized in most markets, consistent with national trends. Rising insurance premiums and HOA fees in coastal markets remained a

challenge for homeowners on fixed incomes. While still below historic norms, rising existing home inventory, new subdivision developments, and an increase in spec-home availability in the new home market led to higher inventory levels. Housing inventories in southwest Florida increased at a sharper rate than the rest of the district due to weaker demand and the lingering effects of Hurricane Ian.

Commercial real estate (CRE) conditions were mixed. Office and multifamily sectors cooled as occupancies declined. Oversupply in the multifamily and industrial sectors weighed on market conditions, as sizable amounts of new construction were delivered. Firms reported that imprecise CRE appraisals were leading to valuation accuracy challenges. Like the rest of the nation, Sixth District markets will contend with rising CRE loan maturities in 2024.

Lending at District financial institutions remained relatively flat amid continued contraction in most consumer loan segments. One notable exception was home equity lines of credit, which have steadily increased in originations and utilization.

Commercial real estate loan originations, including multifamily, experienced minor upticks since the previous report. The allowance for loan and lease losses continued its slow but steady increase as economic uncertainty drove banks to adjust reserves. Cash balances at financial institutions also increased slightly, consistent with broader industry trends. Large time deposits experienced continued growth but may be showing early signs of flattening as institutions start to lock-in anticipated interest rate cuts by the Federal Reserve. Borrowings declined over the period as banks paid down this more expensive source of funding.

Local Market Conditions

County Description

According to the county's *Annual Comprehensive Financial Report* (Fiscal Year Ended June 30, 2023), Beaufort County is located in the southeastern corner of the State of South Carolina, known as the "Lowcountry." With a total area of approximately 923 square miles, of which approximately 576 square miles or 62% is land and approximately 347 square miles or 38% is water, it is bordered to the south and east by the Atlantic Ocean, to the west by Jasper County, and to the north by Hampton and Colleton Counties. Beaufort County stretches nearly 30 miles along the Atlantic Ocean and includes 64 major islands and hundreds of small islands.

The County is one of the fastest growing areas in South Carolina, with an estimated population of 194,614 in 2022, up from 167,423 in 2012. The County is a center for tourism, retirement and the associated services, and the military in South Carolina. The County has a balanced and very stable economy, created by a diversity of public and private employers, with the unemployment rate well below the statewide average and that of the neighboring counties. The local tax base has grown an average of approximately 2% per year over the last five years (discounting the reassessment years).

In addition to the established resort community of Hilton Head Island, there are several major developments established in southern Beaufort County. These developments include Sun City Hilton Head, Spring Island, Callawassie Island, Colleton River Plantation, Belfair, Berkeley Hall, Palmetto Bluff and Westbury Park. As expected, these developments have sparked an increase in commercial construction along the Highway 278 corridor, including a Home Depot, a Lowe's, an expanded Factory Outlet Mall, a Dick's Sporting Goods store, a Target department store, Sam's Club Wholesale store, Wal-mart and several major supermarkets. Likewise, in northern Beaufort County, communities continue to develop at Dataw Island, Lady's Island, Cat Island, Brays Island, and Habersham and throughout the City of Beaufort, as well as the Town of Port Royal.

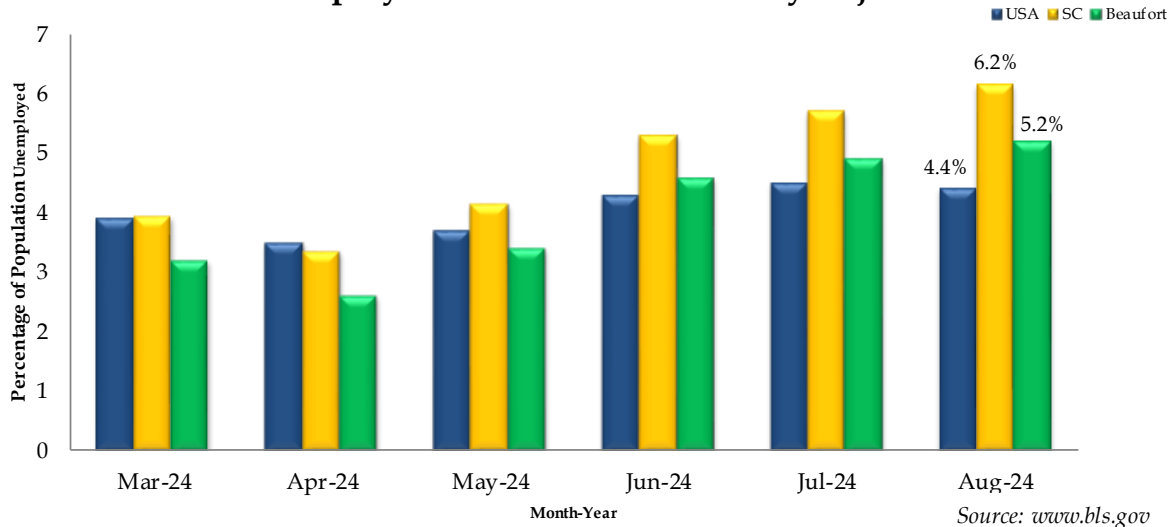
Beaufort County is also the location for three major military installations, the U.S. Marine Corps Recruit Depot located at Parris Island, the Marine Corps Air Station-Beaufort, and the Beaufort Naval Hospital. These locations have benefited by the Department of Defense closing certain other military bases in the nation.

The City of Beaufort is the county seat of Beaufort County and was founded in 1711. The downtown area borders the Beaufort River, with the Henry C. Chambers Waterfront Park as its central feature. The city has one of the nation's largest National Historic Landmark Districts. The prominent role of the city and the surrounding sea islands led to the establishment of the federal Reconstruction Era National Monument in 2017. There are several military bases in the area, including the Marine Corps Air Station-Beaufort within the city limits as well as the nearby Parris Island Marine Corps Recruit Depot and the US Naval Hospital; both in nearby Port Royal. The City's population was 13,607 according to the 2020 US Census.

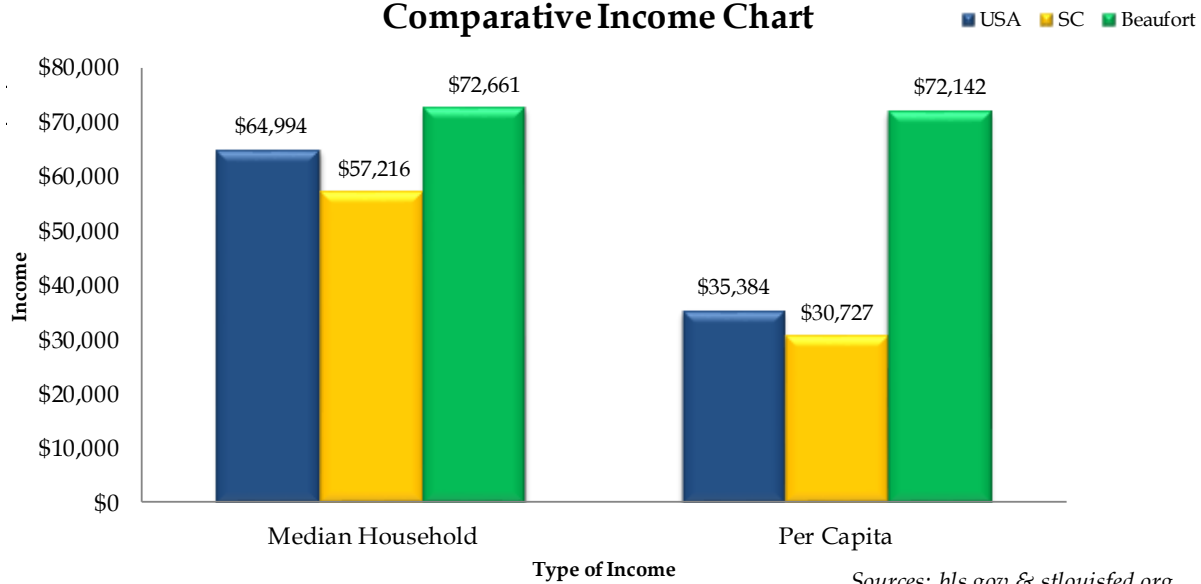
The Local Market & Economy

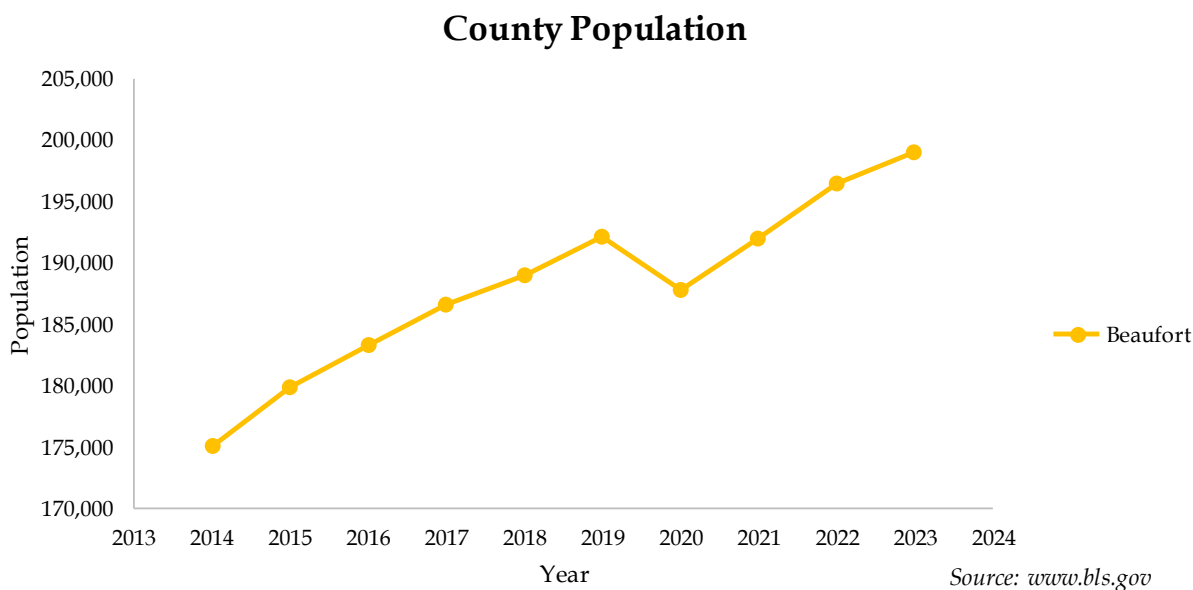
The Bureau of Labor Statistics (BLS), a part of the U.S. Census Bureau, collects and reports data on per capita and median household income using a five-year average, with unemployment and population data also being available from the BLS. Using the most recent data available, the average, per capita income, median household income as well as unemployment for the applicable areas for this report were as follows:

Unemployment Rate - Not Seasonally Adjusted



Comparative Income Chart





This data indicates that the area in which the subject property is located was in a comparatively better position, economically, than the state. Apart from this statistical data, we also specifically addressed the market for the subject property. Based on discussion with local market participants familiar with the area, the market for properties such as the subject was found to be noticeably improved on the prior year. That same source observed that the market for such properties is likely to improve over the coming year.

Conclusion on the Market for the Subject Property

Based on the foregoing, in our opinion, the market for the subject property is relatively strong and likely to remain so for the foreseeable future - and our report on market value reflected that conclusion.

Most Probable Buyer

Based on the type of property and current market conditions, in our opinion, the most probable buyer of the subject property would be an owner occupier or developer.

Foreclosure Activity

Based on a review of the general market area of the subject property, as well as discussions with a local lender, foreclosure activity in the area is at normal levels.

Exposure & Reasonable Marketing Times

In determining whether or not there is a market for the property, we considered two periods of time – one prior to the appraisal date and the other following that date. The first, known as 'the exposure time', is the estimated length of time the property would have been offered on the market prior to a hypothetical sale at market value on the date of the appraisal. The second, known as 'the reasonable marketing time', is an estimate of the amount of time it might take to sell the property at the estimated market value during the period immediately after the date of an appraisal. In the instant case, we determined, based on a study and review of market conditions, particularly those demonstrated by these comparable sales, that the 'exposure time' needed to consummate a sale prior to the appraisal would have been approximately 12-18 months. Using a similar approach, we then determined the 'reasonable marketing time' to be approximately 12-18 months.

Highest and Best Use

This appraisal is prepared under the assumption that the property's value should reflect its 'highest and best use'. This term means 'the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

The subject property must meet four 'highest and best use' criteria, it must be: Physically Adaptable; Legally Permissible; Financially Feasible; and Maximally Productive.

As Vacant Land

Physically Adaptable

Size, shape, area, and terrain affect the use to which land may be developed. The subject property's underlying land is sufficiently regular in shape to allow for many forms of utilization. Surface water runoff is adequate and, based on our site inspection, the soil or sub-soil has no apparent irregularities that would restrict the property from being used in any reasonable manner.

Legally Permissible

The property is zoned Natural Preserve (T1NP) by Beaufort County. The Natural Preserve (T1) Zone is intended to preserve areas that contain sensitive habitats, open

space, and limited agricultural uses. The Zone typically does not contain building; however, single-family dwellings, small civic buildings or interpretive centers may be located within this zone. A copy of zoning regulations is in the Addenda. A permanent non-exclusive right of ingress, egress and for installation of underground utility installation and maintenance over, across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

Financially Feasible

The financial feasibility of a property is best determined by comparing its market value with its acquisition and improvement costs, if any. In the case of the subject's vacant land, such feasibility is not an issue until such time as consideration is given to developing the property.

Maximally Productive

The maximally productive use of the subject must be considered in the light of how it is used, who uses it and the time or period of its use. In this case, the subject property, as vacant land, is best suited for residential use.

Conclusion as to Highest and Best Use

Based on the preceding discussion, and particularly our determination of its maximally productive use, in our opinion, the highest and best use of the subject property, as vacant land, is residential use.

The Scope of Work

There are three main approaches to appraisal valuation: sales, cost and income. In order to properly perform the necessary work, the appraiser must first determine which approaches are applicable. Having made that determination, the appraiser will then undertake appropriate research of both the subject property and its market area. The research performed may include reviews of publicly available data, such as governmental tax and property records; review of proprietary records, such as Multiple Listing and other subscription services; inspection of proprietary data maintained by the appraiser; consideration and inspection of comparable properties, whether sold or listed for sale; and interviews with participants in the appropriate marketplace, such as owners, brokers and other appraisers.

As noted above, the first step in this process is the determination of which approach to valuation is appropriate in the circumstances. This is addressed below for each of the three main approaches.

Sales Approach

In the case of residential properties, such as the subject property, the sales approach is a commonly used and accepted method. This is because there is usually a reasonable availability of comparable sales data and because many residential properties are priced and sold based on such data. In the case of the subject property, reasonable data is available, which we identified and analyzed. The detail of those comparables, and an analysis of how their adjusted values led us to a determined value for the subject, is found further on in this report.

Cost Approach

This approach is frequently used for buildings and other improvements, particularly in the case of newer properties. In the case of the subject property, there are no improvements that contribute any significant value to the property. Therefore, we determined that the use of this approach for the subject property would not be appropriate.

Income Approach

This approach is generally reserved for appraising income productive properties and is based on the Principal of Anticipation, which reasons that there is value in the expectation of benefits (income) to be received in the future, and that this value may be defined as the present value of all rights to such future benefits. We typically utilize a process commonly referred to as direct capitalization, which is a method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step. This is typically achieved by dividing the net income estimate by an appropriate capitalization rate, which is determined either by a band-of-investments, journals or market extraction.

The subject is not an income productive property. Therefore, we determined that this approach was not applicable.

Sales Approach

As noted above, a primary method of determining the market value of a property is through the identification and analysis of comparable sales, and if appropriate, listings and contracts, of property within reasonable proximity and with reasonable comparability to the subject property. This approach, sometimes called the 'market data' approach is based under a tripartite assumption that: (a) there is a market for a particular property; (b) that both buyers and sellers are fully informed as to the market and state of the market for that type of property; and (c) that the property will be exposed in the open market for a reasonable period.

The Value of the Vacant Subject Land

On the following pages are the properties that we identified as suitable comparables for the purpose of establishing market value for the subject property. This data was then analyzed, summarized, and adjusted to reflect the variations within those properties that would tend to affect such value.

Land Comparable 1



ID	16245	Tax ID	R510 007 000 0082 0000; R510 007 000 1161 0000; 1162, 1163
Transaction Type	Closed Sale	Grantor	Old House Creek Development, LLC
Property Rights	Fee Simple	Grantee	Bailey Point Investment, LLC
Address	55 Jonesville Road	Price	\$6,700,000
City	Hilton Head Island	Current Use	Vacant
County	Beaufort	Book/Page	4099/3174
State	SC	Verification	Public Records, CoStar
Zip	29926	Distance	11.74
Date	12/22/2021		

Values

Usable Acres	26.15	Land SF	1,290,116.52
Price Per Usable Acre	\$256,244	Price Per Land SF	\$5.19

Comments

This is the sale of four tracts that have frontage on Jonesville Road and Spanish Wells Road near the north end of Hilton Head Island, SC. Portions of the property front on the headwaters of the tidal creek known as Old House Creek as well as on the marshes of Jarvis Creek. There is no apparent deep water frontage. A plat of the property (PB152/96) indicates there is a total of 29.617 acres, of which 3.407 acres are tidal wetlands. We have excluded this acreage, and used a total of 26.147 acres. The property is mostly zoned RM4, which for a parcel of this size, can be developed at 8 units per acre. A small portion, south of Spanish Wells Road, is zoned RM-8. After this sale, the property was subdivided into individual lots and were sold off.

Land Comparable 2



ID	16330	Tax ID	R600 023 000 0021 0000
Transaction Type	Closed Sale	Grantor	Kovalcik Family Trust
Property Rights	Fee Simple	Grantee	John Thomas Lopat
Address	78 Harrison Island Road	Price	\$765,000
City	Okatie	Current Use	Land
County	Beaufort	Book/Page	4139/0815
State	SC	Verification	Public records, MLS, local agent
Zip	29909	Distance	7.01
Date	4/4/2022		

Values

Usable Acres	5.00	Land SF	217,756.44
Price Per Usable Acre	\$153,031	Price Per Land SF	\$3.51
		Improvements Value	

Comments

This is a sale of a 5.02-acre lot at 78 Harrison Island Road, in the Pinckney Island community in greater Bluffton, SC. The property is generally trapezoidal in shape and fronts on the marshes of the Colleton River. There is no deep water accessibility. The property was listed on MLS in late February of 2022 for \$855,000 and sold on April 5, 2022 for \$765,000 after being on the market for 21 days. This property is accessed via a dirt road. The property is zoned Rural T2R by Beaufort County that allows for 1.2 dwelling units per acre.

Land Comparable 3



ID	30600	Tax ID	R600-008-000-008B-0000
Transaction Type	Closed Sale	Grantor	Thomas A. Gardner and Nanci A. Dumsha-Gardner
Property Rights	Fee Simple	Grantee	Kenneth D. Harbour and Paige C. Harbour
Address	39 Okatie Bluff Rd.	Price	\$2,125,000
City	Okatie	Current Use	Deepwater Land
County	Beaufort	Book/Page	4250/3277
State	SC	Verification	Public Record, Third Party Sources
Zip	29909	Distance	6.92
Date	6/12/2023		

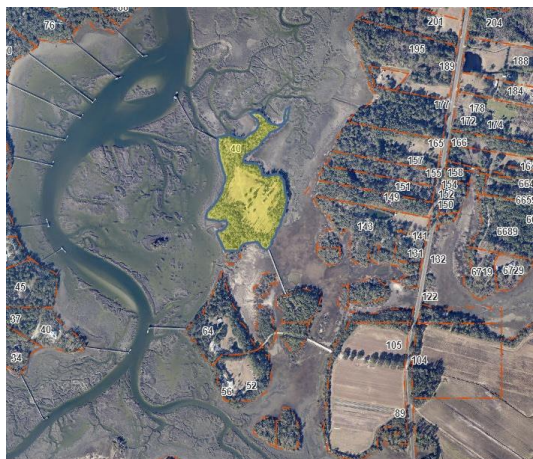
Values

Usable Acres	13.07	Land SF	569,503.44
Price Per Usable Acre	\$162,536	Price Per Land SF	\$3.73
		Improvements Value	\$50,000

Comments

This is the sale of a tract of land comprised of 13.074 acres located at 39 Okatie Bluff Road on the marshes and deep water of Okatie River in Okatie, SC. The property has a mobile home that contributed no value to the transfer. There was an older dock on the Okatie River built in 1981 that contributed approximately \$50,000 to the sale. The property is zoned Rural T2R by Beaufort County that allows for 1.2 dwelling units per acre.

Land Comparable 4



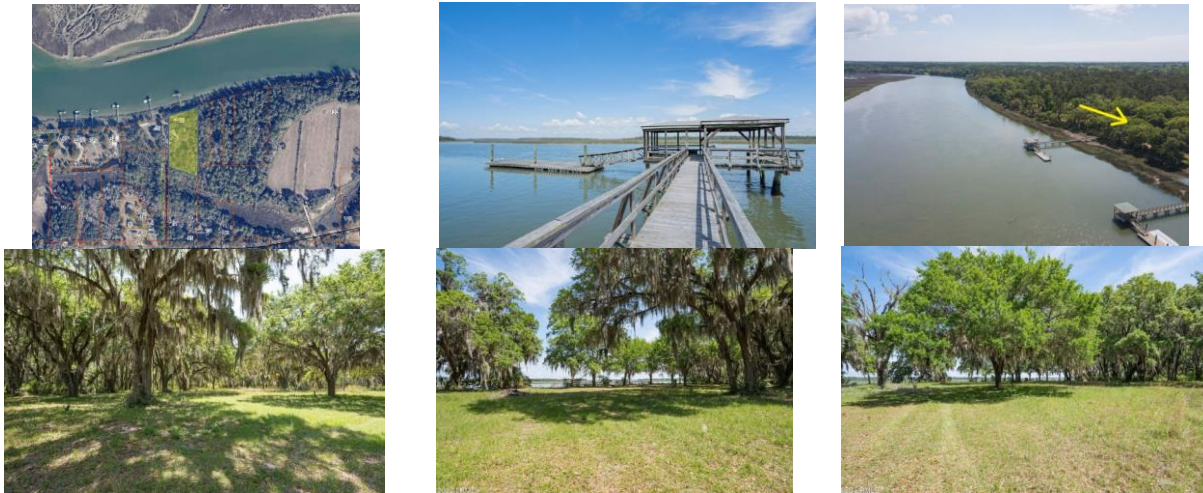
ID	27485	Tax ID	R300-010-000-0040-0000
Transaction Type	Closed Sale	Grantor	Carolina Child Care Properties, LLC
Property Rights	Fee Simple	Grantee	Craig Kingery and Gerri Denise Kingery
Address	40 Stedy Git N It Lane	Price	\$1,400,000
City	St. Helena Island	Current Use	Land - Deep Water
County	Beaufort	Book/Page	4275/1754
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	13.32
Date	9/14/2023		
Values			
Usable Acres	5.43	Land SF	456,073.20
Price Per Usable Acre	\$257,827	Price Per Land SF	\$3.07
		Improvements Value	\$180,000

Comments

This is the sale of a 10.47-acre parcel of land located at 40 Stedy Git N It Lane on St. Helena Island, SC. The land is an island that is accessible through a private gate over a bridge (supports 24,000 lbs. per axle group) that crosses the marsh. The site is improved with a deep water covered dock, boat lift, floating dock, well (pump house with reverse osmosis system, power and septic tank system. It has 360 marsh views and sits along Doe Point Creek with easy boating access to Port Royal Sound. The site improvements (including bridge, dock, etc.) contributed approximately \$180,000 to the value. The property sold for \$1,400,000 on September 14, 2023 after being on the market for 199 days. A survey is recorded in plat book 87 at page 14.

All of the 10.47 acres uplands. Of the total acreage 5.01 acres are protected in a conservation easement (CE) with the National Wild Turkey Federation, Inc. (recorded bk 1914 at pg. 1055). The easement areas are located within the 50' setback around the perimeter of the land and on the corner tips. The remaining 5.43 acres have no restrictions and are buildable - this area is in the center of the site and thus, the CE had no adverse effect on the marketability of the sale. The property is zoned Rural T2R by Beaufort County that allows for 1.2 dwelling units per acre.

Land Comparable 5



ID	27896	Tax ID	R300-022-000-044C-0000
Transaction Type	Closed Sale	Grantor	Robert Faucette
Property Rights	Fee Simple	Grantee	Kathryn Mariani Altemus
Address	31 Luna Drive	Price	\$775,000
City	St. Helena Island	Current Use	Land - Deep Water
County	Beaufort	Book/Page	4152/3109
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	10.44
Date	6/3/2022		

Values

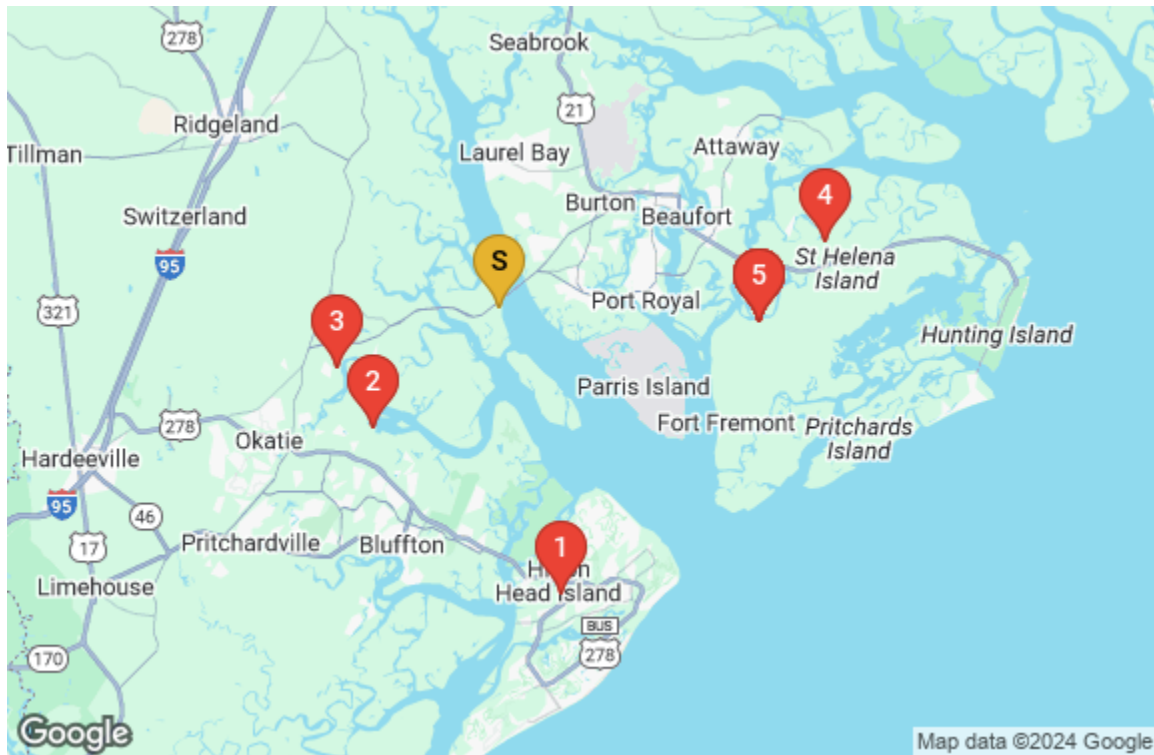
Usable Acres	3.25	Land SF	141,570.00
Price Per Usable Acre	\$238,462	Price Per Land SF	\$5.47

Comments

This is the sale of 3.25 acre site that is located along the deep water of Wallace Creek on St. Helena Island, SC. The site has easy access to the ICW by boat. The property has power and a well in place along with a dock, covered pier head and floater. There is an old septic tank on the property but the condition is unknown. The well and dock improvements contributed an estimated \$80,000 to the sale. It sold on June 3, 2022 for \$775,000 and later transferred non-arm's length on December 14, 2023. A survey is recorded in plat book 34 at 17. The property is zoned Rural T2R by Beaufort County that allows for 1.2 dwelling units per acre.

Location Map

The following map shows the relative position of these comparables to the subject property (subject is the yellow pin). It should be noted that some of the location pins may be overlapping due to their proximity to one another and/or the subject.



Adjustments & Summary

The following table identifies each of these comparables, by number, in summary form designed to show the value of each. That value is then been adjusted up or down, in percentage terms, for a variety of factors intended to improve the comparability of that property with the subject property, as discussed below.

Adjustment Grid					
Comparable	1	2	3	4	5
ID	16245	16330	30600	27485	27896
Date	12/22/2021	4/4/2022	6/12/2023	9/14/2023	6/3/2022
Price	\$6,700,000	\$765,000	\$2,125,000	\$1,400,000	\$775,000
Usable Acres	26.147	4.999	13.074	5.430	3.250
Improvements	\$0	\$0	\$50,000	\$180,000	\$80,000
Value per Usable Acre	\$256,244	\$153,031	\$158,712	\$224,678	\$213,846
Transaction adjustments					
Property rights					
<i>As adjusted</i>	\$256,244	\$153,031	\$158,712	\$224,678	\$213,846
Finance or Concessions					
<i>As adjusted</i>	\$256,244	\$153,031	\$158,712	\$224,678	\$213,846
Conditions of sale					
<i>As adjusted</i>	\$256,244	\$153,031	\$158,712	\$224,678	\$213,846
Post Acqn. Costs					
<i>As adjusted</i>	\$256,244	\$153,031	\$158,712	\$224,678	\$213,846
Market Timing	14%	13%	7%	6%	12%
<i>As adjusted</i>	\$292,118	\$172,925	\$169,822	\$238,158	\$239,508
Property adjustments					
Location	(17%)	25%	11%	25%	25%
Site		24%	24%	11%	11%
Adjustments	(17%)	49%	35%	36%	36%
As adjusted value	\$242,458	\$257,658	\$229,259	\$323,895	\$325,730
Relative size	25%	(10%)	10%	(10%)	(10%)
Total net adjustments	8%	39%	45%	26%	26%
As adjusted price	\$303,072	\$231,892	\$252,185	\$291,506	\$293,157

Data on Comparability			
Before Adjustments		After Adjustments	
Mean	\$201,301.99	Mean	\$274,362.51
Median	\$213,846.15	Median	\$291,505.86
Range	\$103,212.94	Range	\$71,180.19
Standard Dev.	\$39,664.58	Standard Dev.	\$27,448.00
Percentage that Range & Standard Dev. Tightened			
Range		(31.04 %)	
Standard Dev.		(30.80 %)	

The tables above depict the mean, median, range and standard deviation for the comparables before and after all adjustments were applied. The mean and median are both measures of central tendency. A mean is the sum of values for a variable in a sample or population divided by the number of items in the sample or population (otherwise known as the average). A median is identified as the middle value in an ordered array of numerical values. If the ordered array contains an even number of values, then the median is the mean of the two values on either side of the middle. The range, however, is simply the difference between the highest and lowest values. Finally, the standard deviation is a measure of the amount of dispersion of a set of values. A low standard deviation indicates that the values tend to be close to the mean of the set, while a high standard deviation indicates that the values are spread out over a wider range.

Ideally, the range and standard deviation for the comparables will both be as close to zero as possible. In the tables above, if the range and standard deviation have decreased from before and after the adjustments were applied, this would indicate that, as a whole, the adjustments were warranted (the last table shows the percentage that these numbers changed). The only reason these numbers would remain the same is if no adjustments were needed in the given set of comparables. Finally, if the range and standard deviation increased, this would indicate that, as a whole, the adjustments actually made the sales less comparable to the subject and the analysis is flawed.

Transactional Adjustments

The preceding summary addresses a series of factors affecting property value. Price adjustments including potential property rights, financing, sales conditions, expenditures, and market conditions can impact the per unit value of the property. As a result, we examined all comparable sales for any potential price adjustments. Based on

the analysis of the comparable sales, we determined that one transactional adjustment is warranted.

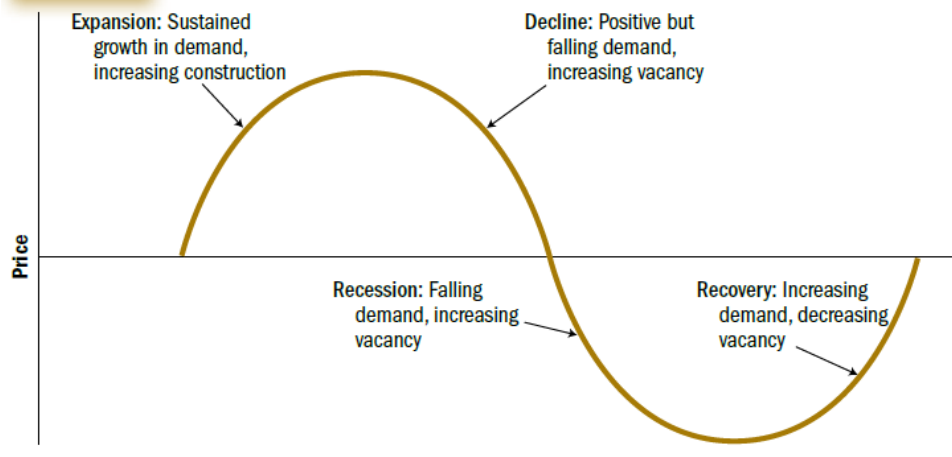
Time Adjustment

According to *The Appraisal of Real Estate, 15th Edition*, real estate markets are dynamic, and appraisers describe this quality as a market's life cycle. The complementary land uses that make up neighborhoods and the homogeneous land uses within districts typically evolve through four stages:

1. Growth – a period during which the market area gains public favor and acceptance
2. Stability – a period of equilibrium without marked gains or losses
3. Decline – a period of diminishing demand
4. Revitalization – a period of renewal, redevelopment, modernization, and increasing demand

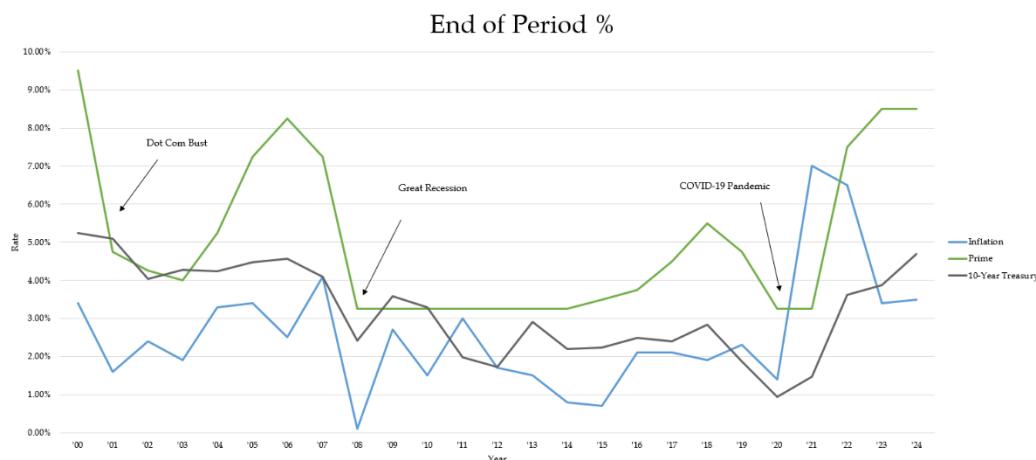
Transition often occurs in the revitalization stage when a land use that is no longer financially feasible is discontinued in favor of a more productive use. Although these stages can describe the life cycle of market areas in a general way, they should not be used as specific guides to market trends. No set number of years may be assigned to any stage in the cycle. Many real estate markets remain stable for a long time, and decline is not necessarily imminent in all older areas. Unless decline is caused by a specific external influence – e.g., natural disaster, major economic event – it may proceed at an imperceptible rate and can be interrupted by a change in use or a revival of demand. A market has no set life expectancy, and the life cycle is not an inevitable progression. At any point in the cycle, a major change can interrupt the order of the stages. For example, a strong negative influence such as a major employer suddenly pulling out of a community or the closing of a military base can cause a real estate market that is growing to decline rather than stabilize.

After a period of decline, a real estate market may undergo a transition to other land uses, or its life cycle may begin again due to revitalization. Revitalization often results from organized rebuilding or restoration undertaken to preserve the architecture of significant structures. It may also be caused by a natural resurgence of demand. The rebirth of an older, inner-city neighborhood, for example, may simply be due to changing preferences and lifestyles.

Figure 11.2 The Real Estate Market Cycle

It is also worth noting that the cost to borrow money has risen substantially since 2022, with the prime rate being the simplest to track. The prime rate is the interest rate that commercial banks charge their most creditworthy customers. The Federal Reserve sets the federal funds overnight rate which serves as the basis for the prime rate (generally 300 basis points above the federal funds rate) which is the starting point for other interest rates. The prime rate, which is sometimes simply referred to as prime, is the most commonly used benchmark used by lenders when setting their interest rates for various products.

Below is a graph of US inflation, prime and the 10-year US treasury rate since 2000 (percentages were the rate at the end of each period), demonstrating the changes over this period:



According to information gathered from local brokers and online research of multiple listing services, we determined an increase of 5% per annum to be appropriate for market timing for this property type.

Location Adjustments

Adjustments are usually made to the comparable sales for location differences such as access, traffic flows, highway influence, location of the county seat and other populated towns, distance from applicable market areas, etc. To establish relative values for these factors, we assigned each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest.

Poor	1
Below average	2
Average	3
Above average	4
Good	5

Surroundings

Comparable 1 is located on Hilton Head Island and was ranked as good for this factor. Sales 4 and 5 are on St. Helena Island that is some distance from shopping, employment, etc. These two comparables were rated as below average. Sales 2 and 3 are similar in overall surroundings to that of the subject.

Proximity to major nodes

The subject property is just off Okatie Highway and was rated as above average for proximity to major nodes. Sale 1 is in close distance to Highway 278, the major road system on Hilton Head Island and was ranked as above average. The other sales are all ranked as average for this characteristic.

Accessibility

Sale 2 is directly accessed via a dirt road and was rated as below average for accessibility.

Summary

The following table brings these elements together and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable

to each comparable by virtue of its locational difference from the subject property:

Location Adjustment						
	Subject	1	2	3	4	5
Surroundings	3.0	5.0	3.0	3.0	2.0	2.0
Proximity to major nodes	4.0	4.0	3.0	3.0	3.0	3.0
Accessibility	3.0	3.0	2.0	3.0	3.0	3.0
	10.0	12.0	8.0	9.0	8.0	8.0
Location adjustment		(17%)	25%	11%	25%	25%

Site Adjustments

The physical attributes of a property can impact their perceived and actual value. In considering the subject property and the comparables, we looked at physical factors that, in our opinion, influence and affect value. To establish relative values for these factors, we have assigned for each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest. These ratings were not intended to imply that a particular factor is considered poor or underperforming but is intended to illustrate that a particular factor is inferior or superior in comparison to the subject.

Easements

Sale 4 has a total upland acreage of 10.47 acres. Of the total acreage, 5.01 acres are protected by a conservation easement. The easement areas are located within the 50' setback around the perimeter of the land and on the corner tips. The remaining 5.43 acres have no restrictions and are buildable – this area is in the center of the site and thus, the CE had no adverse effect on the marketability of the property. The subject and all the sales were ranked as average.

View

The subject property along with sales 1, 4 and 5 have good views and were rated as good for this characteristic. Sales 2 and 3 were given a rating of above average.

Water/Marsh Frontage

The physical characteristics of a parcel of land that an appraiser must consider include the type of frontage. In the immediate case, the subject, and sales 1, 4 and 5 were ranked as good for this factor. Sales 2 and 3 are above average.

Zoning

The subject property is zoned Natural Preserve (T1NP) by Beaufort County. This zoning allows for 0.1 dwelling units per acre; however, the subject property has already been subdivided into seven lots along with an access easement. Sales 2, 3, 4 and 5 are zoned T2R by Beaufort County which allows for 1.2 dwelling units per acre. The subject and these four comparables were rated as average for zoning. Sale 1 is zoned RM-8 by the Town of Hilton Head Island that allows for 8 dwelling units per acre and thus, it was ranked as good.

Utilities

After submission of the original report dated November 18, 2024, we were informed of the following information. First, the property is improved with a water hydrant along with having septic permits for each of the lots dated February 7, 2003. We have subsequently made an assumption that these permits would be renewed and each of the sites could be improved with individual septic systems. The subject was rated as good for this factor. The sales were rated as average.

Summary

The following table identifies the elements for the subject property and the comparables and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable to each comparable by virtue of its differences from the subject property. Please note that for each of these ratings, which were to some extent subjective, we have allowed for marginal attributions by assigning less than whole numbers to a category where we deemed appropriate:

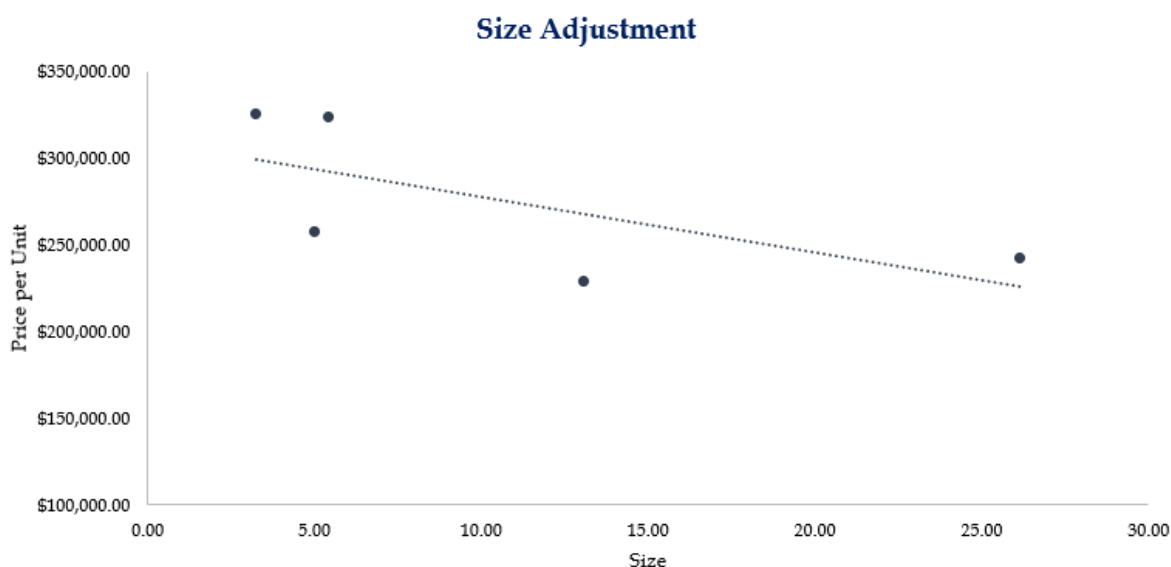
	Site Adjustment					
	Subject	1	2	3	4	5
Easements	3.0	3.0	3.0	3.0	3.0	3.0
View	5.0	5.0	4.0	4.0	5.0	5.0
Water/Marsh Frontage	5.0	5.0	4.0	4.0	5.0	5.0
Zoning	3.0	5.0	3.0	3.0	3.0	3.0
Utilities	5.0	3.0	3.0	3.0	3.0	3.0
	21.0	21.0	17.0	17.0	19.0	19.0
Site adjustment		0%	24%	24%	11%	11%

Relative Size

In general, it is an established probability that the larger a property, the lower its per unit value. For that reason, it is important that small properties not be relied upon to value large properties. In this selected group of comparables, we have attempted to

address this issue by selecting only those sales that were reasonably comparable, among other things, by reference to their relative size. However, as these comparables do vary in size, we did perform a test, using simple linear regression analysis, to determine whether or not they exhibited any reasonable level of correlation between their size and their as-adjusted values.

The size adjustment represents the final factor that could, possibly, affect value. For such an adjustment to be made, it is necessary to first determine that there is, indeed, some reasonable correlation between values and size. In our opinion, to make that determination properly, only the as-adjusted values should be considered. To do otherwise would make any such determination of correlation invalid because factors outside of size would not have been adjusted for and could, accordingly, corrupt the correlation. Thus, in our analysis, we have first adjusted for all other factors. Then, using the as-adjusted values, we determined, using regression analysis, whether there was reasonable evidence of a correlation between size and value. In the case of the subject property, we concluded that such a correlation did exist. Accordingly, we have adjusted to properly align their as-adjusted values with their related size.



Determination

Most weight was placed on Sale 3 due to timing and its similarity in acreage size. Secondary weight was given to Sale 1 due to the least degree of net adjustments and on Sale 4 due to it being the most recent sale. Equal but less weight was placed on the remaining sales.

Value Indication - Land	
Total size	9.511
Value/unit	\$280,000
Total Value	\$2,663,080
Rounded	\$2,700,000

Reconciliation

In determining the final opinion of value, we reviewed all the analyses and previous work performed; the data, logic and techniques were checked and verified. The data was carefully considered and reviewed to ensure the quantity, quality, and authenticity. Second, we applied logic and judgment through the reconciliation process to arrive at the final estimate of value, which was our perception of the most likely, most probable price available in an arm's length transaction of the subject property.

Sales Approach

The sales approach reflects the value of the property from the perspective of an informed buyer. This approach is usually the most insightful valuation method when numerous timely sales of similar properties are available for analysis. In the subject property case, several such sales were available. Therefore, in our opinion, the result from this approach is a good indication of market value for the subject property.

Determination

After considering the results shown in the sales approach, in our opinion the value of the subject is \$2,700,000 as of Monday, November 11, 2024.

Assumptions and Limiting Conditions

General Assumptions

This appraisal report is based on the following assumptions:

That title to the property is good and marketable unless otherwise stated.

The property is under responsible ownership and management.

The property is free of all liens and encumbrances, including material easements and rights of way, unless otherwise stated.

That the facts, estimates and opinions furnished to us by others were given in good faith and were honestly expressed.

Any data or information provided by the owners, or their agents are substantially correct.

There are no hidden or other unapparent conditions in or on the property that would change the appraised value.

That structural and mechanical conditions which visually appear to be sufficient for their intended purpose are indeed so.

That the owner has maintained the property in compliance with all applicable federal, state and local regulations and laws, including the payment of any related taxes, unless otherwise stated.

That all applicable zoning, use regulations and restrictions have been complied with.

That all required licenses, certificates, legislated or administrative consents from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated in this report is based.

That the utilization of the land and any improvements is within the boundaries or property lines of the property, unless noted within the report.

That revenue stamps placed on deeds, used to indicate comparable sales, were in the correct amount to reflect the true and actual money consideration involved; and that the information secured from brokers or interested parties to verify the transactions, is in conformity with the facts.

Limiting Conditions

This report is made expressly subject to the following stipulations and conditions:

No responsibility is assumed for any legal descriptions or for any matter requiring legal competence.

Any sketches, plans or drawings are provided only to assist the reader in visualizing the property.

We specifically accept no responsibility for damage from termites, woodborers or any other wood-infesting insects.

No responsibility is assumed for any adverse condition that would only be discoverable by an inspection performed by a qualified engineer or similar specialist.

We are not qualified to detect the existence of hazardous material but have no knowledge of the existence of such materials on or in the property. This appraisal is predicated on the assumption that there are no such materials on or in the property that could cause a loss in value, unless so noted.

No responsibility is assumed by us for matters that are legal in nature, or for auditing or engineering opinions, nor is any opinion of the title rendered herewith.

Possession of this report or any copy does not carry with it the right of publication, nor may the report, or any portion thereof, be used for any purpose by any but the Client without the previous written consent of the appraiser.

This property has not been surveyed to establish the facts of legal description and dimensions; these are presumed to be substantially as stated in information provided to us.

The provision of this report does not obligate us to voluntarily give sworn testimony with reference to the property evaluated. If given, such testimony would be contingent upon both appropriate compensation and the opportunity to review the appraisal report in light of market change.

This report is an opinion of value and does not constitute any form of guarantee of that value.

To the best of our knowledge, the presence of Radon has not been detected on this property or, if detected, has been determined that the level is considered safe according to the standards established by the Environmental Protection Agency. We do not, however, make any guarantees or warranties that the property has been tested for the presence of Radon, or, if tested, that the tests were conducted pursuant to EPA approved procedures.

The property was not reviewed to determine whether or not it is in conformity with the various requirements of the Americans with Disabilities Act of 1990, as amended. It is possible that a compliance survey could determine that the subject property does not conform to one or more of the requirements of the ADA. If so, this fact could have a negative effect on the market value of the subject property.

The names and qualifications of the appraiser or appraisers who materially assisted in the preparation of this report are found below. For the sake of simplicity and consistency, the use of the terms 'we' or 'us', rather than the first person singular, has been used throughout this report to reflect the possibility that more than one appraiser participated in the work performed for this report.

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is 'an assumption, directly related to a specific assignment as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.' (USPAP 2024-2025)

A hypothetical condition is 'a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.' (USPAP 2024-2025)

There are extraordinary assumption(s) but no hypothetical conditions in this report. The survey recorded in plat book 68 at page 73 indicates there are 9.511 acres of uplands. We are appraising the property as a total tract and not as individual lots. This report is based upon the assumption that the upland acreages used in this report are correct.

We have assumed that the septic permits would be renewed and each of the sites could be improved with individual septic systems. Additionally, we have assumed that the property is improved with a water hydrant.

It is assumed that the information provided to us about the offer made on the property is correct and current.

If any of the above assumptions were found to be untrue, the results of this report could change.

Certification and Qualifications of the Appraiser

Certification Statement

I certify to the best of my knowledge and belief:

The statements of facts contained in this report are true and correct to the best of my knowledge.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved.

I have not previously appraised, and I have not provided any service in any other capacity, regarding the real property which is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and the report was prepared in conformity with the Uniform Standards of Professional Appraisal Practices.

I have not made an inspection of the subject property.

No one provided professional real estate appraisal assistance to the person(s) signing this report.

Although several market participants may be contacted as a part of my routine market research investigation, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.

Professional Associations

I hereby certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

As of this date of this report, I am in good standing, completed the continuing educational requirements and in compliance with programs of the Accredited Senior Appraiser (ASA) and Appraisal Review Management (ARM) of the American Society of Appraisers.



Travis Lee Avant, ASA, ARM-RP, R/W-AC
SC Certified General Real Estate Appraiser CG 4749

Statement of Qualifications of the Appraiser**Travis Lee Avant**

ASA -Accredited Senior Appraiser Designation and Appraisal Review RP Designation

Employment History

1983 to 1986 United States Army
 1986 to 2000 Law Enforcement, Colleton Co. SC, including six years as elected Sheriff
 2000 to 2003 Criminal Investigator, SC Law Enforcement Division -SLED
 2003 to 2007 General Appraiser, Hartnett & Co, Charleston, SC
 2007 to 2009 Summary Court Magistrate in Colleton County
 2011 to 2013 Colleton County Election Commission Board Director
 2007 Current- Present founder and co-owner of CSI and principal and team lead appraiser of Compass South Appraisals

Education

1987 Graduate of Trident Tech College, AS Public Service
 1994 Graduate, the F.B.I. National Academy, Quantico, VA
 1996 National Sheriff's Institute Administrators Academy, Colorado
 2000 Graduate, The University of South Carolina, AS and Bachelor of Science

Current Business and Professional Affiliations

ASA - Designated Accredited Senior Appraisers and Appraisal Review
 ASA - Representative of the Ethics Committee
 Board President, Palmetto Rural Telecommunication
 Board Director, South Carolina Broad Band Association
 Board Director, Executive Committee, SC Palmetto Agribusiness Council
 Board Director with a local community bank

Current State Certified General Real Estate Appraiser License

Active: Alabama, Georgia, North Carolina, South Carolina, Tennessee and Virginia – temporary licenses in past – Texas, Arkansas, Mississippi and Florida.

Brokers Real Estate License

Accredited Buyers Representation - ABR® designee of NAR. Real Estate organization that encourages the highest standard of ethical business practices.

Appraisal Experience

I have twenty-one years as an appraiser with extensive experience appraising various types of rural and commercial and residential properties. To include commercial, industrial, office and retail uses, c-stores hotels, residential subdivision and a variety of special purposes type properties. Experience includes timberland, recreational property, historical plantations, venues, and agricultural products, such as

poultry, and orchards. I have completed over one hundred appraisal assignments involving conservation and preservation easements.

I have completed over hundreds of eminent domain assignments with litigation experience. Eminent Domain clients include condemnor and condemnee for property owners, several counties and municipal governments, utility companies and law firms across South Carolina. I have experience in appraisal review; completed over 100 hours of training with emphasis on appraisal review training and have experience providing technical, UASFLA and USPAP compliance appraisal reviews. I have testified as a witness in Federal, State, Family, Master of Equity, Common/Civil and Criminal Court.

Articles and Presentations

Contributor for the TAQEEM appraisal review manual was recently published by the American Society of Appraisers. I've served a few times as a guest instructor for ASA regarding Appraisal Review course training and on Eminent Domain topics at the annual ASAIC as well as providing instructions to a few organizations on the appraisal process.

Appraisal Education

Uniform Standards, USPAP, 2024-2025
 Eminent Domain, SCDOT, 2024
 SC Land Use, Seminar Group, 2024
 Conservation Easements: Legal, Appraisal, Accounting, and Ethical Issues, Appraisal institute 2023
 Business Practice and Ethics, Appraisal institute, 2023
 Appraising Environmentally Contaminated Properties, 2023
 Conservation Transactions: Legal and Appraisal Matters, SCCB 2022
 Comprehensive Appraisal Overview, Appraisal Institute, 2022
 Appraisal Review Theory, Appraisal Institute, 2021
 Easement Valuation, IRWA, 2021
 Supervisory - Trainee Course, 2021
 Code of Ethics, IRWA, 2021
 Eminent Domain, IRWA, 2020
 Comprehensive Appraisal Overview, Appraisal Institute, 2020
 Appraisal Review Theory, Appraisal Institute, 2019
 Realtors ® Appraisal Code of Ethics, 2018
 Cost Approach Certificate, Core Logic, 2018
 The Law and Litigation with Eminent Domain, SC Bar, 2018
 Eminent Domain and Condemnation, Appraisal Institute, 2018
 Expert Witness / Scope of Work / Going Concern, Appraisal Society Appraisers 2017
 Forest Valuation II, Appraisal Institute, 2017
 Principals of Real Estate Appraisals, IRWA 2017
 Uniform Appraisal Standards for Federal Land Acquisitions, 2016, 2017
 Ethics and the Right of Way Profession, IRWA, 2016
 Appraisal Review Management, Appraisal Society Appraisers, 2015, 2016
 Accredited Buyers Representation - ABR® designee, NAR, 2015
 Standards of Practice for the Right of Way Professional, IRWA 2015
 The Valuation of Partial Acquisitions, IRWA 2015

Real Estate Finance, Statistics Valuation Modeling, Appraisal Institute, 2013
General Appraisal Report Writing and Case Studies, Appraisal Institute, 2013
Hypothetical and Extraordinary Conditions, Appraisal Institute, 2012
Conservation Easements, 2006, 2012, 2013, 2015
Business Practice & Ethics, Appraisal Institute, 2012
Fundamentals of Separating Real Property, 2012
Appraising the Appraiser, Appraisal Institute, 2012
Applied Forest Finance, FORISK, 2010
Advanced Sales and Cost Approach, Appraisal Institute, 2009
Advanced Income Capitalization, Appraisal Institute, 2009
Commercial Real Estate Analysis, CCIM, 2006
The Professional Guide to URAR- Secondary Mortgages, 2005
Appraisal Principles, Appraisal Institute, 2005
Discounted Cash Flow, 2004
Applied Income Property Valuation, 2003
Advanced Income Capitalization Procedures, 2003
Introduction to Income Property Appraisal, 2003
Financial Cash Flow, 2003, 2013
Appraising Single family Residences, 2003
Applied Property Valuation Case study 2003
Principals of Real Estate Appraisals, 2003



Certification and Qualifications of the Appraiser

Certification Statement

I certify to the best of my knowledge and belief:

The statements of facts contained in this report are true and correct to the best of my knowledge.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved.

I have not previously appraised and I have not provided any service in any other capacity, regarding the real property which is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions and conclusions were developed, and the report was prepared in conformity with the Uniform Standards of Professional Appraisal Practices.

I made an inspection of the subject property.

No one provided professional real estate appraisal assistance to the person(s) signing this report.

Although several market participants may be contacted as a part of my routine market research investigation, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.

Professional Associations

I hereby certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of this date of this report, I have completed that Standards and Ethics Education Requirements.

As of this date of this report, I am in good standing and a Practicing Affiliate of the Appraisal Institute.



Jennifer G. Dean

SC Certified General Real Estate Appraiser CG 5598

Statement of Qualifications of the Appraiser

Jennifer G. Dean, CG 5598

Employment History

1991 to 2005 Rhodes Oil Company, Inc., Walterboro, SC
2006 to 2007 General Appraiser, Hartnett & Co, Charleston, SC
2007 to date General Appraiser of Compass South, Inc.

Education

1989 Graduate of the University of South Carolina, Associates Degree
1991 Graduate of the University of South Carolina, Bachelor of Arts Degree

Business and Professional Affiliations

Practicing Affiliate of the Appraisal Institute
General Accredited Appraiser / National Association of Realtors / Appraisal Section
SC Real Estate License
National, State and Local Realtors Association
South Carolina Professional Appraisers Coalition

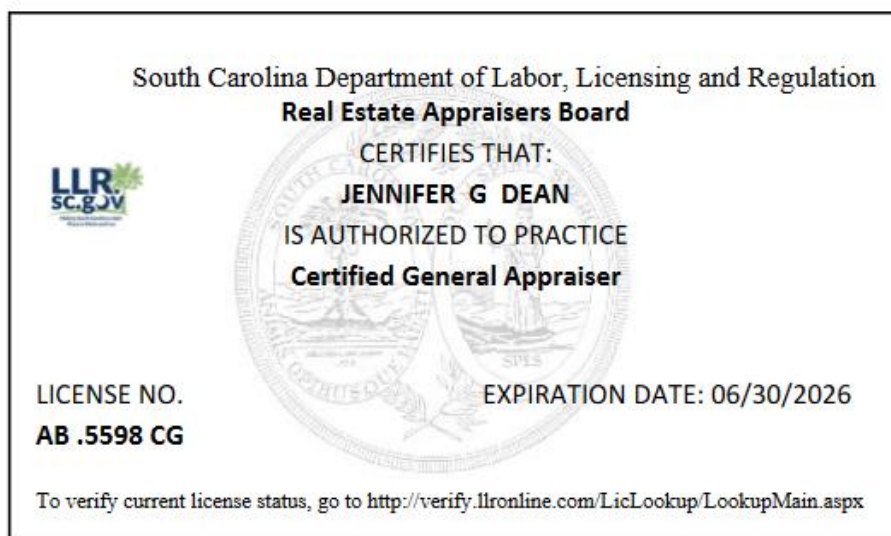
Appraisal Experience

Over eighteen years as an appraiser with extensive experience appraising various types of commercial properties. To include commercial, industrial, office and retail uses, c-stores and a variety of special purposes type properties.

Appraisal Real Estate Education

Uniform Standards, USPAP, 2024-2025
Integrated Approaches to Value, ASFMRA, 2023
Comprehensive Appraisal Overview, Appraisal Institute, 2022
Appraisal of Fast-Food Facilities, 2022
Appraisal of Industrial and Flex Buildings, 2022
Ethics is a Code, 2021
Contract or Effective Rent: Finding the Real Rent, Appraisal Institute, 2021
State of SC Economic Summit, Appraisal Institute, Part 2, 2021
Appraising Convenience Stores, Appraisal Institute, 2020
SCPAC Annual Conference 2020
State of SC Economic Summit, Appraisal Institute, 2020
American Society of Appraisers, Appraisal Review Management 201, 2018
Supervisor-Trainee Course for South Carolina 2016
General Appraiser Report Writing and Case Studies 2016
The Lender Client and the Appraiser 2015
Professional Expectations and Obligations 2015

Title Insurance for Real Estate Professionals 2015
Uniform Standards, USPAP, 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2017, 2020, 2021
Liability Issues for Appraisers Performing Litigation 2014
Marketability Studies: Six-Step Process & Basic Applications 2014
Advanced Education Diagnostic Test 2013
Fundamentals of Separating Real Property, 2013
Personal Property and Intangible Business Assets 2012
Square Footage and Other Essential Topics, 2012
Developing, Understanding and Defending Adjustments, 2012
Business Practices and Ethics, AI, 2009, 2011, 2013, 2014, 2020
Advanced Excel, Appraisal Institute, 2011
Residential Design: The Makings of a Good House, AI, 2010
Commercial Appraisal Engagement and Review, 2010
Appraisal Challenges: Declining Markets & Sales Concessions, 2008
Valuation of Conservation Easements, AI, 2008
Eminent Domain, 2006
Applied Income Property Valuation, 2005
Advanced Income Capitalization Procedures, 2005
Introduction to Income Property Appraisal, 2005
Discounted Cash Flow Analysis, 2005
HP-12C Financial Cash Flow, 2004
Applied Residential Property Valuation, 2004
Appraising the Single-Family Residence, 2004
Principles of Real Estate Appraisal, 2004



Addenda

Addendum A	Engagement Letter
Addendum B	County Data
Addendum C	Listing Report
Addendum D	Photographs
Addendum E	Flood Map
Addendum F	Zoning
Addendum G	Septic Tank Permits



October 24, 2024

Open Land Trust
Ms. Kate Schaefer
kate@openlandtrust.org
843-521-2175

Subject property: Widgeon Point; located in Beaufort Co, SC.

R600 007 000 0011 0000	R600 007 000 0008 0000
R600 007 000 001A 0000	R600 007 000 0007 0000
R600 007 000 0010 0000	R600 007 000 0006 0000
R600 007 000 0009 0000	R600 007 000 0005 0000

Dear Ms. Schaefer:

In accordance with your request, we are pleased to submit this proposal for an appraisal report on the subject property identified above. The proposed report will be prepared and submitted in accordance with your instructions, subject to the following terms and conditions.

Purpose of the Report

The purpose of this Summary Appraisal Report is to estimate the market value of the fee simple interest in the subject property in 'as is condition' as of the date of inspection - TBD. The report is to be used for Market Value.

Fees

Our estimated fee for performing all services necessary to complete this assignment will be \$1,575. Fee is due and payable upon submission of our report. The fee is considered earned upon receipt of payment(s). This fee does not include additional services beyond the delivery of the final report.

Due Date

Subject to unforeseen and unavoidable circumstances, our report will be completed and submitted to you no later than twenty business days following our receipt of your signed acknowledgement and acceptance of the terms of the terms of this proposal; as well as

additional documents, to include, but not limited to, contracts for sale, options to purchase, listing reports, maps, aerials, property details, leases, expense reports, rent rolls, and the like.

Expiration of Agreement

This Agreement is valid only if signed by both Appraiser and Client within three days of the Date of Agreement specified.

Appraisal Standards and Confidentiality

This report will be prepared and presented in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Institute, American Appraisal Society and the rules and regulations of the state. Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

Market Value

The subject property will be appraised at 'market value', which is defined as 'the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: Buyer and seller are typically motivated; Both parties are well informed or well advised and acting in what they consider their own best interests; A reasonable time is allowed for exposure in the open market; Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.'

Conditions of Limitation

The report will be made subject to certain general assumptions and limiting conditions that will be identified in the appraisal report.

In the event our appraisal work reveals the need for an extraordinary assumption or hypothetical condition it will be identified in the appraisal report.

Extraordinary Assumption and Hypothetical Conditions

An extraordinary assumption is 'an assumption, directly related to a specific assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.' (USPAP 2024-2025) A hypothetical condition is 'a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.' (USPAP 2024-2025) There may be extraordinary assumptions or hypothetical conditions in this report.

Changes to Agreement

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new Agreement.

Cancellation

Client may cancel this Agreement at any time prior to the Appraiser's delivery of the Appraisal Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

No Third-Party Beneficiaries

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third-party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

Limitation of Liability

Customer understands and agrees that if Compass South Appraisals, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of Compass South Appraisals, its agents or employees shall be limited to the amount of the fee paid by Customer.

Arbitration

Resolution of disputes by arbitration – If after the proper notice by Customer, Compass South Appraisals has re-inspected, evaluated, and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The venue for any dispute resolution shall be in Colleton County, South Carolina. The term

“dispute” includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement.

Furthermore, the parties agree that should a dispute arise as to any matter herein, the prevailing party shall be entitled to an award to include all costs associated with the defense of the case, plus interest and attorney’s fees.

Use of Employees or Independent Contractors

Appraiser may use employees or independent contractors at Appraiser’s discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

Testimony at Court of Other Proceedings

Unless otherwise stated in this Agreement, Client agrees that Appraiser’s assignment pursuant to this Agreement shall not include the Appraiser’s participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment. Should our participation be involved, the hourly rate would be \$300.00.

Appraisers Independence

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraisers cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser’s opinion of value will be developed competently and with independence, impartiality and objectivity.

Governing Law & Jurisdiction

The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive of any choice of law rules.

Thank-you for the opportunity to assist with your real estate appraisal needs. If the preceding terms and conditions are acceptable, please sign the acknowledgement, below, and return a signed copy to us.

Yours sincerely,



Travis Lee Avant, ASA, ARM-RP, R/W-AC
SC Certified General Real Estate Appraiser



Brittany Avant McCants, MAI
SC Certified General Appraiser, 7122

Acknowledgement

I have read the terms and conditions of this contract proposal, as set forth above, and both understand and agree to such terms and conditions.

Signature

Date

Printed Name

Statement of Qualifications of the Appraiser**Travis Lee Avant**

ASA -Accredited Senior Appraiser Designation and Appraisal Review RP Designation

Employment History

1983 to 1986	United States Army
1986 to 2000	Law Enforcement, Colleton Co. SC, including six years as elected Sheriff
2000 to 2003	Criminal Investigator, SC Law Enforcement Division -SLED
2003 to 2007	General Appraiser, Hartnett & Co, Charleston, SC
2007 to 2009	Summary Court Magistrate in Colleton County
2011 to 2013	Colleton County Election Commission Board Director
2007	Current- Present founder and co-owner of CSI and principal and team lead appraiser of Compass South Appraisals

Education

1987	Graduate of Trident Tech College, AS Public Service
1994	Graduate, the F.B.I. National Academy, Quantico, VA
1996	National Sheriff's Institute Administrators Academy, Colorado
2000	Graduate, The University of South Carolina, AS and Bachelor of Science

Current Business and Professional Affiliations

ASA - Designated Accredited Senior Appraisers and Appraisal Review & Management
ASA - Representative of the Ethics Committee
Board President, Palmetto Rural Telecommunication
Board Director, South Carolina Broad Band Association
Board Director, Executive Committee, SC Palmetto Agribusiness Council
Board Director with a Community Bank

Current State Certified General Real Estate Appraiser License

Active: Alabama, Georgia, North Carolina, South Carolina, Tennessee and Virginia – temporary licenses in past – Texas, Arkansas, Mississippi and Florida.

Brokers Real Estate License

Accredited Buyers Representation - ABR® designee of NAR. Real Estate organization that encourages the highest standard of ethical business practices.

Appraisal Experience

Twenty years as an appraiser with extensive experience appraising various types of rural and commercial and residential properties. To include commercial, industrial, office and retail uses, c-stores hotels, residential subdivision and a variety of special purposes type properties. Experience includes timberland, recreational property, historical plantations, venues, and agricultural products, such as poultry, and orchards. I have completed over one hundred appraisal assignments involving conservation and preservation easements.

I have completed over hundreds of eminent domain assignments with litigation experience. Eminent Domain clients include condemnor and condemnee for property owners, several counties and municipal governments, utility companies and law firms across South Carolina. I have experience in appraisal review; completed over 100 hours of training with emphasis on appraisal review training and have experience providing technical, UASFLA and USPAP compliance appraisal reviews. I have testified as a witness in Federal, State, Family, Master of Equity, Common/Civil and Criminal Court.

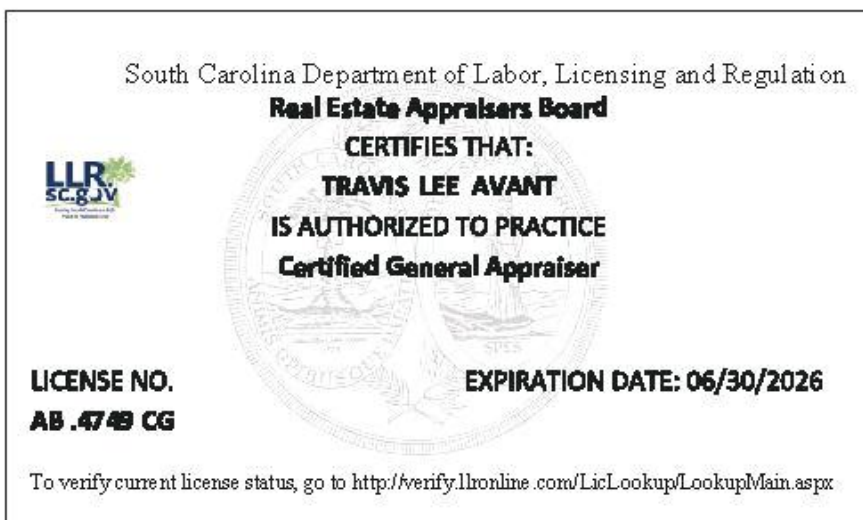
Articles and Presentations

Contributor for the TAQEEM appraisal review manual was recently published by the American Society of Appraisers. TAQEEM is a Saudi Authority for Accredited Valuations for the government of a Middle Eastern country. I have served a few times as a guest instructor for ASA regarding Appraisal Review courses as well as providing instructions to a few organizations on the appraisal process.

Appraisal Education

SC Land Use, Seminar Group, 2024
 Conservation Easements: Legal, Appraisal, Accounting, and Ethical Issues, Appraisal institute 2023
 Business Practice and Ethics, Appraisal institute, 2023
 Appraising Environmentally Contaminated Properties, 2023
 Conservation Transactions: Legal and Appraisal Matters, SCCB 2022
 Comprehensive Appraisal Overview, Appraisal Institute, 2022
 Appraisal Review Theory, Appraisal Institute, 2021
 Easement Valuation, IRWA, 2021
 Supervisory - Trainee Course, 2021
 Code of Ethics, IRWA, 2021
 Eminent Domain, IRWA, 2020
 Comprehensive Appraisal Overview, Appraisal Institute, 2020
 Appraisal Review Theory, Appraisal Institute, 2019
 Realtors ® Appraisal Code of Ethics, 2018
 Cost Approach Certificate, Core Logic, 2018
 The Law and Litigation with Eminent Domain, SC Bar, 2018
 Uniform Standards, USPAP, every year and current
 Eminent Domain and Condemnation, Appraisal Institute, 2018
 Expert Witness / Scope of Work / Going Concern, Appraisal Society Appraisers 2017
 Forest Valuation II, Appraisal Institute, 2017
 Principals of Real Estate Appraisals, IRWA 2017
 Uniform Appraisal Standards for Federal Land Acquisitions, 2016, 2017
 Ethics and the Right of Way Profession, IRWA, 2016
 Appraisal Review Management, Appraisal Society Appraisers, 2015, 2016
 Accredited Buyers Representation - ABR® designee, NAR, 2015
 Standards of Practice for the Right of Way Professional, IRWA 2015
 The Valuation of Partial Acquisitions, IRWA 2015
 Real Estate Finance, Statistics Valuation Modeling, Appraisal Institute, 2013
 General Appraisal Report Writing and Case Studies, Appraisal Institute, 2013
 Hypothetical and Extraordinary Conditions, Appraisal Institute, 2012
 Conservation Easements, 2006, 2012, 2013, 2015
 Business Practice & Ethics, Appraisal Institute, 2012
 Fundamentals of Separating Real Property, 2012
 Appraising the Appraiser, Appraisal Institute, 2012
 Applied Forest Finance, FORISK, 2010
 Advanced Sales and Cost Approach, Appraisal Institute, 2009

Advanced Income Capitalization, Appraisal Institute, 2009
Commercial Real Estate Analysis, CCIM, 2006
The Professional Guide to URAR- Secondary Mortgages, 2005
Appraisal Principles, Appraisal Institute, 2005
Discounted Cash Flow, 2004
Applied Income Property Valuation, 2003
Advanced Income Capitalization Procedures, 2003
Introduction to Income Property Appraisal, 2003
Financial Cash Flow, 2003, 2013
Appraising Single family Residences, 2003
Applied Property Valuation Case study 2003
Principals of Real Estate Appraisals, 2003

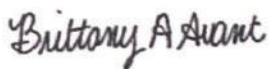


Thank-you for the opportunity to assist with your real estate appraisal needs. If the preceding terms and conditions are acceptable, please sign the acknowledgement, below, and return a signed copy to us.

Yours sincerely,



Travis Lee Avant, ASA, ARM-RP, R/W-AC
SC Certified General Real Estate Appraiser



Brittany Avant McCants, MAI
SC Certified General Appraiser, 7122

Acknowledgement

I have read the terms and conditions of this contract proposal, as set forth above, and both understand and agree to such terms and conditions.


Signature

10/28/24
Date

Kate Schalter
Printed Name



Beaufort County, South Carolina

generated on 10/28/2024 11:25:18 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 001A 0000	00073707	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	PARKER FAMILY LP	Property Class Code	ResVac Highway & Street ROW
Owner Address	PO BOX 457 HAMPTON SC 29924	Acreage	13.8600
Legal Description	ESMT/POND/MARSH LEMON ISLPB32 P245 PB68 P39 PB68 P73PB94 P174*1.56 ESMT 5.60 AC POND 6.70 AC MARSH SPLIT 8/99 7.95 AC 7/5-11		

Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2024	\$6,900		\$6,900	\$117.04	\$0.00
2023	\$6,900		\$6,900	\$46.06	\$46.06
2022	\$6,900		\$6,900	\$44.24	\$44.24
2021	\$6,900		\$6,900	\$43.91	\$43.91
2020	\$6,900		\$6,900	\$43.42	\$43.42
2019	\$6,900		\$6,900	\$43.21	\$43.21
2018	\$6,900		\$6,900	\$35.48	\$35.48
2017	\$6,900		\$6,900	\$33.73	\$33.73
2016	\$6,900		\$6,900	\$33.52	\$33.52
2015	\$6,900		\$6,900	\$32.99	\$32.99
2014	\$6,900		\$6,900	\$10.81	\$10.81

Sales Disclosure					
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
PARKER FAMILY LP	3786 771	8/13/2019	co		\$10
PARKER FAMILY LP	3192 3221	11/14/2012	De		\$5
PETERS J ROBERT JR PARKER JOHN E HENDERSON DANIEL E	2918 1299	12/21/2009	Fu		\$5
PETERS J ROBERT SR	453 1836	6/1/1986	Fu		\$0
THOMPSON ROBERT THOMAS JR	453 1825	6/1/1986	Fu		\$157,000
THOMPSON ROBERT THOMAS JR	1985 95	10/1/1985	Ex		\$0

					12/31/1776	Or		\$0
Building	Type	Use Code Description	Constructed Year	Improvements Stories	Rooms	Square Footage	Improvement Size	



Beaufort County, South Carolina

generated on 10/28/2024 11:56:00 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0005 0000	08620049	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	PARKER FAMILY LP	Property Class Code	ResVac Platted&Unplatted
Owner Address	PO BOX 457 HAMPTON SC 29924	Acreage	1.2600
Legal Description	LOT 1 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

		Historic Information			
Tax Year	Land	Building	Market	Taxes	Payment
2024	\$146,600		\$146,600	\$1,963.18	\$0.00
2023	\$146,600		\$146,600	\$1,963.20	\$1,963.20
2022	\$115,000		\$115,000	\$1,780.22	\$1,780.22
2021	\$115,000		\$115,000	\$1,742.96	\$1,742.96
2020	\$115,000		\$115,000	\$1,686.38	\$1,686.38
2019	\$115,000		\$115,000	\$1,662.23	\$1,662.23
2018	\$115,000		\$115,000	\$1,572.02	\$1,572.02
2017	\$288,700		\$288,700	\$3,230.12	\$3,230.12
2016	\$288,700		\$288,700	\$3,173.71	\$3,173.71
2015	\$288,700		\$288,700	\$3,028.32	\$3,028.32
2014	\$288,700		\$288,700	\$2,985.27	\$2,985.27

	Sales Disclosure				
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
Multiple Owners	2918 1284	12/21/2009	Ge		\$5
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E	1122 1686	12/31/1998	Fu		\$59,366
		12/31/1776	Or		\$0

Improvements						
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage
Improvement Size						



Beaufort County, South Carolina

generated on 10/28/2024 11:51:10 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0006 0000	08620058	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	SUSAN P HENDERSON REV TRUST	Property Class Code	ResVac Platted&Unplatted
Owner Address	PO BOX 2500 RIDGELAND SC 29936	Acreage	.9300
Legal Description	LOT 2 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

		Historic Information			
Tax Year	Land	Building	Market	Taxes	Payment
2024	\$90,800		\$90,800	\$1,225.06	\$0.00
2023	\$90,800		\$90,800	\$1,225.05	\$1,225.05
2022	\$71,200		\$71,200	\$1,112.72	\$1,112.72
2021	\$71,200		\$71,200	\$1,089.66	\$1,089.66
2020	\$71,200		\$71,200	\$1,054.66	\$1,054.66
2019	\$71,200		\$71,200	\$1,039.72	\$1,039.72
2018	\$71,200		\$71,200	\$981.22	\$981.22
2017	\$301,400		\$301,400	\$2,503.66	\$2,503.66
2016	\$301,400		\$301,400	\$2,460.04	\$2,460.04
2015	\$301,400		\$301,400	\$2,347.56	\$2,347.56
2014	\$301,400		\$301,400	\$2,307.88	\$2,307.88

		Sales Disclosure				
Grantor	Book & Page	Date	Deed	Vacant	Sale Price	
SUSAN HENDERSON REVOC TRUST	3902 693	8/25/2020	co		\$5	
HENDERSON SUSAN P	3195 199	11/14/2012	De		\$5	
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E	1122 1691	12/31/1998	Fu		\$59,366	
HENDERSON DANIEL E	1122 1706	12/31/1998	Fu		\$5	
		12/31/1776	Or		\$0	

Building	Type	Use Code Description	Constructed Year	Improvements Stories	Rooms	Square Footage	Improvement Size
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Beaufort County, South Carolina

generated on 10/28/2024 11:37:28 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0007 0000	08620067	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	DANIEL E HENDERSON REV TRUST	Property Class Code	ResVac Platted&Unplatted
Owner Address	PO BOX 2500 RIDGELAND SC 29936	Acreage	.8800
Legal Description	LOT 3 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

Tax Year	Land	Building	Market	Taxes	Payment
2024	\$89,800		\$89,800	\$1,212.90	\$0.00
2023	\$89,800		\$89,800	\$1,212.88	\$1,212.88
2022	\$70,400		\$70,400	\$1,100.04	\$1,100.04
2021	\$70,400		\$70,400	\$1,077.25	\$1,077.25
2020	\$70,400		\$70,400	\$1,042.65	\$1,042.65
2019	\$70,400		\$70,400	\$1,027.87	\$1,027.87
2018	\$70,400		\$70,400	\$969.99	\$969.99
2017	\$301,900		\$301,900	\$2,475.54	\$2,475.54
2016	\$301,900		\$301,900	\$2,432.41	\$2,432.41
2015	\$301,900		\$301,900	\$2,321.21	\$2,321.21
2014	\$301,900		\$301,900	\$2,280.96	\$2,280.96

Grantor	Sales Disclosure	Date	Deed	Vacant	Sale Price
DANIEL E HENDERSON REVOC TRUST	Book & Page	8/13/2019	co		\$10
HENDERSON DANIEL E	3786 771	11/14/2012	De		\$5
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E	3192 3221	12/31/1998	Fu		\$5
	1122 1691	12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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Beaufort County, South Carolina

generated on 10/28/2024 11:35:24 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0008 0000	08620076	7 OKATIE HWY,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	ELLEN B PETERS IRREVOC TRUST AGRMT	Property Class Code	ResVac Platted&Unplatted
Owner Address	212 HARRIET ST HAMPTON SC 29924	Acreage	.9100
Legal Description	LOT 4 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

Tax Year	Land	Building	Market	Taxes	Payment
2024	\$95,900		\$95,900	\$1,293.30	\$0.00
2023	\$95,900		\$95,900	\$1,293.31	\$1,293.31
2022	\$75,200		\$75,200	\$1,173.65	\$1,173.65
2021	\$75,200		\$75,200	\$1,149.29	\$1,149.29
2020	\$75,200		\$75,200	\$1,112.31	\$1,112.31
2019	\$75,200		\$75,200	\$1,096.53	\$1,096.53
2018	\$75,200		\$75,200	\$1,035.13	\$1,035.13
2017	\$298,900		\$298,900	\$2,644.26	\$2,644.26
2016	\$298,900		\$298,900	\$2,598.16	\$2,598.16
2015	\$298,900		\$298,900	\$2,479.32	\$2,479.32
2014	\$298,900		\$298,900	\$2,437.53	\$2,437.53

Grantor	Sales Disclosure	Date	Deed	Vacant	Sale Price
PETERS ELLEN B	Book & Page				
	3203 2045	12/31/2012	De		\$5
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E	1122 1681	12/31/1998	Fu		\$59,366
PETERS J ROBERT JR	1122 1696	12/31/1998	Fu		\$5
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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Beaufort County, South Carolina

generated on 10/28/2024 11:32:57 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0009 0000	08620085	,	10/25/2024	2024	2024

Current Parcel Information

Owner	PETERS JOHN ROBERT III SWEENEY KATHLEEN ELIZABETH	Property Class Code	ResVac Platted&Unplatted
Owner Address	103 EDISTO DR HAMPTON SC 29924	Acreage	.9300
Legal Description	LOT 5 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2024	\$92,800		\$92,800	\$1,251.88	\$0.00
2023	\$92,800		\$92,800	\$1,251.89	\$1,251.89
2022	\$72,800		\$72,800	\$1,138.10	\$1,138.10
2021	\$72,800		\$72,800	\$1,114.50	\$1,114.50
2020	\$72,800		\$72,800	\$1,078.68	\$1,078.68
2019	\$72,800		\$72,800	\$1,063.39	\$1,063.39
2018	\$72,800		\$72,800	\$1,003.68	\$1,003.68
2017	\$300,400		\$300,400	\$2,559.90	\$2,559.90
2016	\$300,400		\$300,400	\$2,515.29	\$2,515.29
2015	\$300,400		\$300,400	\$2,400.28	\$2,400.28
2014	\$300,400		\$300,400	\$2,359.76	\$2,359.76

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
PETERS JUDITH	4044 3047	7/30/2021	co		\$0
PETERS J ROBERT JR %ELLEN B PETERS	2793 2353	12/17/2008	Ex		\$0
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E	1122 1681	12/31/1998	Fu		\$5
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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Beaufort County, South Carolina

generated on 10/28/2024 11:27:10 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0010 0000	08620094	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	PARKER FAMILY LP	Property Class Code	ResVac Platted&Unplatted
Owner Address	PO BOX 457 HAMPTON SC 29924	Acreage	1.1600
Legal Description	LOT 6 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

Tax Year	Land	Building	Market	Taxes	Payment
2024	\$126,800		\$126,800	\$1,700.10	\$0.00
2023	\$126,800		\$126,800	\$1,700.08	\$1,700.08
2022	\$99,400		\$99,400	\$1,541.66	\$1,541.66
2021	\$99,400		\$99,400	\$1,509.47	\$1,509.47
2020	\$99,400		\$99,400	\$1,460.60	\$1,460.60
2019	\$99,400		\$99,400	\$1,439.74	\$1,439.74
2018	\$99,400		\$99,400	\$1,360.86	\$1,360.86
2017	\$289,600		\$289,600	\$3,173.88	\$3,173.88
2016	\$289,600		\$289,600	\$3,118.48	\$3,118.48
2015	\$289,600		\$289,600	\$2,975.64	\$2,975.64
2014	\$289,600		\$289,600	\$2,930.93	\$2,930.93

Grantor	Sales Disclosure	Book & Page	Date	Deed	Vacant	Sale Price
PARKER MARGARET S		2918 1278	12/21/2009	Ge		\$5
PARKER JOHN E		1122 1701	12/31/1998	Ge		\$5
PETERS J ROBERT SR PARKER JOHN E HENDERSON DANIEL E		1122 1686	12/31/1998	Fu		\$5
			12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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Beaufort County, South Carolina

generated on 10/28/2024 11:23:28 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 007 000 0011 0000	08620101	,	10/25/2024	2024	2024

	Current Parcel Information		
Owner	PARKER FAMILY LP	Property Class Code	ResVac Platted&Unplatted
Owner Address	PO BOX 457 HAMPTON SC 29924	Acreage	2.0500
Legal Description	LOT 7 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174		

		Historic Information			
Tax Year	Land	Building	Market	Taxes	Payment
2024	\$209,100		\$209,100	\$2,041.48	\$0.00
2023	\$209,100		\$209,100	\$1,975.50	\$1,975.50
2022	\$164,000		\$164,000	\$1,792.85	\$1,792.85
2021	\$164,000		\$164,000	\$1,755.43	\$1,755.43
2020	\$164,000		\$164,000	\$1,698.59	\$1,698.59
2019	\$164,000		\$164,000	\$1,674.34	\$1,674.34
2018	\$164,000		\$164,000	\$1,583.75	\$1,583.75
2017	\$100,500		\$100,500	\$1,440.07	\$1,440.07
2016	\$100,500		\$100,500	\$1,415.23	\$1,415.23
2015	\$100,500		\$100,500	\$1,351.19	\$1,351.19
2014	\$100,500		\$100,500	\$1,347.01	\$1,347.01

		Sales Disclosure				
Grantor	Book & Page	Date	Deed	Vacant	Sale Price	
PARKER FAMILY LP	3786 771	8/13/2019	co		\$10	
Multiple Owners	3192 3221	11/14/2012	De		\$5	
PETERS JUDITH	2918 1299	12/21/2009	Fu		\$5	
PETERS J ROBERT JR PARKER JOHN E HENDERSON DANIEL E	2793 2353	12/17/2008	Ex		\$0	
		12/31/1776	Or		\$0	
UNKNOWN OWNER 08620101		12/31/1776	Or		\$0	

Building	Type	Use Code Description	Improvements		Rooms	Square Footage	Improvement Size
			Constructed Year	Stories			





1/12 PB

Item 14.

RECORDED
2010 Feb -09 11:00 AM

Sharon Q. Burnie
BEAUFORT COUNTY AUDITOR

Parker Family, LP
c/o John E. Parker
P. O. Box 457
Hampton, SC 29924

TITLE TO REAL ESTATE

The State of South Carolina,)
County of Beaufort.)

BEAUFORT COUNTY SC- ROD
BK 02918 PGS 1278-1283
DATE: 12/22/2009 12:10:48 PM
INST # 2009072555 RCPT# 604420

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Margaret S. Parker

in the State aforesaid, County aforesaid, for and in consideration of the sum of Five(\$5.00) Dollars, Love and Affection to me in hand paid at and before the sealing of these presents by the **Parker Family , LP** in the State aforesaid, County 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 **Parker Family , LP**, its successors and assigns, the following described property:

PARCEL II

All that certain piece, parcel or lot of land shown and depicted as Lot No. 6 containing 1.13 acres and as shown on that certain plat prepared by David E. Gasque, RLS, dated December 21, 1998, and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ADD DMP Record 2/2/2010 02:04:52 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0010	0000	00

1

ALSO
GRANT OF EASEMENT

All my right, title and interest of, in and to a permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under, and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 39.

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance fore the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said easement.

The parcel of lot of land affected by this easement is located in the County of Beaufort, State of South Carolina, lying or being on Lemon Island, being more particularly shown and described as Lot No. 1 containing 1.15 acres on a plat prepared by David E. Gasque, RLS, dated December 21, 1998, and recorded in Plat Book 68 at Page 73 in the office of the Register of Deeds for Beaufort County, South Carolina.

RESERVING unto J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson, their heirs and assigns, a complimentary 50" easement across said Easement, for purposes of ingress and egress and installation and maintenance of utilities for the adjacent properties being retained by J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson.

This being the same lot of land conveyed unto Margaret S. Parker by deed of John E. Parker dated December 31, 1998, and recorded February 4, 2009, in the office of the Register of Deeds for Beaufort County, South Carolina in Book 1122 at page 1701.

TMS # R600 007 000 0010 0000

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Parker Family, LP, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Parker Family, LP, its Successors and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 21st day of December in the year of our Lord two thousand nine and in the two hundred and thirty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Michael J. McKay
Richard D. Cummings

Margaret C. Parker
Margaret C. Parker

THE STATE OF SOUTH CAROLINA,)

COUNTY OF HAMPTON.)

PERSONALLY appeared before me Michele J. McKay
and made oath that (s)he saw the within-named Margaret S. Parker
sign, seal, and as her Act and Deed, deliver the within-written
Deed; and that (s)he with Rita D. Cummings
witnessed the execution thereof.



came before me this 21st day of December, A. D. 2009.

Felicia G. Brown
Notary Public for South Carolina
Expires: Oct. 12, 2010

Michele J. McKay

THIS DEED HAS BEEN PREPARED BY PETERS, MURDAUGH, PARKER, ELTZROTH &
DETRICK, P. A. WITHOUT THE BENEFIT OF TITLE EXAMINATION.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located on Lemon Island in Beaufort County, bearing Beaufort County Tax Map Number R600 007 000 0010 0000 was transferred by Margaret S. Parker to Parker Family, LP on December 21st, 2009.
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because: (See Information section of affidavit): 9
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$ <u>0.00</u>
(b) Place the amount listed in item 5 above here:	\$ <u>0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$ <u>0.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 21st
 day of December, 2009.

Michael J. McKay
 Notary Public for South Carolina
 My Commission Expires: Aug 23, 2017

Responsible Person connected with the Transaction

M. S. Parker
 Grantor, Margaret S. Parker

INFORMATION SHEET

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a State, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a statutory merger or consolidation from a constituent partnership to the continuing or new partnership; and,
12. that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Parker Family, LP
c/o John E. Parker
P. O. Box 457
Hampton, SC 29924

The State of South Carolina,)
)
County of Beaufort.)

KNOW ALL MEN BY THESE PRESENTS, THAT

in the State aforesaid, County aforesaid, for and in consideration of the sum of Five(\$5.00) Dollars, Love and Affection to me in hand paid at and before the sealing of these presents by the **Parker Family , LP** in the State aforesaid, County 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 **Parker Family , LP**, its successors and assigns, the following described property:

All that certain lot of real property situated in Sheldon Township, Beaufort County, South Carolina and shown as Lot No. 2 on a plat of Marsh Pointe Subdivision, Phase I, prepared by Robert D. Trogon, IV, dated October 18, 1994, revised May 2, 1995, further revised August 28, 1995, and recorded at the office of the RMC for Beaufort County, South Carolina in Plat Book 53 at Page 180.

1

conveyed real property across and upon that certain right-of-way shown on the referenced plat of record as Marsh Pointe Drive.

This conveyance is made subject to restrictive covenants pertaining to Marsh Pointe Subdivision, Phase I, dated December 6, 1994, and recorded at the office of the RMC for Beaufort County, South Carolina in Record Book 747 at Page 344, and as amended by instrument recorded in Record Book 799 at Page 2378.

This being a portion of the property conveyed unto John E. Parker by deed of Patricia W. Reeves dated May 20, 1996, and recorded in the office of the RMC for Beaufort County on May 22, 1996, in Book 860 at Page 624.

TMS # R700 036 000 0073 0000

PARCEL II

All my right, title and interest of, in and to all that certain piece, parcel or lot of land shown and depicted as Lot No. 1 containing 1.15 acres as shown on that certain plat prepared by David E. Gasque, RLS, dated December 21, 1998, and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ALSO

GRANT OF EASEMENT

All my right, title and interest of, in and to a permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under, and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 39.

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance fore the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said

easement.

The parcel of lot of land affected by this easement is located in the County of Beaufort, State of South Carolina, lying or being on Lemon Island, being more particularly shown and described as Lot No. 1 containing 1.15 acres on a plat prepared by David E. Gasque, RLS, dated December 21, 1998, and recorded in Plat Book 68 at Page 73 in the office of the Register of Deeds for Beaufort County, South Carolina.

RESERVING unto J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson, their heirs and assigns, a complimentary 50" easement across said Easement, for purposes of ingress and egress and installation and maintenance of utilities for the adjacent properties being retained by J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson.

This being a portion of the property conveyed unto John E. Parker by deed of J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson dated and recorded on December 31, 1998, in the office of the Register of Deeds for Beaufort County, South Carolina in Book 1122 at Page 1686.

TMS # R600 007 000 0005 0000

PARCEL III

All that certain tract of real property situated in Sheldon Township in Beaufort County, South Carolina, consisting of five (5.000) acres, and designated as PARCEL "A" on that certain plat prepared by David S. Youmans, R.L.S. No. 9765, dated January 5, 1999, entitled "SUBDIVISION PLAT PREPRED FOR AUBREY U. REEVES," and recorded at the office of the Beaufort County RMC on January 8, 1999, in Plat Book 68 at Page 109.

And ALSO, a non-exclusive easement for the purposes of access to the conveyed real property from Paige Point Road across and upon that certain one hundred (100') foot right-of-way designated on the referenced plat as "RAIL BED ROAD."

The conveyed real property is hereby subjected to a restriction, which shall be in perpetuity, preventing all or any portion of the

conveyed real property from ever being used as a site for mobile homes or manufactured housing.

This being the same property conveyed unto John E. Parker by deed of Aubrey U. Reeves dated January 15, 1999, and recorded in the office of the RMC for Beaufort County on January 21, 1999, in Book 1129 at Page 925.

TMS # R700 036 000 0126 0000

PARCEL IV

All that certain tract of real property situated in Sheldon Township in Beaufort County, South Carolina, consisting of five and 99/1000 (5.099) acres, and designated as PARCEL "B" on that certain plat prepared by David S. Youmans, R.L.S. No. 9765, dated January 5, 1999, entitled 'SUBDIVISION PLAT PREPARED FOR AUBREY U. REEVES,' and recorded at the office of the Beaufort County RMC on January 8, 1999, in Plat Book 68 at Page 109.

And ALSO, a non-exclusive easement for the purposes of access to the conveyed real property from Paige Point Road across and upon that certain one hundred (100') foot right-of-way designated on the referenced plat as "RAIL BED ROAD."

The conveyed real property is hereby subjected to a restriction, which shall be in perpetuity, preventing all or any portion of the conveyed real property from ever being used as a site for mobile homes or manufactured housing.

This being the same property conveyed unto John E. Parker by deed of Aubrey U. Reeves dated January 15, 1999, and recorded in the office of the RMC for Beaufort County on January 21, 1999, in Book 1129 at Page 928.

TMS # R700 036 000 0068 0000

PARCEL V

All that certain lot of real property situated within the Page's Point section of Sheldon Township in Beaufort County, South Carolina; consisting of 1.086 acres, more or less; and shown by

metes and bounds as Lot 16 on the plat prepared for Aubrey Reeves by Davis S. Youmans, dated January 5, 1999, and recorded at the Beaufort County Register of Deeds on May 31, 2000, in Plat Book 74 at Page 178.

ALSO, a non-exclusive easement for ingress to and egress from the conveyed real property across and upon that certain right-of-way shown as Marsh Pointe Drive on the plat recorded at the Beaufort County Register of Deeds in Plat Book 53 at Page 180.

This being the same property conveyed unto John E. Parker by deed of Mark D. Ball dated April 6, 2001 and recorded April 16, 2001, in the office of the RMC for Beaufort County in Book 1406 at page 2239.

TMS # R700 036 000 0087 0000

PARCEL VI

All that certain lot of real property situated at Stuart Point, Seabrook, Beaufort County, South Carolina containing 1.23 acres and designated as Building Parcel or Lot Three (3) on that certain plat entitled "Subdivision Plat The Reserve at Stuart Point" prepared by David E. Gasque, SCRLS, dated June 4, 2003 and recorded in the office of the RMC for Beaufort County, South Carolina in Plat Book 93 at Page 96. TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS TO AND FROM THIS Lot over Reserve Drive as described on the above named plat.

This real property is subject to the Declaration of Covenants and Restrictions and Provisions for the Reserve at Stuart Point recorded in the office of the RMC for Beaufort County, South Carolina in Book 1774 at Page 2424 on June 25, 2003.

This being the same property conveyed unto John Elliott Parker, a/k/a John E. Parker, by deed of The Reserve at Stuart Point, LLC dated February 15, 2005, and recorded in the office of the RMC for Beaufort County, South Carolina on February 25, 2005, in Book 02102 at Pages 2067-2069 and due to error in the probate of said deed, re-recorded in Book 02506 at Pages 1195-1198.

TMS # R100 016 000 0274 0000

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, all my right, title and interest of, in and to the said Premises before mentioned unto the said Parker Family, LP, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, all my right, title and interest of, in and to the said Premises unto the said Parker Family, LP, its Successors and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 21st day of December in the year of our Lord two thousand nine and in the two hundred and thirty-third year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

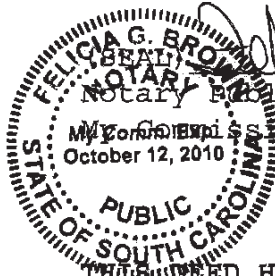
Michael J. McKay
Rita D. Cummings

John E. Parker
a/k/a John Elliott Parker

THE STATE OF SOUTH CAROLINA,)
)
 COUNTY OF HAMPTON.)

PERSONALLY appeared before me Michele J. McKay
 and made oath that (s)he saw the within-named John E. Parker, a/k/a
 John Elliott Parker sign, seal, and as his Act and Deed, deliver
 the within-written Deed; and that (s)he with
Rita D. Cummings witnessed the execution
 thereof.

SWORN to before me this 21ST day of December, A. D. 2009.



Felicia G. Brown
 Notary Public for South Carolina
 My Commission Expires: Oct. 12, 2010

Michele J. McKay

THIS DEED HAS BEEN PREPARED BY PETERS, MURDAUGH, PARKER, ELTZROTH &
 DETRICK, P. A. WITHOUT THE BENEFIT OF TITLE EXAMINATION.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Beaufort County, bearing Beaufort County Tax Map Numbers R700 036 000 0073 0000 (Marsh Point Subdivision, Phase I, in Sheldon Township); R600 007 000 0005 0000 (on Lemon Island); R700 036 000 0126 0000 (in Sheldon Township); R700 036 000 0068 0000 (in Sheldon Township); R700 036 000 0087 0000 (Paige Point Section of Shelton Township); and R100 016 000 0274 0000 (in Stuart Point in Seabrook), was transferred by John E. Parker to Parker Family, LP on December 21, 2009.
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because: (See Information section of affidavit): 9.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$_____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 0.00
 - (b) Place the amount listed in item 5 above here: \$ 0.00
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 21st
 day of December, 2009.

Solicia G. Braun
 Notary Public for South Carolina
 My Commission Expires: Oct. 12, 2010

Responsible Person connected with the Transaction

Grantor, John E. Parker

INFORMATION SHEET

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a State, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a statutory merger or consolidation from a constituent partnership to the continuing or new partnership; and,
12. that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

ADD DMP Record 2/2/2010 15:15:25
 --> Book/Page O BK 2918 PG 1293A
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R100	016	000	0274	0000	00

ADD DMP Record 2/2/2010 15:15:25
 --> Book/Page O BK 2918 PG 1293A
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0005	0000	00

ADD DMP Record 2/2/2010 15:15:25
 --> Book/Page O BK 2918 PG 1293A
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R700	036	000	0068	0000	00

ADD DMP Record 2/2/2010 15:15:25
 --> Book/Page O BK 2918 PG 1293A
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R700	036	000	0073	0000	00

ADD DMP Record 2/2/2010 15:15:25
 --> Book/Page O BK 2918 PG 1293A
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R700	036	000	0126	0000	00

ADD DMP Record 2/2/2010 03:16:25 PM
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R700	036	000	0087	0000	00

3
to pay
Peters
\$10

Space above this line for recording information only

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

KNOW ALL MEN BY THESE PRESENTS, that I, **ELLEN B. PETERS** in the State aforesaid for and in consideration of the sum of Five and no/100 (\$5.00) Dollars to me paid by **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT OF ELLEN B. PETERS DATED 12/27/2012, 212 HARRIET STREET, HAMPTON, SC 29924** in the state aforesaid, County of Beaufort, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT OF ELLEN B. PETERS DATED 12/27/2012**, its successors and assigns, all my right, title and interest in the following described property, to-wit:

All that certain piece, parcel or lot of land shown and depicted as Lot No. 4 containing .94 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 73 and having such meets and bounds as shown on said plat.

ALSO

ADD DMP Record 1/8/2013 01:11:56 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R600 007 000 0008 0000 00

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "existing Access Easement" as shown and depicted on that certain plat recorded in the office of the Register of Deeds for Beaufort County in Plat Book 68 at page 39.

Page 1 of 3

DEED PREPARED, TITLE NOT EXAMINED
SOLOMONS & LAWTON, PC, P. O. BOX 969, ESTILL, SC 29918

PROVIDED, the Grantee and his or her heirs and assigns covenant and agree to repair immediately and damages to the said property hereinafter described, resulting from the use of the easement or installation or maintenance of any underground utility servicing his/her/its adjacent property to which this easement is appurtenant, and also to share reasonable costs of maintenance for the easement in proportion to Grantee's or his heirs' and assigns' proportionate share of ownership in the entire tract served by said easement.

The parcel of lot of land affected by this easement is located in the County of Beaufort, State of South Carolina, lying or being on Lemon Island, being more particularly shown and described as Lot No. 4, containing .94 acres on a plat prepared by David E. Basque, RLS, dated December 21, 1998, and recorded in the Plat Book 68 at page 73 in the office of the Register of Deeds for Beaufort County, South Carolina.

RESERVING unto the Grantor, and his heirs and assigns, a complementary 50" easement across said Easement, for purposes of ingress and egress and installation and maintenance of utilities for the adjacent properties being retained by the Grantor.

DERIVATION: This being the identical property conveyed to Ellen B. Peters by deed of J. Robert Peters, Jr. recorded in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 1122 at page 1696.

Beaufort County Tax Map Reference R600 007 000 0008 0000

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

To Have and to Hold all and singular the premises before mentioned unto the said **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT OF ELLEN B. PETERS DATED 12/27/2012**, its successors and assigns forever and I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST**

Page 2 of 3

DEED PREPARED, TITLE NOT EXAMINED
SOLOMONS & LAWTON, PC, P. O. BOX 969, ESTILL, SC 29918

To Have and to Hold all and singular the premises before mentioned unto the said **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT OF ELLEN B. PETERS DATED 12/27/2012**, its successors and assigns forever and I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said **JOHN R. PETERS, III and JUDITH A. PETERS, TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT OF ELLEN B. PETERS DATED 12/27/2012**, its successors and assigns, against me and my heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 31 day of December in the year of our Lord two thousand twelve and in the two hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Elizabeth A. [Signature]
Harl Collins

Ellen B. Peters
ELLEN B. PETERS

STATE OF SOUTH CAROLINA)
COUNTY OF HAMPTON)

ACKNOWLEDGEMENT

Subscribed, sworn to and acknowledged before me by **ELLEN B. PETERS**, the **Grantor**, and subscribed and sworn to before me by the witness this 31 day of December, 2012.

Catherine H. Whittington
Notary Public for South Carolina
My Commission Expires:

Page 4 of 4

DEED PREPARED, TITLE NOT EXAMINED
SOLOMONS & LAWTON, PC, P. O. BOX 969, ESTILL, SC 29829



2800
15349
Killed

BEAUFORT COUNTY SC -
BK 3786 Pgs 771-777
FILE NUM 2019044145
08/16/2019 11:56:58 AM
REC'D BY sherrellw RCPT# 942867
RECORDING FEES \$15.00

Item 14.

Prepared without the benefit of a title exam by:
Derek C. Gilbert, Esq
Gilbert Law Firm LLC
2 Professional Village Circle
Beaufort, South Carolina 29907
Tel: 843-524-4000
Fax: 843-524-4006
derek@dcgilbert.com
File No. 191354-DEBRUIN PF HE

CHANGE DMP Record 9/10/2019 11:19:46 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0007	0000	00

Parcel ID No. R112 032 000 0215 0000
R600 007 000 001A 0000
R600 007 000 0007 0000
R600 007 000 0011 0000

ADD DMP Record 9/10/2019 11:19:21 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R112	032	000	0215	0000	00

*****AREA ABOVE THIS LINE RESERVED FOR RECORDING*****

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
)
(Corrective Deed)
COUNTY OF Beaufort) (Book 3192 at Page 3221)

GRANTOR: Daniel E. Henderson

GRANTEE: Daniel E. Henderson, Trustee of the Daniel E. Henderson Revocable
Trust dated November 6, 2012

Grantee's Address: PO Box 2500
Ridgeland, SC 29936

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, Grantor executed a deed to "Daniel E. Henderson Revocable Trust U/A/D" which was recorded in Book 3192 at Page 3221 in the ROD Office for Beaufort County, South Carolina (the "Original Deed"); and

WHEREAS, the Original Deed contained a scrivener's error in that the grantee should have been to "Daniel E. Henderson, Trustee of the Daniel E. Henderson Revocable Trust dated November 6, 2012"; and

WHEREAS, the Corrective Deed is being recorded to correct the Original Deed.

KNOW ALL MEN BY THESE PRESENT, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00), paid by Grantee to the Grantor, the receipt and

CHANGE DMP Record 9/10/2019 11:20:11 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0011	0000	00

CHANGE DMP Record 9/10/2019 11:20:35 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	001A	0000	00

191354 th

sufficiency of which is hereby acknowledged, SUBJECT TO the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described on Exhibit A attached hereto and incorporated herein.

This conveyance is made SUBJECT TO all easements, conditions, covenants and restrictions of record.

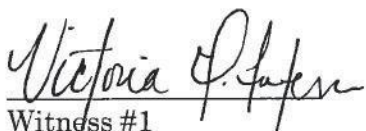
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns forever.

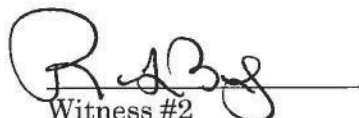
And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused this Corrective Deed to be executed on this the 13 day of August, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness #1


Daniel E. Henderson


Witness #2

STATE OF SOUTH CAROLINA)
)
 COUNTY OF Beaufort)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that Daniel E. Henderson, Trustee of the Daniel E. Henderson Revocable Trust dated November 6, 2012, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of August, 2019.


 Notary Public for S.C.
 My Commission Expires: 10-7-2020

(SEAL)

RONDA L. BELGER
 Notary Public South Carolina
 Commission Expires: 10-07-2020

LOT 3 - - LEMON ISLAND -

ALL that certain piece, parcel or lot of land shown and depicted as Lot No. 3 containing .88 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

~ALSO~

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

This being the same property conveyed to Daniel E. Henderson by deed of J. Robert Peters, Jr., John E. Parker and Daniel E. Henderson dated December 31, 1998 and recorded in the office of the Register of Deeds for Beaufort County in Deed Book 1122 at Page 1691 and being a portion of that certain ten (10) acre more or less parcel of land conveyed to the Grantors herein by deeds recorded in the Office of the Register of Deeds for Beaufort County in Deed Book 453 at Page 1829; and Deed Book 453 at Page 1836.

Tax Map # R600-007-000-007-000

LOT 7 EASEMENT AND LAKE - - LEMON ISLAND - BEAUFORT COUNTY

ALL my one-third (1/3) undivided interest in and to that certain piece, parcel or lot of land shown and depicted as Lot No. 7 containing 1.77 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

~ALSO~

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

This being the same property conveyed to Daniel E. Henderson by deed of J. Robert Peters, Jr., John E. Parker and Daniel E. Henderson dated December 31, 1998 and recorded in the office of the Register of Deeds for Beaufort County in Deed Book 1122 at Page 1691 and being a portion of that certain ten (10) acre more or less parcel of land conveyed to the Grantors herein by deeds recorded in the Office of the Register of Deeds for Beaufort County in Deed Book 453 at Page 1829; and Deed Book 453 at Page 1836.

Tax Map # R600-007-000-0011-0000

~AND~

ALL that certain piece, parcel or lot of land shown and depicted as Existing Access Easement as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

Tax Map # R600-007-006-001A-0000

~AND~

ALL that certain piece, parcel or tract of land shown as a portion of a twenty-two (22) acre lake, highland and marsh, commencing at the Southwestern tip of the above-described the (10) acres; thence running South-Southwesterly a distance of 200' feet along the right-of-way of South Carolina Highway 170; thence running through the 22 acre lake for an approximate distance of 1,600' feet in an East-Southeasterly direction; thence turning to an Easterly direction for an approximate distance of 500' feet to the waters of the Broad River; thence running along the said waters of the Broad River for approximately 1,800' feet; thence turning in a North-Northwesterly direction for approximately 400' feet again to the right-of-way of South Carolina Highway 170; thence running in a South-Southwesterly direction for an approximate distance of 1,100' feet to where the same reaches the Northwestern tip of the above-described 10 acres. This description is meant to represent a 200' foot strip of the 22 acre lake in which fee simple title is

held by R. T. Thompson, Jr. and the Estate of R. T. Thompson, Sr., and all highland and marsh within the described boundaries on the Northeast and South of the above described 10 acres which are being conveyed to the fullest extent of ownership.

Tax Map # R600-007-000-001A-0000

The above being a portion of the property deeded to J. Robert Peters, Jr., John E. Parker, and Daniel E. Henderson on July 11, 1986 by deeds of R. T. Thompson, Jr. and the Estate of R. T. Thompson, Sr.; Margaret Jan Callen and Jewett E. Tucker recorded in the office of the Register of Deeds respectively in Deed Book 453 at Page 1825; Deed Book 453 at Page 1836 and Deed Book 453 at Page 1829 and being portions of the property conveyed to Robert T. Thompson, Jr. by Deed of W. Henry Jackson, Acting Master and Clerk of Court for Beaufort County, South Carolina, recorded in Deed Book 297 at Page 1477, Office of the Clerk of Court for Beaufort County, South Carolina. Thereafter R. T. Thompson, Jr., conveyed a one-half interest to R. T. Thompson, Sr. by deed recorded October 1, 1980, in Deed Book 307 at Page 1536 in the Office of the Clerk of Court for Beaufort County, South Carolina. The said R. T. Thompson, Sr., died testate on December 18, 1980, and his one-half interest was conveyed by Will to R. T. Thompson, Jr. and Betty J. Thompson as Co-Executors and Co-Trustees by Will Filed in Will Book 42 in the Office of the Probate Judge for Jasper County and Will File 1985-095 in the Office of the Probate Judge for Beaufort County, South Carolina.

WRIGHTS POINT


ALL my one half (1/2) undivided interest in and to that certain piece, parcel or lot of land, situate, lying and being in Port Royal Island, Beaufort County, South Carolina and being designated as Lot One (1), Phase I, Wright's Point Subdivision, on that certain plat prepared by Gasque and Associates, David E. Gasque, R.L.S., dated the 15th day of September, 2000, entitled "Boundary Survey Prepared for Daniel E. Henderson" a copy of which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 75 at Page 201.

This conveyance is made by the Grantor and accepted by the Grantee with the understanding and agreement that the Declaration of Covenants, Restrictions and Easements for Wright's Point as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Record Book 1049 at Page 2383 and re-recorded in Book 1152 at Page 2278, and are hereby made applicable to and imposed upon the aforementioned lot and shall be covenants running with the land.

Reserving, however, unto the J. Bennett McNeil, d/b/a McNeal Land Company, his heirs and assigns, a perpetual and non-exclusive easement, eight feet in width, over the southernmost property line of the aforementioned conveyed property from Line L18 to Line L 12, on the above referenced plat, for the purpose of maintaining the existing drainage ditch. Grantor may install a subterranean storm water disposal system within the existing ditch.

This being the same property conveyed to John E. Parker and Daniel E. Henderson by Deed of J. Bennett McNeil d/b/a McNeal Land Co. dated September 21, 2000 and recorded in the Beaufort County Register of Deeds in Book 1339 at Page 2479 and is a portion of the same property conveyed to the within Grantor by Deed of Anthony R. Porter dated April 23, 1999 and recorded in the Office of the Register of Deeds for Beaufort County in Deed Book 1243 at Page 1917 and Corrective Deed dated the 13th day of march, 2000 and recorded in Deed book 1273 at Page 1216.

DMP: R110 032 000 0215 0000

 <div style="float: right; border: 1px solid black; padding: 2px;">Item 14.</div>					
BEAUFORT COUNTY SC - R BK 3902 Pgs 693-696 FILE NUM 2020047948 08/28/2020 10:04:01 AM REC'D BY fjenkins RCPT# 990863 RECORDING FEES \$15.00					
ADD DMP Record 10/7/2020 09:31:34 AM BEAUFORT COUNTY TAX MAP REFERENCE					
Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0006	0000	00

4/15/21

GRANTEE:
 Susan P. Henderson, Trustee of the
 Susan P. Henderson Revocable Trust U/A/D
 Post Office Box 2500
 Ridgeland, South Carolina 29936

STATE OF SOUTH CAROLINA,
 COUNTY OF BEAUFORT

CORRECTIVE
 TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT the Susan P. Henderson Revocable Trust U/A/D; Susan P. Henderson individually and as Trustee of the Susan P. Henderson Revocable Trust U/A/D in the State aforesaid, County aforesaid, (hereinafter whether singular or plural the "Grantor") for and in consideration of the sum of Five and no/100 (\$5.00) Dollars to the Grantor paid by The Susan P. Henderson, Trustee of the Susan P. Henderson Revocable Trust U/A/D (Hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and by these presents do grant, bargain, sell and released, and by these presents does grant, bargain, sell release unto the said Susan Henderson Revocable Trust U/A/D, its Successors and assigns, forever, the following described property, to-wit:

SEE DESCRIPTIONS ATTACHED HERETO AND MADE PART HEREOF.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE, its successors and assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, its successors

and assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 25 day of Aug. 2020.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:


Susan P. Henderson


Witness #1


Witness #2

DEED PREPARED ONLY-NO TITLE EXAMINATION:

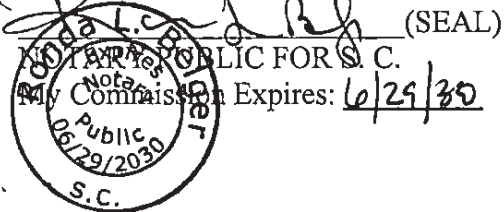
By: Daniel E. Henderson, Attorney at Law
Peters, Murdaugh, Parker, Eltzroth & Detrick, P.A.
Post Office Box 2500
Ridgeland, South Carolina 29936
843-726-6131

THE STATE OF SOUTH CAROLINA,

COUNTY OF BEAUFORT.

PERSONALLY appeared before me [Signature] and made oath that he/she saw the within named Susan P. Henderson sign, seal, and as her act and deed, deliver the within written Deed, and that he/she with [Signature] witnessed the execution thereof.

SWORN to before me, this 25
day of Aug. 2020



[Signature]
Witness

LEMON ISLAND-

Lot 2
Beaufort County, South Carolina

Susan P. Henderson
Transfer from Daniel E. Henderson – December 31, 1998

ALL that certain piece, parcel or lot of land shown and depicted as Lot No. 2 containing .89 acres as shown on that certain plat prepared by David E. Gasque RLS dated December 21, 1998 and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 68 at Page 73 and having such meets and bounds as shown on said plat.

~ALSO~

GRANT OF EASEMENT

A permanent non-exclusive right of ingress, egress and also for installation of underground utility installation and maintenance over, across, under and through that certain "Existing Access Easement" as shown and depicted on that certain plat recorded in the office of the register of Deeds for Beaufort County in Plat Book 68 at Page 39.

This corrective deed corrects the name of the Grantee to reflect the Trustee as Grantee and not the Trust. This deed corrects that certain deed recorded on November 30, 2012 in Book 3195 Page 199.

This being the same property conveyed to Susan P. Henderson by deed of Daniel E. Henderson dated December 31, 1998 and recorded in the office of the Register of Deeds for Beaufort County in Deed Book 1122 at Page 1706 and being one of those two lots conveyed to the Grantor herein by Deed recorded in the Office of the Register of Deeds for Beaufort County in Deed Book 1122 at Page 1691.

Tax Map # R600-007-000-006-000

Deed prepared without the
benefit of title examination by
Solomons & Lawton, PC
P. O. Box 969
Estill, SC 29918

Dist	Map	SMap	Parcel	Block	Week
R600	007	000	0009	0000	00

STATE OF SOUTH CAROLINA

RECORDED
2021 Nov -08 12:30 PM

COUNTY OF BEAUFORT

BEAUFORT COUNTY AUDITOR

IN THE MATTER OF:
JUDITH ALLISON PETERS
(Decedent)

IN THE PROBATE COURT
CORRECTIVE
DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

CASE NUMBER: 2021ES0700393

WHEREAS, the previous Deed of Distribution filed on May 4, 2021 in Deed Book 4006 at page 3110, conflicts with the Assessor's record as it relates to the plat reference. This deed is being recorded to correct the Plat reference.

The undersigned states as follows:

Decedent died on March 12, 2020; and probate of the Estate is being administered in the Probate Court for Beaufort County, South Carolina, in File #2021ES0700393 and in Hampton County, South Carolina, in File #2020ES2500063.

I/We was/were appointed Personal Representative (s) on May 21, 2020.

Decedent owned a **50% interest** in the real property described as follows:

Tax Map Number: R600 007 000 0009 0000

Address: Lot 5 Lemon Island

All that certain piece, parcel or lot of land shown and depicted as Lot No. 5 containing 0.93 acres as shown on that certain plat prepared by David E. Gasque RLS, dated December 21, 1998, revised February 1, 2002 and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 94 at page 174 and having such meets and bounds as shown on said plat.

DERIVATION: This being the same property conveyed to Judith Peters and John Robert Peters, III by Deed of Distribution from the Estate of J. Robert Peters, Jr. dated December 17, 2008, recorded December 22, 2008 in the office of the ROD for Beaufort County, SC in Deed Book 2793 at page 2353.

Decedent owned a **16% interest** in the real property described as follows:

Tax Map Number: R600 007 000 0011 0000

Address: Lot 7 Lemon Island

All that certain piece, parcel or lot of land shown and depicted as Lot No. 7 containing 1.77 acres as shown on that certain plat prepared by David E. Gasque, RLS dated December 21, 1998, revised February 1, 2002 and recorded in the office of the Register of Deeds for Beaufort County in Plat Book 94 at page 174 and having such meets and bounds as shown on said plat.

DERIVATION: This being the same property conveyed to Judith Peters and John Robert Peters, III by Deed of Distribution from the Estate of J. Robert Peters, Jr. dated December 17, 2008, recorded December 22, 2008 in the office of the ROD for Beaufort County, SC in Deed Book 2793 at page 2353.

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912

- ☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: KATHLEEN ELIZABETH SWEENEY
Address: 414 West Park Avenue
Long Beach, NY 11561

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 26th day of July, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Renee O. Williams

Print Name: Renee O. Williams

Witness: Beth Chafin

Print Name: Beth Chafin

Estate of: JUDITH ALLISON PETERS

Signature of Personal Representative: [Signature]

Print Name: JOHN ROBERT PETERS, III

STATE OF SOUTH CAROLINA)
COUNTY OF HAMPTON)

ACKNOWLEDGMENT

I, Nancy Mae Drawdy, Notary Public, a notary for the State of South Carolina do hereby certify that JOHN ROBERT PETERS, III, as Personal Representative(s) of the Estate of JUDITH ALLISON PETERS, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 26th day of July, 2021.



FORM #400ES (1/2016)

Nancy Mae Drawdy (SEAL)
(Signature of Notary Public)

Nancy Mae Drawdy
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 2/25/2030

Page 2 of 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn deposes and says:

1. I have read the information in this affidavit and I understand such information.

2. An undivided interest in the property located in the County of Beaufort, State of South Carolina bearing Beaufort County Tax Map Numbers R600 007 000 0009 0000 and R600 007 000 0011 0000 was transferred by Corrective Deed of Distribution from the Estate of Judith Allison Peters to Kathleen Elizabeth Sweeny on July 26, 2021.

3. Check one of the following: The deed is

- (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entry, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) exempt from the deed recording fee because (See Information Section of affidavit):
Section 3. (if exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00.
- (b) The fee is computed on the fair market value of the realty which is \$.
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.

5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ _____
- (b) Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction
as: attorney

9. DEED OF DISTRIBUTION – ATTORNEY’S AFFIDAVIT: Estate of Judith Allison Peter, deceased, Case Number 2021ES0700393, personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina: that (s)he has prepared the Deed of Distribution for the Personal Representative in the Estate of Judith Allison Peters, deceased and that the grantee(s) therein are correct and confirm to the estate file for the above named decedent.



10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me
this 30th day of July, 2021.

Notary Public for South Carolina
My Commission Expires: 04

197

Item 14.

Land - Active	Private Report	7 Okatie Highway , Okatie, SC 29909	MLS #: 183103	LP: \$5,500,000
	Sub-Type: Resident S/D Lot Major Area: Okatie Minor Area: Lemon Island Unit/Apt/Bldg #: County: Beaufort Apx. Acres: 21.98	Sale/Rent: For Sale Community: Waterfront: Deep Water/Limited Access Dock: Not Applicable Boat Slip: Lot Dim: 21.98 Zoning: Residential		

Directions: From Beaufort take Hwy 170 over Broad River Bridge. Property at first gate on left after crossing bridge.

Remarks: Beautiful One of a KIND peninsula that is surrounded on all sides by water. Located on Lemon Island facing the Broad River Bridge with approximately 10 acre saltwater pond on backside of property. Subdivided into 7 lots. Half of property on Broad River.

Private Remarks: Buyer to verify acreage. EMD to be held by closing attorney. Listed Lots: R600-007-000-0006, 0007, 0009, 0010, 0011, 001A, 0005.

Shared Interest Y/N: No	Dock Permits in Hand:	Bank Owned: No	Sign: Yes
Lot SqFt: 957,449	Covenant: No	Foreclosure: No	View Desc.:
List Price Sqft:	Rental Duration: None	Short Sale: No	
List Price/Acre: \$159,235.67	Aicuz: No		
	Olrea/B: No		

Property Taxes:
Tax Database ID: R600-007-000-0008-0000
Legal Desc: LOT 4 LEMON ISLAND S/D PB68 P73 LOT LINE REVISED BY PB94 P174
Key Code #: 08620076
D-M-P-R:

Acre Range: 10 - 50	Possession: At Closing
Documents on File: Legal Description; Survey	Road Frontage: Highway
Flood Insurance: Status Unknown	Road Service: Asphalt
Imp/W/House/MH: No	Showing Inst.: Appt Only
Lot Location: Deep Water; Marsh/Water; Pond/Lake; Tidal/Creek	Surface Water: Pond(s)
	Topography: Partially Wooded
	Utilities Available: Electricity Available; Public Water; Septic
	Vacancy: Vacant
	Will Sell: Cash; Conventional

HOA/POA Fee: No	Regime Fee: No	Transfer Fee: No
HOA Fee:	Regime Fee Amount:	Transfer Fee Amount:
HOA Fee Contact Info:	Regime Fee Contact Info:	Transfer Fee Contact:

Listing Member:	Name William Charles Anderson	Office ERA Evergreen Real Estate Co	Primary 843-379-2411	Office 843-379-2411	E-mail beaufortlistings@gmail.com
Original List Price:	\$5,000,000	List Date:	12/05/2023	ADOM/CDOM:	347/347
Current Price:	\$3,500,000			Paid CI:	
Sold Price/Acre:				Paid Poi:	

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Aubrey Hill on Friday, November 15, 2024 12:38 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

History for MLS # 183103 7 Okatie Highway, Okatie, SC 29909

~~\$5,000,000~~

				%						Original List
+	MLS #	Status	Price	Change	Date	DOM	CDOM	Address	Begin Date	Price
+	183103	Active	\$3,500,000		12/06/2023	347	347	7 Okatie Highway	12/05/2023	\$5,000,000



hoto Nov 05 2024, 10 22 44 A



hoto Nov 05 2024, 10 17 05 A



hoto Nov 05 2024, 10 17 11 A



hoto Nov 05 2024, 10 17 16 A



hoto Nov 05 2024, 10 17 17 A



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hoto Nov 05 2024, 10 17 33 A



hoto Nov 05 2024, 10 19 25 A



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hoto Nov 05 2024, 10 19 55 A



hoto Nov 05 2024, 10 20 03 A



hoto Nov 05 2024, 10 21 23 A



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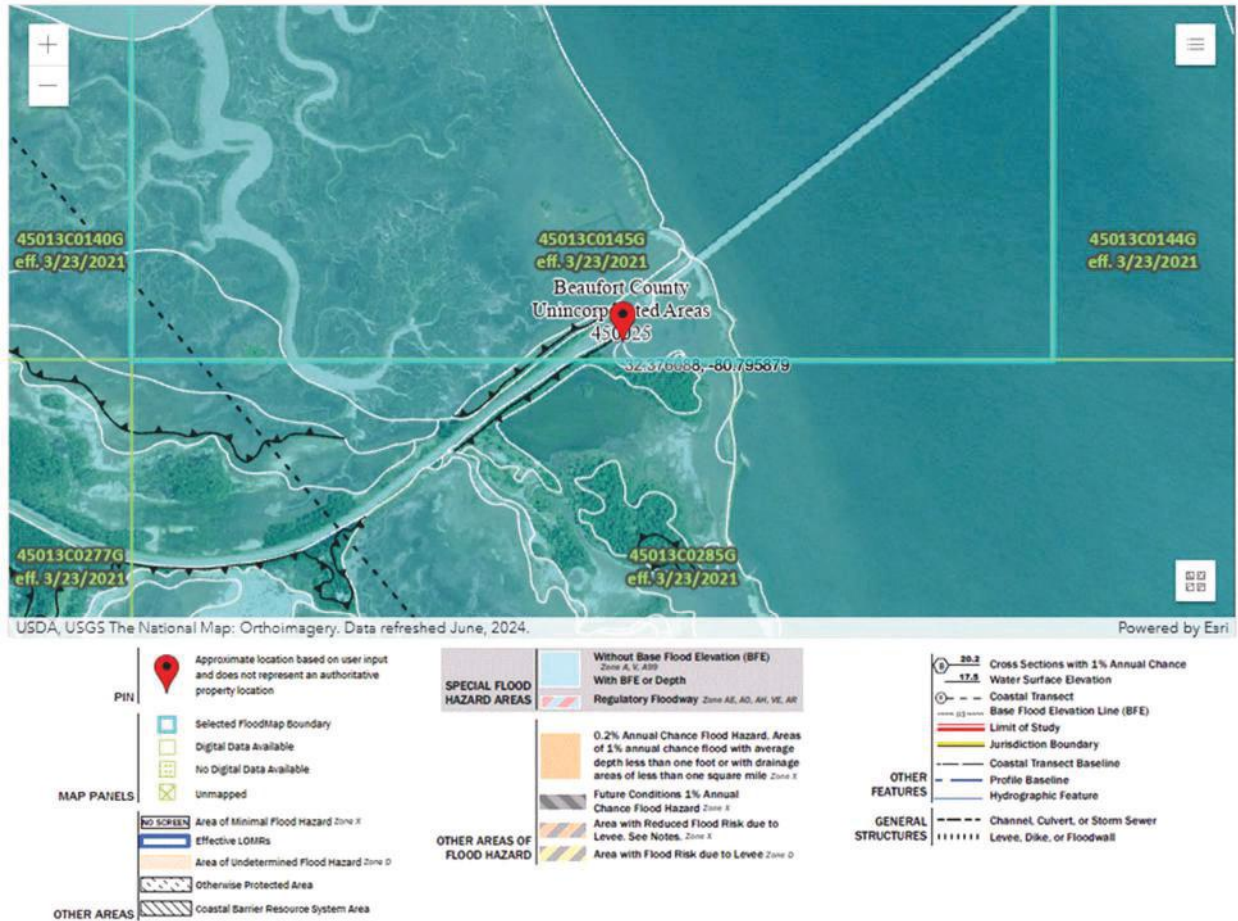
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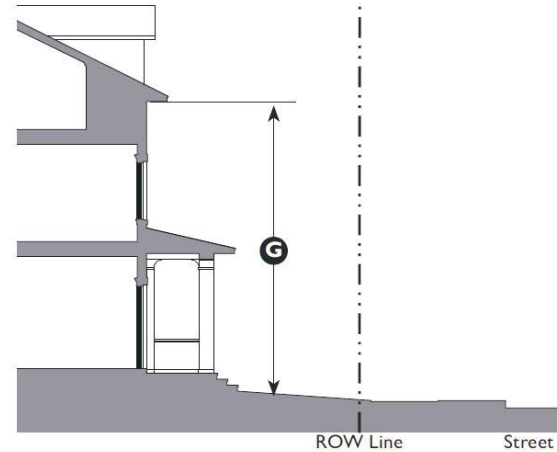
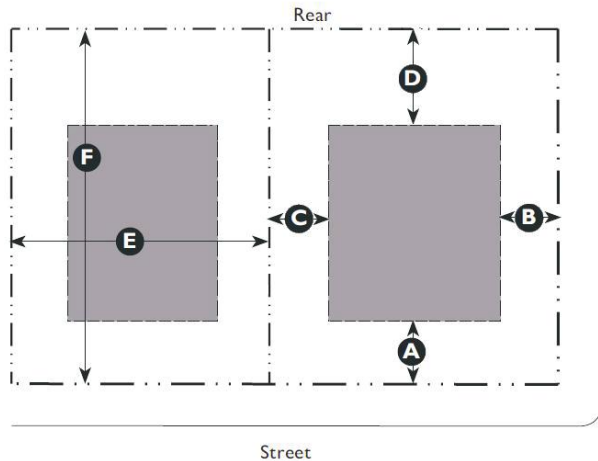
3.2.30 TI Natural Preserve (TI) Standards



General note: the illustrations above are intended to provide a brief overview of the transect zone and are descriptive in nature.

A. Purpose

The Natural Preserve (TI) Zone is intended to preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings; however, single-family dwellings, small civic buildings or interpretive centers may be located within this zone.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

B. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	50' min.	B
Side:		
Side, Main Building	50' min.	C
Side, Ancillary Building	20' min.	
Rear	100' min.	D
Lot Size (One Acre Minimum)		
Width	n/a	E
Depth	n/a	F
Miscellaneous		

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

C. Building Form		
Building Height		
Main Building	35 feet / 2 stories max.	G
Ancillary Building	35 feet / 2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage	n/a	
Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		
Notes		

¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes

D. Gross Density²

Gross Density 0.1 d.u./acre

²Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. TI Allowed Uses		
Land Use Type ¹	Specific Use Regulations	TI
Agricultural		
Agriculture & Crop Harvesting		P
Forestry		P
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Group Home		P
Home Office	4.2.90	C
Recreation, Education, Safety , Public Assembly		
Park, Playground, Outdoor Recreation Areas	2.8	P
Recreation Facility: Campground	4.1.190	S
Ecotourism	4.1.330	S

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed
End Notes	

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL **Onsite Sewage Treatment and Disposal System**

Permit No.: 2002100008 Type Facility: 3/0R 2 BR. ONLY TMS#: R600-007-001A
 Name: JOHN PARKER Address: C/O GASQUE ASSOCIATES Sys. Category: 362-710
 Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 1 Type Water Supply: WELL

SYSTEM SPECIFICATIONS

Max. Est. Daily Flow: 360 GPD
 Loading Rate: .8
 Tank Size(s): 1000 GAL
 Trenches: Length: 225 FT
 Width: 36 IN
 Max. Bottom Depth: 6 IN
 Aggregate Depth: 6 IN
 Min. Pump Capacity: _____ gpm
 at _____ ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

~~Keep system a minimum of~~
~~5 feet from property lines;~~
~~25 feet from any ditch;~~
~~50 feet from any well or~~
~~body of water. System must~~
~~be installed as permitted.~~
~~do not drive or park on any~~
~~part of system. Call before~~
~~making any changes.~~

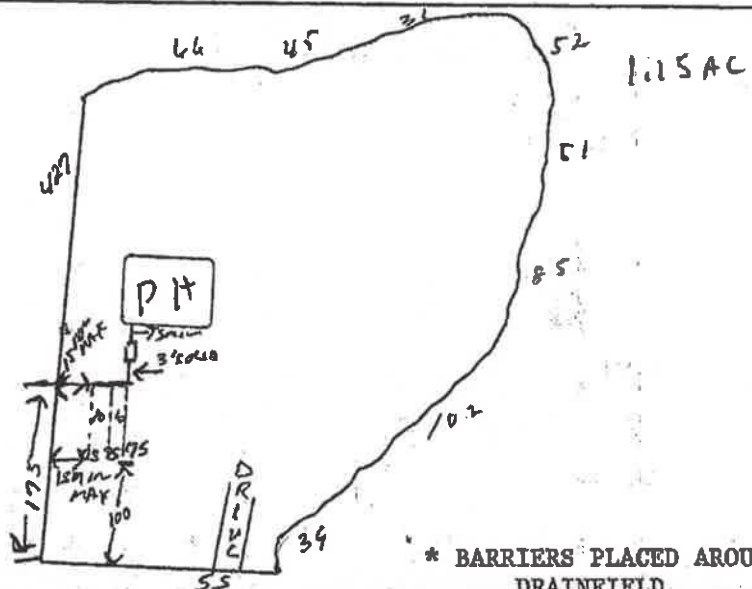
FILL CAP REQUIRED.

3 BR - 225 FT / 2 BR - 150 FT

ACTUAL INSTALLATION

Installer: _____
 Tank(s) Mfg.: _____
 Aggregate Type: _____
 Well Installed: Yes No
 Nearest Actual Distance to:
 Well: _____
 Building: _____
 Property Line: _____
 Stream/Impoundment: _____
 Line No. Elevation Readings
 Stubout: _____
 S/T Inlet: _____
 S/T Outlet: _____

ALL Current DHEC ~~PERMIT TO CONSTRUCT~~ Rules and Regulations must be in compliance (NST)
 NOTE: Do not scrape, root rake or otherwise remove soils from the septic system drainfield area. Removal of the soil raises the depth to the estimated seasonal water table and makes this permit invalid.



* BARRIERS PLACED AROUND DRAINFIELD
 ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: 44-55-710-1976

Date: 2-7-03

Approved By: _____

Date: _____



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL Onsite Sewage Treatment and Disposal System

Permit No.: 2002100009 Type Facility: 3 OR 2 BR ONLY TMS#: R600-007-001A
 Name: SUSAN HENDERSON Address: C/O GASQUE ASSOC. Sys. Category: 362-710
28 PROFESSIONAL VILLAGE
 Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 2 Type Water Supply: WELL

SYSTEM SPECIFICATIONS

Max. Est. Daily Flow: 360 GPD
 Loading Rate: .5
 Tank Size(s): 1000 GAL

Tranches: Length: 360 FT
 Width: 36 IN
 Max. Bottom Depth: 6 IN
 Aggregate Depth: 6 IN
 Min. Pump Capacity: _____ gpm
 at _____ ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

Keep system a minimum of
 5 feet from property lines;
 25 feet from any ditch;
 50 feet from any well or
 body of water. System must
 be installed as permitted.
 do not drive or park on any
 part of system. Call before
 making any changes.

FILL CAP REQUIRED

3 BR - 360 FT. / 2 BR. 240 FT

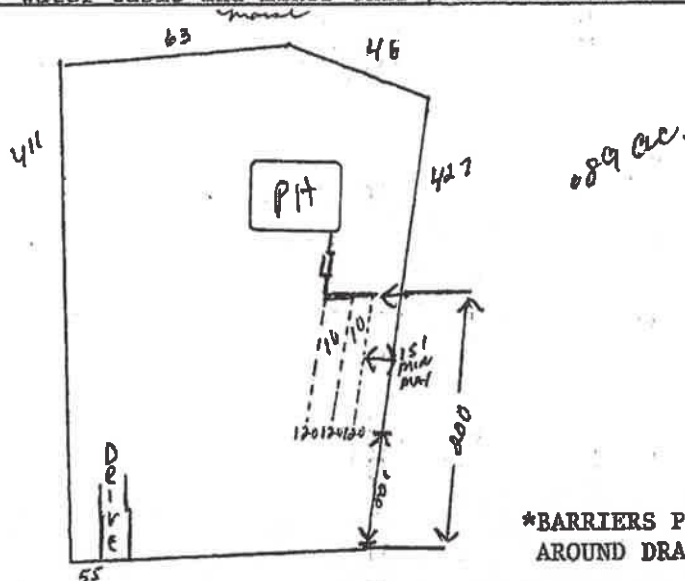
ACTUAL INSTALLATION

Installer: _____
 Tank(s) Mfg.: _____
 Aggregate Type: _____
 Well Installed: Yes No
 Nearest Actual Distance to:
 Well: _____
 Building: _____
 Property Line: _____
 Stream/Impoundment: _____
 Line No. Elevation Readings
 Stubout: _____
 S/T Inlet: _____
 S/T Outlet: _____

PERMIT TO CONSTRUCT

(NTS)

ALL Current DHEC rules and regulations must be in compliance
 NOTE: Do not scrape, root rake or otherwise remove soils
 from the septic system drainfield area. Removal of the
 soil raises the depth to the estimated seasonal
 water table and makes this permit invalid.



ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: 44-65-710-1876 Date: 2-7-03 Approved By: _____ Date: _____



SYSTEM SPECIFICATIONS

208



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL **Onsite Sewage Treatment and Disposal System**

Permit No.: 2002100006 Type Facility: 2 BR TMS#: R600-007-001A
 Name: ELLEN PETERS Address: C/O GASQUE ASSOC. Sys. Category: 362-710
 Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 4 Type Water Supply: WELL

SYSTEM SPECIFICATIONS

Max. Est. Daily Flow: 240 GPD
 Loading Rate: .5
 Tank Size(s): 1000 GAL

Trenches: Length: 240 FT
 Width: 36 IN
 Max. Bottom Depth: 6 IN
 Aggregate Depth: 6 IN
 Min. Pump Capacity: _____ gpm
 at _____ ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

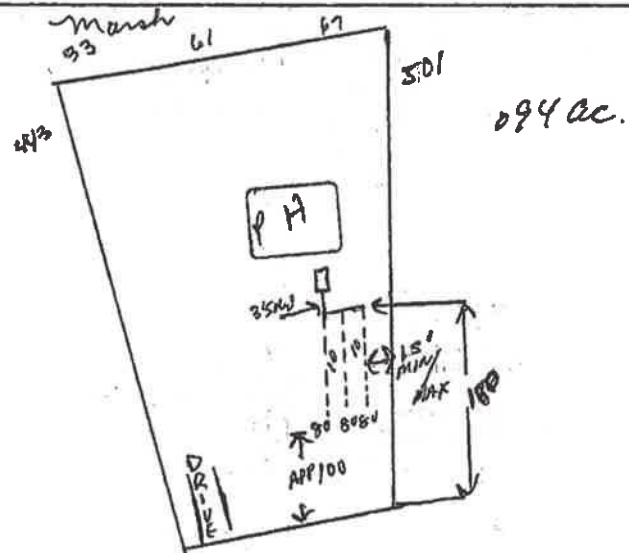
Keep system a minimum of
 5 feet from property lines;
 25 feet from any ditch;
 50 feet from any well or
 body of water. System must
 be installed as permitted.
 Do not drive or park on any
 part of system. Call before
 making any changes.
 Fill cap required.
 2 br - 360 ft/3 br- 240 ft
 Barrier placed around drainfield

ACTUAL INSTALLATION

Installer: _____
 Tank(s) Mfg.: _____
 Aggregate Type: _____
 Well Installed: Yes No
 Nearest Actual Distance to:
 Well: _____
 Building: _____
 Property Line: _____
 Stream/Impoundment: _____
 Line No. Elevation Readings
 Stubout: _____
 S/T Inlet: _____
 S/T Outlet: _____

ALL Current DHEC ^{PERMIT TO CONSTRUCT} Rules and regulations (NTS)

from the septic system drainfield area. Removal
 of the soil raises the depth to the estimated
 seasonal water table and makes this permit invalid.



ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: 44-56-710-1976 Date: 2-7-03 Approved By: _____ Date: _____



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL **Onsite Sewage Treatment and Disposal System**

Permit No.: 2002100005 Type Facility: 2 BR TMS#: R600-007-001A
 Name: J. ROBERT PETER JR. Address: C/O GASQUE ASSOC. Sys. Category: 362-710
 Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 5 Type Water Supply: WELL

SYSTEM SPECIFICATIONS

Max. Est. Daily Flow: 240 GPD
 Loading Rate: .3
 Tank Size(s): 1000 GAL

Trenches: Length: 400 FT
 Width: 36 IN
 Max. Bottom Depth: 6 IN
 Aggregate Depth: 6 IN
 Min. Pump Capacity: _____ gpm
 at _____ ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

Keep system a minimum of
 5 feet from property lines;
 25 feet from any ditch;
 50 feet from any well or
 body of water. System must
 be installed as permitted.
 do not drive or park on any
 part of system. Call before
 making any changes.

FILL CAP REQUIRED

3 BR-600FT/2 BR- 400 FT/ 1 BR- 200 FT

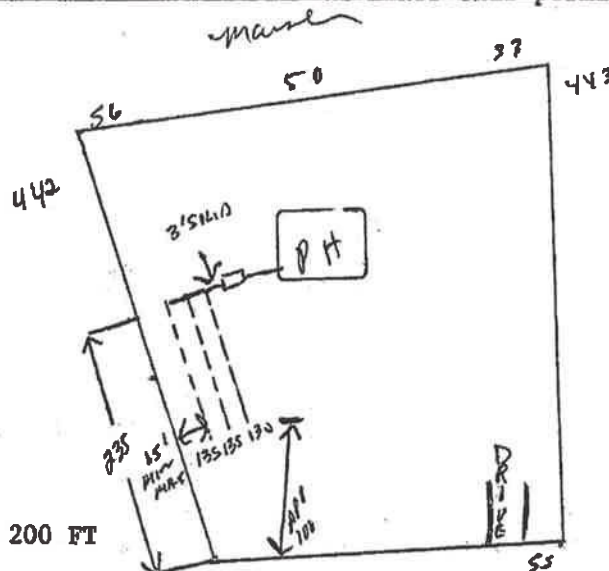
ACTUAL INSTALLATION

Installer: _____
 Tank(s) Mfg.: _____
 Aggregate Type: _____
 Well Installed: Yes No
 Nearest Actual Distance to:
 Well: _____
 Building: _____
 Property Line: _____
 Stream/Impoundment: _____
 Line No. Elevation Readings
 Stubout: _____
 S/T Inlet: _____
 S/T Outlet: _____

PERMIT TO CONSTRUCT

(NTS)

ALL Current DHEC rules and regulations must be in compliance
 NOTE: Do not scrape, root rake or otherwise remove soils
 from the septic system drainfield area. Removal of the
 soil raises the depth to the estimated seasonal
 water table and makes this permit invalid.



*BARRIER PLACED
 AROUND DRAINFIELD

ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: 44-SS-710-1974 Date: 2-7-02 Approved By: _____ Date: _____



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL Onsite Sewage Treatment and Disposal System

Permit No.: 2002100004 Type Facility: 2 BR TMS#: R600-007-001A
 Name: MARGARET PARKER Address: C/O GASQUE ASSOC. Sys. Category: 362-710
 Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 6 Type Water Supply: WELL

SYSTEM SPECIFICATIONS

Max. Est. Daily Flow: 240 GPD
 Loading Rate: .3
 Tank Size(s): 1000 GAL

Trenches: Length: 400 FT
 Width: 36 IN
 Max. Bottom Depth: 6 IN
 Aggregate Depth: 6 IN
 Min. Pump Capacity: _____ gpm
 at _____ ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

Keep system a minimum of
 5 feet from property lines;
 25 feet from any ditch;
 50 feet from any well or
 body of water. System must
 be installed as permitted.
 do not drive or park on any
 part of system. Call before
 making any changes.

FILL CAP REQUIRED.

2 BR - 400 FT/ 3 BR- 600 FT

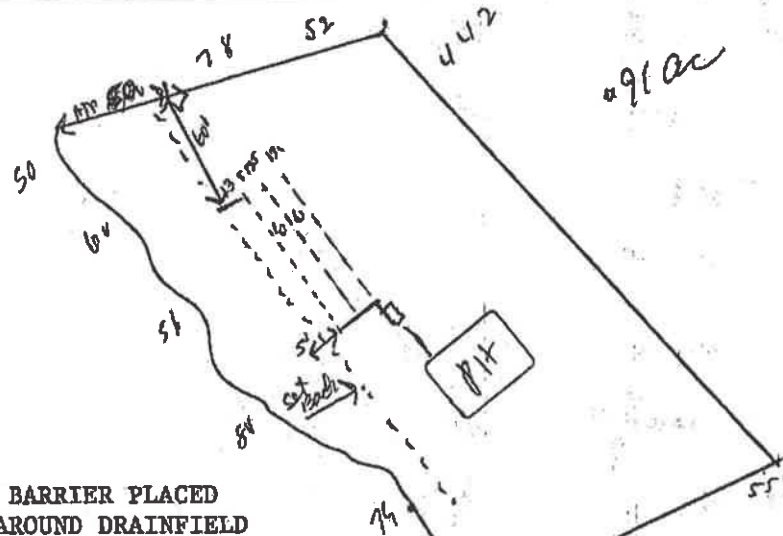
ACTUAL INSTALLATION

Installer: _____
 Tank(s) Mfg.: _____
 Aggregate Type: _____
 Well Installed: Yes No
 Nearest Actual Distance to:
 Well: _____
 Building: _____
 Property Line: _____
 Stream/Impoundment: _____

Line No. Elevation Readings
 Stubout: _____
 S/T Inlet: _____
 S/T Outlet: _____

PERMIT TO CONSTRUCT

ALL Current DHEC rules and regulations must be in compliance (NTS)
 NOTE: Do not scrape, root rake or otherwise remove soils
 from the septic system drainfield area. Removal of the
 soil raises the depth to the estimated seasonal
 water table and makes this permit invalid.



* BARRIER PLACED AROUND DRAINFIELD

ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: 44-55-710-1976

Date: 2-7-03

Approved By: _____

Date: _____



Subdivision: LEMON ISLAND Street: HWY 170 Section/Lot: 7 Type Water Supply: WELL

PERMIT TO CONSTRUCT (NTS)

SPECIAL INSTRUCTIONS/CONDITIONS

2 BR - 400 FT/ 3 BR - 600 FT










Hand-drawn site plan for a 1.77-acre property. The plan shows a rectangular area with dimensions 181' by 105'. Inside, there's a 70' x 70' area with a 15' x 15' square, and a 3' x 3' square. A 'DRIVE' is shown on the right side. The plan is labeled '1.77 ac' and '394'.

ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL (NST)

Date:

his PC > Photos (\\plgscfiles) (P:) > Daniel Henderson Personal > Lemon Island docks 2022

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BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 15.

ITEM TITLE:
RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE DEVELOPMENT RIGHTS PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 028 000 128B 000, 128C, 128D AND ALSO KNOWN AS SEASIDE ROAD PDR
MEETING NAME AND DATE:
Community Services and Land Use Committee, January 13, 2025
PRESENTER INFORMATION:
Amanda Flake, Natural Resource Planner
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended approval for due diligence on 11/9/23, CSLU recommended due diligence January 8, 2024, RCLP recommended purchase of PDR/Conservation easement on 11/14/24
PROJECT / ITEM NARRATIVE:
Seaside Road PDR is recommended for purchased conservation easement. Seaside Road PDR would protect 9.36 acres of active farmland, inland marsh migration and farming corridor off Seaside Road, near Club Bridge road and existing protected property (Sanders, Longwood).
FISCAL IMPACT:
\$374,000 Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve PDR/Conservation Easement on Seaside Road Motion to modify PDR/Conservation Easement on Seaside Road Motion to reject PDR/Conservation Easement on Seaside Road If approved by committee, move to County Council on January 27, 2025 for first reading

ORDINANCE 2025/_____**AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF TAX MAP SERIAL NUMBER TMS# R300 028 000 128B 0000, 128C, 128D AND ALSO KNOWN AS SEASIDE ROAD PDR.**

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase the development rights on property currently identified as TMS# R300 028 000 128B 0000, 128C, 128D of +/- 9.36 acres and also known as Seaside Road PDR; collectively hereinafter “Seaside Road” and

WHEREAS, the purchase of development rights of Seaside Road has been demonstrated to meet the Critical Lands Criteria of the Rural and Critical Lands Program (“RCLP”); and

WHEREAS, the Property is within unincorporated Beaufort County and would protect active farmland and inland marsh migration and is located near two Rural and Critical Land Preservation Program properties, Longwood PDR and Sanders PDR,

WHEREAS, the proposal to purchase development rights for Seaside Road is for a conservation easement with a purchase price up to \$374,000 plus closing costs; and

WHEREAS, the proposed purchase of Seaside Road was presented to the Rural and Critical Land Preservation Board (RCLPB) at the November 14, 2024 meeting and the RCLPB unanimously recommended approval of the purchase; and

WHEREAS, the proposed purchase of Seaside Road was presented to the Community Services and Land Use Committee on January 13, 2025 meeting at which time it was referred to County Council; and

WHEREAS, County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents for the purchase of development rights on Seaside Road;

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute the necessary documents and provide funding up to \$374,000 plus closing costs for the purchase of development rights on real property identified as TMS# R300 028 000 128B 0000, 128C, 128D and also known as Seaside Road.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT) GRANT OF CONSERVATION EASEMENT

THIS GRANT OF CONSERVATION EASEMENT (hereinafter “Easement”) is made this _____ day of _____, by Luke Inabinett (hereinafter “**Grantor**”, having an address at 1034 Seaside Road, St Helena South Carolina 29920 in favor of the Beaufort County Open Land Trust (hereinafter “**Grantee**”), a South Carolina charitable corporation and a publicly supported corporation organized and operated under §501(c)(3) of the Internal Revenue Code of 1986, as amended (hereinafter the “Code”) and not a private foundation under Code §509, with a business address at P. O. Box 75, Beaufort, SC 29901.

WHEREAS, **Grantor** is the sole owner in fee simple of certain real property known as “Seaside Road” containing approximately nine and thirty six hundredths (9.36) acres, identified as a portion of Beaufort County TMS# R200 023 000 128C 0000, R300 023 000 128B 0000, R300 023 000 128D more particularly described in Exhibits “A” and incorporated herein by this reference (hereinafter the “Protected Property”); and

WHEREAS, the Protected Property possesses significant ecological and natural resources, and open space and scenic value, and historic or cultural values of great importance to **Grantor**, to **Grantee** and to the people of South Carolina and this nation, the protection of which will yield significant public benefit; and

WHEREAS, in particular, the Protected Property in its existing relatively natural condition contributes very little nonpoint source pollution to the adjacent creeks and waterways due unobstructed wetlands and uplands surrounding all watercourses that provide for nutrient uptake and sediment deposition as well as the low percentage of impervious surface that reduces sources of pollution and nutrient loading; and

WHEREAS, the Property contains a diversity of relatively natural habitats including active and fallow agricultural fields, maritime forest, all of which can support a variety of floral and faunal species; and

WHEREAS the Protected Property consists of priority coastal plain bird stopover, foraging, and breeding habitat named in the regional South Atlantic Migratory Bird Initiative Plan including early successional habitat, managed pine forests of various successional stages, and longleaf pine forests; and

WHEREAS, the Protected Property provides habitat or contains habitat with the potential to support numerous game and non-game mammals including, but not limited to white-tailed deer (*Odocoileus virginianus*), bobcat (*Lynx rufus*), fox squirrel (*Sciurus niger*), and numerous other avian, reptile, amphibian, insect, arachnid and mammal species that are of great importance to the public; and,

WHEREAS, the Protected Property provides habitat or contains habitat with the potential to support wildlife habitat functions for neotropical migratory songbirds, wading birds, and

diversity of game and non-game avian species including, but not limited to mourning dove (*Zenaida macroura*), wild turkey (*Meleagris gallopavo*), bald eagle (*Haliaeetus leucocephalus*), and barred owl (*Strix varia*); and

WHEREAS, more specifically, the Protected Property contains habitat with the potential to support rare, threatened or endangered species and species of concern which have known occurrences in Beaufort County including but not limited to Spotted Turtle (*Clemmys guttata*), the Eastern Diamondback Rattlesnake (*Croatalus adamanteus*), the Broad-striped Dwarf Siren (*Pseudobranchius striatus*), Woolly Dutchman's-pipe (*Aristolochia tomentosa*), the Long-Horn Orchid (*Habenaria quinqueseta*), Creeping St. John's-wort (*Hypericum adpressum*), Boykin's Lobelia (*Lobelia boykinii*), Bluff Oak (*Quercus austrina*), Harper Beakrush (*Phynchospora harperi*) and Acid-swamp Yellow-eyed Grass (*Xyris serotina*); and

WHEREAS, all of the above fauna and flora in the list of threatened or endangered species and species of concern are listed as priority species for the South Carolina State Wildlife Action Plan; and

WHEREAS, the Protected Property is within the St Helena Island 8-digit HUC Watershed, and is part of a system supporting numerous high-quality wetland plant communities and highly intact, extensive riparian habitats;

WHEREAS, the Protected Property will provide critical habitat linkages to nearby protected lands, including Longwood, and Sanders Farm; and

WHEREAS, Preservation of the Protected Property is pursuant to federal, state and local governmental conservation policy and may achieve a significant public benefit towards the fulfillments of these conservation policies, specifically:

- i. The protection of this property is pursuant to the SC right-to-farm law (SC Code §46-45-10) which states in part "The policy of the State is to conserve, protect, and encourage the development and improvement of its agricultural land and facilities for the production of food and other agricultural products" including silviculture or forestry; and
- ii. Beaufort County Comprehensive Plan and Greenprint Plan, adopted in 2020, identifying properties in rural areas, including the Protected Property, as important for the agricultural value, soil health, and contribution to a working rural landscape; and

WHEREAS, the Protected Property has approximately xx acres of Soils of Statewide Importance as determined by USDA National Resources Conservation Service; and

WHEREAS, by act of the General Assembly of the State of South Carolina, as enacted in South Carolina Code Ann. (1976, as amended) (hereinafter the "SC Code") §48-59-10, et. Seq. (The South Carolina Conservation Bank Act of 2002) (hereinafter the "Bank"), South Carolina recognizes "There is a critical need to fund the preservation of, and public access to, wildlife habitats, outstanding natural areas, sites of unique ecological significance, historical sites, forestlands, farmlands, watersheds, and open space, and urban parklands as an essential element in the orderly development of the State" and "The protection of open space by acquisition of interests in real property from willing sellers is essential to ensure that the State continues to

enjoy the benefits of wildlife habitats, forestlands, farmlands, parks, historical sites, and healthy streams, rivers, bays, and estuaries; for recreational purposes, for scientific study, for aesthetic appreciation, for protection of critical water resources, to maintain the state's position as an attractive location for visitors and new industry, and to preserve the opportunities of future generations to access and benefit from the existence of the state's outstanding natural and historical sites” is of great importance; and

WHEREAS, the specific Conservation Values, as detailed in the Recitals above and outlined in Paragraph 1 below, are summarized hereunder and documented in a report on file at the **Grantee’s** office and incorporated herein by this reference (hereinafter the “Baseline Documentation”) and attached as Exhibit B, which consists of maps, reports and photographs (including aerial imagery and on-site photographs taken by a representative of the **Grantee**), and property review occurs prior to easement, and the parties agree that the Baseline Documentation provides, collectively, an accurate representation of the Protected Property at the time of this Easement and is intended to serve as an objective point of reference from which **Grantee** shall monitor and enforce compliance with the terms of this Easement; and

WHEREAS, **Grantor** believes that through this Easement, the natural resources, habitat, beauty and unique ecological character of the Protected Property can be protected in a manner that permits continuing private ownership of land and its continued use and enjoyment; and

WHEREAS, **Grantor** intends to preserve and protect the Conservation Values, as detailed in the Recitals above and outlined in Paragraph 1 below, in perpetuity; and

WHEREAS, **Grantor** is willing to forego forever the right to fully exploit the financial potential of the Protected Property by encumbering the Protected Property with this Easement; and

WHEREAS, by act of the General Assembly of the State of South Carolina, as enacted in South Carolina Code Ann. (1976, as amended) (hereinafter the “SC Code”) §27-8-10, et. seq. (The South Carolina Conservation Easement Act of 1991) (hereinafter the “Act”), South Carolina recognizes and authorizes the creation of conservation restrictions and easements; and

WHEREAS, this Easement contains the conservation purposes pursuant to the Act, as outlined therein and stated below:

- (A) “retaining or protecting natural, scenic, or open-space aspects of real property”;
- (B) “ensuring the availability of real property for agricultural, forest, recreational, educational, or open-space use”;
- (C) “protecting natural resources”;
- (D) “maintaining or enhancing air or water quality” and

WHEREAS, **Grantor** and **Grantee** recognize the natural, scenic, aesthetic, and special character and opportunity for enhancement of the Protected Property, and have the common purpose of the conservation and protection in perpetuity of the Protected Property pursuant to Code §170(h) and in the regulations promulgated thereunder by the United States Department of the Treasury (hereinafter “Treasury Regulations”) as follows:

(I) Preservation of open space (including farmland and forest land) within the meaning of Code §170(h)(4)(A)(iii)(I) for the scenic enjoyment of the general public which will yield a significant public benefit, including the opportunities for scenic enjoyment and the public benefits described in the recitals to this Easement; and

(II) Preservation of open space (including farmland and forest land) within the meaning of Code §170(h)(4)(A)(iii)(II) pursuant to clearly delineated Federal, state, or local governmental conservation policies which will yield a significant public benefit, including the policies and public benefits described in the recitals to this Easement;

WHEREAS, **Grantor** and **Grantee** agree these purposes can be accomplished by the **Grantor** voluntarily placing perpetual restrictions upon the use of the Protected Property and by providing for the transfer from the **Grantor** to the **Grantee** of affirmative rights for the protection of the Protected Property so as to be considered a “qualified conservation contribution” as such term is defined in Code §170(h) and the Treasury Regulations promulgated thereunder; and

WHEREAS, the **Grantee** is a corporation of which its purposes and powers include one or more of the purposes set forth in SC Code §27-8-20(1); and **Grantee** is a holder of conservation easements as conservation easements are defined by the Act; and, **Grantee** is a publicly supported, tax-exempt, nonprofit corporation organized and operated under Code §501(c)(3) dedicated to the preservation of the irreplaceable natural and historical resources of the South Carolina Lowcountry landscape by protecting significant lands, waters and vistas and is not a private foundation under Code §509;

NOW, THEREFORE, in consideration of the above and three hundred and seventy four thousand dollars (\$374,000) and in further consideration of the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to §§170(h) and 2031(c) of the Code and pursuant to the laws of the State of South Carolina, the **Grantor** hereby voluntarily grants and conveys to **Grantee** this Easement in perpetuity over the Protected Property of the nature and character and to the extent hereinafter set forth. **Grantor** herein declares that the Protected Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions hereinafter set forth, which covenants, conditions, and restrictions shall be deemed to run with the land in perpetuity and to be a burden on the Protected Property in perpetuity.

1. Purpose. The purpose of this Easement (hereinafter the “Purpose”) is to protect the Conservation Values (detailed in the Recitals above and outlined below) and to preserve the Protected Property for the continuation of historic and traditional uses and activities, as well as other limited uses, provided no such uses significantly impair or degrade the Conservation Values. The Conservation Values of the Protected Property include the following:

- 1) Relatively natural habitat and biological diversity,
- 2) Open space for agricultural or forestry use,

- 3) Preservation or enhancement of downstream water quality in Station Creek, and the St Helena Sound;
- 4) Scenic views of the Protected Property from Seaside Road and public vantage points.

The protection of these Conservation Values by stewardship, enforcement, and monitoring in perpetuity is set forth in this Easement.

This Purpose is to ensure that the Protected Property will be retained in perpetuity predominantly in its relatively natural and scenic condition for conservation purposes and to prevent any use of the Protected Property that would significantly impair or interfere with the Conservation Values of the Protected Property, while allowing for limited low-impact rural residential, recreational, agricultural, forestry and other open-space uses of the Protected Property that are compatible with and not destructive of those Conservation Values. It is the intent of the parties that Grantor will not perform, nor knowingly allow others to perform, any act on or affecting the Protected Property that is inconsistent with the Purpose of this Easement. Grantor understands that nothing in this Easement relieves Grantor of any obligation or restriction on the use of the Protected Property imposed by law.

2. Definitions. For the purposes of this Easement, **Grantor** and **Grantee** agree that those bold-faced terms that appear throughout this Easement shall be defined as follows:

Agricultural Activities shall be defined as activities directly related to the production of plant or animal products on the Protected Property including crop production, animal husbandry, floriculture and horticulture, in a manner that preserves the long-term productivity of the soil. Permitted activities shall not include **Feedlots**, intensive livestock production facilities nor any type of large-scale operation where animals are unnecessarily confined to maximize intensive large-scale production; however, non-intensive small-scale farming uses for the benefit of **Grantor**, **Grantor's** family or local agriculture shall be allowed which may include fences, pens and similar containment methods. Notwithstanding the above, commercial aquaculture and/or mariculture activities must have **Approval**.

Agricultural Structure shall be defined as any building designed to be used or currently used in conjunction with permitted **Agricultural Activities** or **Forest Management Practices**, not including any structure used as a dwelling for human beings.

Approval shall be defined as the prior written consent of the **Grantee** to permit **Grantor** to exercise certain rights described in Paragraphs 4 and 5, or to undertake any activity otherwise permitted as described in Paragraph 10. The rationale for requiring the **Grantor** to receive **Approval** is to afford **Grantee** an adequate opportunity to evaluate the activities in question to confirm if they are designed and will be carried out in a manner that is not inconsistent with the Purpose of this Easement. **Approval** does not relieve **Grantor** of the obligation to obtain all other necessary permits, consents and approvals.

Building Height shall be measured, for the purposes of any permitted Residential Structure, from ground elevation or the legal building elevation within a Federal Emergency Management Agency (or successor agency) flood zone, whichever is greater, to the top of the highest structural component, excluding chimneys, antennas and weather vanes.

Conservation Values shall mean those values outlined in recitals to this Easement.

Designated Building Area shall be defined as those three (3) areas, each no larger than approximately one (1) acres in size, designated for the siting of all **Residential Structures** the location and configuration of which shall be as set forth in Exhibit B to this Conservation Easement and subject to 150' setback from jurisdictional wetlands. Once a **Designated Building Area** is selected for reserved rights, remaining **Designated Building areas** are eliminated from future use.

Feedlot shall be defined as any confined area or facility for feeding livestock for commercial purposes, or within which the land is not grazed or cropped at least annually, or which is used to receive livestock that have been raised off the Protected Property for feeding and fattening for market.

Forest Management Plan shall be defined as a written plan subject to periodic updates, on file with the **Grantee** and agreed upon by both **Grantor** and **Grantee**, which outlines **Forest Management Practices** on the Protected Property. The **Forest Management Plan** shall be compatible with the terms of this Easement and shall not significantly impair or degrade any of the Conservation Values of the Protected Property at the property level.

Forest Management Practices shall be defined as the production, improvement and maintenance of pine and hardwood forest lands for timber production and commercial harvesting, wildlife management, aesthetics or any other purpose. **Forest Management Practices** include silvicultural practices, which are used to control the establishment, growth, composition, health, quality and utilization of forestlands for multiple-use purposes and include, but are not limited to, harvesting, thinning, reforestation, competition control, prescribed fire or fire breaks. **Forest Management Practices** shall follow best management practices of the SC Forestry Commission or successor agency and be compatible with the terms of this Easement and shall not significantly impair or degrade any of the Conservation Values of the Protected Property at the property level.

Grantee shall be defined as the above-named §501(c)(3) South Carolina charitable corporation, designated as the holder of this Easement, and its successors and assigns.

Grantor shall be defined as the original donor of this Easement and his (or her, their or its) personal representatives, heirs, successors, assigns, and subsequent owners of record.

Greentree Reservoir shall be defined as a forested wetland that can be temporarily and periodically flooded.

Impervious Surface shall be defined as a hard surface area which either prevents or significantly retards the entry of water into the soil mantle at a rate lower than that present under natural conditions prior to development. Impervious surfaces can include, but are not limited to, roof tops, walkways, patios and decking, enclosed and unenclosed porches, paved driveways, paved parking lots, covered storage areas, concrete or asphalt paving, swimming pools, or other surfaces which similarly impede the natural infiltration of surface and stormwater runoff. **Impervious Surface** specifically excludes ground surfaces covered with sand, gravel, shell sand, crushed stone, or other similar traditional permeable materials.

Notice shall be defined as a written communication, not a request for **Approval**, prior to undertaking a permitted activity, as defined in Paragraph 26.

Recreational Structure shall be defined as any building designed or used in conjunction with recreational activities on the property, and shall not include any structure used as a permanent or temporary **Residential Structure**.

Related Outbuilding shall be defined as any auxiliary structure customarily used as an accessory to a private **Residential Structure** in the South Carolina Lowcountry, including but not limited to utility sheds, detached garages.

Request for Approval shall be defined as a written request by **Grantor** for **Approval** by **Grantee** of a defined activity proposed by the **Grantor**.

Residential Structure shall be defined as any dwelling having sleeping quarters, sanitary facilities, and cooking facilities, all three of which must be present, which constitutes temporary or permanent residential use or occupancy on the Protected Property by the **Grantor**, permitted lessee, and guests or employees of the **Grantor** or permitted lessee.

Significant Tree shall be defined as any *cypress*, Southern Magnolia (*Magnolia grandiflora* or Live Oak (*Quercus virginiana*) having a diameter at breast height of twelve (12) inches or greater.

Subdivided Tract shall be defined as a legally divided, transferable parcel of land having a unique tax identification number according to Beaufort County real property tax records.

Subdivision shall be defined as the permitted creation of a **Subdivided Tract** after the date of this Easement.

Upland Impoundments shall be defined as non-wetland fields with water control structures and dikes, created to control the water levels within the field.

Water Line shall be defined as the edge of a waterway or waterbody which is either the critical line as defined by S.C Office of Ocean and Coastal Resource Management or, if no critical line has been established, the mean high water line as defined by the Army Corps of Engineers or established by a surveyor employing the regulatory standards then in effect for its determination. If the critical line or the mean high water line cannot be established or are no longer used to define the edge of a waterway or waterbody, then the comparable defining line as defined by successor entities of the above named agencies shall be used.

Wetlands shall be defined as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions,” as stated in the United States Army Corps of Engineers Wetlands Delineation Manual (1987, or as amended).

3. **Rights of Grantee.** **Grantor** hereby conveys the following rights to the **Grantee**:

(A) **Right of Visual Access.** To have visual access to the Protected Property, provided that such right shall not be construed to permit general public access over or upon the Protected Property;

(B) **Right to Monitor.** To enter upon the Protected Property in a reasonable manner, at reasonable times, with reasonable notice, to monitor compliance with this Easement and to further document natural and manmade features of the Protected Property. The **Grantee** shall limit entry to annual visits (after completion of the Baseline Documentation) unless the **Grantee** has reason to believe there is a violation of the terms of this Easement. **Grantee** shall not unreasonably interfere with **Grantor**'s quiet use and enjoyment of the Protected Property;

(C) **Right to Prevent Inconsistent Uses.** To prevent **Grantor** or third parties from conducting any activity or use inconsistent with the Purpose;

(D) **Right to Require Restoration.** To require **Grantor** to restore such Conservation Values that may be damaged by any uses or activities prohibited by this Easement, or any activity or use inconsistent with the Purpose to include third party activities.

4. **Reserved Rights.** **Grantor** reserves all the rights, uses and activities (collectively, the “Reserved Rights”) inherent in fee simple ownership of the Protected Property in its entirety, subject to the specific Restrictions and Limitations of Paragraph 5, which are included to accomplish the Purpose of this Easement stated in Paragraph 1. In addition, the exercise of all

Reserved Rights shall be in full accordance with all applicable local, state and federal laws and regulations, as well as in accordance with the Purpose of this Easement stated in Paragraph 1.

5. Restrictions and Limitations. **Grantor** will not perform or permit or will perform or permit, as specified below, the following acts or uses on, over or under the Protected Property:

(A) Subdivision. The Protected Property is currently composed of three (3) tracts, which is a portion of Beaufort County R300 023 000 128C 0000, R200 023 000 128B 0000, R300 023 000 128D 0000.

Subdivision is limited to the reconfiguration of three existing parcels only. No additional subdivision may occur. The configuration of each such **Subdivided Tract** shall be at the **Grantor's** discretion. **Grantor** shall allocate Reserved Rights among such **Subdivided Tracts** at the time of each **Subdivision** with such allocation being specifically described and noted in the deed transferring ownership of any **Subdivided Tract**, specifically quantitative Reserved Rights including allowances for **Impervious Surface, Residential Structures, Docks**, or any other Reserved Rights as applicable within this Easement. **Grantor** shall give **Notice** to **Grantee** of any **Subdivision** or reconfiguration of a **Subdivided Tract**.

(B) Structural Limitations. The construction, enlargement, removal and replacement of **Residential Structures, Related Outbuildings, Recreation/Education Structures, Agricultural Structures** and all other structures, are subject to the following limitations:

I. Total **Impervious Surface** on the Protected Property shall not exceed a maximum of five thousand (5,000) square feet in the aggregate.

II. No **Residential Structure, Related Outbuilding, Recreational Structure** or **Agricultural Structure** shall exceed forty (40) feet in **Building Height**.

III. No more than three (3) **Residential Structures** may exist for permanent/long-term residency, which may be rebuilt and repaired as needed. **Grantor** is required to obtain **Approval** from **Grantee** prior to the construction, enlargement, removal and replacement of any permitted **Residential Structures. Related outbuildings** may include utility sheds, one detached garage, a paved parking area, patios, paved entry roads and walkways, and one swimming pool per Residential Structure.

IV. **Related Outbuildings, Recreational Structures** and **Agricultural Structures** shall be permitted, provided that the square footage of all **Impervious Surface** on the Protected Property does not exceed the allowance stated in Paragraph 5(B)(I).

IV. All permitted **Residential Structures**, shall be located within a permitted **Designated Building Area** to be consistent with Exhibit B. Prior to beginning construction of any **Residential Structure**, **Grantor** shall select a **Designated Building**

Area by providing **Grantee** with signed written **Notice** of the selected **DBA**. The selection of a **DBA** shall be irrevocable.

V. Other than permitted **Residential Structures** and their permitted guest cottage, no other structure on the Protected Property shall be used as a temporary or permanent dwelling for human beings.

VII. Towers. There shall be no towers on the Protected Property, including, but not limited to, radio, microwave, broadcast, communication and cellular towers.

Notwithstanding the above, (i) **Grantor** retains the right to construct, maintain, improve, repair and replace wildlife observation towers; such towers shall not exceed 35 feet in height and shall not be visible from off the Protected Property when viewed from ground elevation.

(C) Buffers. Buffer Areas, as shown in Exhibit B, the Baseline Documentation Report, shall be subject to the following restrictions:

“Setback” Road Buffer. In order to protect the scenic view along public roadways, there shall be no **Impervious Surface**, structures (other than mailboxes, fencing and gates, including those with columns and fenceposts, utility and service lines for any permitted use under the terms of this Easement, boardwalks, or other structures existing at the time of this Easement as documented in the Baseline Documentation), nor new roads (other than those necessary to access the permitted **Subdivided Tracts**) on that portion of the Protected Property within one hundred and fifty (150) feet of the legal or established right-of-way along Seaside Road. **Grantor** reserves the right to engage in **Agriculture Practices** and **Forest Management Practices**, provided there shall be no clearcutting and no activities that endanger the health or survival of **Significant Trees** without **Approval**. Set back road buffer can occur from the property line and include a firebreak.

Notwithstanding the above, **Grantor** reserves the right to cut any tree, in accordance with applicable governmental laws and regulations, when it is necessary to salvage timber damaged by natural causes, when cutting is necessary to prevent further such damage or personal injury, or when a permitted structure is in danger.

“Waterfront buffers” In order to protect the scenic view from public vantage points along the waterway, as well as to provide an ecological transition zone for wildlife and water quality protection along the waterway, there shall be no **Impervious Surface**, **Agricultural Activities**, structures (other than fencing and gates, utility and service lines for any permitted use under the terms of this Easement, permitted docks or boat ramps, boardwalks, or other structures) nor new roads (other than those necessary to access the permitted Subdivided Tracts) on that portion of the Property within one hundred (100) feet of the OCRM critical line, existing ponds and impoundments. Grantor reserves the right to engage in limited **Forest Management Practices**, provided there shall be no clearcutting and no activities that endanger the health or survival of Significant Trees. Tree density within the buffer must remain at or above 50 basal area.

(D) Industrial Uses. There shall be no industrial uses, activities, or structures. No right of passage, across or upon the Protected Property shall be allowed or granted if that right of passage is used in conjunction with any industrial uses or activities.

(E) Commercial Uses. There shall be no commercial uses, activities or structures permitted; with exceptions to include home-based business that do not impair the Conservation Values. Any such home-based business requires prior **Approval** by the **Grantee**. No right of passage across or upon the Protected Property shall be allowed or granted if that right of passage is used in conjunction with any commercial uses or activities not permitted in this Easement. For the purposes of this Easement, **Agricultural Activities, Forest Management Practices** and the leasing of hunting, trapping and fishing rights, and seasonal daily “pay-to-hunt” activities traditional to the Lowcountry shall not be considered commercial uses. However, to qualify this Easement for treatment under §2031(c)(8)(B) of the Code, any use of the Protected Property for more than a de minimis use for a commercial recreational activity is prohibited.

(F) Services. Construction of water wells, septic systems, and utility services is limited to serve the allowed uses in Paragraph 4, subject to the Restrictions and Limitations of Paragraph 5, and subject to all applicable governmental laws and regulations. It is permitted to drill water wells of sufficient size and nature for on-site irrigation.

Fuel storage tanks are limited to aboveground or underground gaseous (not liquid) fuel storage tanks and/or aboveground liquid fuel storage tanks to serve the allowed uses in Paragraph 4, subject to the Restrictions and Limitations of Paragraph 5, subject to all applicable governmental laws and regulations.

(G) Roads and Driveways. Roads shall be limited to those required to facilitate the uses permitted by this Easement, provided there shall be no road or driveways constructed or covered with **Impervious Surface**. Maintenance of driveways, roads and roadside ditches shall be limited to standard practices for non-paved roads.

(H) Docks: One dock currently exists and may be rebuilt and repaired. No future docks may be built. All repair is subject to state, local and federal permitting requirements.

(I) Landscaping. Landscaping shall be limited to the management of vegetation associated with the uses allowed by this Easement, including but not limited to, mowing, pruning, trimming, and gardening. Structural elements of landscaping, including but not limited to walkways and patios, shall be subject to **Impervious Surface** restrictions and limitations as provided for in this Easement.

(J) Signs. Signs visible from off the Protected Property shall be limited to a maximum of eight (8) square feet in size. Billboards are expressly prohibited. Signs shall be placed so as to minimally impact the scenic view as seen from the public roadway.

(K) Archeological and Paleontological Excavations. **Grantor** shall give **Notice** to **Grantee** prior to undertaking archeological or paleontological excavation. Any archeological or

paleontological site shall, upon completion of any excavation, be returned to, or as close as possible to, its previous state, unless the site is to be maintained in an excavated condition for interpretive purposes related to education.

(L) Forestry Uses. A **Forest Management Plan** prepared by a Registered Forester is required for the Protected Property when deemed appropriate by the **Grantee**. Forestry Uses are limited to those **Forest Management Practices** defined in the **Forest Management Plan** or recommended by the South Carolina Forestry Commission or successor agency. Timber harvests require prior **Approval** by the **Grantee**. **Forest Management Practices** specifically permitted under the terms of this easement include clearing small patch openings and wildlife food plots.

Notwithstanding the above, **Grantor** reserves the right (i) to cut any tree, in accordance with applicable governmental laws and regulations, when it is necessary to salvage timber damaged by natural causes, when cutting is necessary to prevent further such damage or personal injury, or when a permitted structure is in danger.

(M) Agricultural Uses. **Agricultural Activities** are restricted to the recommended or accepted practices recommended by the South Carolina Cooperative Extension Service, the United States Natural Resources Conservation Service, their successors or other entities mutually acceptable to the **Grantor** and **Grantee**. **Grantor** shall have the right to utilize Pond(s), center pivot irrigation, and/or wells to irrigate for Agricultural Uses. **Grantor** and **Grantee** recognize that changes in agricultural technologies, including accepted management practices, may result in an evolution of **Agricultural Activities**. Such evolution shall be permitted so long as it is consistent with the Purpose of this Easement.

(N) Significant Trees. There shall be no activities that endanger the health or survival of **Significant Trees** without **Approval**.

(O) Mining. Mining and recovery of any oil, gas or minerals are restricted to extraction methods in accordance with Code §170(h)(5)(B) prohibiting surface mining.

(P) Topography and Hydrology. There shall be no adverse material alteration of the topography or hydrology, unless otherwise provided for in Paragraphs 4 or 5. Exceptions for wildlife management, as permitted by local, state, and federal authorities, are allowed.

(Q) Refuse. There shall be no placing of refuse on the Protected Property of vehicle bodies or parts or refuse not generated on the Protected Property. Temporary piles for collection of refuse generated on the Protected Property established between regular removals are permitted provided such piles do not contain hazardous substances, pollutants, or wastes and do not impair the Conservation Values of the Protected Property.

(R) Right to Lease. Subject to the other provisions of this Conservation Easement, **Grantor** reserves the right to lease all or a portion of the Protected Property for any purpose permitted under this Conservation Easement, including permitted Commercial Uses.

(S) Eligibility for Conservation Programs. **Grantor** reserves the right to participate in conservation, preservation, or mitigation programs existing now or permitted in the future for any activity or use permitted (or restricted, as the case may be) on the Protected Property under this Easement, including but not limited to carbon sequestration credits and greenhouse gas credits.

(T) Adverse or Inconsistent Uses. There shall be no other use or activity that is inconsistent with the Purpose of this Easement as stated in Paragraph 1.

6. Third Party Activities. The **Grantor** shall keep the **Grantee** reasonably informed as to activities being conducted on the Protected Property which are within the scope of this Easement and as to the identity of any third parties who are conducting or managing such activities. The **Grantor** shall ensure that all third parties who are conducting activities relating to permitted uses of the Protected Property are fully and properly informed as to the restrictions and covenants contained within this Easement which relate to such uses, including without limitation, the provisions of this Paragraph and of Paragraphs 4 and 5.

7. Grantee's Remedies. If **Grantee** determines that **Grantor** is in violation of the terms of this Easement or that a violation is threatened, the **Grantee** shall notify the **Grantor** of the violation (hereinafter, "First Notice") and request voluntary compliance. In the event that voluntary compliance is not agreed upon within ninety (90) days of receipt of First Notice, the **Grantee** shall give written notice to **Grantor** of such violation (hereinafter, "Second Notice") and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Protected Property resulting from any use or activity inconsistent with the Purpose, to restore the portion of the Protected Property so injured.

If **Grantor** fails to cure the violation within sixty (60) days after receipt of Second Notice thereof from **Grantee** (or under circumstances where the violation cannot reasonably be cured within a sixty (60) day period, if **Grantor** shall fail to begin curing such violation within said sixty (60) day period, or shall fail to continue diligently to cure such violation until finally cured), **Grantee** may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation ex parte as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement, including damages for the loss of the Conservation Values, and to require the restoration of the Protected Property to the condition that existed prior to any such injury. Without limiting **Grantor's** liability therefore, **Grantee**, in its sole discretion, may either apply any damages recovered to the cost of undertaking any corrective action on the Protected Property or may apply any damages recovered towards activities relating to monitoring and enforcing compliance with the terms of this Easement and other similar conservation easements.

If **Grantee**, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values, **Grantee** shall give immediate notice of the circumstances to **Grantor**, as described in Paragraph 26, and may immediately pursue its legal and equitable remedies under this Paragraph without waiting for the period provided for cure to expire. **Grantor** agrees that if such emergency arises, **Grantee** may obtain injunctive relief without the necessity of posting a bond.

Grantee's rights under this Paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement. **Grantor** agrees that if **Grantee's** remedies at law for any violation of the terms of this Easement are inadequate, the **Grantee** shall be entitled to seek the injunctive relief described in this Paragraph, both prohibitive and mandatory in addition to such other relief to which **Grantee** may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies, and without the necessity of posting a bond. **Grantee's** remedies described in this Paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

8. Costs of Enforcement. If **Grantee** prevails in any action to enforce the terms of this Easement, any costs incurred by **Grantee** in enforcing the terms of this Easement against **Grantor**, including without limitation, costs of suit (which includes reasonable attorneys' fees), and any reasonable costs of restoration necessitated by **Grantor's** violation of the terms of this Easement, shall be borne by **Grantor**. If **Grantor** prevails in any action to enforce the terms of this Easement, any costs incurred by **Grantor**, including without limitation **Grantor's** cost of the suit (which includes reasonable attorneys' fees) shall be borne by **Grantee**.

9. Successors; Benefits and Burdens. The covenants, terms, conditions, easements, benefits, and burdens of this Easement shall be binding upon and inure to the parties hereto and their respective successors, personal representatives, heirs, and assigns and shall continue as a restriction running in perpetuity with the Protected Property. An owner of the Protected Property shall only be responsible for those violations first occurring on the Protected Property during such owner's ownership, and while still an owner of the Protected Property (although notwithstanding the foregoing, a subsequent owner may also be held responsible for those violations first occurring during another's prior ownership of the Protected Property unless an estoppel certificate or compliance certificate was obtained from **Grantee** prior to or at the time of the transfer of the Protected Property's ownership to such subsequent owner). Any of the rights herein reserved to **Grantor** may be exercised by any owner of the Protected Property.

10. Compliance Certificates. Upon request by **Grantor**, **Grantee** shall within thirty (30) days execute and deliver to **Grantor** any document that may be requested by **Grantor**, including an estoppel certificate or compliance certificate, to certify to the best of **Grantee's** knowledge **Grantor's** compliance with any obligation of **Grantor** contained in this Easement or otherwise to evidence the status of this Easement.

11. Representation of Authority. Each signatory to this Easement represents and warrants that he or she is duly authorized to enter into and execute the terms and conditions of this Easement and to legally bind the party he or she represents.

12. Forbearance Not a Waiver. Any forbearance by **Grantee** to exercise its rights under this Easement in the event of any breach of any terms of this Easement by **Grantor** shall not be deemed or construed to be a waiver by **Grantee** of such term or of any subsequent breach of the same or any other term of this Easement or of any of **Grantee's** rights under this Easement. No

delay or omission by **Grantee** in the exercise of any right or remedy upon any breach by **Grantor** shall impair such right or remedy or be construed as a waiver.

13. Reasonableness Standard. **Grantor** and **Grantee** shall follow a reasonableness standard and shall use their best efforts to make any determinations that are necessary or are contemplated to be made by them (either separately or jointly) under this Easement in a timely manner, and shall cooperate with one another and shall take all other reasonable action suitable to that end.

14. Grantor's Environmental Warranty. The **Grantor** warrants that **Grantor** has no knowledge of the existence or storage of hazardous substances, pollutants, or wastes on the Protected Property or a release or threatened release of hazardous substances, pollutants or wastes on the Protected Property and promises to defend and indemnify the **Grantee** against all litigation, claims, demands, penalties, and damages, including reasonable attorney's fees, arising from breach of this warranty.

15. Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle **Grantee** to bring any action against **Grantor** for any injury to or change in the Protected Property resulting from causes beyond **Grantor's** control, including but not limited to trespass, fire, hurricane, flood, storm and earth movement, or from any prudent action taken by **Grantor** under emergency conditions to prevent, abate or mitigate significant injury to the Protected Property resulting from such causes.

16. Access. No right of public access to any portion of the Protected Property is conveyed by this Easement, except as expressly provided herein.

17. Costs, Liabilities, and Taxes. **Grantor** retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Protected Property, including, but not limited to, clean up or remediation costs due to chemical contamination and payment of taxes. Furthermore, if the **Grantor** maintains general liability insurance coverage for the Protected Property, **Grantor** will be responsible for such costs.

Each party agrees to release, hold harmless, defend and indemnify the other from any and all liabilities including, but not limited to, injury, losses, damages, judgments, costs, expenses and fees that the indemnified party may suffer or incur as a result of or arising out of wrongful or negligent activities of the indemnifying party on the Protected Property.

18. Transfer Fee. There shall be assessed by the **Grantee** a transfer fee equal to one (1) percent of the sales price and/or other consideration paid in connection with the transfer of any freehold or fee simple interest in the Protected Property, including but not limited to any conveyance by warranty deed, limited warranty deed, or quitclaim deed, sale, mortgage foreclosure, or conveyance in lieu of foreclosure. The transfer fee shall be paid to the **Grantee** on the date of the closing of the transfer.

Exemptions from assessment of transfer fee:

- (A) The sale of timber rights or products produced from permitted **Forest Management Practices** and/or permitted **Agricultural Activities** of such Protected Property.
- (B) Any transfer subsequent to the conveyance of this Easement:
 - I. Without consideration, or
 - II. To a spouse, a lineal descendant, an ancestor or ancestors, a spouse of a lineal descendent (collectively, "Immediate Family Members"), or
 - III. To or from a trust whose beneficiaries or presumptive beneficiaries are the **Grantor** or Immediate Family Member, or both, or
 - IV. To an entity at least 50% of the equity interest of which is owned by **Grantor** or Immediate Family Member, or
 - V. If the **Grantor** of this Easement is a corporation, limited liability company or a partnership, to an owner/partner/member of such entity or to an Immediate Family Member thereof, or
 - VI. To a charitable organization which is tax exempt under §501(c)(3), or
 - VII. Any transfer under a will, or
 - VIII. Any transfer implemented or effected by court order, except foreclosure, or
 - IX. Any transfer that corrects, modifies, or confirms a transfer previously made.

(C) If a creditor purchases the Protected Property at a foreclosure sale or takes title to the Property in lieu of foreclosure, the transfer fee shall be due and paid at the time the creditor takes title. The transfer fee shall be based on the total bid for the Protected Property if purchased at a foreclosure sale or on the amount of the accrued indebtedness if the creditor accepts a deed in lieu of foreclosure. An additional transfer fee shall be due if the creditor who takes title through foreclosure or a deed in lieu of foreclosure sells the Protected Property for an amount higher than the amount subject to the transfer fee at the time the creditor took title; the additional transfer fee due shall be based on the additional amount alone, not the entire sales price. Creditor for purposes of this Paragraph shall include an assignee of the creditor who purchases the Protected Property at a foreclosure sale or takes a deed in lieu of foreclosure.

An exchange of properties pursuant to Code §1031, or similar statute, shall be deemed to be for consideration based on the market value of the property plus boot, if applicable, received at the time of such transfer. Market value of the Protected Property shall be determined by agreement of the **Grantor** and the **Grantee**, or in the absence of such agreement by a South Carolina certified appraiser selected by the **Grantee**, whose appraisal fee shall be paid by the **Grantee**.

Grantor grants **Grantee** a lien against the Protected Property for all or any part of the transfer fee that is unpaid at the time of the conveyance or assignment triggering the transfer fee. **Grantee's** lien shall be subordinate to this Easement and to the lien of any first mortgage on the Protected Property. **Grantee** shall have the right to record a notice of lien for such unpaid transfer fee. Any such lien may be enforced and/or foreclosed in accordance with the laws of the

State of South Carolina. **Grantee** may require the **Grantor** and/or any subsequent purchaser to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, copies of deeds or other such evidence.

19. Extinguishment, Condemnation and Fair Market Value. If circumstances arise in the future that render the Purpose of this Easement impossible to accomplish, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. As required by §1.170A-14(g)(6)(ii) of the Treasury Regulations, in the event of any extinguishment or termination of this Easement, any sale, exchange, or involuntary conversion of the Protected Property entitles **Grantee** to a percentage of the gross sale proceeds, equal to the ratio of the appraised value of this Easement to the unrestricted fair market value of the Protected Property established as of the date donated.

If all or a part of the Protected Property is taken by exercise of the power of eminent domain, **Grantor** and **Grantee** shall be respectively entitled to compensation in accordance with applicable law and as provided in this Paragraph. **Grantor** and **Grantee** shall divide the net proceeds after the payment of all expenses of the condemnation in accordance to the ratio of the appraised value of this Easement to the fair market value of the Protected Property unrestricted by the Easement established as of the date conveyed.

For the purpose of the above Paragraphs, the parties hereto stipulate that the value of this Easement and the value of the restricted fee interest in the Protected Property each represent a percentage interest in the fair market value of the Protected Property. The percentage interests shall be determined by the ratio of the value of this Easement to the value of the Protected Property, without reduction for the value of this Easement. All such proceeds received by **Grantee** shall be used in a manner consistent with **Grantee's** mission. This provision is not intended to violate the provision required by Code §170(h)(2)(C) that requires this Easement to be granted in perpetuity.

20. Limitations on Extinguishment. If a sudden or unexpected change in the conditions surrounding the Protected Property have made impossible or impractical the continued use of the Protected Property for conservation purposes, this Easement can only be terminated or extinguished, whether with respect to all or part of the Protected Property, by judicial proceedings in a court of competent jurisdiction. Unless otherwise required by applicable law at the time, in the event of any sale of all or a portion of the Protected Property (or any other property received in connection with an exchange or involuntary conversion of the Protected Property) after such termination or extinguishment, and prior to the payment of any costs or expenses associated with such sale, **Grantee** shall be entitled to an amount no less than **Grantee's** proportionate share of the gross proceeds of such sale, as such proportionate share is determined under the provisions of Paragraph 21, adjusted, if necessary, to reflect a partial termination or extinguishment of this Easement. If sufficient funds are not available for **Grantee** to be paid its entire proportionate share out of such proceeds, or if for any other reason **Grantee** is not paid its entire proportionate share, **Grantee** has the right to recover such deficiency (including the right to record a lien to secure its recovery of such deficiency) from the record owner of the Protected Property at the time of such sale. All such proceeds received by **Grantee** shall be used by **Grantee** in a manner consistent with the conservation purposes of this Easement

as of the effective date of this grant. In the event of extinguishment of this Easement in whole or in part, the provisions of this Paragraph 20 shall survive such extinguishment.

21. Percentage Interests. **Grantor** and **Grantee** hereby confirm that the donation of this Easement gives rise to a property right immediately vested in **Grantee**, with a value for purposes of this Paragraph 21 determined as follows. The parties hereto stipulate that as of the effective date of this grant the Easement and the restricted fee interest in the Protected Property each represent a percentage interest in the fair market value of the Protected Property (**Grantee's** percentage interest is referred to herein as **Grantee's** "proportionate share"). For the purposes of this paragraph, **Grantee's** proportionate share of the fair market value of the Protected Property shall remain constant.

22. Condemnation. If all or any part of the Protected Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, **Grantor** and **Grantee** shall join in appropriate proceedings at the time of such taking to recover the full fair market value (without regard to any diminution in value attributable to the Easement) of the interests in the Protected Property subject to the taking and all incidental or direct damages resulting from the taking. Prior to the payment of any expenses reasonably incurred by the parties to this Easement in connection with such taking, **Grantee** shall be entitled to its proportionate share from the recovered proceeds in conformity with the provisions of Paragraphs 19 and 21 (with respect to the allocation of proceeds). The respective rights of **Grantor** and **Grantee** set forth in this Paragraph 22 shall be in addition to, and not in limitation of, any rights they may have at common law. All such proceeds used by **Grantee** shall be used by **Grantee** in a manner consistent with the conservation purposes of this Easement as of the effective date of this grant.

23. Assignment. The benefits of this Easement shall not be assignable by the **Grantee**, except if as a condition of any assignment, (i) the **Grantee** requires that the terms and conditions of this Easement continue to be carried out in full as provided herein, (ii) the assignee has a commitment to protect the Purpose and the resources to enforce the restrictions contained herein, and (iii) if the assignee, at the time of assignment, qualifies under §170(h) of the Code, and applicable Treasury Regulations promulgated thereunder, and under State of South Carolina law as an eligible donee to receive this Easement directly. In the event that **Grantee** ceases to exist or exists but no longer as a tax-exempt, nonprofit corporation, qualified under §§501(c)(3) and 170(h)(3) and not a private foundation under §509(a) of the Code, then this easement shall be assigned to Beaufort County or a tax-exempt, nonprofit organization, qualified under §§501(c)(3) and 170(h)(3) and not a private foundation under §509(a) of the Code, which has a mission of protecting open lands or natural resources in the South Carolina Lowcountry.

24. No Extinguishment Through Merger. **Grantor** and **Grantee** herein agree that should **Grantee** come to own all or a portion of the fee interest in the Protected Property, (i) **Grantee** as successor in title to **Grantor** shall observe and be bound by the obligations of **Grantor** and the restrictions imposed upon the Protected Property by this Easement; (ii) this Easement shall not be extinguished, in whole or in part, through the doctrine of merger in view of the public interest in its enforcement; and (iii) **Grantee** as promptly as practicable shall assign the **Grantee** interests in this Easement of record to another holder in conformity with the requirements of this

Paragraph 24. Any instrument of assignment of this Easement or the rights conveyed herein shall refer to the provisions of this Paragraph 24 and shall contain language necessary to continue it in force.

25. Transfers. **Grantor** agrees to incorporate by reference the terms of this Easement in any deed or other legal instrument by which **Grantor** transfers any interest in all or a portion of the Protected Property, including, without limitation, a leasehold interest. The **Grantor** shall give the **Grantee Notice** of any change of possession, ownership or control of the Protected Property within thirty (30) days after such change takes place, including without limitation notice of any transfer, lease, or sale of all or a part of the Protected Property. The failure of **Grantor** to perform any act required by this Paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

26. Approvals; Notice; Breach.

(A) Grantee's Approval or Withholding of Approval. When **Grantee Approval** is required, **Grantee** shall grant or withhold its approval in writing within sixty (60) days of receipt of **Grantor's** written request therefor. In the case of withholding of **Approval**, **Grantee** shall notify **Grantor** in writing with reasonable specificity of the reasons for withholding of **Approval**, and the conditions, if any, on which **Approval** might otherwise be given. Failure of **Grantee** to respond in writing within such sixty (60) days shall be deemed to constitute denial by **Grantee** of any such **Request for Approval**.

(B) Approval by Grantee of Sites or Activities. The exercise of any right to engage in the specified activities permitted by the provisions of Paragraphs:

2	Impervious Surfaces;
5(B)(III)	Residential Structures;
5(B)(IV)	Designated Building Area;
5(E)	Commercial Uses;
5(G)	Roads;
5(L)	Forestry Uses;
5(N)	Significant Trees;
5(O)	Ponds;

shall be subject to the prior **Approval** by **Grantee** of the activity and/or of the site for such proposed activity, as the case may be. **Grantor** shall request such **Approval** in writing and shall include therewith information identifying the proposed site or activity with reasonable specificity, evidencing conformity with the requirements of the applicable paragraphs under which the right is reserved hereunder, and, when applicable, evidencing conformity with existing land use regulations. **Grantee's Approval**, which shall not be unreasonably withheld, shall take into account the following criteria:

I. The extent to which use of the site and/or the proposed activity would impair the scenic qualities of the Protected Property that are visible from public roads or waterways;

II. The extent to which use of the site and/or the proposed activity would destroy an important habitat or would have a material adverse effect on the movement of wildlife;

III. The extent to which use of the site for the proposed activity would impair water quality;

IV. In the case of any proposal to build new structures or roads, the extent to which the scenic quality of the Protected Property may be adversely impacted; and

V. The extent to which the proposed activity or use of the site for the proposed activity would otherwise significantly impair the Conservation Values. **Grantor** and **Grantee** shall cooperate and shall act in good faith to arrive at agreement in connection with any determinations that are necessary to be made by them (either separately or jointly) under this Paragraph 26. Notwithstanding the foregoing, **Grantee's Approval** of a proposed site or activity shall be withheld if the site for the proposed activity would interfere with the essential scenic quality of the Protected Property.

(C) Notice to Grantee. Following the receipt of **Grantee's Approval** when required under Paragraph 26(B) and not less than thirty (30) days prior to commencing activity requiring **Approval** or any activity where **Notice** is required, including Paragraphs:

- 5(A) Subdivision;
- 5(K) Archeological and Paleontological Excavations; and
- 26 Transfer of Property

Grantor agrees to provide **Notice** to **Grantee** in writing of the intention to exercise such right. The **Notice** shall describe the nature, scope, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit **Grantee** to monitor such activity. When such information was not provided to **Grantee** under the requirements of Paragraph 27(B), the **Notice** shall also include information evidencing the conformity of such activity with the requirements of the applicable paragraphs under which the right is reserved hereunder, and, when applicable, evidencing conformity with existing land use regulations. At **Grantee's** sole discretion, **Grantee** may permit commencement of the activity less than thirty (30) days after receiving **Grantor's Notice**. See also Paragraph 26, with respect to **Grantor's** written notice to **Grantee** concerning a transfer of any interest in all or a portion of the Protected Property.

(D) Notice. As required by Treasury Regulations 1.170A-14(g)(5)(ii). Notwithstanding any other provision of this Easement, Grantor must notify **Grantee**, in writing, before exercising any reserved right which may have an adverse impact on the Conservation Values of this Easement.

(E) Breach. Failure to secure such **Approval** or give such **Notice** as may be required by this Paragraph 26 shall be a material breach of this Easement notwithstanding any other provision of this Easement and shall entitle **Grantee** to such rights or remedies as may be

available under Paragraph 7.

27. Communication. All **Requests for Approvals** shall be in writing and shall be deemed sufficiently given or rendered only when acknowledged in writing by **Grantee**. All **Notices** and other communications to **Grantee** may be communicated by United States Postal Service first class mail, hand courier, electronic mail or facsimile, and shall be deemed sufficiently given or rendered and effective only when acknowledged in writing by **Grantee**. All such correspondence and communications shall be addressed as follows:

If to **Grantor**:

If to **Grantor's** Attorney:

If to Grantee :	Beaufort County Open Land Trust P. O. Box 75 Beaufort, SC 29901 Attn: Executive Director info@openlandtrust.com (843) 521-2175 (office) (843) 521-1946 (fax)
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or to such other person or place as a party may designate by correspondence as aforesaid. Correspondence by mail or overnight courier service shall be deemed given on the date of receipt as shown on the return receipt, or receipt or records of the courier service, as the case may be. In the event any such correspondence is mailed via the United States Postal Service or shipped by overnight delivery service to a party in accordance with this Paragraph and is returned to the sender as undeliverable, then such correspondence shall be deemed to have been delivered or received on the third day following the deposit of such correspondence in the United States Mail or the delivery of such correspondence to the overnight delivery service. **Grantor** has the responsibility of promptly notifying **Grantee** of **Grantor's** current address and other contact information. **Grantor** shall promptly notify **Grantee** of (i) any changes of **Grantor's** address or other changes in **Grantor's** contact information, and (ii) the name, address, and contact information of any transferee of the Protected Property if **Grantor** conveys the Protected Property. Any communications or Correspondence by **Grantee** to or with **Grantor** sent to the last address provided by **Grantor** shall be deemed sufficient to provide notice to **Grantor**.

28. Recordation. **Grantor** or **Grantee** shall record this instrument in timely fashion in the Register of Deeds Office for Beaufort County, South Carolina, and may re-record it at any time as may be required to preserve its rights in this Easement.

29. Effective Date. **Grantor** and **Grantee** intend that the restrictions arising hereunder take effect on the day and year this Easement is recorded in the Register of Deeds Office for Beaufort County, South Carolina, after all required signatures have been affixed hereto.

30. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of South Carolina.

31. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of this Easement to uphold the Purpose as stated in Paragraph 1. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Purpose that would render the provision valid should be favored over any interpretation that would render it invalid.

32. Severability. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement shall not be affected thereby.

33. Entire Agreement. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to, the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Protected Property. All terms used in this Easement, regardless of the number or gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine, or neuter, as the context or sense of this Easement, any Paragraph, Subparagraph, or clause herein may require as if such terms had been fully and properly written in such number or gender.

TO HAVE AND TO HOLD the Easement interests herein described unto **Grantee** forever.

By execution of this Easement, the **Grantee** accepts this Easement and the rights and obligations recited herein.

GRANTOR HEREBY WARRANTS and represents that the **Grantor** is seized of the Protected Property in fee simple and has the right to grant and convey this Easement, that the Protected Property is free and clear of any and all encumbrances, except existing easements of record and prescriptive easements, if any, and that the **Grantee** shall have the use of and enjoy all of the benefits derived from and arising out of this Easement.

IN WITNESS WHEREOF, **Grantor** and **Grantee** have set their hands to this original copy of this Easement under seal on the day and year first above written.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK.

WITNESSES:

GRANTOR:

Luke Inabinett

By: _____

Its: _____

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

)

The foregoing instrument was acknowledged this _____ day of _____, 2024, before me the undersigned Notary, and I do hereby certify that the above named **Grantor** personally appeared before me and acknowledged the due execution of the foregoing instrument.

(Signature of Notary)

Notary Public for the State of South Carolina

My commission expires: _____

Printed Name of Notary: _____

WITNESSES:

GRANTEE:

BEAUFORT COUNTY OPEN LAND TRUST

By: _____

Its: _____

[illegible]

ACKNOWLEDGMENT

The foregoing instrument was acknowledged this ____ day of _____, 2024, before me the undersigned Notary, and I do hereby certify that the above named duly authorized officer of the **Grantee** personally appeared before me and acknowledged the due execution of the foregoing instrument.

(Signature of Notary)

Notary Public for the State of South Carolina

My commission expires: _____

EXHIBIT A

Legal Description and Derivation of Protected Property

Beaufort County Tax Map#

Grantee's Address: P. O. Box 75
Beaufort, SC 29901

EXHIBIT B

Baseline Documentation Report

Phase I Environmental Site Assessment



**St. Helena Easement - Inabinett
1047 Seaside Road
St. Helena, SC 29920**

Parcel #	Beaufort County TMS #	Acres
1	R300 023 000 128B 0000	3.46
2	R300 023 000 128C 0000	2.90
3	R300 023 000 128D 0000	3.00
	Total Acreage	9.36

Submitted to and for the Use of:

Open Land Trust
PO Box 75
Beaufort, SC 29901

Submitted by:

SRC Environmental
108 Charping Lane
Anderson, SC 29621

Original Submittal Date: October 21, 2024



October 21, 2024

Open Land Trust
Attn: Ms. Kate Schaefer
448 W. Cheves Street
Beaufort, SC 29901

Re: St. Helena Easement - Inabinett
1047 Seaside Road
St. Helena, SC 29920

Ms. Schaefer:

Thank you for the opportunity to provide environmental services for you. It is our commitment to provide our clients with the most efficient, timely, and cost-effective approach to environmental issues.

As requested, SRC, Inc. has completed a current Phase I Environmental Site Assessment for the subject property that consists of three contiguous parcels totaling 9.36 GIS acres, and is located at 1047 Seaside Road in St. Helena, SC. The current Phase I was designed to meet the standards and guidelines of the American Society for Testing and Materials (ASTM E1527-21), including All Appropriate Inquiry (AAI) while providing an environmental site assessment of the project site.

The enclosed Phase I ESA was prepared for the exclusive use of the Open Land Trust, and/or their Assigns, for use in the assessment and evaluation of the environmental condition of the subject property at the time the report was completed based on reasonably ascertainable information, and within the scope and limitations of the ASTM E1527-21 guidelines.

The current Phase I ESA, in conformance with the scope and limitations of ASTM guidelines, has revealed no evidence of existing or historical recognized environmental conditions (RECs) associated with the site, or adjacent sites. No further investigation is recommended.

SRC welcomes the opportunity to serve you. If you have any questions, or require any additional information, please feel free to contact me at 864-376-2864.

Sincerely,

A handwritten signature in black ink that reads "Michael H. Whaley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Michael Whaley
President
Southeastern Regulatory Compliance, Inc.

Enclosures

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1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) by Southeastern Regulatory Compliance, Inc. (SRC) is designed to identify existing historical, visual, or physical evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or potential risks at the St. Helena Area Fee Park Purchase site located at 1047 Seaside Road in St. Helena, SC. The subject property consists of three contiguous parcels totaling 9.36 GIS acres and is listed with Beaufort County TMS #s R300 023 000 128B 0000, R300 023 000 128C 0000, and R300 023 000 128D 0000.

The subject property is developed with an approximately 1,700 ft² manufactured home on a permanent foundation, an approximately 1,000 ft² manufactured home on cement blocks, an approximately 1,200 ft² storage building, an approximately 700 ft² open shed, a pen for domesticated birds, a dock, and dirt surfaced roads. The residences and dock were in place as of 1985. The storage building was built in 2008, and the open shed was built in 2022. Aerial photography dating back to 1951 and topographic maps back to 1944 sourced from www.historicaerials.com were reviewed and indicated the subject property was used for agriculture until the current structures were built. Agriculture is still practiced on a smaller scale. A 1984 aerial shows what appears to be two small trailers on the easternmost section of the subject property.

Mr. Michael Whaley, Environmental Professional (EP) of SRC, conducted the on-site inspection on October 6, 2024. The inspection of the subject property and directly adjacent sites did not visually or physically identify sources of improper use, treatment, storage, generation, or disposal of hazardous substances that resulted in environmental contamination of the subject property. No sources of surface contamination were physically observed. There were no leaking drums or containers visually or physically observed which might contain hazardous substances. There were no strong or pungent odors associated with the subject property that would indicate the presence of additional hazardous substances.

Current and past use of the subject property did not indicate sources of environmental contamination that have had an adverse environmental impact on the subject property. No current or past uses of directly adjacent properties appear to have involved the use, treatment, storage, or disposal of hazardous materials that resulted in environmental contamination of the subject property. There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered SRC's ability to evaluate or identify recognized environmental conditions associated with the subject property.

In the ESA, reviews of pertinent Federal and State records regarding the potential environmental concerns include but are not limited to: NPL Listings, RCRA CORRACTS and RCRA Permitted TSD Facility Listings, CERCLIS/NFRAP Listings, ERNS Listings, State Equivalent SPL Listings, Registered UST and LUST Facilities, State Waste Landfills, Incinerators, or Transfer Stations Listings, and RCRA Generators Listings. The Federal and State environmental databases did not indicate the presence of current facilities or sites located within a 1-mile radius of the subject property.

2.0 INTRODUCTION

2.1 Purpose

Ms. Kate Schaefer, of the Open Land Trust, requested that SRC conduct this ESA for the subject property. This ESA was conducted to determine the potential for environmental impact to the subject property and is intended to fulfill the due diligence clause of the “innocent landowner defense” and “bona fide prospective buyer” clause of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

2.2 Detailed Scope-of-Services

This ESA was conducted in general accordance with the guidelines set forth in the American Society for Testing and Materials (ASTM) Standard E1527-21, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” and consisted of the tasks listed below.

- Inspections of the subject property and surrounding properties
- Examination of historical documents
- Interviews with individuals and public officials familiar with the site’s history
- Examination of State and Federal regulatory agency records

The purpose of the assessment was to identify Recognized Environmental Conditions (RECs) connected to the subject property.

- A REC is defined as the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.
- An Historical REC (HREC) is defined as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls (for example activity and use limitations, or other property use limitations).
- A controlled REC (CREC) is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).
- De minimis conditions are conditions a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- A business environmental risk (BER) is the presence of a condition which can have a material environmental impact that is not the result of those environmental issues required to be investigated in ASTM E1527-21 practice. BERs often involve non-scope considerations such as: asbestos, lead paint, lead in drinking water, radon, wetlands, ecological resources, endangered species, cultural and historic resources, regulatory compliance, industrial hygiene, health and safety, indoor air quality, biological agents, and mold.
- De minimis conditions and BERs are not considered RECs and were not addressed during this ESA and were beyond the defined scope of work.

ASTM standards attempt to facilitate high quality, standardized environmental site assessments; ensure that the standard of appropriate inquiry is practical and reasonable; and clarify industry standards for appropriate inquiry. The ESA should provide: a Federal and State regulatory records review which may help to identify recognized environmental conditions; a site background description, which includes a history of previous uses of the property and adjoining properties which describes recognized environmental conditions; an on-site inspection which evaluates the environmental setting and existence of potential hazardous substances, petroleum products, storage tanks, PCBs, waste disposal; interviews; and findings and conclusions. In addition, SRC provides non-scope services including wetland review, lead-based paints, asbestos, and other contamination sources and conditions of concern in connection with the property only upon request.

2.3 Significant Assumptions

Conclusions regarding the potential environmental impact of nearby, off-site facilities on the subject property are based on readily available information from the environmental databases and geologic and hydrogeologic conditions reported for the subject property vicinity. As a basis for the conclusions regarding adjacent and nearby contaminated properties, we have assumed the surface-water flow and groundwater flow directions to be generally in the down-gradient direction of the surface topography, which was determined from our field observations, review of available topographic maps, and use of NETR. In respect to the migration of vapors resulting from volatile organic compounds released to the environment, we have assumed that vapor may migrate in any vertical or horizontal direction depending on geological and hydrogeological as well as man-made conditions in the area of the subject property. There were no significant data gaps that interfered with the Environmental Professional's ability to properly perform the site assessment.

2.4 Limitations and Exceptions

The application of the ASTM guidelines is limited to certain environmental conditions that may exist on the property and are practically reviewable. This approach is site-specific in that it relates to the assessment of recognized environmental conditions on a specific parcel of commercial real estate. As such, this practice does not specifically address additional issues in the transaction such as business entities or assets that may involve environmental liabilities. No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a parcel. However, proper application is intended to reduce this uncertainty. Appropriate inquiry does not imply

exhaustive assessment of clean property as there is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information.

Finally, the ESA is limited by the extent of physical obstructions including existing structures, ecological barriers, buildings, asphalt, and other paved sites, as well as availability of appropriate land use records. As such, there may be certain environmental conditions that could not be identified within the general scope of the Phase I Environmental Site Assessment. The current ESA should be considered comprehensive and reliable in its scope within the limitations described above and is valid for a period of 180 days from the date of the report, or a 1-year time period if five specific components (interviews, searches for recorded environmental cleanup liens, review of government records, site reconnaissance of the subject property, and the Environmental Professional (EP) Declaration) are updated. The 180 day or 1-year time period begins with the date upon which the first of these components was completed.

2.5 Special Terms and Conditions

The specific terms and conditions referenced in this report are consistent with the general reference, use and definitions provided in the ASTM E1527-21 Standard Practice.

2.6 User Reliance

Based on the ASTM guidelines, an environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect, or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment, or actually known to the environmental professional.

The current Phase I Environmental Site Assessment was prepared under the guidelines provided by ASTM. The results of the records review, on-site inspection, and interviews are considered to be reliable within the general limitations described by ASTM guidelines. The records review, on-site inspection, and interviews were conducted in concert with each other and support the findings and conclusions. Since there is no knowledge or reason to believe that any of the information is incorrect, SRC has concluded that the current ESA is reliable within the general limitations described in ASTM guidelines and is valid for a period of 180 days from the date of the report.

This report entitled "Phase I Environmental Site Assessment," has been prepared at the request of Ms. Kate Schaefer and for the exclusive use of:

**Open Land Trust
448 W. Cheves Street
Beaufort, SC 29901**

- and/or their assigns -

Reliance cannot be transferred without the permission of the above, and only if the other party agrees to the same limitations.

3.0 TRACT DESCRIPTION

3.1 Location and Legal Description

The subject property consists of three contiguous parcels totaling 9.36 GIS acres and is listed with Beaufort County TMS #s R300 023 000 128B 0000, R300 023 000 128C 0000, and R300 023 000 128D 0000.

The location of this subject property is shown in Figure 1, which contains screenshots from LandID. Figure 2 contains excerpts from the 1958, and 2020 United States Geologic Survey (USGS) 7.5-minute quadrangle maps (St. Phillips Island, SC quadrangle) in Beaufort County, South Carolina.

3.2 Subject Property and Vicinity General Characteristics

The subject property and vicinity are that of a rural setting on the South Carolina coast that is experiencing growth in residential development.

3.3 Current Use of the Subject Property

The subject property is used as a residence with some limited agriculture.

3.4 Descriptions of Structures, Roads, Other Improvements on the Subject Property

The subject property is developed with an approximately 1,700 ft² manufactured home on a permanent foundation, an approximately 1,000 ft² manufactured home on cement blocks, an approximately 1,200 ft² storage building, an approximately 700 ft² open shed, a pen for domesticated birds, a dock, and dirt surfaced roads. The residences and dock were in place as of 1985. The storage building was built in 2008, and the open shed was built in 2022.

3.5 Current Uses of the Adjoining Properties

Direction	Usage
North	Unnamed saltwater creek and residential
East	Seaside Road and residential
Southeast	Seaside Road and undeveloped
West	Undeveloped and agricultural

There are no recognized environmental conditions (RECs) associated with the adjacent sites.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Title information was collected from the Beaufort County Assessor's Office. The current owner is listed as:

**Luke H. Inabinett, Sr.
10 Chiquita Point
St. Helena Island, SC 29920**

4.2 Environmental Liens or Activity and Use Limitations

Legal or physical restrictions are often in place on contaminated properties. These restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on an environmentally impacted property.

There were no legal or physical restrictions or limitations on the use of, or access to, the subject property identified during this ESA. Available county electronic and hardcopy real property files were searched for land use restrictions, environmental liens, or similar documents concerning the subject property. No such documents were identified during this assessment. The Superfund Lien database was searched during this assessment, and the subject property was not listed.

4.3 Specialized Knowledge

No known specialized knowledge has been transferred to the environmental professional. The purchase price being paid for this property reasonably reflects the fair market value.

4.4 Commonly Known or Reasonably Ascertainable Information

The user provided commonly known or reasonable ascertainable information that would assist SRC with identifying conditions indicative of RECs in connection with the property.

4.5 Valuation Reduction for Environmental Issues

No known valuation reduction has been transferred to the environmental professional due to historic environmental issues that may have been in place prior to the findings of this report.

4.6 Owner, Property Manager, and Occupant Information

The current ownership and property manager is Mr. Luke Inabinett. Occupants include Mr. Inabinett and various relatives.

4.7 Reason for Performing Phase I

The environmental professional performed the ESA on the subject property due to a commercial real estate transaction.

This ESA was conducted to make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by CERCLA §101(35), 42 U.S.C. §9601(35), for the bona fide prospective purchaser exception or the innocent landowner defense to CERCLA liability.

4.8 Other

No other information is applicable to this subject property or the environmental conditions therein.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Available Federal and State record sources of environmental concern on or near the subject property were reviewed to determine if there was evidence of recognized environmental conditions or risks that may have an adverse environmental impact on the subject property. The records reviewed included the files of the Groundwater, Wastewater, and Solid & Hazardous Waste Management offices of the South Carolina Department of Environmental Services (DES). In addition to site-specific files, the following DES documents, which are updated regularly and accessed by a subcontracted information service, National Environmental Title Research, LLC. (NETR), were reviewed for reference to the subject property and surrounding properties. Any site identified on the NETR list was cross-referenced with any available DES file. A copy of the radius search conducted by NETR is attached.

5.2 Additional Environmental Record Sources

No other environmental record sources were available at the time of this review.

5.3 Physical Setting Source(s)

A 7.5-minute USGS topographic map (St. Phillips Island, SC quadrangle) was referenced for the physical setting of the subject property in relation to its surroundings (Appendix A).

5.4 Historical Use Information on the Property

Historical use of the property, where available, was determined through review of USGS 7.5 Minute topographic maps, aerial photography, GIS Mapping websites, USDA Field Office, and Google Earth Pro. Zoning, land use records, deeds, surveys, and tax maps were resourced via the Beaufort County Government website.

The subject property was historically used for agriculture. It was developed beginning in 1985 with an approximately 1,700 ft² manufactured home on a permanent foundation, an approximately 1,000 ft² manufactured home on cement blocks, an approximately 1,200 ft² storage building, an approximately 700 ft² open shed, a pen for domesticated birds, a dock, and dirt surfaced roads. The residences and dock were in place as of 1985. The storage building was built in 2008, and the open shed was built in 2022. Aerial photography dating back to 1951 and topographic maps back to 1944 sourced from www.historicaerials.com were reviewed and indicated the subject property was used for agriculture until the current structures were built. Agriculture is still practiced on a smaller scale. A 1984 aerial shows what appears to be two small trailers on the easternmost section of the subject property.

5.5 Historical Use Information on Adjoining Properties

Historical use of the adjacent properties, where available, was determined through review of USGS 7.5 Minute topographic maps, aerial photography, GIS Mapping websites, USDA Field Office, and Google Earth Pro. Zoning, land use records, deeds, surveys, and tax maps were resourced via the Hampton County and Jasper County Government websites.

According to readily available information the adjoining properties were also used for agricultural purposes. The site to the southeast across Seaside Road was also developed with a residence. There may have been a residential structure to the southwest according to historical topographic maps, but it is not visible on aerials. The EP does not consider this to represent a REC.

6.0 TRACT RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The subject property and surrounding properties, shown in Appendix A, were inspected by the EP for evidence of potential sources of environmental impact to the groundwater and soil of the subject property by using a grid pattern and walking several transects to ensure complete coverage of the subject property. Drone reconnaissance was also used. Physical obstructions included the wetland areas, and residential structures. There were no other limiting conditions such as weather.

6.2 General Subject Property Setting

The subject property is representative of the coastal zone and consists of forested land with large areas of wetlands. Agricultural activities are common in the area. Residential development has increased in the recent years.

6.3 Exterior Observations

Exterior observations of the subject property and adjacent sites by the Environmental Professional (EP) did not visually or physically observe, or identify from the interviews or records review, any of the following:

- Pits, Ponds, or Lagoons on the property used in connection with waste disposal or waste treatment
- Wastewater
- Stained Soil or Pavement (other than de minimis)
- Stressed Vegetation
- Wells (groundwater monitoring wells)
- Septic Systems
- Solid Waste (including trash, demolition debris or construction debris)

The EP does not consider this to represent a REC.

6.4 Interior Observations

Interior observations of the residential structures were not conducted due to privacy.

The EP does not consider this to represent a REC.

7.0 INTERVIEWS

7.1 Interview with Owner

Mr. Inabinett provided information pertaining to the subject property. He has owned the parcels since 1985. They have been used for residential and agricultural purposes. The EP does not consider this to represent a REC.

7.2 Interview with Subject Property Manager

See 7.1.

7.3 Interviews with Occupants

Mr. Inabinett and various members of his family have occupied the property.

7.4 Interviews with Local Government Officials

The Beaufort office of the SCDES Bureau of Coastal Management was contacted. There was no specific knowledge pertaining to recognized environmental conditions associated with the subject property, or the adjoining properties. The EP does not consider this to represent a REC.

The Beaufort County Assessor's Office headed by Ms. Ebony Sanders was contacted. Guidance was provided on researching the property's value. There was no specific knowledge pertaining to recognized environmental conditions at the subject property. The EP does not consider this to represent a REC.

The Beaufort County Register of Deeds office was contacted. Their website was down, and online deed research was not available. Available access to the website was not known. The EP does not consider this to represent a REC.

Ms. Bridgette Hackler with the SCDES UST Registry Division was contacted concerning the Williams Garage and Service Station site to the northeast. She confirmed a release was reported in 1999 and a Letter of No Further Action (NFA) was issued in 2008. Also, two USTs were abandoned by removal in 1999. The EP does not consider this to represent a REC.

7.5 Interviews with Others

No other interviews were conducted.

8.0 ADDITIONAL SERVICES/NON-SCOPE CONSIDERATIONS

No additional services, or non-scope considerations were provided. These include: asbestos, lead paint, lead in drinking water, radon, wetlands, ecological resources, endangered species, cultural and historic resources, regulatory compliance, industrial hygiene, health and safety, indoor air quality, biological agents, and mold.

9.0 FINDINGS

The subject property was not listed in any of the searched regulatory databases.

The EP does not consider this to represent a REC.

Note: all database searches were less than four months old according to information provided by NETR (see attached).

9.1 Federal RCRA Generators List

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

There were no RCRA Generators within the search radius.

The EP does not consider this to represent a REC.

9.2 US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

There were no TRI sites listed within the search radius.

The EP does not consider this to represent a REC.

9.3 Leaking Underground Storage Tanks (LUST)

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the SC Department of Environmental Services (SCDES) Leaking UST list.

The Williams Garage & Service Station site to the northeast was present on the LUST list. A minor release was reported on 10-6-99. It was listed with a low Risk Based Corrective Action score of 3AA. A letter of No Further Action (NFA) was issued on 9-22-08.

The EP does not consider this to represent a REC.

1

WILLIAMS GARAGE & SERVICE STA

1002 SEASIDE RD

Facility ID: SC12746

Name: WILLIAMS GARAGE & SERVICE STA

Address: 1002 SEASIDE RD

City: SAINT HELENA ISLAND

County:

State: South Carolina

ZIP Code: 29920

Latitude: 32.36047363

Longitude: -80.56817627

Open USTs: 0

Closed USTs: 2

Temporarily Out of Service USTs: 0

Facility Status: Closed UST(s)

Land Use:

Population Within 1,500ft:

Private Wells Within 1,500ft: 5

Within Source Water Protection Area (SPA): No

SPA Public Water System & Facility ID:

WHPA Public Water System & Facility ID:

Within Groundwater Wellhead Protection Area (WHPA): No

Within 100-Year Floodplain: No

SPA Water Type:

SPA Facility Type:

Distance From Center (Miles): 0.1822

Site Source: last updated 11-18-2020 from USEPA-UST

9.4 Underground Storage Tank (UST)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the SC Department of Environmental Services (SCDES) list: Comprehensive Underground Storage Tanks (UST).

There were no UST sites listed within the search radius.

The EP does not consider this to represent a REC.

9.5 SC Drycleaner Facilities

Environmental contamination at a dry cleaner site can occur from spills and leaks of solvent. Drycleaners that are operating and have registered with the South Carolina Department of Revenue (SCDOR) are subject to inspection by the South Carolina Department of Environmental Services (SCDES). However, not all Drycleaners in operation have registered with the SCDOR, therefore this coverage is not a complete representation of the state's drycleaners..

There were no dry cleaner sites within the search radius.

The EP does not consider this to represent a REC.

10.0 OPINION

I offer the following opinion as to whether the all appropriate inquiry conducted in accordance with 40 CFR Part 312 and/or 33 CFR 137 has identified conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property.

SRC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property located at 1047 Seaside Road in St. Helena, SC. There are no historical or current recognized environmental conditions associated with the subject property, or adjacent properties. It is the opinion of the EP that no further investigation is necessary.

11.0 DATA GAPS

I am identifying the following data gaps (as defined in 40 CFR Part 312.10) in the information developed as part of the all appropriate inquiry that affects my ability as an environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property. I am also including comments regarding the significance of said data gaps on my ability as an environmental professional to provide an opinion as to whether the all appropriate inquiry has identified conditions indicative of releases and threatened releases.

A significant data gap is defined by E1527-21 as a data gap that affects the ability of the environmental professional to identify a REC. There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered the EP's ability to evaluate or identify recognized environmental conditions associated with the subject property.

12.0 CONCLUSIONS

Generally, a Phase I Environmental Site Assessment considers visual, physical, and historical evidence of environmental contamination on and adjacent to a subject property.

There are no indications of current or historical recognized environmental conditions on the subject property or adjacent sites. The EP does not consider this to represent a REC and does not recommend further investigation.

13.0 DEVIATIONS

No deviations were performed from the ASTM Designation E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process". All available sources were referenced to obtain the necessary information outlined in ASTM E1527-21 to perform a qualified environmental opinion and conclusion.

14.0 REFERENCES

ASTM Designation E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process"

15.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This report, entitled "Phase I Environmental Site Assessment," has been prepared in accordance with guidelines set forth in the American Society for Testing and Materials (ASTM) Standard E1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312" and 12.13.2.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Southeastern Regulatory Compliance, Inc.



Michael W. Whaley, M.S.

October 21, 2024

Date

16.0 Qualifications (Resume) of Environmental Professional

MICHAEL WAYNE WHALEY, B.Sc., M.Sc.

108 Charping Lane
Anderson, SC 29621

(864) 376-2864
mikew@srcenvironmental.com

PROFILE

- Eighteen years progressively responsible experience in Environmental, Health and Safety program management with medium to large-scale organizations.
- Thorough knowledge of current environmental and safety legislation at the state and federal level, including RCRA, Title V Permitting, and the Clean Water Act.
- Proficient in assessing needs, managing multiple projects, and meeting deadlines.
- Proven successful in forming and leading effective safety teams to reduce accidents and injuries.
- Skilled instructor and facilitator; outstanding oral and written communication skills.
- Experienced in consulting and manufacturing settings (i.e., vinyl production and printing, metals fabrication, and a Tier 1 supplier to the automotive industry).

PROFESSIONAL EXPERIENCE

Program Management

- Composed and implemented Spill Prevention Control and Countermeasures Plan (SPCC), Stormwater Pollution Prevention Plan (SWPPP), OSHA Emergency Response Plan, and RCRA Contingency Plan.
- Developed and utilized monitoring plans to meet all requirements of Title V Air Permit, and National Pollutant Discharge Elimination System (NPDES) Permit.
- Conducted regular self-audits and managed insurance-based on-site audits to maintain compliance.
- Formed and led effective safety teams that reduced overall injuries by 20% and reduced recordable injury rates well below industry average.
- Managed Worker's Compensation claims for staff of 200 and reduced claims by 25% annually.
- Emergency Preparedness and Right to Know Coordinator for facilities with 200-735 full-time employees.

Research, Analysis and Evaluation

- Managed and conducted industrial hygiene and/or environmental testing and developed and implemented options for compliance.
- Modeled wastewater discharges into riverine systems to determine toxicity requirements and mixing zone size.
- Conducted Phase I Environmental Site Assessments for industrial and commercial clients.
- Performed Job Hazard Analyses and Hazard Assessments, articulating complex issues and formulating strategies for change.
- Managed all records associated with health and safety issues including OSHA 200, Worker's Compensation, and Accident/Near-miss tracking; analyzed and evaluated emerging trends.
- Analyzed water usage trends and reduced purchased water usage and wastewater generation by over 25%.

Written and Verbal Communication

- Provided expert advice and consultation to senior management and industry associates on a wide range of environmental, safety and compliance issues.
- Generated and submitted monthly, quarterly, and annual reports for air quality, wastewater, hazardous waste, infectious waste, Form R, Tier II, and stormwater according to local, state, and federal regulations for a Large Quantity Hazardous Waste Generator with RCRA Part B Permit.
- Trained employees in all areas of safety and environmental regulations with consistently positive feedback.
- Developed and presented information to Key Operating Indicator (KOI) Team about EHS issues relating to productivity and profit.
- Produced written compliance procedures and trained plant personnel according to OSHA Safety Programs, and US DOT, US EPA, and SC DES regulations.
- Published author.

EMPLOYMENT HISTORY

Owner Southeastern Regulatory Compliance, Anderson, SC	2002 - Current
Science Department Adjunct Professor Tri-County Technical College, Pendleton, SC	2015 - Current
Science Department Educator Anderson School District 4	2017 - Current
Science Department Educator Anderson School District 1	2015 - 2017
Science Department Educator Anderson School District V	2006 - 2015
EHS/Facilities & Security Supervisor AFCO, Anderson, SC	2005 - 2006
Environmental Specialist Michelin N.A., Anderson, SC	2003 - 2005
Safety and Environmental Manager AVX Corporation, Myrtle Beach, SC	2001 - 2003
Safety and Environmental Coordinator VyTech Industries, Inc., Anderson, SC	1998 - 2001
Safety and Environmental Engineer The Torrington Co., Union, SC	1994 - 1998
Project Scientist RMT, Inc., Greenville, SC	1992 - 1994
Research Specialist The Institute for Wildlife and Environmental Toxicology, Pendleton, SC	1991 - 1992

EDUCATION AND PROFESSIONAL DEVELOPMENT

M.Sc., Biological Sciences Clemson University, Clemson, SC	2014
M.Sc., Aquatic Toxicology (Fisheries and Wildlife) Clemson University, Clemson, SC	1991
B.Sc., Biology The Citadel, Charleston, SC	1987

- 24-hour OSHA 1910.120 Hazardous Waste Operators Health and Safety Emergency Response Training
- OSHA Programs Training including, but not limited to Ergonomics, Bloodborne Pathogens, CPR and First Responder, Lockout/Tagout, Emergency Response, and Fire Prevention and Control
- RCRA Hazardous Waste Management Training

APPENDIX A



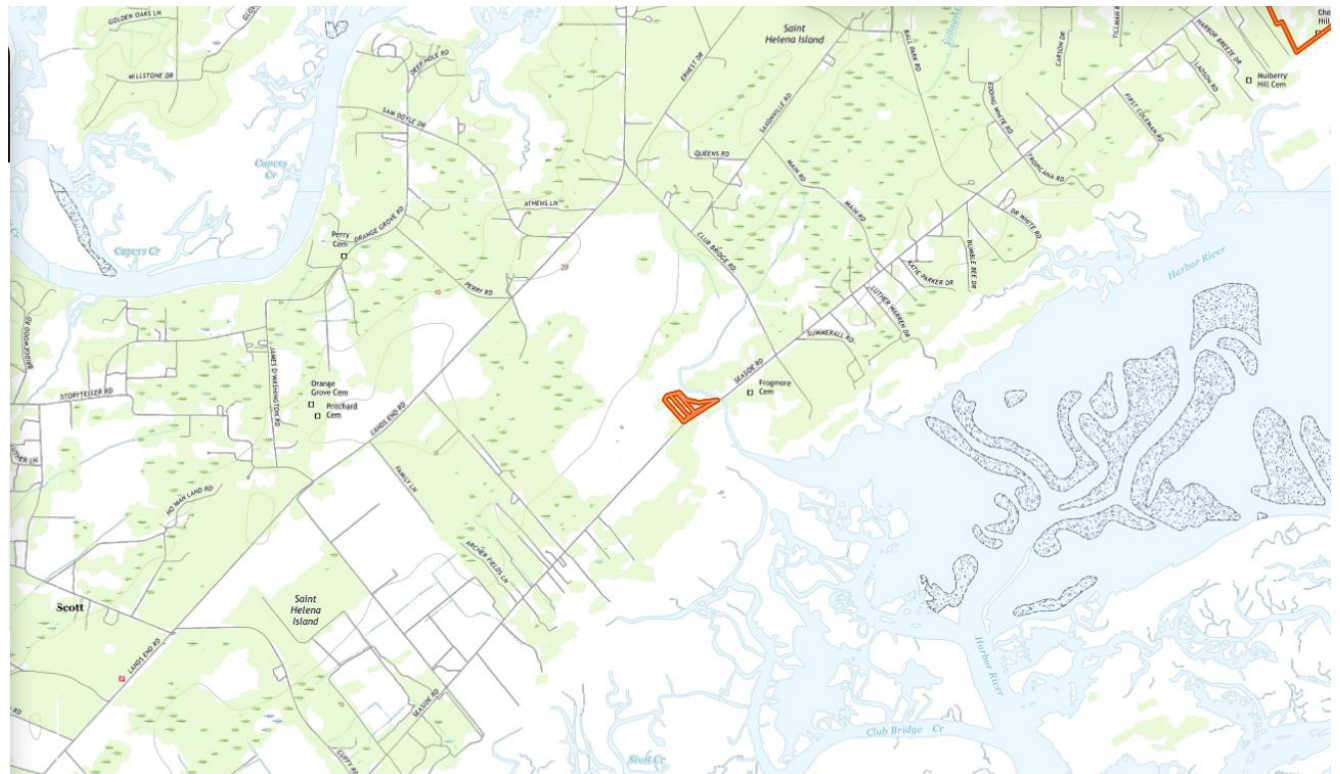
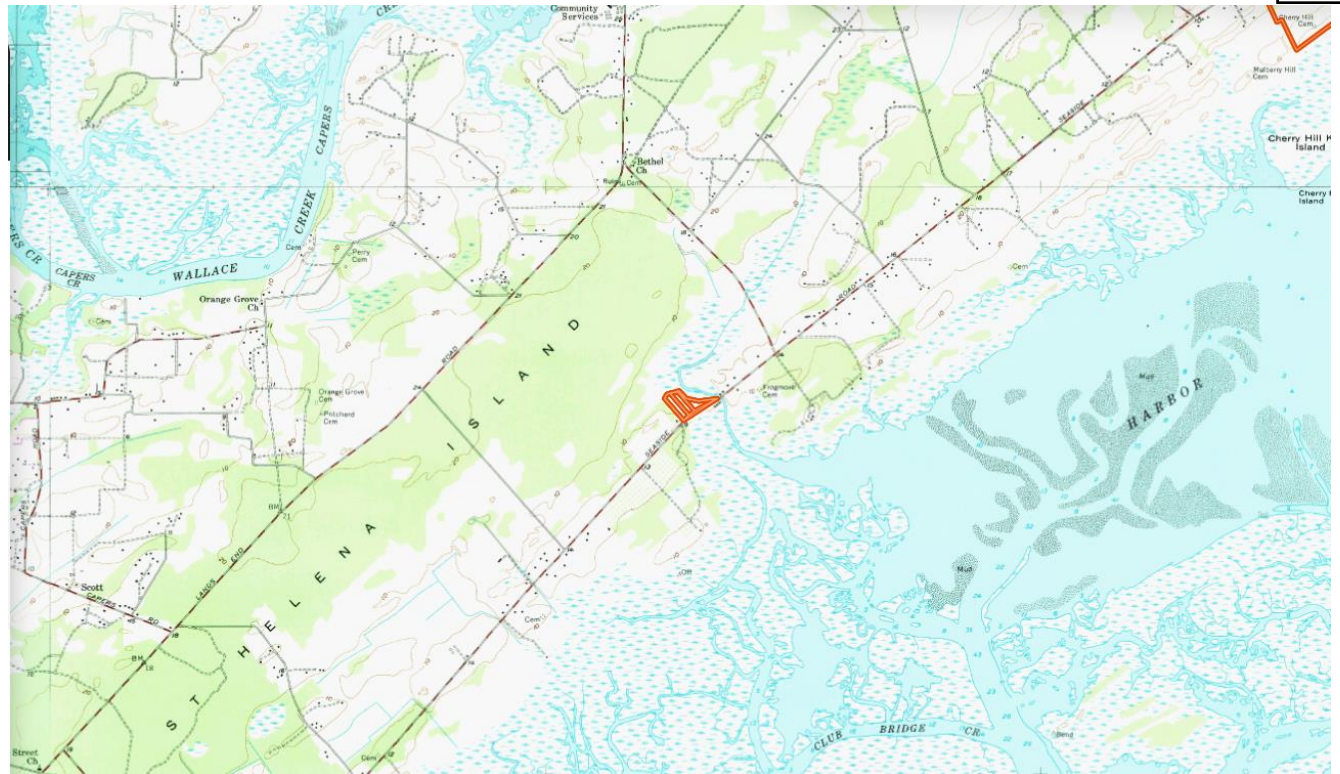
**Southeastern Regulatory
Compliance, Inc.**

mikew@srcenvironmental.com
www.srcenvironmental.com
 864.376.2864

**FIGURE 1
Location Map**

St. Helena Easement - Inabinet
 1047 Seaside Road
 St. Helena, SC 29920

APPENDIX B



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FIGURE 2
Topographical Map 1:24,000 Scale
St. Philips Island, SC Quadrangle – 1958 & 2020
 St. Helena Easement - Inabinet
 1047 Seaside Road
 St. Helena, SC 29920

APPENDIX C



1955 (NETR Historical Aerials)



1984 (NETR Historical Aerials)

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FIGURE 3A

1955 & 1984 Aerials

St. Helena Easement - Inabinet
1047 Seaside Road
St. Helena, SC 29920



1994 (Google Earth Pro)



2005 (Google Earth Pro)

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FIGURE 3B

1994 & 2005 Aerials

St. Helena Easement - Inabinet
1047 Seaside Road
St. Helena, SC 29920



2015 (Google Earth Pro)



2021 (Google Earth Pro)

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**FIGURE 3C
2015 & 2021 Aerials**

St. Helena Easement - Inabinet
1047 Seaside Road
St. Helena, SC 29920

APPENDIX D



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**FIGURE 4
Wetlands Map**

St. Helena Easement - Inabinet
 1047 Seaside Road
 St. Helena, SC 29920

APPENDIX E



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wd	Wando fine sand, 0 to 6 percent slopes	7.52	82.46	0	28	4s
Sk	Seabrook fine sand	1.54	16.89	0	34	3s
CE	Capers association	0.06	0.66	0	4	8w
TOTALS		9.12(*)	100%	-	28.86	3.86

Southeastern Regulatory Compliance, Inc.

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 864.376.2864

FIGURE 5 Soils Map

St. Helena Easement - Inabinet
 1047 Seaside Road
 St. Helena, SC 29920

APPENDIX F



Figure 1: Seaside Road – Northeast View



Figure 2: Residence #1



Figure 3: Residence #2



Figure 4: Garage and Storage Building



Figure 5: Equipment Shed



Figure 6: Bird Coop



Figure 7: Diesel Fuel AST



Figure 8: Scrapped Car, Washing Machine, and Trailer



Figure 9: Antique Farm Equipment



Figure 10: Adjoining Property East (Owned by Mr. Inabinet)



Figure 11: Live Oaks



Figure 12: North View to Creek



Figure 13: West View from Dock



Figure 14: East View Towards Seaside Road

APPENDIX G

Site Name: St. Helena Easement - Inabinet
Location: 1047 Seaside Road St. Helena, SC
Prepared for: SRC, Inc.
Ref: Kate - Open Land Trust
Center Coordinates: 32.359808296551584,-80.57119846343996
Prepared Date: Sun Oct 20 2024 18:26:39 GMT+0000 (Coordinated Universal Time)

Item 15.

ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21



2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA generators	0	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0
State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	0	0
Lists of state and tribal leaking storage tanks	0	0	0
Lists of state and tribal registered storage tanks	0	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal voluntary cleanup sites	0	0	0
Lists of state and tribal brownfields sites	0	0	0
Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	1	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	0	0	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
U.S. EPA Underground Storage Tanks (UST)	1	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	0

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.

Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

A generator is any person who produces a hazardous waste as listed or characterized in part 261 of title 40 of the Code of Federal Regulations (CFR). Recognizing that generators also produce waste in different quantities, EPA established three categories of generators in the regulations: very small quantity generators, small quantity generators, and large quantity generators. EPA regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA) to ensure that these wastes are managed in ways that protect human health and the environment. Generators of hazardous waste are regulated based on the amount of hazardous waste they generate in a calendar month, not the size of their business or facility.

There were no Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written request to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, or surface waters, or affect indoor air spaces. Once a leak is confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, safety, and the environment. Each state has unique requirements for initiating responses to a release, and it is up to the UST owner or operator to conduct actions in compliance with his/her local rules.

There were no State and/or tribal leaking storage tanks found within a half-mile radius of the target property.

Lists of state and tribal registered storage tanks

EPA initially issued UST regulations in 1988. In 2015, EPA modified the UST regulation, which was effective October 13, 2015 in Indian Country and states without State Program Approval. EPA recognizes that, because of the size and diversity of the regulated community, state and local governments are in the best position to oversee USTs: 1) State and local authorities are closer to the situation in their domain and are in the best position to set priorities, 2) Subtitle I of the Solid Waste Disposal Act allows state UST programs approved by EPA to operate in lieu of the federal program, 3) the state program approval (SPA) regulations set criteria for states to obtain the authority to operate in lieu of the federal program. State programs must be at least as stringent as EPA's. A complete version of the law that governs USTs can be found in U.S. Code, Title 42, Chapter 82, Subchapter IX.

There were no State and/or tribal registered storage tanks found at subject and adjoining properties.

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

State and/or tribal lists of sites requiring further investigation / remediation

No records found

State list of Significant Environmental Hazards (SEH)

No records found

Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

State and/or tribal lists of spills and spill responses

No records found

State and/or tribal lists of emergency responses

No records found

State and/or tribal lists of dry cleaners

No records found

State and/or tribal lists of clandestine laboratory cleanups

No records found

State and/or tribal lists of scrap/used tire processing facilities

No records found

State and/or tribal lists of underground injection control sites

No records found

State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

Automobile salvage yards

No records found

Livestock Waste Control sites

No records found

Controlled Animal Feeding Operations (CAFOs)

No records found

State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

C.A.A. Permitted Facilities

No records found

NPDES Permitted Facilities

No records found

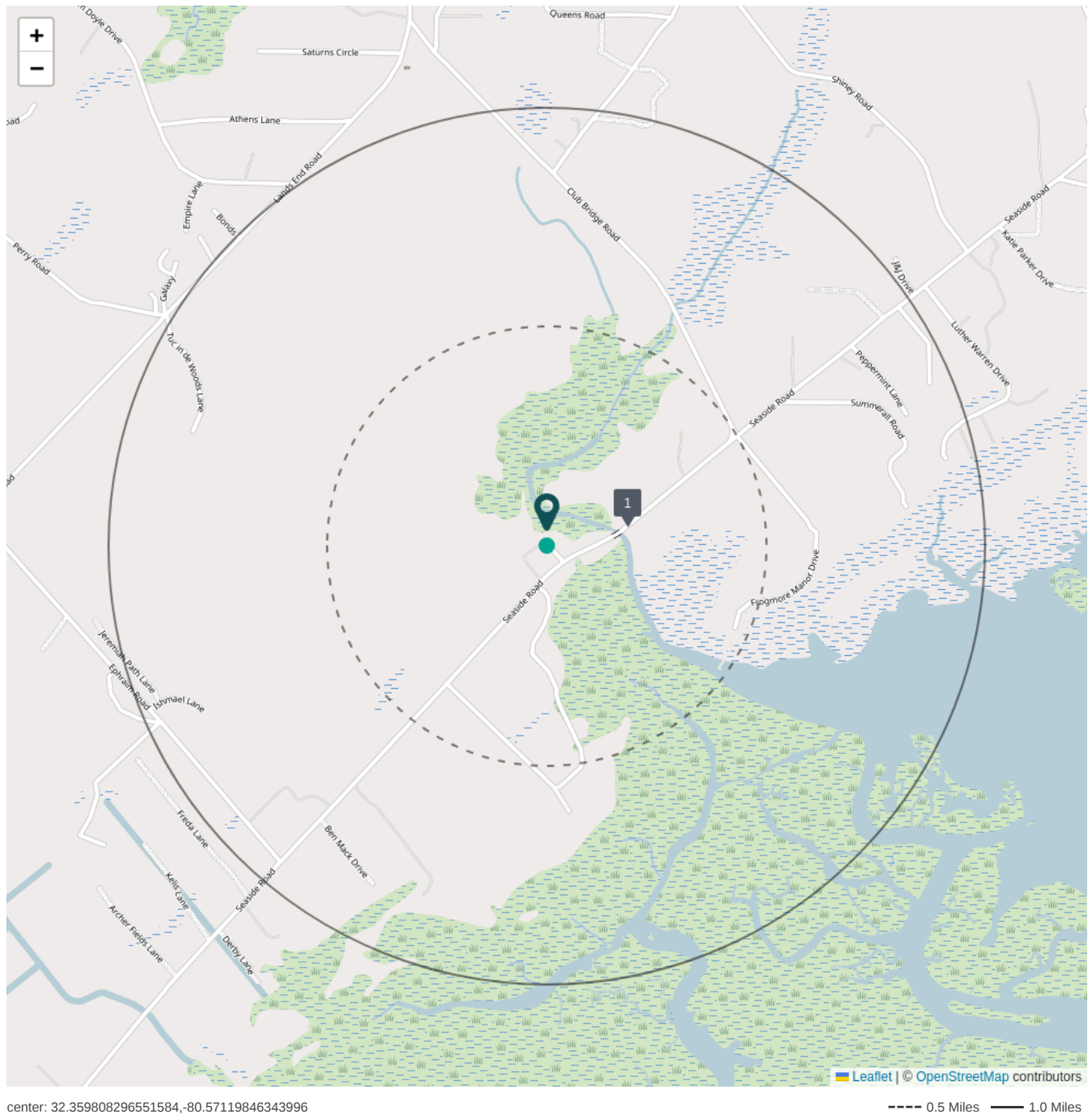
Onsite Wastewater Treatment sites

No records found

State and/or tribal lists of permitted facilities

SOUTH CAROLINA - ENVIRONMENTAL FACILITY INFORMATION SYSTEM

The SC-EFIS is the South Carolina Department of Health and Environmental Control (DHEC) Environmental Facility Information System that integrates information on environmental facilities, permits, violations, enforcement actions, and compliance activities needed to support regulatory requirements and target environmental quality improvements for the water, air, solid waste, and hazardous waste program areas.



WILLIAMS GARAGE & SERVICE STA

1002 SEASIDE RD

Registry ID: 110017148308**Name:** WILLIAMS GARAGE & SERVICE STA**Address:** 1002 SEASIDE RD**City:** SAINT HELENA ISLAND**Site Type:** STATIONARY**Program Acronyms:** SC-EFIS:SC0000069483**Interest Type:** STATE MASTER**Point of Reference Description:** CENTER OF A FACILITY OR STATION**Date Created:** 11-MAR-04**Date Updated:** 12-FEB-08**FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.1865**Site Source:** last updated from FACILITY REGISTRY SERVICE

Resource Conservation and Recovery Act Information (RCRAInfo)

No records found

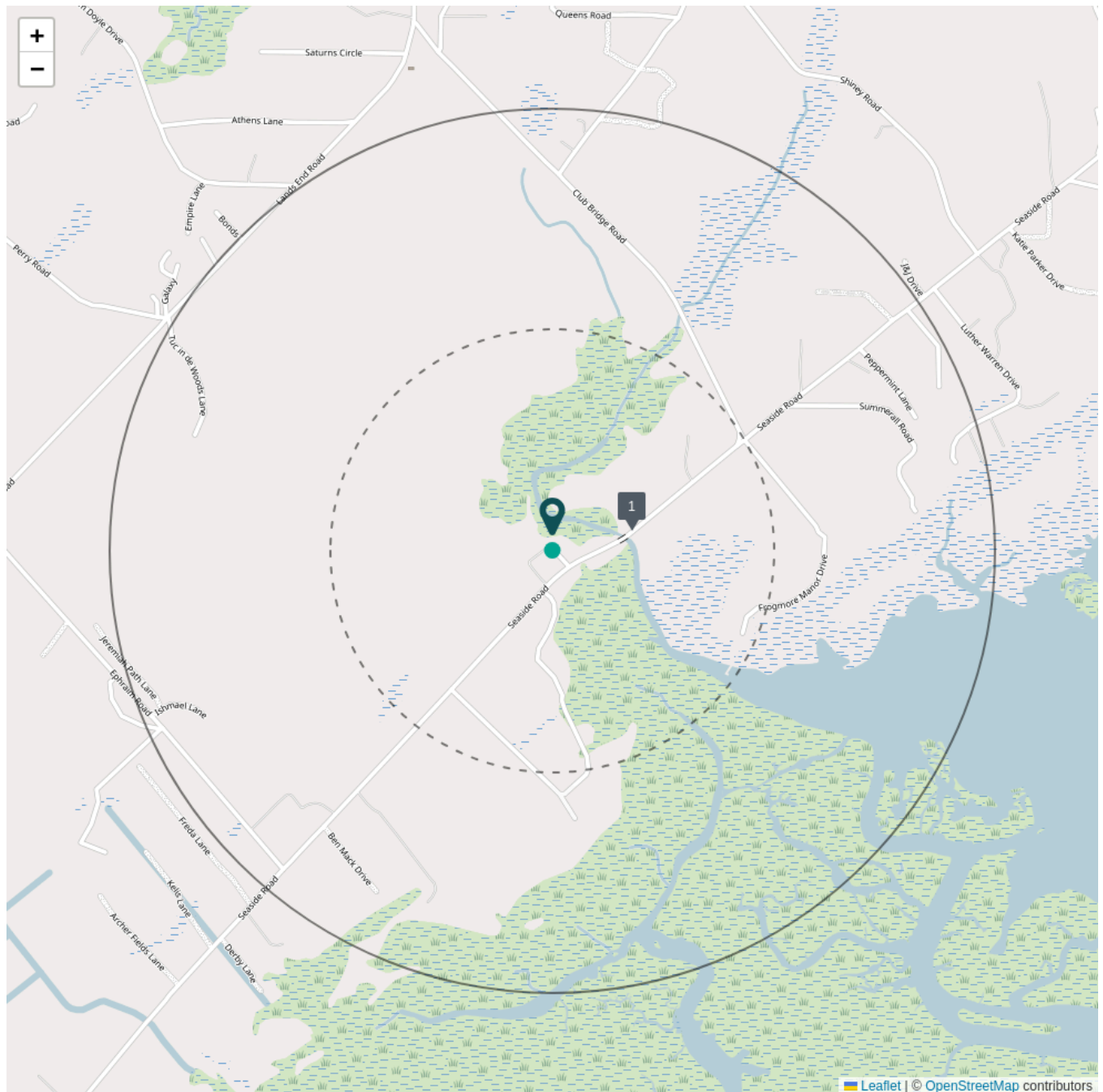
U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

U.S. EPA Underground Storage Tanks (UST)

EPA - UNDERGROUND STORAGE TANKS

Approximately 542,000 underground storage tanks (USTs) nationwide store petroleum or hazardous substances. The greatest potential threat from a leaking UST is contamination of groundwater, the source of drinking water for nearly half of all Americans. EPA, states, territories, and tribes work in partnership with industry to protect the environment and human health from potential releases. EPA developed UST Finder, a mapping application containing a comprehensive, state-sourced national map of UST and leaking UST data. It provides attributes and locations of active and closed USTs, UST facilities, and LUST sites from states as of 2018-2019 and from Tribal lands and US territories as of 2020-2021. This data set was searched to return all records regarding the target and/or adjoining properties.



center: 32.359808296551584,-80.57119846343996

----- 0.5 Miles ——— 1.0 Miles

WILLIAMS GARAGE & SERVICE STA

1002 SEASIDE RD

Facility ID: SC12746**Name:** WILLIAMS GARAGE & SERVICE STA**Address:** 1002 SEASIDE RD**City:** SAINT HELENA ISLAND**County:****State:** South Carolina**ZIP Code:** 29920**Latitude:** 32.36047363**Longitude:** -80.56817627**Open USTs:** 0**Closed USTs:** 2**Temporarily Out of Service USTs:** 0**Facility Status:** Closed UST(s)**Land Use:****Population Within 1,500ft:****Private Wells Within 1,500ft:** 5**Within Source Water Protection Area (SPA):** No**SPA Public Water System & Facility ID:****WHPA Public Water System & Facility ID:****Within Groundwater Wellhead Protection Area (WHPA):** No**Within 100-Year Floodplain:** No**SPA Water Type:****SPA Facility Type:****Distance From Center (Miles):** 0.1822**Site Source:** last updated 11-18-2020 from USEPA-UST

U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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APPENDIX H

APPENDIX I



Beaufort County, South Carolina

generated on 10/18/2024 12:47:49 PM EDT

Parcel

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128B 0000	00305912	10 CHIQUITA PT,	10/11/2024	2024	2024

Owner Information

Owner	INABINETT LUKE H
Owner Address	10 CHIQUITA PT ST HELENA ISLAND SC 29920-9802
Sale Date	
Deed Reference	463 931

Location Information

Tax District Name	300 300-ST HELENA ISLAND	Routing No.	
Parcel Address	10 CHIQUITA PT,	Legal Description	1985 MASCOT/GREY/SER#MHG1821/52X24/SUBJ TO ROLLBACK TAX LIEN~2/11 0.26 AC ADDED FM 23/350
Acreage	3.4600		

Parcel Information

Topography

Property Class Code	AgImp Forest	Level	N
		High	N
		Low	N
		Rolling	N
		Swampy	N
		Flood Hazard	
		Waterfront Property Type	

Assessment Information

Prior Year	2023	Current Year	2024
Appraised Value Land	158,000	Appraised Value Land	158,000
Appraised Value Improvements	26,700	Appraised Value Improvements	26,700
Total Appraised Value	184,700	Total Appraised Value	184,700
Limited (Capped) Appraised Value Total	132,143	Limited (Capped) Appraised Value Total	132,143
Exemption Amount	2,000	Exemption Amount	2,000
Taxable Value	2,500	Taxable Value	2,500

Assessment Ratio	4%	Assessment Ratio	Item 15.
Assessed Value	4,500	Assessed Value	4,500



Beaufort County, South Carolina

generated on 10/18/2024 12:50:42 PM EDT

Parcel

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128C 0000	00305921	1034 SEASIDE RD,	10/11/2024	2024	2024

Owner Information

Owner	INABINETT LUKE H SR
Owner Address	10 CHIQUITA POINT ST HELENA ISLAND SC 29920
Sale Date	
Deed Reference	11 8561

Location Information

Tax District Name	300 300-ST HELENA ISLAND	Routing No.	
Parcel Address	1034 SEASIDE RD,	Legal Description	PARCEL A2 PB13 PG40 PG76 PG114 *SEE 2002 TX ACCT #10478219 AC ADJUSTED BY PLAT *T ACCT 89 INCORRECT OWNER SUBJ TO ROLL BACK TAX LIEN
Acreage	2.9000		

Parcel Information

Topography

Property Class Code	AgVac Forest	Level	N
		High	N
		Low	N
		Rolling	N
		Swampy	N
		Flood Hazard	
		Waterfront Property Type	

Assessment Information

Prior Year	2023	Current Year	2024
Appraised Value Land	120,800	Appraised Value Land	120,800
Appraised Value Improvements	0	Appraised Value Improvements	0
Total Appraised Value	120,800	Total Appraised Value	120,800
Limited (Capped) Appraised Value Total	94,111	Limited (Capped) Appraised Value Total	94,111

Exemption Amount	0	Exemption Amount	0
Taxable Value	20	Taxable Value	20

Assessment Ratio	4%	Assessment Ratio	Item 15.
Assessed Value	20	Assessed Value	20



Beaufort County, South Carolina

generated on 10/18/2024 12:52:28 PM EDT

Land

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128D 0000	00305930	1042 SEASIDE RD,	10/11/2024	2024	2024

Land Description

Legally Deeded Acreage 3.0000

Legal Description MOBILE HOME SITE SUBJ TO ROLL BACK TAX LIEN

Land Type - 50 TRACTS MARSH FRONT AC NON-S/D

Effective Frontage .0 Actual Frontage .0

Effective Depth .0

Acreage 1.50

Square Footage .00

Soil ID

Land Type - 50 TRACTS MARSH FRONT AC NON-S/D

Effective Frontage .0 Actual Frontage .0

Effective Depth .0

Acreage 1.50

Square Footage .00

Soil ID

Land Type - 80 CROPLAND

Effective Frontage .0 Actual Frontage .0

Effective Depth .0

Acreage 1.50

Square Footage .00

Soil ID 5

Land Type - 81 TIMBER

Effective Frontage .0 Actual Frontage .0

Effective Depth .0

Acreage 1.50

Square Footage .00

Soil ID 2

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E

APPENDIX F

APPENDIX G

APPENDIX H

APPENDIX I

APPENDIX J

Site Information For N-12746 WILLIAMS GARAGE & SERVICE STA

Item 15.

Basic

Business Address	1002 SEASIDE RD SAINT HELENA ISLAND SC 29920	County	BEAUFORT
Category	Retail Sales	Phone	
Tank Owner Business Address	WILLIAMS, SAMUEL W 1002 SEASIDE RD ST HELENA IS SC 29920-9802	Last Inspection	1/4/1999
Land Owner Business Address		Tank Owner Phone	803-838-2417
Operator Business Address		Land Owner Phone	
Operator Phone			
Tanks	2	Billable	0
Abandoned	2	Other	0

Financial Responsibility

[Show/hide financials](#)

No financial responsibility data found for this site.

Tanks

[Show/hide tanks](#)

Tank Num.	1						
Constr. Date		Class	N	Tank Const.	Steel	Pipe Const.	Steel
Operat. Date	11/11/1911	Status	Abandoned	Tank Protect.		Tested	
				Pipe Protect.		Tested	
Notify	5/8/1990	Capacity	550	Tank Cont. Meth.	Single wall	Pipe Cont. Meth.	Single wall
Variance		Product	Gasoline	Overfill type		Verified	
						Piping type	Suction
Compliance		Comp. Status		Age at Notification	10	Dist. to Well (feet)	
Spill Prevention		Left Gal.		Owner at ABD	WILLIAMS, SAMUEL W	Last Use	6/12/1998
Aband.	2/15/1999	Method	Removed	CAS No.		Chem.	
Under Dispenser Cont.	False	Drop Tube	False	Tank Leak Det.	Tank Tightness Test	Pipe Leak Det.	Line Tightness Test

Tank Num.	2						
Constr. Date		Class	N	Tank Const.	Steel	Pipe Const.	Steel
Operat. Date	11/11/1911	Status	Abandoned	Tank Protect.		Tested	
				Pipe Protect.		Tested	
Notify	5/8/1990	Capacity	550	Tank Cont. Meth.	Single wall	Pipe Cont. Meth.	Single wall
Variance		Product	Gasoline	Overfill type		Verified	
						Piping type	Suction
Compliance		Comp. Status		Age at Notification	10	Dist. to Well (feet)	
Spill Prevention		Left Gal.		Owner at ABD	WILLIAMS, SAMUEL W	Last Use	6/12/1998
Aband.	2/15/1999	Method	Removed	CAS No.		Chem.	
Under Dispenser Cont.	False	Drop Tube	False	Tank Leak Det.	Tank Tightness Test	Pipe Leak Det.	Line Tightness Test

Releases

[Show/hide releases](#)

Release No.	1						
Reported	10/6/1999	Status		Product		Compliance Req?	True
NFA	9/22/2008	Fin Type	Recoverable SUPERB deductible	RBCA / Score	3AA - Short term 1- 2 years threat / 293	Compliance Met	True
Confirmed	10/15/1999	Emergency Resp.		Superb Qualified		Compliance Date	
Cleanup Initiated	11/23/1999	Abatement Met	2/15/1999	Superb Determ. Date		Fin. Res. Mechanism	
Cleanup Complete	9/22/2008	Transferred		Project Manager	SHRADER, ART A		
Cleanup > MCL		Source	UST	Responsible Party	WILLIAMS, SAMUEL W		

APPENDIX K



PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E1527-21, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the *“party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice.”*

PROPERTY NAME:	St. Helena Easement - Inabinett
PROPERTY ADDRESS:	1047 Seaside Road
PROPERTY CITY, STATE ZIP:	St. Helena, SC 29920

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☒ NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☒ NO



3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ YES ☒ NO

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☒ YES ☐ NO

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐ YES ☒ NO



a. Do you know of the past uses of the property?

☒ YES ☐ NO

Agriculture and residential.

b. Do you know of specific chemicals that are present or once were present at the property?

☒ YES ☐ NO

Pesticides, herbicides, and petroleum products.

c. Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ☒ NO

d. Do you know of any environmental cleanups that have taken place at the property?

☐ YES ☒ NO



- e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐ YES ☒ NO

- f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☒ YES ☐ NO

Pesticides, herbicides, fertilizers, and petroleum products. Used properly according to manufacturers directions

- g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTS) or septic tanks?

☐ YES ☒ NO

- h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release of threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐ YES ☒ NO



6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐ YES ☒ NO

Signature of User/Person Interviewed: Luke Inabinett

Name of User/Person Interviewed: Luke Inabinett

Title/Relationship to Property: Owner

Phone Number/Email: 843-263-1334

Date: 10-6-24

Contact for additional information:

Name: _____

Relationship to Property: _____



Appraisal Report

1034 Seaside Road
St. Helena Island, SC 29920
Beaufort County
Report Date: May 16, 2024



Client:
Open Land Trust
Attn: Kate Schaefer
Beaufort County Rural
& Critical Land Program
kate@openlandtrust.org

Compass South File Number: 2024-169



May 16, 2024

Open Land Trust
 Attn: Kate Schaefer
 Beaufort County Rural & Critical Lands Program
 kate@openlandtrust.org

Re: 1034 Seaside Road, St. Helena Island SC 29920 in Beaufort County

Dear Mrs. Schaefer:

In fulfillment of the agreement outlined in our engagement letter dated January 23, 2024, we are pleased to present the attached appraisal report for the above referenced property as of Monday, April 22, 2024. The report, which was qualified by the definitions, limitations and certifications set forth therein, states our opinion of the subject property's difference between the fair market value of 9.36 acres before and after the granting of the proposed restrictions and the fee simple value of 1.37 acres are as follows:

Overall Summary - 1034 Seaside Road, St. Helena Island

TMS Parcel #	Acreage	Proposed Easement		
		Before Easement	After Easement	Donation
R300-023-000-128B-0000	3.46	\$346,000	\$208,000	
R300-023-000-128C-0000	2.90	\$290,000	\$174,000	
R300-023-000-128D-0000	3.00	\$300,000	\$180,000	
	9.36	\$936,000	\$562,000	\$374,000

TMS Parcel #	Acreage	Fee Simple Value		
R300-023-000-128A-0000	1.37	\$164,000	N/A	N/A

This report is specifically prepared for Open Land Trust and is intended for use only by that person or entity, its associates, professional advisers and appropriate regulatory authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without our prior written permission.



If you have any questions concerning this report, please contact the undersigned.

A handwritten signature in blue ink, which appears to read "Travis Lee Avant".

Travis Lee Avant, ASA, ARM-RP, R/W-AC
Certified General Real Estate Appraiser 4749
Office: (843) 538-6814
travis@compasssouth.com

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Summary Information

Identity of Client

This appraisal is prepared for and on behalf of Open Land Trust.

Effective Date of the Appraisal

Monday, April 22, 2024

Appraised Value of the Proposed Easement Donation

In our opinion, based on the scope of work, methodologies and analysis performed, and set forth herein, the fair market value of the 9.36 acres before and after the granting of the proposed restrictions and the fee simple value of 1.37 acres are as follows:

Overall Summary - 1034 Seaside Road, St. Helena Island

TMS Parcel #	Acreage	Before Easement	After Easement	Proposed Easement
				Donation
R300-023-000-128B-0000	3.46	\$346,000	\$208,000	
R300-023-000-128C-0000	2.90	\$290,000	\$174,000	
R300-023-000-128D-0000	3.00	\$300,000	\$180,000	
	9.36	\$936,000	\$562,000	\$374,000
TMS Parcel #	Acreage	Fee Simple Value		
R300-023-000-128A-0000	1.37	\$164,000	N/A	N/A

I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c)

Summary Description of the Subject Property

The property is comprised of three tax map parcels containing 9.36 acres located at 1034 Seaside Road on the northern side of the roadway on St. Helena Island and 1.37 acres on the southern side of Seaside Road immediately across the street.

Type of Report

This appraisal is prepared as an 'Appraisal Report', as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). Accordingly, this report summarizes our analysis and the rationale for our conclusion(s).

Date of the Report

May 16, 2024

Real Property Interest Appraised

Tax map parcels R300-023-000-128B-0000, R300-023-000-128C-0000 and R300-023-000-128D-0000 have been appraised on the understanding that the owner's interest is 'fee simple', which is 'an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat'. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

Tax map parcel R300-023-000-128A-0000 has been appraised on the understanding that the owner's interest is 'fee simple', which is 'an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat'. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

Intended Use of the Appraisal

We have been informed that the intended user expects to employ the information contained in this appraisal report for the purpose of establishing a conservation easement value on 9.36 acres of the property and the fee simple market value on 1.37 acres. Accordingly, this appraisal was prepared for income tax purposes as defined by Treasury Reg. 1.170-A-13(c)(3)(G).

Intended User(s)

On the basis of instructions received at the time of the assignment, Open Land Trust is recognized as the intended user(s) of this appraisal report and it is intended for use only by that person or entity, its associates, professional advisers and appropriate regulatory

authorities, if applicable. It may not be distributed to or relied upon by any other persons or entities without Compass South Appraisals prior written permission.

Type and Definition of Value

The subject property is appraised at 'market value', which is defined as 'the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.'

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989, between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration, (NCUA), Federal Deposit Insurance Corporation (FDIC) and the Office of Comptroller of Currency (OCC). The definition is also referenced in regulations jointly published by OCC, FRS, and FDIC on June 1994, and the Interagency Appraisal and Evaluations Guideline, as revised and updated December 2010 (Interagency Appraisal and Evaluation Guidelines, 75 F.R. 77450, 77453 & 77472 (Dec. 10, 2010)).

Property Specific Information

The Subject Real Estate

The property is comprised of four tax map parcels located at 1034 Seaside Road, St. Helena Island, SC 29920. TMS# R300-023-000-128A-0000 contains 1.37 acres and is situated on the southern side of Seaside Road. The site is unimproved and rectangular in shape. It is mostly cleared having an expansive lawn with live oak and other indigenous trees along its borders of the marshes of Harbor River. We were instructed to appraise this portion of the property under fee simple estate.

The other three parcels, totaling 9.36 acres, are situated across the street on the northern side of Seaside Road. Parcel R300-023-000-128B-0000 (3.46 acres) has frontage on the marshes and tidal creek off of Harbor River. This parcel is improved with a 1985 mobile home (2,451 SF) with attached carport (252 SF), an older single-wide mobile home (1,050 SF) a 4'x150' dock with 10x20' pierhead and floater on the tidal creek with shallow-water craft access. There are two wells and two septic systems. The land is irregularly shaped with a lush, manicured lawn near the mobile homes. Live oaks and other indigenous trees run primarily along the banks of the marsh.

Both parcels R300-023-000-128C-0000 (2.90 acres) and R300-023-000-128D-0000 (3 acres) have northern frontage on the marshes off of Harbor River with northwestern views. The front portions of the sites are comprised of a green lawns, one of which has been planted with young pecan trees. Rear acreages have a large canopy of live oaks with a grass beneath. Parcel ending in 128C is improved with an old metal, shed structure. Parcel ending in 128D is improved with a pole-framed, 20'x28' tractor shed with metal roof, siding and dirt floor.

The owner intends to encumber The three parcels, totaling 9.36 acres with a conservation easement in favor of Open Land Trust. The specific terms of the easement are set forth in an Addendum to this report but, in general, subject to certain 'Reserved Rights' of the donor, the property's future use will be limited. Most notable restrictions include:

- The property exists as three parcels right now. There would be no further subdivision. Based upon zoning, the property could be subdivided as many as

five times at 9 acres total, or if individually sold, each parcel (appx. 3 acres) could be subdivided further.

- Only three total permanent residential structures can be built.
- No new docks permitted; one exists.
- Road/Marsh Buffers: 200' from public roads, gates and mailboxes can occur within the buffer but no structures. 100' from marsh and river, existing homes grandfathered unless rebuilt.
- Roads shall be limited to those required to facilitate the uses permitted by this easement, provided there shall be no road construction or covered with impervious surface except as otherwise necessary. Existing roads will be recorded in the easement baseline, and typical easements require no new roads be built if existing roads can meet the needs of the property.

The Owner(s) of Record(s)

Luke H. Inabinett, Sr.

Tax Map Parcel(s)

The property is identified in the county records of Beaufort as falling under the following tax map parcel(s): R300-023-000-128A-0000, R300-023-000-128B-0000, R300-023-000-128C-0000 and R300-023-000-128D-0000

Sales History

Research of the applicable public records, private data services and an interview of the current owner, revealed that the subject is not under current agreement or option and was not offered for sale on the open market. Additionally, according to these sources, the subject has not transferred during the past three years.

South Carolina Property Taxes

Properties in South Carolina are exposed to the "ATI Law", which means the fair market value of a parcel of real property and any improvements thereon as determined by appraisal at the time the parcel last underwent an assessable transfer of interest. In this law, "fair market value" means the fair market value of a parcel of real property and any improvements thereon as determined by the property tax assessor by an initial appraisal, by an appraisal at the time the parcel undergoes an assessable transfer of interest, and as periodically reappraised pursuant to Section 12-43-217.

When real estate is subject to the six percent assessment ratio provided pursuant to Section 12-43-220(e) and is currently subject to property tax undergoes an assessable transfer of interest after 2010, there is allowed an exemption from property tax in an amount equal to 25% of ATI fair market value of the parcel. If the ATI fair market value of the parcel is less than the current fair market value, the exemption otherwise allowed pursuant to this section does not apply. The exemption allowed does not apply unless the owner of the property, or the owner's agent, notifies the county assessor that the property will be subject to the six percent assessment ratio before January 31st for the tax year for which the owner first claims eligibility for the exemption.

South Carolina law also limits the increase in the taxable value of real property attributable to the countywide reassessments to fifteen percent. Market value may increase more than 15%, but if it does, the taxable value is limited or capped. The 15% reassessment cap is not a cap on taxes. The "15% Cap" reduces the value on which some properties are taxed creating a taxable value.

More information can be found here:

<https://www.scstatehouse.gov/code/t12c037.php>

The most recent taxes on the subject are \$393.07 and are reported as paid as of the effective date of this appraisal. Under the state's law governing assessable transfers of interest, when real property is sold the sales price becomes the assessed value for property tax purposes. The property presently has an assessed value of \$585,400; accordingly, should the property transfer for our estimated market value, the property taxes could increase.

2023 Property Taxes

TMS Parcel #	Assessed	Tax Amount	Pymt Status
R300-023-000-128A-0000	\$90,100	\$7.44	Paid
R300-023-000-128B-0000	\$184,700	\$364.70	Paid
R300-023-000-128C-0000	\$120,800	\$6.50	Paid
R300-023-000-128D-0000	\$189,800	\$14.43	Paid
Total	\$585,400	\$393.07	

Site Characteristics

Location

The property is located at 1034 Seaside Road, St. Helena Island, SC 29920 and was surrounded by recreational, agricultural tracts and other residential properties. It is located adjacent to 660 +/- acres formerly known as Henry Farms.

Shape and Topography

The site was irregular in shape with a relatively flat topography. The property has marsh and some tidal creek frontage along tributaries of Harbor River. Surveys are recorded in plat book 13 at page 40 and book 76 at page 114, copies of which are located in the Addenda.

Zoning

The property is zoned Rural (T2R) by Beaufort County. The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grassland, trails, and open space areas. A copy of zoning regulations is located in the Addenda. Based upon zoning, the property could be subdivided as many as five times at 9 acres total, or if individually sold, each parcel (appx. 3 acres) could be subdivided further.

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	50' min.	B
Side		
Side, Main Building	50' min.	C
Side, Ancillary Building	20' min.	
Rear	50' min.	D
Lot Size (Half Acre Minimum)		
Width	n/a	E
Depth	n/a	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.		

D. Building Form		
Building Height		
Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage ²	n/a	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		
¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.		
² Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		
E. Gross Density ³		
	T2 Rural	T2 Rural-Low
Gross Density	0.34 d.u./acre	0.20 d.u./acre
³ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)		

Restrictions and Covenants

The site had no known restrictions or covenants currently in place apart from zoning regulations.

Access

Each of the four parcels are fronted along Seaside Road, a two-lane, paved and county-maintained roadway.

Utilities

The property is connected to electricity and is improved with two wells and two septic tank systems. The working order of these systems is unknown.

Flood Zone

The subject property appears to lie in the 100-year flood plain, which is an area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. The flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Factors which may be affected by properties located in such a flood plain include building permits, environmental regulations, and flood insurance. A flood plain map for the area is found in an Addendum to this report.

Environmental Issues

We are qualified to detect the existence of hazardous materials but have no knowledge of the existence of such material on or in the property. This appraisal is predicated on the assumption that there are no such materials on or in the property that could create a loss in value.

Earthquake Hazard Zone

According to the US Geological Survey's seismic hazard map, there is only one area in the southeastern United States in which earthquake peak ground acceleration (PGA) has a 2% chance of being exceeded in 50 years at a value of over 80%g, and that is in the Lowcountry of South Carolina. Talwani and Schaeffer from the University of South Carolina used evidence from previous earthquakes to determine how often earthquakes like the 1886 earthquake have occurred in the Charleston/Coastal area. They determined that earthquakes in the Charleston area appear to occur about every 400-500 years and the possibility that large earthquakes may occur in Georgetown and Bluffton on average 2,000-year cycles. Unfortunately, their data set is limited to only the last 6,000 years because of changes in groundwater levels, which affect the formation of earthquake features. Therefore, it seems unlikely that a large earthquake will occur anytime soon in the Lowcountry. Statistically, there is a 1/400 chance that a large earthquake will occur each year in this area, and a significantly smaller chance in other areas across the southeast. Further information can be found here: <https://www.usgs.gov/>

Strengths and Weaknesses

The property has no outstanding weaknesses. The tract has an abundant live oak tree canopy and other plants indigenous to the Lowcountry of South Carolina; considered to be a strength to the aesthetics of the property. Frontage along the marshes and tidal creeks of Harbor River are considered to be significant strengths.

Conclusion about the Site

Based on the foregoing analysis and the site inspection, in our opinion, the subject property is located on a site that is comparable to that of other marsh front residential properties in the immediate area. Additionally, there is no apparent disadvantage(s) to the site from the perspective of marketability.

Existing Use of the Property

The subject property is used as a residential property.

Title Description

A copy of the primary page of the current, recorded title description can be found in the Addenda to this report.

Compliance with Treasury Regulations

According to the IRS's Treasury Regulation §1.170A-14 (h)(3)(i), the amount of the deduction for a charitable contribution of a perpetual conservation restriction covering a portion of the contiguous property owned by a donor and the donor's family is the difference between the fair market value of the entire contiguous parcel of property before and after the granting of the restriction. The IRS defines the donor's family as his brothers and sisters, spouse, ancestors, and lineal descendants.

In the subject property case, there are no contiguous properties owned by the donor or the donor's family. Thus, this regulation, is not applicable.

Aerial(s)

Tax map parcels R300-023-000-128B-0000, R300-023-000-128C-0000 & R300-023-000-128D-0000 are located on the northern side of Seaside Road.

Tax map parcel R300-023-000-128A-0000 is located on the southern side.

Photographs of the Subject Property



Northern view of marsh from 9.36 acres



Live oaks on the 9.36 acres



Pecan trees and grassy lawn on southern side of 9.36 acres



1.37-acre site with frontage along marshes of the Harbor River (shown on left of image)

Note: Additional photographs are located in an Addendum to this report.

Work Performed

United States Economy

According to a CoStar report, 'The U.S. economy strengthened in the third quarter, with estimates of real GDP growth ranging from better than 3% (on a seasonally adjusted annual rate) to above 4%. Market watchers have pushed back expectations of a mild recession but still expect to see one beginning later this year or early next year, as consumers and businesses slow purchases and investments in the face of higher borrowing costs brought about by the Fed's rate hiking program.

The Federal Reserve raised its overnight lending rate by 525 basis points since March of last year, when it was near zero, pushing its policy rate to its highest level in 22 years, the most aggressive tightening program in history. The Fed's actions were motivated by surging inflation in 2021 caused by pandemic-fueled spending, which outpaced the ability of producers to supply goods and services after having been impacted by COVID-related shutdowns and clogged transportation systems.

Recent data confirm a slowdown in some activity. Manufacturers report new orders for their products have fallen, leading to a contraction in factory activity for 11 consecutive months, and the housing market has seen sales plummet over the past year as higher mortgage loan rates and still elevated prices erode affordability. However, the services sector has been tenacious, with demand for travel, entertainment, and dining out keeping that sector in expansion.

The Fed has made some headway in its attempt to tamp inflation down. The personal consumption expenditures (PCE) price index, the Federal Reserve's preferred measure of inflation, eased from its peak of 7.1% in June 2022 to 3.5% in August of this year, but core PCE, which excludes food and energy prices, has been slower to retreat and still sits at 3.9%, almost twice the Federal Reserve's target. Moreover, so-called "super-core" inflation, which excludes shelter costs and reflects the prices of labor-intensive services, has lingered in the 4% to 5% range for about two years, suggesting there is more work to do to bring inflation back to pre-pandemic rates.

The labor market remains relatively solid. Job gains have been strong, with 336,000 positions added in September. Data from the prior two months were revised higher, yielding a three-month moving average of 266,000 jobs gained, almost four times the 70,000 positions the Federal Reserve considers would bring the labor market into

balance. Both initial and continuing claims for unemployment benefits remain subdued, and the unemployment rate, at 3.8%, remains near its historic low. But there are signs that the labor market is easing. Wage growth has been moderating and, while layoffs are not rising yet, quit rates are down to pre-pandemic levels. Employers are cutting back on hours and are hiring fewer temporary workers, an early sign that demand for labor is pulling back.

Recent revisions to economic data show that households have been spending at a slower pace than previously reported, and business investment weakened more, in response to higher borrowing costs. Real disposable income, earlier reported as still growing, has slowed meaningfully and fell in the past two months. These trends are expected to continue, slowing the economy in coming months.'

UNITED STATES EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH	10 YR HISTORICAL	5 YR FORECAST
	Jobs	LQ	US	US	US
Manufacturing	12,980	1.0	0.49%	0.76%	0.05%
Trade, Transportation and Utilities	28,841	1.0	0.27%	1.10%	0.13%
Retail Trade	15,546	1.0	0.36%	0.28%	0.10%
Financial Activities	9,152	1.0	0.85%	1.47%	0.12%
Government	22,663	1.0	1.86%	0.38%	0.37%
Natural Resources, Mining and Construction	8,614	1.0	2.32%	2.44%	0.20%
Education and Health Services	25,502	1.0	3.74%	1.89%	0.64%
Professional and Business Services	22,993	1.0	1.12%	2.06%	0.47%
Information	3,046	1.0	-2.14%	1.17%	0.27%
Leisure and Hospitality	16,674	1.0	3.81%	1.51%	0.86%
Other Services	5,879	1.0	2.25%	0.67%	0.26%
Total Employment	156,344	1.0	1.74%	1.34%	0.38%

Source: Oxford Economics
LQ = Location Quotient

According to *Outlook for U.S. Agricultural Trade: August 2023*, written by Bart Kenner and Hui Jiang and published by the United States Department of Agriculture on August 31, 2023, 'the global economic outlook for calendar years (CYs) 2023 and 2024 remains positive despite several economic challenges. These include continued inflation concerns in the United States and elsewhere, uncertainty regarding monetary policies, macroeconomic issues in China, and Black Sea grain trade disruptions due to the Ukraine war.

Recent data from the U.S. Department of Labor's Bureau of Labor Statistics (BLS) suggest that inflation remains persistent, though at lower levels than the highs of the past year. Monetary policy to manage inflation has not dampened Gross Domestic

Product (GDP) growth as initially feared, and growth estimates for CY 2023 have largely been adjusted upward from the previous quarter.

In the United States, BLS data indicate inflation is moderating but continues to be closely monitored by the U.S. Federal Reserve for any signs of trend changes. However, inflation rates in the United States continue to move toward baseline but remain above the U.S. Federal Reserve's 2-percent target.

Despite moderate increases in the monthly personal savings rate, consumer spending continues to prove resilient in the United States as headline inflation has declined. The July 2023 Consumer Price Index (CPI) showed prices increased by 3.2 percent over the past 12 months, 0.2 percent higher than the previous monthly year-over-year mark of 3.0 percent in June. Notably, food-price inflation increased by 4.9 percent over the period. The unemployment rate remains a positive economic indicator, last measured at 3.5 percent in July by BLS.

World real GDP is projected to grow by 3.0 percent in both 2023 and 2024, an upward revision for 2023 from 2.8 percent in the previous forecast as global economies and consumer spending have proven resilient in the face of inflationary pressures. Similarly, projected growth for the United States' real GDP in 2023 is raised to 1.8 percent from the previous estimate of 1.6 percent. Growth in 2024 is expected to moderate to around 1.0 percent.

Real GDP in North America is expected to grow by a projected 1.8 percent in 2023, raised from 1.6 percent previously as forecasts for all three countries have improved. In 2024, North America's total real GDP is projected to grow 1.0 percent. The real GDP forecast for Canada in 2023 is raised to 1.7 from 1.5 percent previously, and growth in 2024 is projected to be 1.4 percent. The forecast for Mexico in 2023 is raised to 2.6 from 1.8 percent. Mexico's economy has proven resilient, and strong trade figures with the United States have helped stimulate export sectors.

<https://www.ers.usda.gov/webdocs/outlooks/107311/aes-125.pdf?v=9072.3>

The State Market and Economy – South Carolina

The subject property is located in county (or counties) of Beaufort, South Carolina. The state, which is roughly triangular in shape and spread over 32,020 square miles, is bordered by North Carolina to the north, the Atlantic Ocean to the east, and Georgia to

the west and south. South Carolina has 5.1 million people, 46 counties, and 187 miles of coastline.

Historically, the state's economy was driven by cotton and textiles, but most of the mills have now closed. Today, agribusiness, advanced manufacturing, advanced materials, and tourism drive the state's economy. Agribusiness, which consists of both agriculture and forestry, has a significant agricultural economic impact on the state at \$41.7 billion (South Carolina Business Climate, 2017 Ed. & www.sccommerce.com). Over the past ten years, agribusiness has grown at 23%, which is one of South Carolina's fastest growing industries.

The state's largest agribusiness sector, forestry, generates an annual economic impact of \$21 billion. Forests comprise approximately 70% of South Carolina's land and directly employ 35,000 workers across the state. Major forest product producers, such as International Paper, Kapstone, Resolute, and Sonoco accounted for approximately 67% of forestry's contribution to the state's economy. In regard to agriculture, there are over 25,000 farms in the state, which encompass approximately 4.5 million acres. Poultry is the state's top commodity (South Carolina Business Climate, 2017 Ed.). Recently, there was an announcement for a \$314 million investment for an Agriculture Technology Campus in Hampton County by Mastronardi, Clear Water Farms, LiDestri Food and Drink, and the GEM Opportunity Zone Fund. This 1,000-acre campus will consist of greenhouses, a 150,000-square-foot distribution center, and a co-packing facility for locally grown and sourced products. This campus is to begin operations in 2022 and will create 1,500 jobs in 5 years.

According to the Division of Research at the Darla Moore School of Business and South Carolina Department of Commerce, advanced manufacturing has been the major industrial force in the state's robust economic growth, and employment in this sector has grown 18% over the past 10 years. The state is number one in the nation for export sales of tires and passenger vehicles. The automotive industry, advanced materials industry, and aerospace industry generate an annual economic impact \$27 billion, \$21.9 billion, and \$19 billion (including military facilities), respectively. The state is considered to be a leader in foreign direct investment with more than 1,200 operations. Major global companies including Boeing, Volvo Cars, BMW, Mercedes-Benz Vans, Giti Tire, Continental, Michelin, Bridgestone, and Bosch have operations throughout the state.

Business development in the state can largely be attributed to the state's pro-business environment. Area Development Magazine ranks South Carolina as one of the top states to do business in the nation because of its overall low cost of doing business, incentives, cooperative state government, low taxes, and speed of permitting. Other factors that promote a friendly business environment include its status as a right-to-work state, low industrial power rates which are 12% lower than the national average, and ease of transportation.

Companies have many modes of transportation with approximately 846 miles of interstate; 2,300 miles of railroads served by CSX Transportation, Norfolk Southern, and eight independent lines; and two international airports, the Greenville-Spartanburg International Airport and the Charleston International Airport. The state also had two public marine terminals at the Port of Georgetown and the Port of Charleston, which will be the deepest harbor on the east coast when dredging is complete, as well as two inland ports in Greer and Dillion. Based on the "The Economic Impact of the South Carolina Ports Authority" written by the Division of Research at USC's Moore School of Business, South Carolina Ports have a \$63.4-billion annual economic impact on South Carolina, over half of which is felt in the upstate due to the number of manufacturers located there. The economic impact for the state translates into about \$1.1 billion in annual tax revenue and 224,963 jobs. According to the South Carolina Ports Authority, the ports create 1 in 10 jobs in South Carolina which pay approximately 32% higher wages a year than the state average.

Local Market Conditions

County Description

Beaufort County, in the south-east part of the state, borders the Atlantic and covers just over 900 square miles – of which almost 38%, or 350 square miles, is water, surrounding hundreds of 'Sea Islands', big and small. The county is part of the area known as South Carolina's 'Lowcountry', and forms part of the environmentally important 350,000-acre wetland and riverine system known as the 'ACE basin'. Until the middle of the 20th. century, the county was dominated by the county seat of Beaufort, chartered in 1711 and often cited as one of the most attractive and desirable southern towns in the United States, both for its location and its well-preserved ante-bellum homes.

Starting in the late 1950s, Beaufort's dominance over the county began to be challenged by the development of Hilton Head Island as a major destination resort aimed at both seasonal visitors and retirees. In 1950, the county population was approximately 27,000.

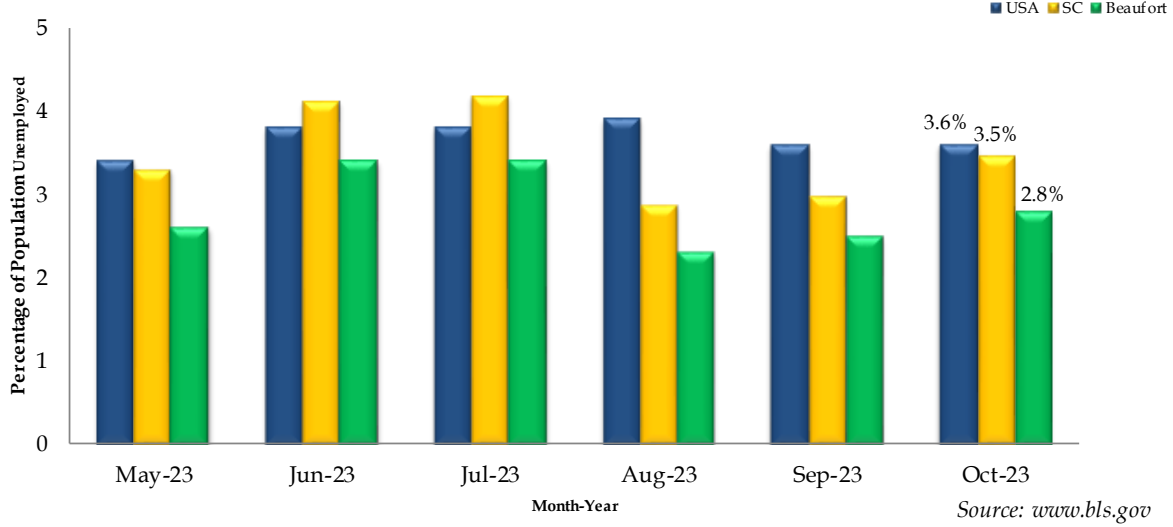
Since then, it has grown more than seven-fold, with the population estimated to be 195,368 in 2020. While Hilton Head Island was the dominant force in this growth for many years, over the past two decades Sun City Hilton Head, the Town of Bluffton and the commercial corridor along US Highway 278 have played increasingly important roles in that growth. The consequence is a somewhat bifurcated county, with the northern 'old-school' Beaufort part of the county frequently over-shadowed by the relative size and affluence of Hilton Head Island and its neighboring communities in the southern part of the county.

The City of Beaufort is the county seat of Beaufort County and was founded in 1711. The downtown area borders the Beaufort River, with the Henry C. Chambers Waterfront Park as its central feature. The City has one of the nation's largest National Historic Landmark Districts. The prominent role of the City and the surrounding sea islands led to the establishment of the federal Reconstruction Era National Monument in 2017. There are several military bases in the area, including the Marine Corps Air Station-Beaufort within the city limits as well as the nearby Parris Island Marine Corps Recruit Depot and the US Naval Hospital; both in nearby Port Royal. The City's population was 13,607 according to the 2020 US Census.

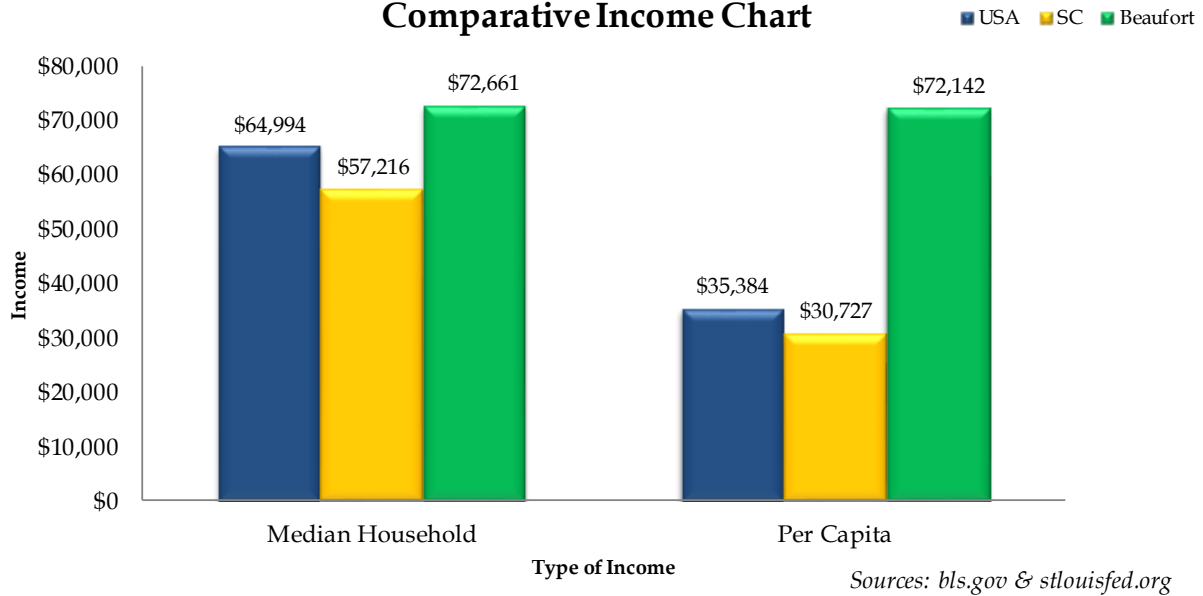
The Local Market & Economy

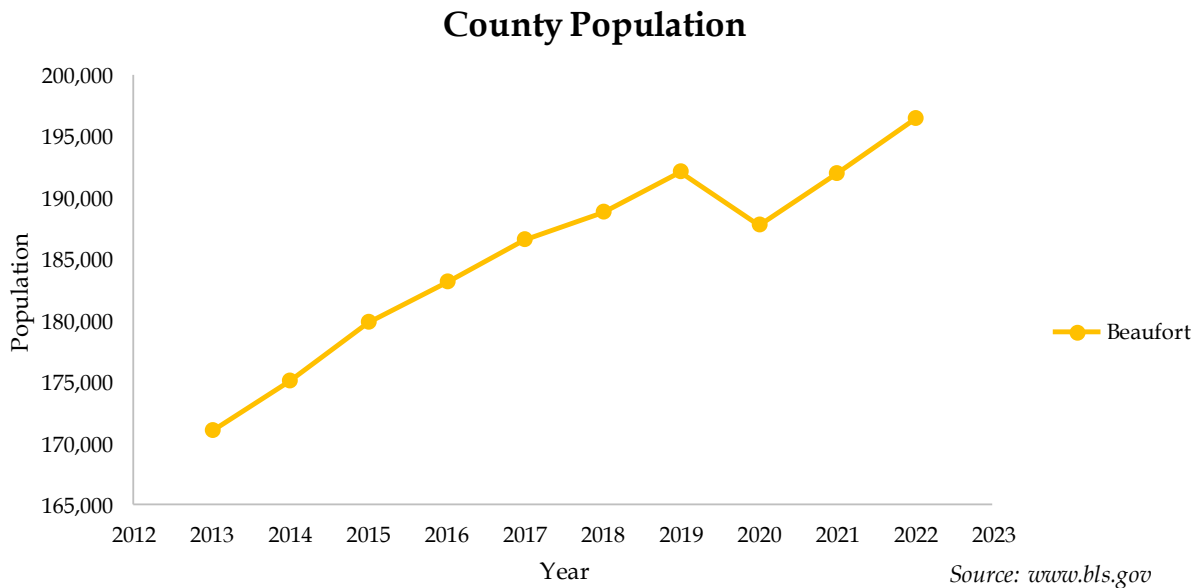
The Bureau of Labor Statistics (BLS), a part of the U.S. Census Bureau, collects and reports data on per capita and median household income using a five-year average, with unemployment and population data also being available from the BLS. Using the most recent data available, the average, per capita income, median household income as well as unemployment for the applicable areas for this report were as follows:

Unemployment Rate - Not Seasonally Adjusted



Comparative Income Chart





This data indicates that the area in which the subject property is located was in a comparatively better position, economically, than the state as a whole. Apart from this statistical data, we also specifically addressed the market for the subject property. Based on discussion with local market participants familiar with the area, the market for properties such as the subject was found to be noticeably improved on the prior year. That same source observed that the market for such properties is likely to improve over the coming year.

Conclusion on the Market for the Subject Property

Based on the foregoing, in our opinion, the market for the subject property is relatively strong and likely to remain so for the foreseeable future - and our report on market value reflected that conclusion.

Most Probable Buyer

Based on the type of property and current market conditions, in our opinion, the most probable buyer of the subject property would be an owner occupier.

Foreclosure Activity

Based on a review of the general market area of the subject property, as well as discussions with a local lender, foreclosure activity in the area is at normal levels.

Exposure & Reasonable Marketing Times

In determining whether or not there is a market for the property, we considered two periods of time – one prior to the appraisal date and the other following that date. The first, known as 'the exposure time', is the estimated length of time the property would have been offered on the market prior to a hypothetical sale at market value on the date of the appraisal. The second, known as 'the reasonable marketing time', is an estimate of the amount of time it might take to sell the property at the estimated market value during the period immediately after the date of an appraisal. In the instant case, we determined, based on a study and review of market conditions, particularly those demonstrated by these comparable sales, that the 'exposure time' needed to consummate a sale prior to the appraisal would have been approximately 6-12 months. Using a similar approach, we then determined the 'reasonable marketing time' to be approximately 6-12 months.

Highest and Best Use

This appraisal is prepared under the assumption that the property's value should reflect its 'highest and best use'. This term means 'the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. [Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).]

The subject property must meet four 'highest and best use' criteria, it must be: Physically Adaptable; Legally Permissible; Financially Feasible; and Maximally Productive.

As Vacant Land

Physically Adaptable

Size, shape, area, and terrain affect the use to which land may be developed. The subject property's underlying land is sufficiently regular in shape to allow for many forms of utilization. Surface water runoff is adequate and, based on our site inspection, the soil or sub-soil has no apparent irregularities that would restrict the property from being used in any reasonable manner.

Legally Permissible

The property is zoned Rural (T2R) by Beaufort County. The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas

that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grassland, trails, and open space areas. A copy of zoning regulations is located in the Addenda. Based upon zoning, the property could be subdivided as many as five times at 9 acres total, or if individually sold, each parcel (appx. 3 acres) could be subdivided further. The site had no known restrictions or covenants currently in place apart from zoning regulations.

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	50' min.	B
Side		
Side, Main Building	50' min.	C
Side, Ancillary Building	20' min.	
Rear	50' min.	D
Lot Size (Half Acre Minimum)		
Width	n/a	E
Depth	n/a	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.		

D. Building Form		
Building Height		
Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage ²	n/a	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		
¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.		
² Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		
E. Gross Density ³		
	T2 Rural	T2 Rural-Low
Gross Density	0.34 d.u./acre	0.20 d.u./acre
³ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)		

Financially Feasible

The financial feasibility of a property is best determined by comparing its market value with its acquisition and improvement costs, if any. In the case of the subject's vacant land, such feasibility is not an issue until such time as consideration is given to developing the property.

Maximally Productive

The maximally productive use of the subject must be considered in the light of how it is used, who uses it and the time or period of its use. In this case, the subject property, as vacant land, is best suited for residential use.

Conclusion as to Highest and Best Use

Based on the preceding discussion, and particularly our determination of its maximally productive use, in our opinion, the highest and best use of the subject property, whether

as vacant or as improved, was residential, which will be the same use after the easement is in place as well.

The Scope of Work

There are three main approaches to appraisal valuation: sales, cost and income. In order to properly perform the necessary work, the appraiser must first determine which approaches are applicable. Having made that determination, the appraiser will then undertake appropriate research of both the subject property and its market area. The research performed may include reviews of publicly available data, such as governmental tax and property records; review of proprietary records, such as Multiple Listing and other subscription services; inspection of proprietary data maintained by the appraiser; consideration and inspection of comparable properties, whether sold or listed for sale; and, interviews with participants in the appropriate market place, such as owners, brokers and other appraisers.

As noted above, the first step in this process is the determination of which approach to valuation is appropriate in the circumstances. This is addressed below for each of the three main approaches.

Sales Approach

In the case of residential properties, such as the subject property, the sales approach is a commonly used and accepted method. This is because there is usually a reasonable availability of comparable sales data and because many residential properties are priced and sold on the basis of such data. In the case of the subject property, reasonable data is available, which we identified and analyzed. The detail of those comparables, and an analysis of how their adjusted values led us to a determined value for the subject, is found further on in this report.

As noted above, this report was being prepared for the purposes of establishing the value of the donation of a conservation easement, which requires the appraiser to determine two fair market values: without and with the easement. Accordingly, the analysis under this comparable sales approach identifies and analyses two types of property: first, those without a comparable conservation easement; and, second, those with such an easement.

Cost Approach

This approach is frequently used for buildings and other improvements, particularly in the case of newer properties. In the case of the subject property, there are

improvements on the site; however, in our opinion these added little overall value to the property. Therefore, we determined that the use of this approach for the subject property would not be appropriate.

Income Approach

This approach is generally reserved for appraising income productive properties and is based on the Principal of Anticipation, which reasons that there is value in the expectation of benefits (income) to be received in the future, and that this value may be defined as the present value of all rights to such future benefits. In the immediate case, we utilized a process commonly referred to as direct capitalization, which is a method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step. This is typically achieved by dividing the net income estimate by an appropriate capitalization rate, which is determined either by a band-of-investments, journals or market extraction.

The subject is not an income productive property. Therefore, we determined that this approach was not applicable.

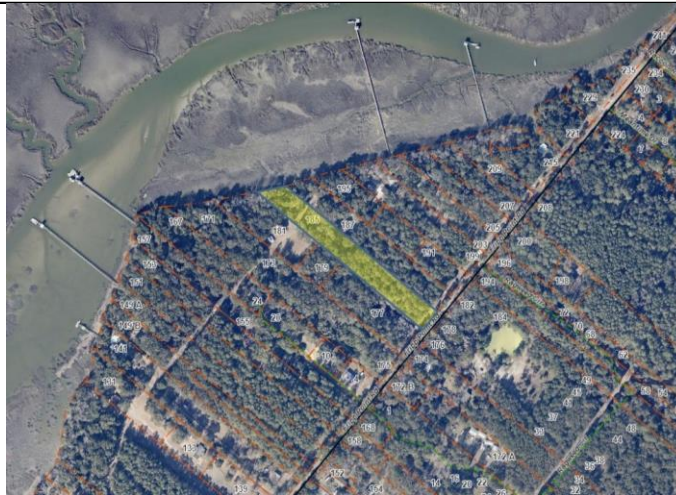
The Sales Approach – No Conservation Easement

As noted above, a primary method of determining the market value of a property is through the identification and analysis of comparable sales, and if appropriate, listings and contracts, of property within reasonable proximity and with reasonable comparability to the subject property. This approach, sometimes called the 'market data' approach is based under a tripartite assumption that: (a) there is a market for a particular property; (b) that both buyers and sellers are fully informed as to the market and state of the market for that type of property; and, (c) that the property will be exposed in the open market for a reasonable period of time.

Value of the Subject

On the following pages are the properties that we identified as suitable comparables for the purpose of establishing market value for the subject property. This data was then analyzed, summarized and adjusted to reflect the variations within those properties that would tend to affect such value.

Land Comparable 1



ID	27819	Tax ID	R300-012-000-0161-0000
Transaction Type	Closed Sale	Grantor	Bernard Wilson
Property Rights	Fee Simple	Grantee	Stephen Derek Freeman and Leslie Ann Freeman
Address	185 Fripp Point Road	Price	\$135,000
City	St. Helena Island	Current Use	Residential Lot
County	Beaufort	Book/Page	4211/496
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	6.29
Date	1/9/2023		

Values

Acres	2.72	Land SF	118,483.20
Price Per Acre	\$49,632	Price Per Land SF	\$1.14

Comments

This is the sale of a 2.72-acre with the physical address of 185 Fripp Point Road on St. Helena Island, SC on the marshes of Wallace Creek. There are no HOA fees for the property. According to the mls listing, deep water may be possible with limited access; the dock permit in associated docs has expired. A survey is recorded in plat book 118 at 60. The property sold for \$135,000 on January 9, 2023 and had been on the market for 649 days.

Land Comparable 2



ID	27818	Tax ID	R300-016-000-0005-0000
Transaction Type	Closed Sale	Grantor	Horace H. Sibley and Beverly B. Sibley
Property Rights	Fee Simple	Grantee	Mary Hecker McDowell
Address	161 J. Stevens Path	Price	\$180,000
City	St. Helena Island	Current Use	Residential Lot
County	Beaufort	Book/Page	4234/605
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	3.46
Date	4/17/2023		

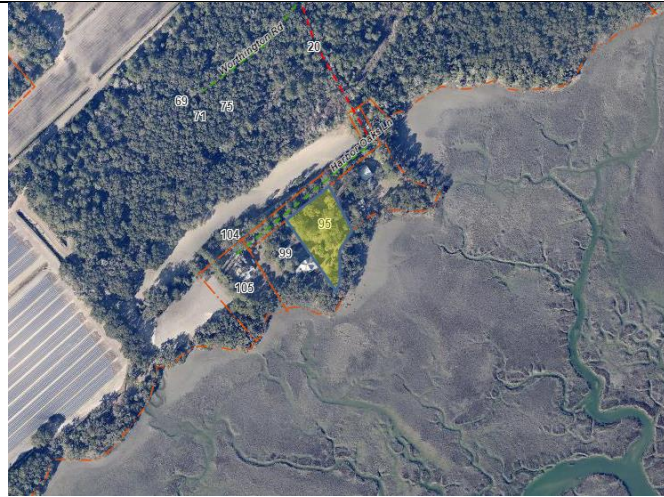
Values

Acres	1.93	Land SF	84,070.80
Price Per Acre	\$93,264	Price Per Land SF	\$2.14
		Improvements Value	\$35,000

Comments

This is the sale of a 1.93-acre with the physical address of 161 J. Stevens on St. Helena Island, SC. There are no HOA fees for the property. The site has marsh and tidal creek frontage on Jenkins Creek. There is a dock suitable for kayaks and a well in place; with contributing values of approximately \$35,000. The site is located approximately one mile down a dirt road off of Sea Island Parkway. The lot faces westerly with sunset views with a live oak canopy, Palmetto, pecan and fig trees. A survey is recorded in plat book 111 at 102. The property sold for \$180,000 on April 17, 2023 and had been on the market for 43 days.

Land Comparable 3



ID	27816	Tax ID	R300-019-000-0009-0000
Transaction Type	Closed Sale	Grantor	Patrick B. Greaser and Eloise C. Greaser
Property Rights	Fee Simple	Grantee	David Hazen Reed and Pamela Kay Reed
Address	95 Harbor Oaks Lane	Price	\$98,000
City	St. Helena Island	Current Use	Residential Lot
County	Beaufort	Book/Page	4281/3256
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	5.60
Date	10/4/2023		
Values			
Acres	1.07	Land SF	46,522.08
Price Per Acre	\$91,760	Price Per Land SF	\$2.11

Comments

This is the sale of a 1.068-acre lot known as Lot 2 of Harbor Oaks Subdivision with the physical address of 95 Harbor Oaks Lane on St. Helena Island, SC. There are no HOA fees for the property. The site has marsh frontage of Harbor River and faces toward the eastern marshes of Hunting Island. A survey is recorded in plat book 54 at 172. The property sold for \$98,000 on October 4, 2023 and had been on the market for 58 days.

Land Comparable 4



ID	27820	Tax ID	R300-013-000-0010-0000
Transaction Type	Closed Sale	Grantor	Dustin S. Carroll and Kelly R. Carroll
Property Rights	Fee Simple	Grantee	Richard Hudak and Cynthia Hudak
Address	306 Fripp Point Road	Price	\$250,000
City	St. Helena Island	Current Use	Residential Lot
County	Beaufort	Book/Page	4296/3283
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	7.00
Date	11/16/2023		

Values

Acres	2.17	Land SF	94,525.20
Price Per Acre	\$115,207	Price Per Land SF	\$2.64
		Improvements Value	\$7,000

Comments

This is the sale of a 2.17-acre with the physical address of 306 Fripp Point Road on St. Helena Island, SC on the marshes of Coffin Creek. There are no HOA fees for the property. The site is partially cleared and has electricity and a septic tank in place contributing an estimated \$7,000 to the transfer. The property sold for \$173,000 on December 5, 2022 and then sold again for \$250,000 approximately one year later on November 16, 2023. This is an increase in value 45% or 3.8% per month.

Land Comparable 5



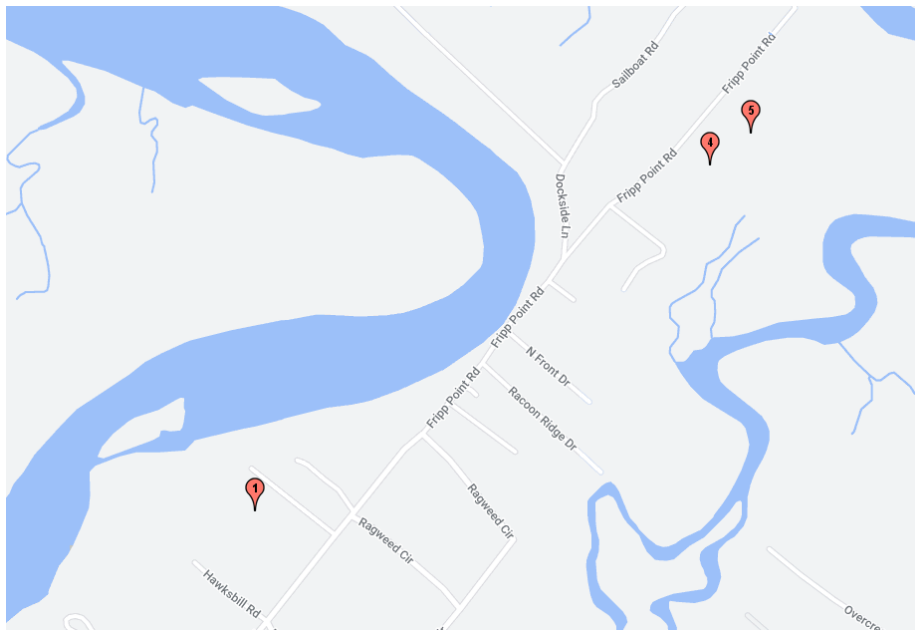
ID	27822	Tax ID	R300-013-000-0382-0000
Transaction Type	Closed Sale	Grantor	George Patrick Stevenson
Property Rights	Fee Simple	Grantee	Dustin S. Carroll and Kelly R. Carroll
Address	314 Fripp Point Road	Price	\$165,000
City	St. Helena Island	Current Use	Residential Lot
County	Beaufort	Book/Page	4308/2986
State	SC	Verification	Public Records, Secondary Sources
Zip	29920	Distance	7.07
Date	2/5/2024		
Values			
Acres	1.10	Land SF	47,916.00
Price Per Acre	\$150,000	Price Per Land SF	\$3.44
		Improvements Value	\$35,000

Comments

This is the sale of a 1.10-acre with the physical address of 314 Fripp Point Road on St. Helena Island, SC on the marshes of Coffin Creek. There are no HOA fees for the property. The site has a garage with electricity, well, septic tank and RV hookup in place contributing an estimated \$35,000 to the transfer. The property sold for \$165,000 on February 5, 2024 and had been on the market for 22 days.

Location Map

The following map shows the relative position of these comparables to the subject property (subject is the yellow pin).



Adjustments & Summary

The following table identifies each of these comparables, by number, in summary form designed to show the value of each. That value is then been adjusted up or down, in percentage terms, for a variety of factors intended to improve the comparability of that property with the subject property, as discussed below.

Adjustment Grid - 3.46, 2.90 and 3 acres parcels					
Comparable	1	2	3	4	5
ID	27819	27818	27816	27820	27822
Date	1/9/2023	4/17/2023	10/4/2023	11/16/2023	2/5/2024
Price	\$135,000	\$180,000	\$98,000	\$250,000	\$165,000
Acres	2.720	1.930	1.068	2.170	1.100
Improvements	\$0	\$35,000	\$0	\$7,000	\$35,000
Value per Acre	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Transaction adjustments					
Property rights					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Finance or Concessions					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Conditions of sale					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Post Acqn. Costs					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Market Timing	26%	20%	11%	9%	4%
<i>As adjusted</i>	\$62,537	\$90,155	\$101,854	\$122,060	\$122,909
Property adjustments					
Proximity to beaches	(14%)		(14%)	(14%)	(14%)
Site	33%	33%	33%	20%	20%
Adjustments	19%	33%	19%	6%	6%
As adjusted value	\$74,419	\$119,907	\$121,206	\$129,384	\$130,284
Relative size		(10%)	(15%)	(10%)	(15%)
Total net adjustments	19%	23%	4%	(4%)	(9%)
As adjusted price	\$74,419	\$107,916	\$103,025	\$116,445	\$110,741

Adjustment Grid - 1.37 acre parcel

Comparable	1	2	3	4	5
ID	27819	27818	27816	27820	27822
Date	1/9/2023	4/17/2023	10/4/2023	11/16/2023	2/5/2024
Price	\$135,000	\$180,000	\$98,000	\$250,000	\$165,000
Acres	2.720	1.930	1.068	2.170	1.100
Improvements	\$0	\$35,000	\$0	\$7,000	\$35,000
Value per Acre	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Transaction adjustments					
Property rights					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Finance or Concessions					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Conditions of sale					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Post Acqn. Costs					
<i>As adjusted</i>	\$49,632	\$75,130	\$91,760	\$111,982	\$118,182
Market Timing	26%	20%	11%	9%	4%
<i>As adjusted</i>	\$62,537	\$90,155	\$101,854	\$122,060	\$122,909
Property adjustments					
Proximity to beaches	(14%)		(14%)	(14%)	(14%)
Site	33%	33%	33%	20%	20%
Adjustments	19%	33%	19%	6%	6%
As adjusted value	\$74,419	\$119,907	\$121,206	\$129,384	\$130,284
Relative size	20%		(5%)	10%	(5%)
Total net adjustments	39%	33%	14%	16%	1%
As adjusted price	\$89,303	\$119,907	\$115,146	\$142,322	\$123,769

Transactional Adjustments

The preceding summary addresses a series of factors affecting property value. Price adjustments including potential property rights, financing, sales conditions, expenditures, and market conditions can impact the per unit value of the property. As a result, we examined all comparable sales for any potential price adjustments. Based on the analysis of the comparable sales, we determined that multiple transactional adjustments are warranted.

In order to determine the bare land values of the comparable sales, it was necessary to subtract contributing values of any improvements that existed.

Sale 4 sold for \$173,000 on December 5, 2022 and then sold again for \$250,000 approximately one year later on November 16, 2023. This is an increase in value of 45% or 3.8% per month in market appreciation. Since the fall of 2023 there has been somewhat of a decrease in market appreciation due to higher interest rates. Sale 5 is very near Sale 4 and considered similar to that property with the exception of improvements and acreage size. It's per acre unit value increased by approximately 6% as compared to Sale 4 in a three-month period that equates to 2% per month in market appreciation. We have chosen an average market timing adjustment of 20% annually (1.6667% / month) for marsh front land sites in the immediate area.

Location Adjustments

The location of properties can have a significant impact on their perceived and actual value. In considering the subject property and the multiple comparables, we looked at multiple locational factors that, in our opinion, could influence and affect value. In order to establish relative values for these factors, we assigned each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest.

Poor	1
Below average	2
Average	3
Above average	4
Good	5

Proximity to Beaches

Research indicates that similar property types in closer proximity to the beaches, such as Hunting Island are selling slightly higher than sites farther away. Thus, sales 1, 3, 4 and 5 were ranked between average and above average for this factor. The subject and Sale 3 were ranked as average. The adjustments are computed by mathematically relating the comparables and the subject. We determine their ratio to the subject property, and then multiplying that ratio against the subject property's scale value.

Summary

The following table brings these elements together and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable to each comparable by virtue of its locational difference from the subject property:

	Location Adjustment					
	Subject	1	2	3	4	5
Proximity to beaches	3.0	3.5	3.0	3.5	3.5	3.5
	3.0	3.5	3.0	3.5	3.5	3.5
Location adjustment		(14%)	0%	(14%)	(14%)	(14%)

Site Adjustments

The physical attributes of a property can impact their perceived and actual value. In considering the subject property and the comparables, we looked at physical factors that, in our opinion, influence and affect value. In order to establish relative values for these factors, we have assigned for each of the properties, for each factor, a value on a scale from 1 to 5, with 5 being the highest. These ratings were not intended to imply that a particular factor is considered poor or underperforming but is intended to illustrate that a particular factor is inferior or superior in comparison to the subject. The following table identifies the elements for the subject property and the comparables and establishes what, in our opinion, is a reasonably objective determination of the relative differences in value attributable to each comparable by virtue of its differences from the subject property.

Ease of access onto site

The property as well as sales 1, 2, 4 and 5 have frontage along paved roads and were ranked as above average for this characteristic. Sale 3 is accessed via a dirt road and was ranked as average.

Marsh frontage

The subject has significantly greater marsh frontage than that of the comparable sales. All of the sales were ranked as average, while the subject was rated as good for its superior marsh frontage.

Shape

Comparable sales 1 and 2 are long and narrow in shape with less usability to the sites. These two sales were ranked as below average for this factor. The subject and the other sales were given an average ranking.

Please note that for each of these ratings, which were to some extent subjective, we have allowed for marginal attributions by assigning less than whole numbers to a category where we deemed appropriate:

	Site Adjustment					
	Subject	1	2	3	4	5
Ease of access onto site	4.0	4.0	4.0	3.0	4.0	4.0
Marsh Frontage	5.0	3.0	3.0	3.0	3.0	3.0
Shape	3.0	2.0	2.0	3.0	3.0	3.0
	12.0	9.0	9.0	9.0	10.0	10.0
Site adjustment		33%	33%	33%	20%	20%

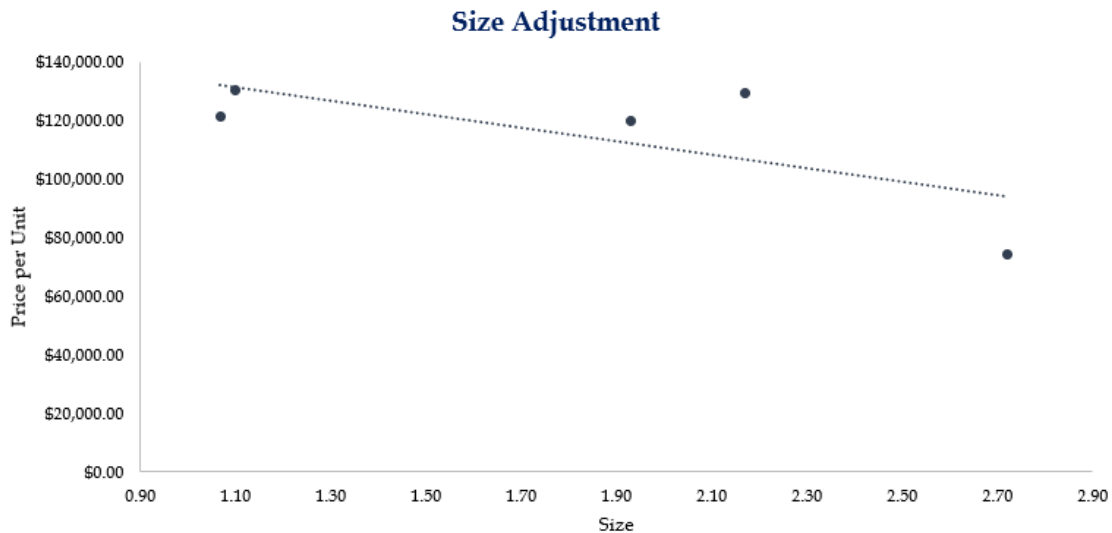
Relative Size

In general, it is an established probability that the larger a property, the lower its per unit value. For that reason, it is important that small properties not be relied upon to value large properties. In this selected group of comparables, we have attempted to address this issue by selecting only those sales that were reasonably comparable, among other things, by reference to their relative size. However, as these comparables do vary in size, we did perform a test, using simple linear regression analysis, to determine whether or not they exhibited any reasonable level of correlation between their size and their as-adjusted values.

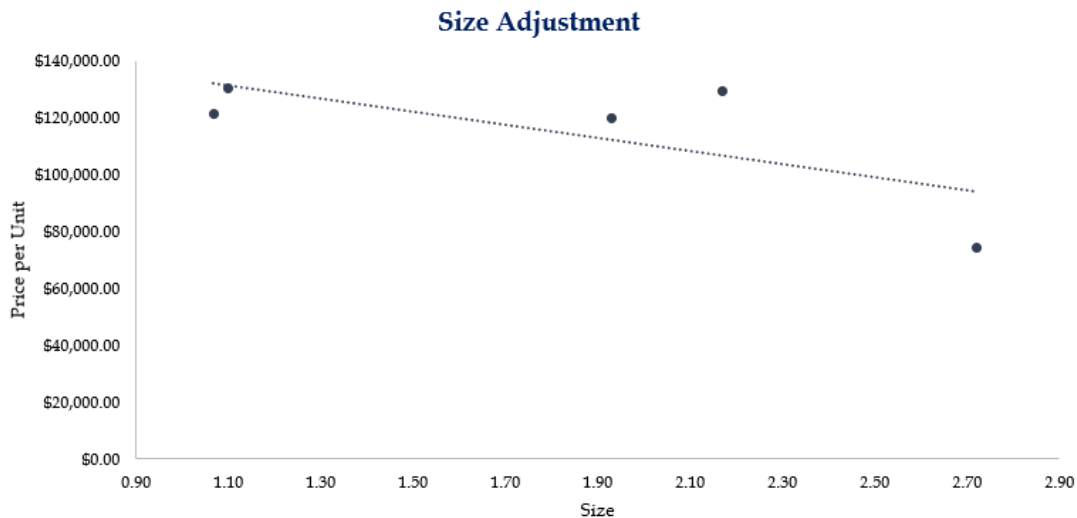
The size adjustment represents the final factor that could, possibly, affect value. For such an adjustment to be made, it is necessary to first determine that there is, indeed, some reasonable correlation between values and size. In our opinion, to make that determination properly, only the as-adjusted values should be considered. To do otherwise would make any such determination of correlation invalid because factors outside of size would not have been adjusted for and could, accordingly, corrupt the correlation. Thus, in our analysis, we have first adjusted for all other factors. Then,

using the as-adjusted values, we determined, using regression analysis, whether or not there was reasonable evidence of a correlation between size and value. In the case of the subject property, we concluded that such a correlation did exist. Accordingly, we have adjusted to properly align their as-adjusted values with their related size.

Linear Regression for 3.46, 2.90- and 3-acre parcels



Linear Regression for 1.37-acre parcel



The same comparable sales were used for the analysis of both portions of the subject property. The only change in adjustments was based upon acreage size differences.

Appraised Value before Granting the Restriction for 3.46-, 2.9- and 3-acre parcels totaling 9.36 acres

We placed the most weight on Comparables 1, 4 and 5. Sales 1 and 4 are most similar in size to the three parcels that make up this portion of the subject property. Sale 5 is the most recent sale. Equal but lesser weight was placed on the remaining sales. Therefore, in our opinion the value of the subject was as follows (without a conservation easement in place):

Value Indication - Before CE	
Total Acreage Size	9.36
Value/unit	\$100,000
Total Value	\$936,000
Rounded	\$936,000

Appraised Fee Simple Value of the 1.37-acre parcel

We placed the most weight on Comparables 2, 3 and 5 as these parcels were most similar in acreage size to this portion of the subject property. Sale 5 is the most recent sale. Equal but lesser weight was placed on the remaining sales. Therefore, in our opinion the value of the subject was as follows:

Value Indication - Fee Simple	
Acreage Size	1.37
Value/unit	\$120,000
Total Value	\$164,400
Rounded	\$164,000

Conservation Easements and the Bundle of Rights

The 'bundle of rights' is a metaphor intended to demonstrate the legal relations between property owners and others. The metaphor has been in use since the early 20th. century and those 'rights' are probably best enumerated by the legal scholar A.M. Honoré, writing in 1961, who identified eleven components or 'sticks' in the bundle – eight positive and three negatives.

In the context of determining the value of the grant of a conservation easement, appraisers have frequently resorted to the use of some version of the bundle of rights in an attempt to identify and quantify the rights being relinquished. While this approach may have some validity it also has some significant weaknesses - the most obvious of which is the arbitrary allocation of relative value to each 'stick' in the bundle. That said, the following table attempts to do just that and allocate relative values to each of the eleven sticks, both before the granting of the easement and after:

	Before	After
1. The right to possess - exclusive physical control	20%	10%
2. The right to use - personal enjoyment and use	25%	20%
3. The right to manage - who gets to use it and how	15%	10%
4. The right to the income - that does or could flow from the property	20%	10%
5. The right to capital - the power to consume, waste or modify	20%	10%
6. The right to security - nobody can take it from you	5%	5%
7. The power of transmissibility - the power to devise or bequeath	5%	5%
8. The absence of term - the indeterminate length of one's ownership	5%	5%
9. The prohibition of harmful use - you cannot use to harm others	-5%	-5%
10. Liability to execution - it could be taken to satisfy a debt	-5%	-5%
11. Residuary character - the property could revert to the government	-5%	-5%
	100%	60%

As noted, this allocation of before and after values is arbitrary. However, it does serve to highlight the possible impact on the various ownership rights that the subject property's proposed easement entails. Our purpose in including this tabular presentation is not to rely upon it for determining value but rather to allow it to act as the backdrop, and partial corroboration, for what we believe to be more reliable indicators of the loss in value attributable to a conservation easement, which are the sales of encumbered properties, discussed and analyzed in the following section.

Sales Approach - Subject to Conservation Easement

Previously in this report determined an appraised fair market value for the property as if there were no restrictions on its use. This section performs a similar review of comparable sales, but this time for properties encumbered with a set of conservation easement restrictions similar to those proposed for the subject property.

Based on the preceding analysis and discussion of the restrictions imposed by the proposed easement, and the effect of the usage of the land, we identified sales of comparable property that had similar restrictions. Because these types of sales are relatively infrequent, we considered a wider market area and a greater time frame that might otherwise have been the case. The comparable properties are as follows:

Comparable Encumbered Land Sale 1

Location	Liberty County, GA
TMS#	005 001
Grantor	The Conservation Fund
Grantee	Jamie M. McGowan, Sr.
Date of Sale	January 30, 2014
Sales Price	\$198,000
Deed Recorded	Deed Book 1810 Page 700
Size of Tract	242.80 +/- Acres
Unit Sales Price	\$815.00 per acre
Verified by	Deed, Inspection, & Buyer

Remarks This property was subject to a 2012 conservation easement (Deed book/page 1728/565) held by the Georgia Land Trust. In 2014, the property was transferred for \$198,000; in 2011, without the easement in place, the subject property and adjoining property totaling 513.90 +/- acres was sold at \$1,452 per acre, a diminution in value of approximately 44%.

Comparable Encumbered Land Sale 2

Location	Long County, GA
TMS#	042 0002
Grantor	The Conservation Fund
Grantee	St George Timberland Holdings, Inc.
Date of Sale	April 24, 2013
Deed Recorded	Deed Book 411 Page 328
Acres	500.1
Total price	\$507,000
Unit Sales Price	\$1,014
Verified by	Public records, Seller

Remarks This property is located in northeast Long and northwest Liberty counties, this sale consisted of one continuous parcel which adjoined Fort Stewart. In 2013, the property was transferred for \$507,000; in 2011, without the easement in place, the property and adjoining properties totaling 1,214.62 +/- acres were sold at \$1,975 per acre, a diminution in value of approximately 49%.

Comparable Encumbered Land Sale 3

Location	Jasper County, SC
TMS#	015-00-01-066
Grantor	Cypress Creek Company, LLC
Grantee	Black Swamp, LLC
Date of Sale	September 6, 2013
Sales Price	\$617,512.50
Deed Recorded	Deed Book 864, Page 800
Size of Tract	274.45 Acres
Unit Sales Price	\$2,250 per acre (Land & Timber)
Verified by	Deed and Grantee

Remarks This was the sale of a small tract located in rural Jasper County. This property was covered by a 2005 conservation easement held by Lowcountry Open Land Trust, Inc. (deed book 336 on page 11-23) at the time of its sale. Based on our market research, unencumbered acreage in this immediate market area would have sold at an average price of \$3,370 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,120, or approximately 33%.

Comparable Encumbered Land Sale 4

Location	Jasper County, SC
TMS#	015-00-01-056 (portion of)
Grantor	Cypress Creek Company, LLC
Grantee	BPB Creek Company, LLC
Date of Sale	January 14, 2014
Sales Price	\$1,463,920
Deed Recorded	Deed Book 866, Page 039
Size of Tract	731.96 Acres
Unit Sales Price	\$2,000 per acre (Land & Timber)
Verified by	Deed and Grantee

Remarks This was the sale of a tract located in rural Jasper County. This property was covered by a 2005 conservation easement held by Lowcountry Open Land Trust, Inc. (deed book 336 on page 11-23) at the time of its sale. Based on information provided to us, this easement had similar restrictions to those of the subject property. Based on our in-house data and market research comparable, unencumbered acreage in this market area would have sold at an average price of \$3,370 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,370, or approximately 41%.

Comparable Encumbered Land Sale 5

Location	Williamsburg County, SC
TMS#	45-070-025
Grantor	Raymond & Judith Dominici
Grantee	Carl C. Causey
Date of Sale	December 12, 2017
Sales Price	\$289,000
Deed Recorded	Deed Book 487, Page 054
Size of Tract	462.71 Acres
Unit Sales Price	\$625 per acre (Land & Timber)
Verified by	Public Records, Secondary Source, Broker

Remarks This was the sale of a tract located in Williamsburg County. This property was covered by conservation easement at the time of its sale. Based on our market research comparable, unencumbered acreage in this market area would have sold at an average price of \$2,093 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,467, or approximately 70%.

Comparable Encumbered Land Sale 6

Location	Dorchester County, SC
TMS#	166-00-00-005
Grantor	Roy Walker
Grantee	Cynthia Jackson, et al.
Date of Sale	August 20, 2018
Sales Price	\$110,000
Deed Recorded	Deed Book 11542, Page 268
Size of Tract	37.00 Acres
Unit Sales Price	\$2,973 per acre (Land & Timber)
Verified by	Public Records, Secondary Source, Broker, Inspection

Remarks This was the sale of a tract located in Dorchester County. This property was covered by certain covenants and restrictions dated May 1, 2018 (Deed Book 113322, Page 277). The site is also subject to the Development Agreement by and between Dorchester County, South Carolina and MWV-East Edisto Dorchester, LLC dated December 12, 2012 (Deed Book 8601, Page 1). This agreement has been modified and amended. The site is further restricted by covenants by MWV-East Edisto Summers Corner, LLC dated October 9, 2017 (Deed Book 11039, Page 168). Based on our market research comparable, unencumbered acreage in this market area would have sold at an average price of \$5,249 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$2,276, or approximately 43%.

Comparable Encumbered Land Sale 7

Location	Berkeley County, SC
TMS#	052-00-00-002
Grantor	Joseph R. West, Jr.
Grantee	Kellie L. Swoyer
Date of Sale	May 28, 2020
Sales Price	\$220,000
Deed Recorded	Deed Book 3372, Page 843
Size of Tract	85.21 Acres
Unit Sales Price	\$2,582 per acre (Land & Timber)
Verified by	Public Records, Secondary Source, Broker, Inspection

Remarks This was the sale of a tract located in Berkeley County. This property is subject to conservation easement dated November 17, 2011 and held by The Lord Berkeley Conservation Trust. This easement is recorded with Berkeley County in Deed Book 9212 at Page 1. This was amended on October 9, 2019 and recorded with Berkeley County in Deed Book 3158 at Page 55. Based on our market research comparable, unencumbered acreage in this market area would have sold at an average price of \$3,591 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,009, or approximately 28%.

Comparable Encumbered Land Sale 8

Location	Richland County, SC
TMS#	R35600-01-03
Grantor	The Congaree Land Trust
Grantee	Chris & Sharri Edwards
Date of Sale	March 04, 2021
Sales Price	\$85,000
Deed Recorded	2592/1010
Size of Tract	34 Acres
Unit Sales Price	\$2,500 per acre (Land & Timber)
Verified by	Public records, aerial, sales agent, inspection, appraisal

Remarks This was the sale of a 34 +/- acre recreational tract located at the intersection of Highway 601 (McCords Ferry Road) and Leesburg Road across from the Columbia Fire Department Station 31 in eastern Richland County. The site was clear-cut approximately 10 years before this transfer and allowed to naturally regenerate the existing timber stand. It sold on 4/29/2019 from Harvey J. Rosen to The Congaree Land Trust for \$95,200 and is recorded in deed book 2389 at page 1571. The purchaser placed a conservation easement on the site and immediately placed it back on the market to sell with Billy Cate of Rural Land Investments for \$95,200. The most notable restrictions on the site were no industrial or commercial uses, no subdivision of the site and one single-family residence can be built. This decrease in value is approximately 10.71%.

Comparable Encumbered Land Sale 9

Location	Berkeley County, SC
TMS#	074-00-01-044
Grantor	Evening Post Publishing Company
Grantee	Wee Nee Santee, LLC
Date of Sale	March 29, 2021
Sales Price	\$1,440,000
Deed Recorded	Deed Book 3768, Page 882
Size of Tract	769.649 Acres
Unit Sales Price	\$1,871 per acre (Land & Timber)
Verified by	Public Records, Secondary Source, Broker, Inspection

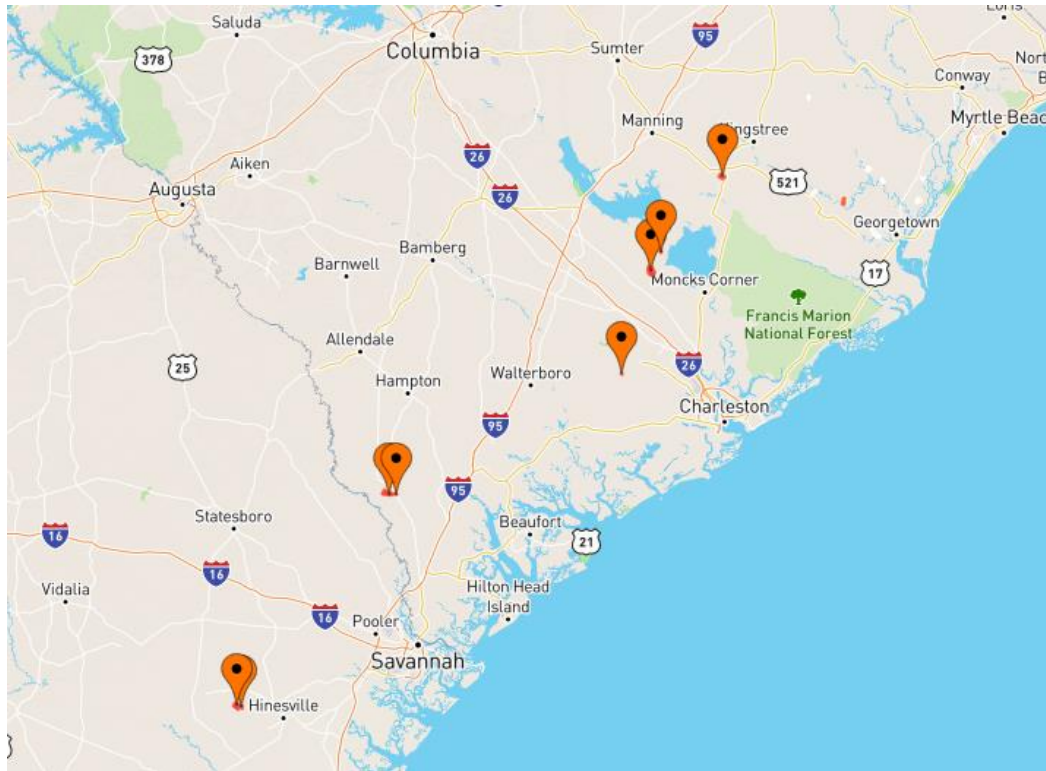
Remarks This was the sale of a tract located in Berkeley County. This property was covered by a 2006 conservation easement held by The Nature Conservancy. (Deed Book 9212 on Page 1) at the time of its sale. Based on our market research comparable, unencumbered acreage in this market area would have sold at an average price of \$2,338 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,038, or approximately 44%.

Comparable Encumbered Land Sale 10

Location	Berkeley County, SC
TMS#	098-00-00-017
Grantor	LBCT Trade Property LLC
Date of Sale	April 15, 2021
Sales Price	\$350,000
Deed Recorded	Deed Book 3785, Page 519
Size of Tract	1,424.45 Acres
Unit Sales Price	\$246 per acre (Land & Timber)
Verified by	Public Records, Secondary Source, Grantor

Remarks This was the sale of a tract located in Berkeley County. This property was covered by a 2002 conservation easement held by Lord Berkeley Conservation Trust. (Deed Book 03262 on Page 1) at the time of its listing. Based on our market research comparable, unencumbered acreage in this market area would have sold at an average price of \$1,280 per acre at the time of the transfer. Therefore, the diminution in value attributable to the easement is deemed to be approximately \$1,035, or approximately 81%.

The following map shows the relative position of these comparables.



The following table summarizes the discussion information detailed earlier:

Summary					
#	County/State	Year	Acres	Verified	Difference
1	Liberty, GA	2014	243.00	Grantee	44%
2	Long, GA	2013	500.00	Grantee	49%
3	Jasper, SC	2013	274.00	Grantee	33%
4	Jasper, SC	2014	732.00	Grantee	41%
5	Williamsburg, SC	2017	462.71	Broker	70%
6	Dorchester, SC	2018	37.00	Broker	43%
7	Berkeley, SC	2020	85.00	Broker	28%
8	Richland, SC	2021	34.00	Appraisal	11%
9	Berkeley, SC	2021	769.65	Broker	44%
10	Berkeley, SC	2021	1,424.45	Grantor	81%
Mean					44%
Median					44%
High					81%
Low					11%

The preceding table shows an average diminution in value attributable to the imposition of a conservation easement of 44%. While the range is relatively significant, in our opinion the average value is higher than what may be attributable to the subject property given its rural location. Based on discussions with knowledgeable third parties, the sales price of encumbered land will typically range from 35-40% below that of similar but unencumbered property, before consideration of any collateral benefit, which will be discussed later in this report.

Summary of the Loss in Value Arising from Granting the Easement (9.36 acres)

We recognize the above sales are much larger in acreage size than that of the subject. As well, we are of the opinion, the most unfavorable consequence to the imposition of the proposed restrictions would be no further subdivision of the 9.36 acres. Rural (T2R) by Beaufort County zoning district currently allows the property to be subdivided as many as five times, or if individually sold, each parcel (appx. 3 acres) could be subdivided further.

The proposed restrictions indicate the property, which exists as three parcels right now, can have no further subdivision. Considering the whole 9.36 acres, current subdivision of five minus the restricted subdivision of three equates to a remaining value of 60%, thus, resulting in a diminution of value of approximately 40% as a result of the imposition of the conservation easement.

Reconciliation

This report has determined two values for the subject property: first, the value as presently constituted, with no restrictive covenants for both the 9.36 acres tract and the 1.37 acres site and second, the value once the proposed conservation easement is granted on the 9.36 acres tract.

For the 9.36 acres, the difference between these two, representing the difference between the fair market value of the property before and after the granting of the restriction was \$374,000 and was the loss in value attributable to the granting of the easement as of Monday, April 22, 2024.

Overall Summary - 1034 Seaside Road, St. Helena Island

TMS Parcel #	Acreage	Before Easement	After Easement	Proposed Easement
				Donation
R300-023-000-128B-0000	3.46	\$346,000	\$208,000	
R300-023-000-128C-0000	2.90	\$290,000	\$174,000	
R300-023-000-128D-0000	3.00	\$300,000	\$180,000	
	9.36	\$936,000	\$562,000	\$374,000
TMS Parcel #	Acreage	Fee Simple Value		
R300-023-000-128A-0000	1.37	\$164,000	N/A	N/A

Assumptions and Limiting Conditions

General Assumptions

This appraisal report is based on the following assumptions:

That title to the property is good and marketable unless otherwise stated.

The property is under responsible ownership and management.

The property is free of all liens and encumbrances, including material easements and rights of way, unless otherwise stated.

That the facts, estimates and opinions furnished to us by others were given in good faith and were honestly expressed.

Any data or information provided by the owners or their agents are substantially correct.

There are no hidden or other unapparent conditions in or on the property that would change the appraised value.

That structural and mechanical conditions which visually appear to be sufficient for their intended purpose are indeed so.

That the owner has maintained the property in compliance with all applicable federal, state and local regulations and laws, including the payment of any related taxes, unless otherwise stated.

That all applicable zoning, use regulations and restrictions have been complied with.

That all required licenses, certificates, legislated or administrative consents from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated in this report is based.

That the utilization of the land and any improvements is within the boundaries or property lines of the property, unless noted within the report.

That revenue stamps placed on deeds, used to indicate comparable sales, were in the correct amount to reflect the true and actual money consideration involved; and that the information secured from brokers or interested parties to verify the transactions, is in conformity with the facts.

Limiting Conditions

This report is made expressly subject to the following stipulations and conditions:

No responsibility is assumed for any legal descriptions or for any matter requiring legal competence.

Any sketches, plans or drawings are provided only to assist the reader in visualizing the property.

We specifically accept no responsibility for damage from termites, woodborers or any other wood-infesting insects.

No responsibility is assumed for any adverse condition that would only be discoverable by an inspection performed by a qualified engineer or similar specialist.

We are not qualified to detect the existence of hazardous material but have no knowledge of the existence of such materials on or in the property. This appraisal is predicated on the assumption that there are no such materials on or in the property that could cause a loss in value, unless so noted.

No responsibility is assumed by us for matters that are legal in nature, or for auditing or engineering opinions, nor is any opinion of the title rendered herewith.

Possession of this report or any copy does not carry with it the right of publication, nor may the report, or any portion thereof, be used for any purpose by any but the Client without the previous written consent of the appraiser.

This property has not been surveyed to establish the facts of legal description and dimensions; these are presumed to be substantially as stated in information provided to us.

The provision of this report does not obligate us to voluntarily give sworn testimony with reference to the property evaluated. If given, such testimony would be contingent upon both appropriate compensation and the opportunity to review the appraisal report in light of market change.

This report is an opinion of value and does not constitute any form of guarantee of that value.

To the best of our knowledge, the presence of Radon has not been detected on this property or, if detected, has been determined that the level is considered safe according to the standards established by the Environmental Protection Agency. We do not, however, make any guarantees or warranties that the property has been tested for the presence of Radon, or, if tested, that the tests were conducted pursuant to EPA approved procedures.

The property was not reviewed to determine whether or not it is in conformity with the various requirements of the Americans with Disabilities Act of 1990, as amended. It is possible that a compliance survey could determine that the subject property does not conform to one or more of the requirements of the ADA. If so, this fact could have a negative effect on the market value of the subject property.

The names and qualifications of the appraiser or appraisers who materially assisted in the preparation of this report are found below. For the sake of simplicity and consistency, the use of the terms 'we' or 'us', rather than the first person singular, has been used throughout this report to reflect the possibility that more than one appraiser participated in the work performed for this report.

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is 'an assumption, directly related to a specific assignment as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.' (*USPAP 2024-2025*)

A hypothetical condition is 'a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.' (*USPAP 2024-2025*)

There are no extraordinary assumptions or hypothetical conditions in this report.

Certification and Qualifications of the Appraiser

Certification Statement

- I, Travis Lee Avant, certify to the best of my knowledge and belief:
- I certify to the best of my knowledge and belief:
- I hold myself out to the public as an appraiser or perform appraisals on a regular basis;
- Because of my appraiser's qualifications as described in this appraisal, that I am qualified to make appraisals of the type of property being valued;
- I am not the donor or taxpayer who claims or reports a deduction under section 170 for the property that is being appraised, a party to the transaction in which the donor acquired the property being appraised, or the donee of the appraised property;
- I understand that an intentionally false or fraudulent overstatement of the value of the property described in the qualified appraisal or appraisal summary may subject we to a civil penalty under section 6701 for the aiding and abetting an understatement of tax liability, and, moreover, we may have appraisals disregarded pursuant to 31 U.S.C. 330 (c); and
- I understand that a substantial or gross valuation misstatement resulting from an appraisal of the value of property that we know, or reasonably should have known, would be used in connection with a return or claim for refund, may subject we to a civil penalty under section 6695A.
- This certification is made with respect to the appraisal I made of property described in the attached report. The property is to be contributed by Luke H. Inabinett, Sr. (Grantor) to Open Land Trust (Grantee).

- I hereby certify that to the best of my knowledge and belief:
- I am Certified General Real Estate Property Appraiser for the state in which the Property is located, as that term is defined by us Qualifications Board under authority of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA);
- My analyses, opinions, and conclusions were developed, and my appraisal report relating to the Property was prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Section of the National Association of Realtors.
- In making the appraisal of the Property, I applied generally accepted professional appraisal standards, including, if applicable, those established for gifts of qualified conservation contributions as defined under section 170(h) of the Internal Revenue Code as more fully described under section 1.170A-14(h)(3)(i) and (ii);
- This appraisal of the Property satisfies all requirements for a “qualified appraisal” as that term is defined under section IRC § 170(f)(11)(C) and (E)(i)(II). This appraisal report is in compliance with this regulation.
- The term “qualified appraiser”, as defined in IRC § 170(f)(11)(E)(ii), means an individual who: (1) Has earned an appraisal designation from a recognized professional appraiser organization or met minimum education and experience requirements as set forth in the regulations, (2) Regularly performs appraisals for which the individual receives compensation, and (3) Meets such other requirements as prescribed by the Secretary in regulations or other guidance. This appraiser has met these qualifications.
- This appraisal was prepared by a qualified appraiser in accordance with generally accepted appraisal standards.
- I have the expertise and experience to make appraisals of Conservation Easements and Conservation Lands;

- I have not been barred from presenting evidence or testimony in any administrative proceedings before the Department of the Treasury or the Internal Revenue Service or other administrative bodies;
- The appraisal of the Property has taken into account any increase in value to nearby real property owned by the Grantor or a party related to the Grantor, resulting from the contribution of the Property to Open Land Trust;
- I have been advised that the Grantor (Luke H. Inabinett, Sr.) is not, a “covered person” as defined below;
- Covered Person: All employees, Board members, Chapter Trustees/Advisors, and, as defined below, close relatives, major donors, related organizations, and other insiders.
- Close Relatives: Spouse, child (natural or adopted), parent and step-parent, in-laws, grandchild, grandparent, brother or sister of a covered person, and any person with whom a covered person shares living quarters under circumstances that closely resemble a marital relationship or who is financially dependent upon the covered person.
- Major Donor: An individual, corporation, or foundation that makes a gift or pledge of \$100,000 or more at any one time or cumulatively within a 5-year period prior to the occurrence of the conflict either in cash, appreciated securities, other assets or in land, easement, or bargain sale value.
- Other Insiders: Individuals, such as former board of director’s members, former Chapter Trustees, members of Conservation advisory boards or committees, volunteers or former employees who, by their continued involvement with the Trust, either have access to inside information that could place them within a conflict situation or could give the appearance of such persons having the ability to unduly influence the Trust. Depending on the facts and circumstances, an independent contractor may be an “other insider” where that person or entity has access to inside information.

- Inside Information: Any material information that is identified as confidential and proprietary, pertaining to the business and affairs of the Trust, whether related to a specific transaction or to matters pertaining to the Trust's interest, activities, and policies.
- Related Organizations: Any organization in which a covered person directly or indirectly:
 - Owns or controls a 5% or more of any voting security; or is a director, executive officer, executor, administrator, trustee, beneficiary, controlling partner, or otherwise serves in a fiduciary capacity or holds a substantial beneficial interest; or has legal or de facto power to control the election of a majority of directors; or has legal or de facto power to exercise a controlling influence over the management or policies. "Organization" includes a corporation, partnership, trust, estate, joint venture, and unincorporated affiliation of any kind as well as public boards and commissions and not-for-profit organizations.
- The existence (or absence) of a relationship between Donor and Conservation Trust; did not influence our conclusion of fair market value on the property that is the subject of this appraisal report.
- I understand that this certification will be provided to Conservation Trust; as part of its procedures relating to accepting donations of conservation and land conservation easements.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved.
- We have not previously appraised the real property which is the subject of this appraisal within the three-year period immediately preceding acceptance of this assignment.

- I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the subject property.
- Also certify that I have attended or remotely studied the Conservation Transactions Seminar sponsored by the Bank on October 19, 2022, which I further acknowledge is required to perform appraisal services in association with a Bank-funded real estate transaction.
- Compass South Tax ID is #30-0410310.

Professional Associations

- The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.
- As of this date of this report, I am in good standing, completed the continuing educational requirements and in compliance with programs of the Accredited Senior Appraiser (ASA) and Appraisal Review Management (ARM) of the American Society of Appraisers.
- As of this date of this report, I am in good standing, completed the continuing educational requirements and in compliance with the program as designated member of the International Right-of-Way Association.

- The report analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute.
- The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of this date of this report, I am in good standing with the Appraisal Institute and a General Review Candidate on the AI-GRS designation path and have completed that Standards and Ethics Education Requirements.



Travis Lee Avant, ASA, ARM-RP, R/W-AC
SC Certified General Real Estate Appraiser CG 4749

Statement of Qualifications of the Appraiser**Travis Lee Avant**

ASA -Accredited Senior Appraiser Designation and Appraisal Review RP Designation

Employment History

1983 to 1986 United States Army
 1986 to 2000 Law Enforcement, Colleton Co. SC, including six years as elected Sheriff
 2000 to 2003 Criminal Investigator, SC Law Enforcement Division -SLED
 2003 to 2007 General Appraiser, Hartnett & Co, Charleston, SC
 2007 to 2009 Summary Court Magistrate in Colleton County (parttime)
 2011 to 2013 Colleton County Election Commission Board Director
 2007 Current- Present founder and co-owner of CSI and principal and team lead appraiser of Compass South Appraisals

Education

1987 Graduate of Trident Tech College, AS Public Service
 1994 Graduate, the F.B.I. National Academy, Quantico, VA
 1996 National Sheriff's Institute Administrators Academy, Colorado
 2000 Graduate, The University of South Carolina, AS and Bachelor of Science

Current Business and Professional Affiliations

ASA - Designated Accredited Senior Appraisers and Appraisal Review
 ASA - Representative of the Ethics Committee
 Board President, Palmetto Rural Telecommunication
 Board Director, South Carolina Broad Band Association
 Board Director, Executive Committee, SC Palmetto Agribusiness Council
 Board Director with a Community Bank

Current State Certified General Real Estate Appraiser License

Active: Alabama, Georgia, North Carolina, South Carolina, Tennessee and Virginia – temporary licenses
 in past – Texas, Arkansas, Mississippi and Florida.

Brokers Real Estate License

Accredited Buyers Representation - ABR® designee of NAR. Real Estate organization that encourages the highest standard of ethical business practices.

Appraisal Experience

Twenty years as an appraiser with extensive experience appraising various types of rural and commercial and residential properties. To include commercial, industrial, office and retail uses, c-stores hotels, residential subdivision and a variety of special purposes type properties. Experience includes timberland, recreational property, historical plantations, venues, and agricultural products, such as poultry, and

orchards. I have completed over one hundred appraisal assignments involving conservation and preservation easements.

I have completed over hundreds of eminent domain assignments with litigation experience. Eminent Domain clients include condemnor and condemnee for property owners, several counties and municipal governments, utility companies and law firms across South Carolina. I have experience in appraisal review; completed over 100 hours of training with emphasis on appraisal review training and have experience providing technical, UASFLA and USPAP compliance appraisal reviews. I have testified as a witness in Federal, State, Family, Master of Equity, Common/Civil and Criminal Court.

Articles and Presentations

Contributor for the TAQEEM appraisal review manual was recently published by the American Society of Appraisers. TAQEEM is a Saudi Authority for Accredited Valuations for the government of a Middle Eastern country. I have served a few times as a guest instructor for ASA regarding Appraisal Review courses as well as providing instructions to a few organizations on the appraisal process.

Appraisal Education

Eminent Domain, SCDOT, 2024

SC Land Use, Seminar Group, 2024

Conservation Easements: Legal, Appraisal, Accounting, and Ethical Issues, Appraisal institute 2023

Business Practice and Ethics, Appraisal institute, 2023

Appraising Environmentally Contaminated Properties, 2023

Conservation Transactions: Legal and Appraisal Matters, SCCB 2022

Comprehensive Appraisal Overview, Appraisal Institute, 2022

Appraisal Review Theory, Appraisal Institute, 2021

Easement Valuation, IRWA, 2021

Supervisory - Trainee Course, 2021

Code of Ethics, IRWA, 2021

Eminent Domain, IRWA, 2020

Comprehensive Appraisal Overview, Appraisal Institute, 2020

Appraisal Review Theory, Appraisal Institute, 2019

Realtors ® Appraisal Code of Ethics, 2018

Cost Approach Certificate, Core Logic, 2018

The Law and Litigation with Eminent Domain, SC Bar, 2018

Uniform Standards, USPAP, every year and current

Eminent Domain and Condemnation, Appraisal Institute, 2018

Expert Witness / Scope of Work / Going Concern, Appraisal Society Appraisers 2017

Forest Valuation II, Appraisal Institute, 2017

Principals of Real Estate Appraisals, IRWA 2017

Uniform Appraisal Standards for Federal Land Acquisitions, 2016, 2017

Ethics and the Right of Way Profession, IRWA, 2016

Appraisal Review Management, Appraisal Society Appraisers, 2015, 2016

Accredited Buyers Representation - ABR® designee, NAR, 2015

Standards of Practice for the Right of Way Professional, IRWA 2015

The Valuation of Partial Acquisitions, IRWA 2015

Real Estate Finance, Statistics Valuation Modeling, Appraisal Institute, 2013
General Appraisal Report Writing and Case Studies, Appraisal Institute, 2013
Hypothetical and Extraordinary Conditions, Appraisal Institute, 2012
Conservation Easements, 2006, 2012, 2013, 2015
Business Practice & Ethics, Appraisal Institute, 2012
Fundamentals of Separating Real Property, 2012
Appraising the Appraiser, Appraisal Institute, 2012
Applied Forest Finance, FORISK, 2010
Advanced Sales and Cost Approach, Appraisal Institute, 2009
Advanced Income Capitalization, Appraisal Institute, 2009
Commercial Real Estate Analysis, CCIM, 2006
The Professional Guide to URAR- Secondary Mortgages, 2005
Appraisal Principles, Appraisal Institute, 2005
Discounted Cash Flow, 2004
Applied Income Property Valuation, 2003
Advanced Income Capitalization Procedures, 2003
Introduction to Income Property Appraisal, 2003
Financial Cash Flow, 2003, 2013
Appraising Single family Residences, 2003
Applied Property Valuation Case study 2003
Principals of Real Estate Appraisals, 2003



Addenda

Addendum A	County Information on Subject
Addendum B	Easement Terms Sheet
Addendum C	Photos
Addendum D	Flood Map

1/23/24, 2:12 PM

Beaufort County, South Carolina



Beaufort County, South Carolina

generated on 1/23/2024 2:12:11 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128A 0000	00305903	1047 SEASIDE RD,	1/19/2024	2023	2024
Current Parcel Information					
Owner	INABINETT LUKE H SR	Property Class Code	AgVac NonClassified		
Owner Address	10 CHIQUITA POINT ST HELENA ISL SC 29920	Acreage	1.3700		
Legal Description	PARCEL B PB13 PG40 PB76 PG114 *T ACCT 89 INCORRECT OWNER PLAT ATT TO JR#76150 AC ADJUSTED BY PLAT SUBJ TO ROLLBACK TAX LIEN				
Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2023	\$90,100		\$90,100	\$7.44	\$7.44
2022	\$60,100		\$60,100	\$7.71	\$7.71
2021	\$60,100		\$60,100	\$7.54	\$7.54
2020	\$60,100		\$60,100	\$7.36	\$7.36
2019	\$60,100		\$60,100	\$7.28	\$7.28
2018	\$60,100		\$60,100	\$7.03	\$7.03
2017	\$84,600		\$84,600	\$7.22	\$7.22
2016	\$84,600		\$84,600	\$7.11	\$7.11
2015	\$84,600		\$84,600	\$33.66	\$33.66
2014	\$84,600		\$84,600	\$33.60	\$33.60

https://sc-beaufort-county.governmax.com/svc/agency/sc-beaufort-county/tab_summary_report.asp?PrintView=True&r_nm=tab_report&t_wc=revobjid%3D305903%7Cparcelid%3DR300+023+000+128... 1/2

1/23/24, 2:12 PM

Beaufort County, South Carolina

Grantor	Sales Disclosure		Deed	Vacant	Sale Price
	Book & Page	Date			
FREEMAN HAROLD HARMON CONNIE FREEMAN	2450 1378	9/27/2006	Fu		\$75,000
FREEMAN ANNA	7 6150	5/1/1989	Sp		\$0
FREEMAN ANNA	110 162	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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1/23/24, 2:07 PM

Beaufort County, South Carolina



Beaufort County, South Carolina

generated on 1/23/2024 2:07:04 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128B 0000	00305912	10 CHIQUITA PT,	1/19/2024	2023	2024

Current Parcel Information					
Owner	INABINETT LUKE H	Property Class Code	AgImp Forest		
Owner Address	10 CHIQUITA PT ST HELENA ISLAND SC 29920-9802	Acreage	3.4600		
Legal Description	1985 MASCOT/GREY/SER#MHG1821/52X24/SUBJ TO ROLLBACK TAX LIEN~2/11 0.26 AC ADDED FM 23/350				

Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2023	\$158,000	\$26,700	\$184,700	\$364.70	\$364.70
2022	\$105,000	\$13,900	\$118,900	\$305.40	\$305.40
2021	\$105,000	\$13,900	\$118,900	\$296.53	\$296.53
2020	\$105,000	\$13,900	\$118,900	\$293.39	\$293.39
2019	\$105,000	\$13,900	\$118,900	\$286.66	\$286.66
2018	\$105,000	\$13,900	\$118,900	\$280.21	\$280.21
2017	\$166,700	\$12,800	\$179,500	\$644.83	\$644.83
2016	\$166,700	\$12,800	\$179,500	\$629.37	\$629.37
2015	\$166,700	\$12,800	\$179,500	\$615.13	\$615.13
2014	\$166,700	\$12,800	\$179,500	\$600.76	\$600.76

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1/23/24, 2:07 PM

Beaufort County, South Carolina

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
INABINETT LUKE H FLORENCE	463 931	10/1/1986	Fu		\$0
FRIPP JOSEPH	353 725	8/1/1982	Fu		\$41,900
FRIPP CALVIN	353 721	7/1/1982	Fu		\$0
FRIPP CALVIN	3 9421	8/1/1971	Sp		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	MHOME	Manufactured Home	1985	0	0		
R01	BOATD	Waterfront Boat Dock	1950	0	0		128
R01	PIER	Waterfront Pier	1950	0	0		400

1/23/24, 2:08 PM

Beaufort County, South Carolina



Beaufort County, South Carolina

generated on 1/23/2024 2:08:26 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128C 0000	00305921	1034 SEASIDE RD,	1/19/2024	2023	2024
Current Parcel Information					
Owner	INABINETT LUKE H SR		Property Class Code	AgVac Forest	
Owner Address	10 CHIQUITA POINT ST HELENA ISLAND SC 29920		Acreage	2.9000	
Legal Description	PARCEL A2 PB13 PG40 PG76 PG114 *SEE 2002 TX ACCT #10478219 AC ADJUSTED BY PLAT *T ACCT 89 INCORRECT OWNER SUBJ TO ROLL BACK TAX LIEN				

Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2023	\$120,800		\$120,800	\$6.50	\$6.50
2022	\$83,600		\$83,600	\$6.77	\$6.77
2021	\$83,600		\$83,600	\$6.60	\$6.60
2020	\$83,600		\$83,600	\$6.42	\$6.42
2019	\$83,600		\$83,600	\$6.34	\$6.34
2018	\$83,600		\$83,600	\$6.09	\$6.09
2017	\$88,200		\$88,200	\$6.28	\$6.28
2016	\$88,200		\$88,200	\$6.17	\$6.17
2015	\$88,200		\$88,200	\$10.89	\$10.89
2014	\$88,200		\$88,200	\$10.83	\$10.83

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1/23/24, 2:08 PM

Beaufort County, South Carolina

Grantor	Sales Disclosure		Deed	Vacant	Sale Price
	Book & Page	Date			
INABINETT LUKE H SR	11 8561	7/16/2002	Sp		\$0
FREEMAN HAROLD JR PHILLIS W	1545 1087	2/6/2001	Fu		\$60,000
WALKINSHAW JOSEPHINE	526 1713	3/1/1989	Fu		\$0
WALKINSHAW JOSEPHINE	110 161	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements						
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage
Improvement Size						

1/23/24, 2:10 PM

Beaufort County, South Carolina



Beaufort County, South Carolina

generated on 1/23/2024 2:10:08 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R300 023 000 128D 0000	00305930	1042 SEASIDE RD,	1/19/2024	2023	2024

Current Parcel Information		
Owner	INABINETT LUKE H SR	Property Class Code
Owner Address	10 CHIQUITA POINT ST HELENA ISL SC 29920	AgVac Forest 3.0000
Legal Description	MOBILE HOME SITE SUBJ TO ROLL BACK TAX LIEN	

Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2023	\$189,800		\$189,800	\$14.43	\$14.43
2022	\$126,600		\$126,600	\$14.97	\$14.97
2021	\$126,600		\$126,600	\$14.62	\$14.62
2020	\$126,600		\$126,600	\$14.26	\$14.26
2019	\$126,600		\$126,600	\$14.12	\$14.12
2018	\$126,600		\$126,600	\$13.61	\$13.61
2017	\$185,200		\$185,200	\$13.99	\$13.99
2016	\$185,200		\$185,200	\$13.80	\$13.80
2015	\$185,200		\$185,200	\$11.53	\$11.53
2014	\$185,200		\$185,200	\$13.14	\$25.27

https://sc-beaufort-county.governmax.com/svc/agency/sc-beaufort-county/tab_summary_report.asp?PrintView=True&r_nm=tab_report&t_wc=revobjid%3D305930%7Cparcelid%3DR300+023+000+128... 1/2

1/23/24, 2:10 PM

Beaufort County, South Carolina

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
FREEMAN HAROLD JR WEBB ANNETTE	1920 2278	2/2/2004	Fu		\$60,000
FREEMAN HAROLD JR WEBB ANNETTE	11 8561	7/16/2002	Sp		\$0
SCOTT GLADYS	1282 54	4/10/2000	QC		\$10
SCOTT GLADYS PINCKNEY JOSEPH JR ANNA FREEMAN	564 1571	10/17/1990	QC		\$1
SCOTT GLADYS PINCKNEY JOSEPH JR ANNA FREEMAN	110 160	1/1/1980	Ot		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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State of South Carolina,

COUNTY OF BEAUFORT

931

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Florence Inabinett

in the State aforesaid _____ for and _____ in consideration of the sum of
Ten and no/100 (\$10.00) Dollars and love and affection for my husband ~~_____~~ ~~DOLLARS;~~

to _____ in hand paid at and before the sealing of these presents by Luke H. Inabinett
 Route 2, Box 476, Frogmore, South Carolina 29920

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 Luke H. Inabinett, his heirs and assigns forever, my undivided one-
half interest in and to the following described real property, to-wit:

ALL that certain piece, parcel or lot of real property situate, lying and being on
 St. Helena Island, Beaufort County, South Carolina. The real property is more
 precisely shown as 3.2 acres and is designated Parcel A-3 on a plat that may be
 found in the RMC Office for Beaufort County, South Carolina, in Plat Book 13 at Page
 40. The said 3.2 acres is bounded on the North and on the West by the Club Bridge
 Creek; on the Southeast by a road which is known as Seaside Road, and on the South-
 west by Parcel A-2 which now or formerly was held by Josephine Walkinshaw.

This is the same real property acquired by Luke H. Inabinett and Florence Inabinett
 by deed from Joseph Fripp recorded on August 25, 1982, in Deed Book 353 at Page 725,
 in the RMC Office for Beaufort County, South Carolina.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
300	23		128B	

932

This deed prepared by: W. Brantley Harvey, Jr., Esquire, of the law firm of
Harvey & Battey, P. A., 1001 Craven Street, Beaufort, South Carolina 29902.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said
Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said

Luke H. Inabinett, his

Heirs and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said 933
Luke H. Inabinett, his

Heirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this _____ day of October
 in the year of our Lord one thousand nine hundred and eighty-six and in the two hundred and eleventh
 year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF

Diane Kenny
W. Brantley Harvey Jr.

Florence Inabinett (L. S.)
 FLORENCE INABINETT
 _____ (L. S.)

The State of South Carolina,

Beaufort County.

PERSONALLY appeared before me Diane Kenny
 and made oath that s/he saw the within named Florence Inabinett
 sign, seal, and as her act and deed, deliver the within written Deed,
 and that s/he with W. Brantley Harvey Jr.
 witnessed the execution thereof.

SWORN to before me, this _____
 day of October A.D. 19 86
W. Brantley Harvey Jr. (SEAL)
 Notary Public of South Carolina
 My Commission Expires:

Diane Kenny

Harvey & Battey, P. A.
WELF/ghy/rlle:

State of South Carolina,
COUNTY OF BEAUFORT

Florence Inabinett

TO

Luke H. Inabinett

TITLE TO REAL ESTATE

Filed 12th day
of November A.D. 1986
at 2 51 o'clock P. M.
and recorded in Book 463

Page 931 Fee, \$ 4.00
81 Howard Ave
R. M. C. or Clerk Court C.P. & C. S.

Beaufort County, S.C.

Recorded this 20th day
of November, 1986
in Book 8 Page 823

Fee, \$

Paul J. Battey
Auditor Beaufort County, S. C.

BEAUFORT COUNTY S.C. DEPT. OF RECORDS
CLERK

934

'86 NOV 12 PM 2 51

3/10/04 Date 515

COUNTY TAX 66.00

STATE TAX 156.00

BEAUFORT COUNTY SC- ROD

BK 01920 PGS 2278-2280

DATE: 03/09/2004 04:06:48 PM

INST # 2004015451 RCPT# 226073

Item 15.

STATE OF SOUTH.

COUNTY OF BEAUFORT

) TITLE TO REAL ESTATE

RECORDED
2004 Mar -30 04:22 PM

Sharon O. Burns
BEAUFORT COUNTY AUDITOR

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HAROLD FREEMAN, JR.
AND ANNETTE S. WEBB, in the State aforesaid for and in consideration of the sum of SIXTY
THOUSAND AND NO/100 (\$60,000.00) DOLLARS to us in hand paid at and before the
sealing of these presents by LUKE H. INABINETT, SR., 10 CHIQUITA POINT, ST. HELENA
ISLAND, S.C. 29920 in the State aforesaid for which 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 LUKE H. INABINETT, SR., his heirs and assigns forever
the following described real estate, to-wit:

**ALL that certain piece, parcel or lot of land situate, lying and being on
St. Helena Island, Beaufort County, South Carolina, containing three (3)
acres, and is shown and designated as Parcel A-1 on that certain plat which is
recorded in the office of the RMC for Beaufort County at Plat Book 13
Page 40 For a more complete and accurate description of the metes, bounds,
courses and distances, reference may be had to said plat.**

**This is a portion of same property which was the subject of a quiet title
action (Case No. 02-CP-07-271) conveyed to the Grantors herein by Order
of Thomas Kemmerlin, Jr., Master in Equity for Beaufort County, said
Order signed July 16, 2002. See also: Judgment Roll No. 118561.**

**This Deed prepared by Dore Law Firm, P.A., 133 Sea Island Parkway,
Lady's Island, S.C. 29902.**

DMP# 300-23-128D

TOGETHER with all and singular, the Rights, Members, Hereditaments and
Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto
the said LUKE H. INABINETT, SR., his heirs and assigns forever.

AND we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and

ADD DMP Record 3/27/2004 12:47:04 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R300	023	000	128D	0000	00

forever defend, all and singular, the said Premises unto the said LUKE H. INABINETT, SR., his heirs and assigns forever against us and our Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this 2nd of February, in the year of our Lord two thousand two (2002) and in the two hundred and twenty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Marge C Mack

signature of 1st witness

[Signature]

signature of 2nd witness (Notary)

[Signature]

HAROLD FREEMAN, JR.

[Signature]

ANNETTE S. WEBB

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY, appeared before me the undersigned witness and made oath that she saw the within named Harold Freeman, Jr. and Annette S. Webb sign, seal and as their acts and deed, deliver the within written Deed, and that she with the other witness witnessed the execution thereof.

Margie C Mack

SWORN to before me this

2nd day of February, 2004


NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 12/16/2013

5/11 RW
Done 12/6/06

BEAUFORT COUNTY SC - ROD
BK 02450 PGS 1378-1382
FILE NUM 2006078529
09/28/2006 04:10:55 PM
REC'D BY R WEBB RCPT# 446834
RECORDING FEES 11.00
County Tax 82.50
State Tax 195.00

Item 15.

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

KNOW ALL MEN BY THESE PRESENTS THAT HAROLD FREEMAN AND
CONNIE FREEMAN HARMAN^{CH.}, in the State aforesaid for and in consideration of the sum of
SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS to us in hand paid at
and before the sealing of these presents by LUKE H. INABINETT, SR., 10 Chiquita Point, St.
Helena Island, SC 29920, in the State aforesaid, for which 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 LUKE INABINETT, his heirs and assigns forever the
following described property, to-wit:

"SEE ATTACHMENT"

TOGETHER with all and singular, the Rights, Members, Hereditaments and
Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto
the said LUKE INABINETT, his heirs and assigns forever,

AND I do hereby bind myself and my heirs, executors, successors and assigns, to
warrant and forever defend, all and singular, the said premises unto the said LUKE INABINETT,
his heirs and assigns, against me and my heirs, successors and assigns and all persons
whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 27th day of Sept, in the year of our Lord two
thousand six (2006) and in the two hundred and twenty-ninth year of the Sovereignty and

ADD DMP Record 10/23/2006 11:49:27 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R300	023	000	128A	0000	00

RECORDED
2006 Oct -23 04:56 PM
Sharon D. Burris
BEAUFORT COUNTY AUDITOR

448

Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES AS TO HAROLD FREEMAN

Margie C. Mack

signature of 1st witness

[Signature]

signature of 2nd witness (Notary)

Harold Freeman

HAROLD FREEMAN

Connie Freeman Harmon

CONNIE FREEMAN HARMON

CH.

WITNESSES AS TO CONNIE FREEMAN HARMON

[Signature]

signature of 1st witness

[Signature]

signature of 2nd witness (Notary)

MARK KOSHER - SMITH - NOTARY PUBLIC
6 CARLOS PLACE, LONDON W1K 3AP
TEL: 020 7498 2606
notarypublicinlondon.com

Signed before me and
by Connie Freeman Harmon
this 18th August 2006
and the other witness

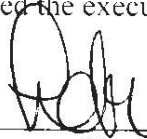
MARK KOKER - SMITH - NOTARY PUBLIC
6 CARLOS PLACE, LONDON W1K 3AP
TEL: 020 7499 2806
notarypublicinlondon.com

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT AS TO
CONNIE FREEMAN HARMAN

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Connie Freeman Harmon ^{CA.} sign, seal and as her act and deed, deliver the within written Deed, and that s/he with the other witnessed the execution thereof.

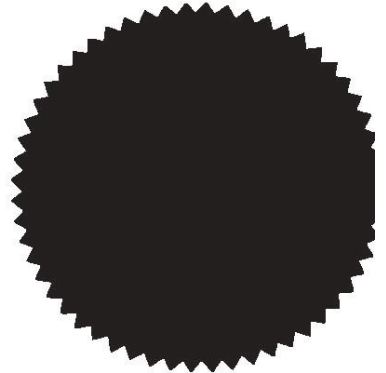


signature of 1st witness

SWORN to before me this 18thday of AUGUST, 2006

NOTARY PUBLIC FOR LONDON
MY COMMISSION EXPIRES: AT DEATH

MARK KOKER - SMITH - NOTARY PUBLIC
6 CARLOS PLACE, LONDON W1K 3AP
TEL: 020 7499 2806
notarypublicinlondon.com




STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT AS TO
COUNTY OF BEAUFORT) HAROLD FREEMAN

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Harold Freeman sign, seal and as his act and deed, deliver the within written instrument, and that s/he with the other witness witnessed the execution thereof.

Marge C Mack

SWORN to before me this

27th day of Sept., 2006


NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 12/14/2013

ATTACHMENT

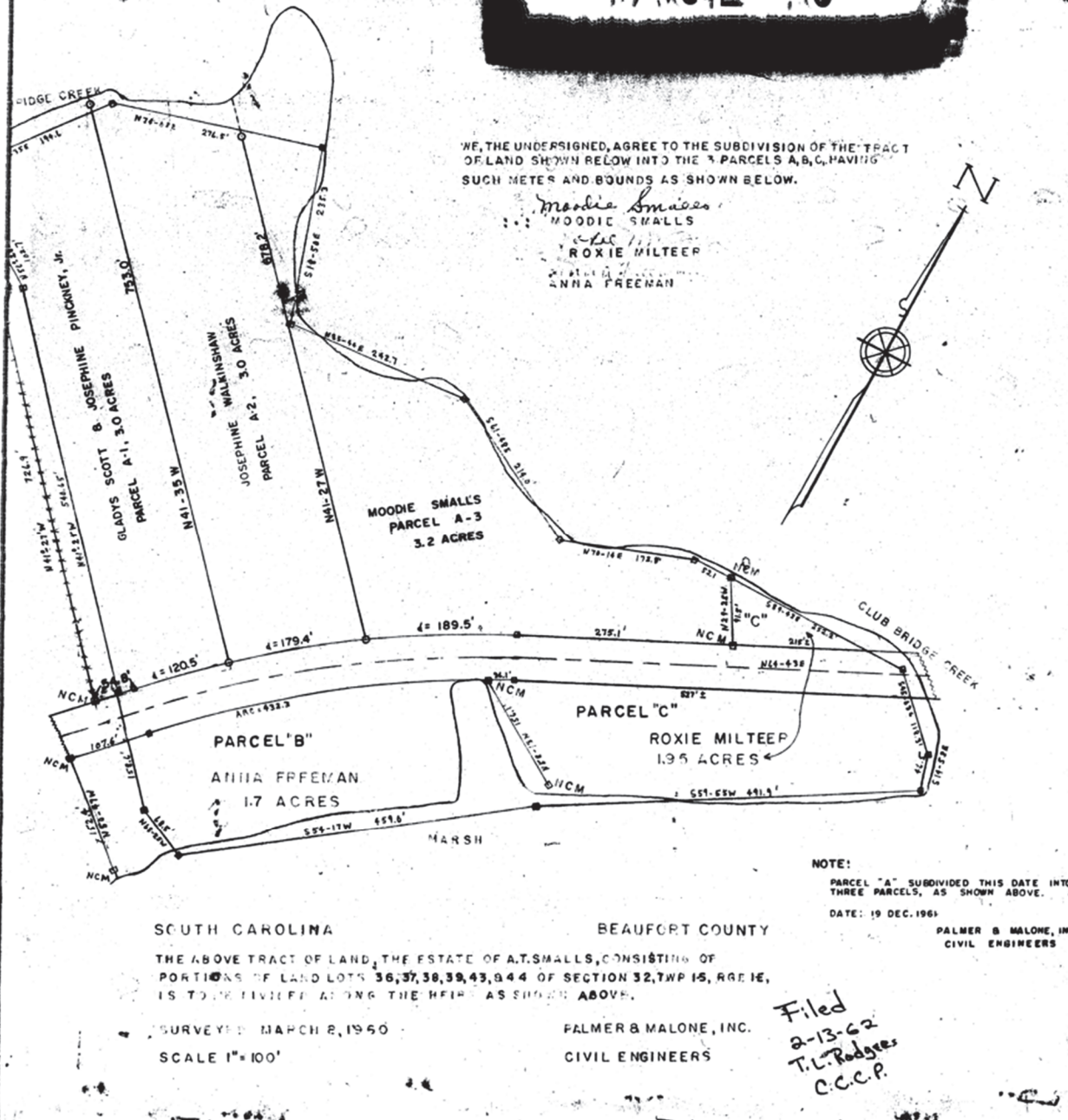
ALL that certain piece, parcel or lot of land situate, lying and being on St. Helena Island, Beaufort County, State of South Carolina, containing 1.37 acres, and is more particularly shown and described on that certain plat which was prepared for Harold Freeman, Jr. by David S. Youmans, R.L.S., dated July 26, 1989, a copy of which is recorded in the office of the RMC for Beaufort County at Plat Book 76, Page 114. For a more complete and accurate description as to the metes, bounds, courses and distances, reference may be had to said plat.

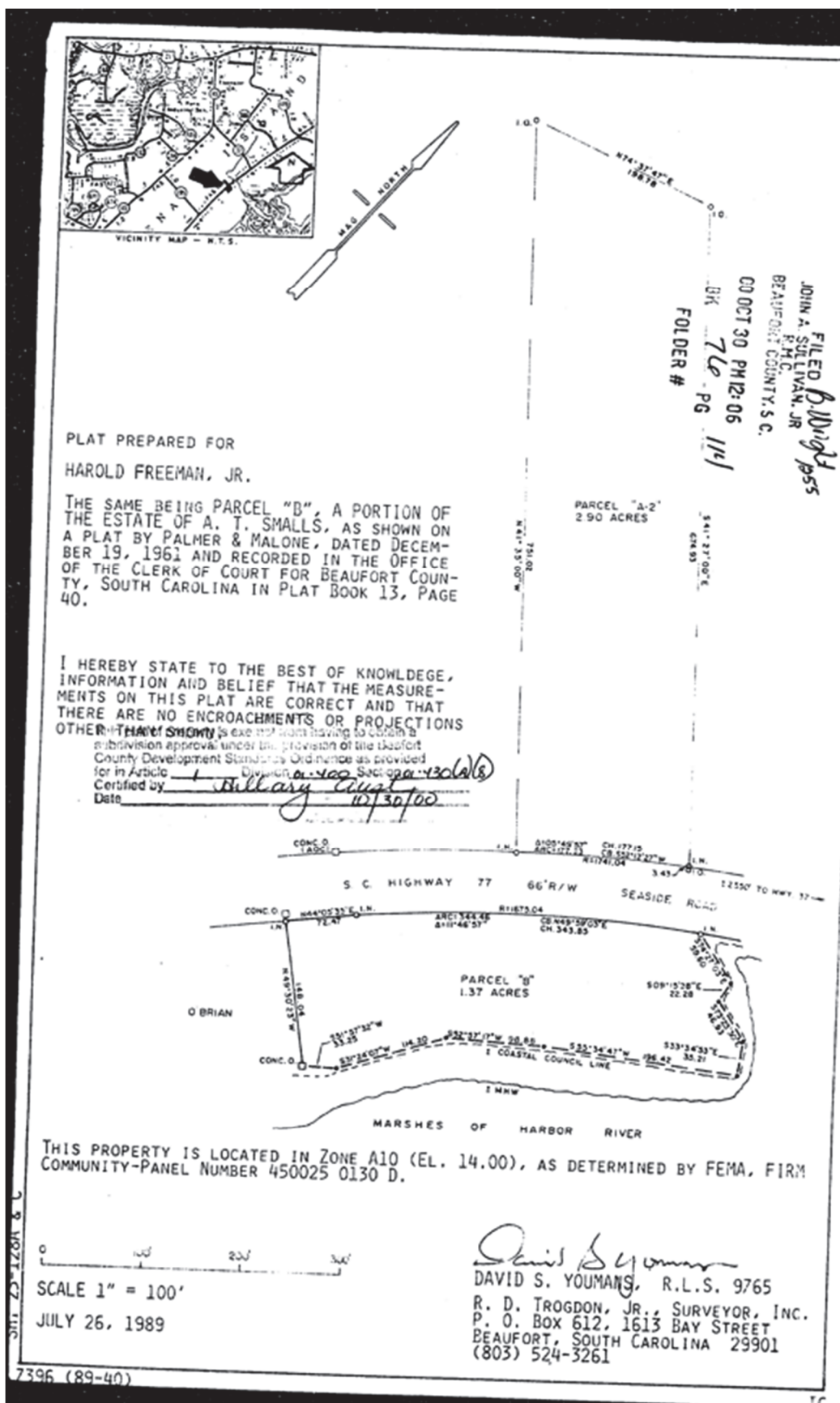
This is the same property which was acquired by the Grantors herein by Order of the Honorable Thomas Kemmerlin, Jr., Master In Equity for Beaufort County, at Judgment Roll 76150, Case No. 89-CP-07-68.

This deed prepared without the benefit of a title examination by Dore Law Firm, P.A., 133 Sea Island Parkway, Lady's Island, SC 29907.

District 300, Map 23, Parcel 128A

PAGE 40





**Open Land Trust
Conservation Easement Term Sheet**

Ownership Information:

Property Name: Inabinett
 Landowner Name/Grantor: Luke Inabinett
 Property Address: 1034 Seaside Road, St Helena Island SC 29920
 County: Beaufort
 PIN #: [R300 023 000 128C 0000](#), 128B, 128D
 Acreage: 9.36
 Deed Info (date, Bk & Pg):
 Survey Info (date, Bk & Pg):

Controlling Law:

Internal Revenue Code of 1986, §170(h) (as amended) and the Treasury Regulations thereunder.
 South Carolina Code Ann. (1976), as amended) §27-8-10, et. seq. (The South Carolina Conservation Easement Act of 1991)

Conservation Purposes Under Federal Law:

1. The preservation of land areas for outdoor recreation by, or the education of, the general public,
2. The protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
3. The preservation of open space (including farm- land and forest land) where such preservation is—
 - a. For the scenic enjoyment of the general public, or
 - b. Pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or
 - c. The preservation of a historically important land area or a certified historic structure.

Conservation Purposes Under State Law:

1. Retaining or protecting natural, scenic, or open-space aspects of real property;
2. Ensuring the availability of real property for agricultural, forest, recreational, educational, or open-space use
3. Protecting natural resources;
4. Maintaining or enhancing air or water quality.

Restrictions and Limitations:

Subdivision:	<p>The property exists as three parcels right now. There would be no further subdivision.</p> <p>Base zoning nuance for your information: Using small lot subdivision standards found here: https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=ART2MUTSILOCOSCODE_DIV2.7DEWIRUAR_2.7.30RUSMLOSU The property could be subdivided at many as 5 times at 9 acres total, or if individually sold, each parcel (appx 3 acres) could be subdivided further.</p>
Impervious Surface Limitation:	impervious surface square footage is ½-1% of total parcel size.
Residential Structures:	3 total for permanent residency
Building Height:	Typically in line with neighborhood vernacular, 35-40 feet.
Docks:	No new docks permitted, one exists.
Boardwalks:	Subject to all OCRM/ACOE standards.
Towers:	No 100+ towers. Wildlife observation towers permitted
Road/Marsh Buffers:	200' from public roads, gates and mailboxes can occur within the buffer but no structures. 100' from marsh and river, existing homes grandfathered unless rebuilt.
Industrial Uses:	All industrial uses, activities, structures, or rights of passage are prohibited.
Commercial Uses:	All commercial uses, activities, structures, or right of passage are prohibited. For the purposes of many easements, Agricultural Activities, Forest Management Practices and the leasing of hunting, trapping and fishing rights shall not be considered Commercial Uses.
Services:	Construction of water wells, septic systems, and utility services is limited to serve allowed uses and subject to all restrictions and limitations and all applicable governmental laws and regulations.
Roads:	<p>Roads shall be limited to those required to facilitate the uses permitted by this Easement, provided there shall be no road constructed or covered with Impervious Surface except as otherwise necessary.</p> <p>Existing roads will be recorded in the easement baseline, and typical easements require no new roads be built if existing roads can meet the needs of the property.</p>
Landscaping:	Landscaping is permitted around the residential structures and natural/native vegetation is encouraged. Otherwise, we encourage the property to exist in a working manner (forestry, agriculture, native grasses) rather than a prescriptive landscape.
Signs:	Limited to 8 square feet in size. No outside signage like new billboards, existing billboard leases may be grandfathered but the easement will provide language for their removal.

Archeological and Paleontological Excavations:	<i>Typical language is as follows: "Notice required for archeological or paleontological excavation. Sites shall be returned to, or as close as possible to, its previous state, unless to be maintained for interpretive purposes related to education." This is a common form of research and/or public access on protected properties.</i>
Forestry Uses:	<i>Permitted and must follow best practices, to include replanting, rotations, etc. Burn notice required to several parties and must follow SC Forestry Commission.</i>
Agricultural Uses:	<i>Permitted and general follows best management practices.</i>
Ponds:	<i>None permitted</i>
Impoundments:	<i>None permitted</i>
Mining:	<i>Surface mining prohibited. U.S.C. 170(h)(5),</i>
Topography and Hydrology:	<i>No adverse material alteration of the topography or hydrology, unless otherwise provided for in the Easement (e.g. if a new pond was created).</i>
Significant Tree Protection:	<i>Live oaks, cypress and magnolia trees with DBH of 12 inches or greater protected</i>



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Photo Apr 22 2024, 3 20 26 PM



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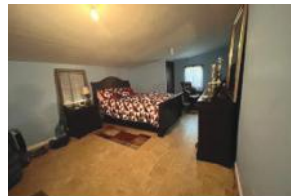


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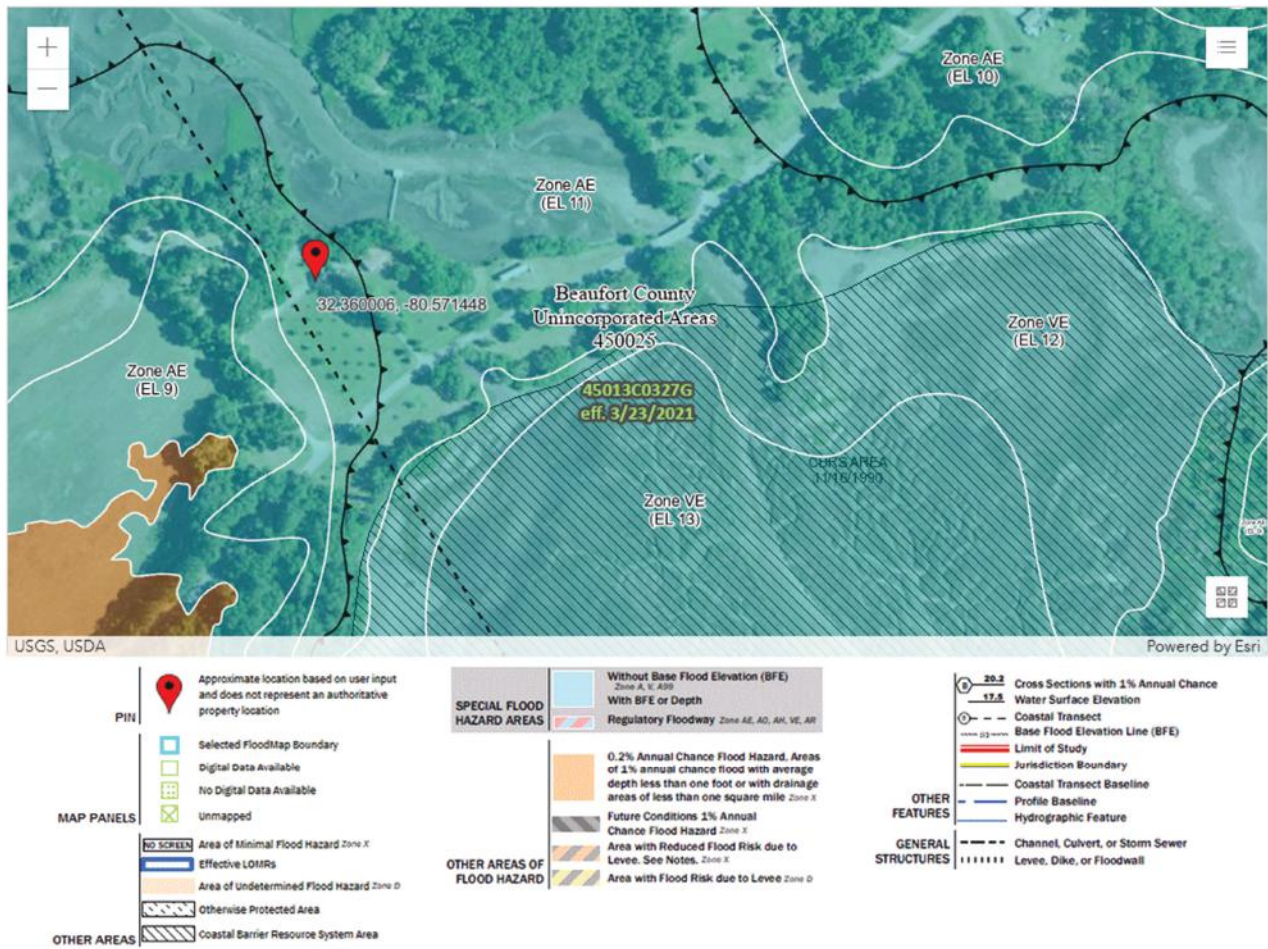
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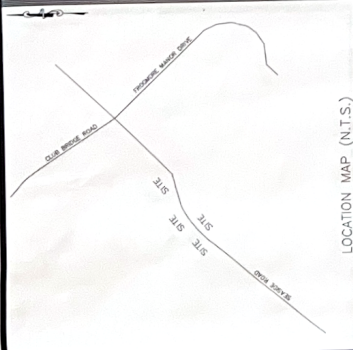
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LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|----------------|----|---------------------|
| FIRE HYDRANT | MM | MAIN VALVE MONUMENT |
| CLEAN OUT | ⊙ | MANHOLE |
| POWER POLE | ⊙ | GU'Y WIRE |
| PEDESTAL | □ | CABLE BOX |
| TELEPHONE STUD | □ | OVERHEAD POWERLINE |
| | | EDGE OF PAVEMENT |
| WATER VALVE | ☆ | BACK OF CURB |
| GAS VALVE | | LIGHTPOLE |
| WATER METER | | WOOD FENCE |
| 27900 SET | | CENTER LINE |

CURVE	ARC LENGTH	RADIUS	PETA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.25	1741.04	531.58	N 45°14.45 E	118.17
C2	177.51	1741.04	505.50	N 50°55.50 E	177.43
C3	184.23	814.23	N 58°48.19 E	N 58°48.19 E	189.50
C4	344.71	1675.05	1147.28	N 46°44.01 E	344.10



LOCATION MAP (N.T.S.)

NOTES:

- 3) THE BENEFICIARIES OF THE TRUST ARE SUBJECT TO LOCAL ATTRACTION
- 4) THIS TRUST IS NOT A TRUST OF THE UNITED STATES
- 5) THIS TRUST DOES NOT CERTIFY TO THE UNITED STATES
- 6) THE TRUST IS NOT A TRUST OF THE UNITED STATES
- 7) THE TRUST IS NOT A TRUST OF THE UNITED STATES
- 8) THE TRUST IS NOT A TRUST OF THE UNITED STATES
- 9) THE TRUST IS NOT A TRUST OF THE UNITED STATES
- 10) THE TRUST IS NOT A TRUST OF THE UNITED STATES

REFERENCES:

- 1.) T.W.S. R300 033 000 1250 0000
DATED MARCH 17, 2020
RMC BEAUFORT COUNTY
- 2.) PLAT BY PALMER & MALONE, INC. CIVIL ENGINEERS
DATED MARCH 17, 2020
RMC BEAUFORT COUNTY
- 3.) PLAT BY DAVID S. VOUMANS
DATED JULY 13, 2010
RMC BEAUFORT COUNTY 126
- 4.) PLAT BY DAVID S. VOUMANS
DATED JULY 26, 1989
RMC BEAUFORT COUNTY 14
- 5.) PLAT BY COASTAL SURVEYING CO., INC.
DATED MARCH 17, 2020
RMC BEAUFORT COUNTY 136

DESIGN CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMITS AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSESS PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

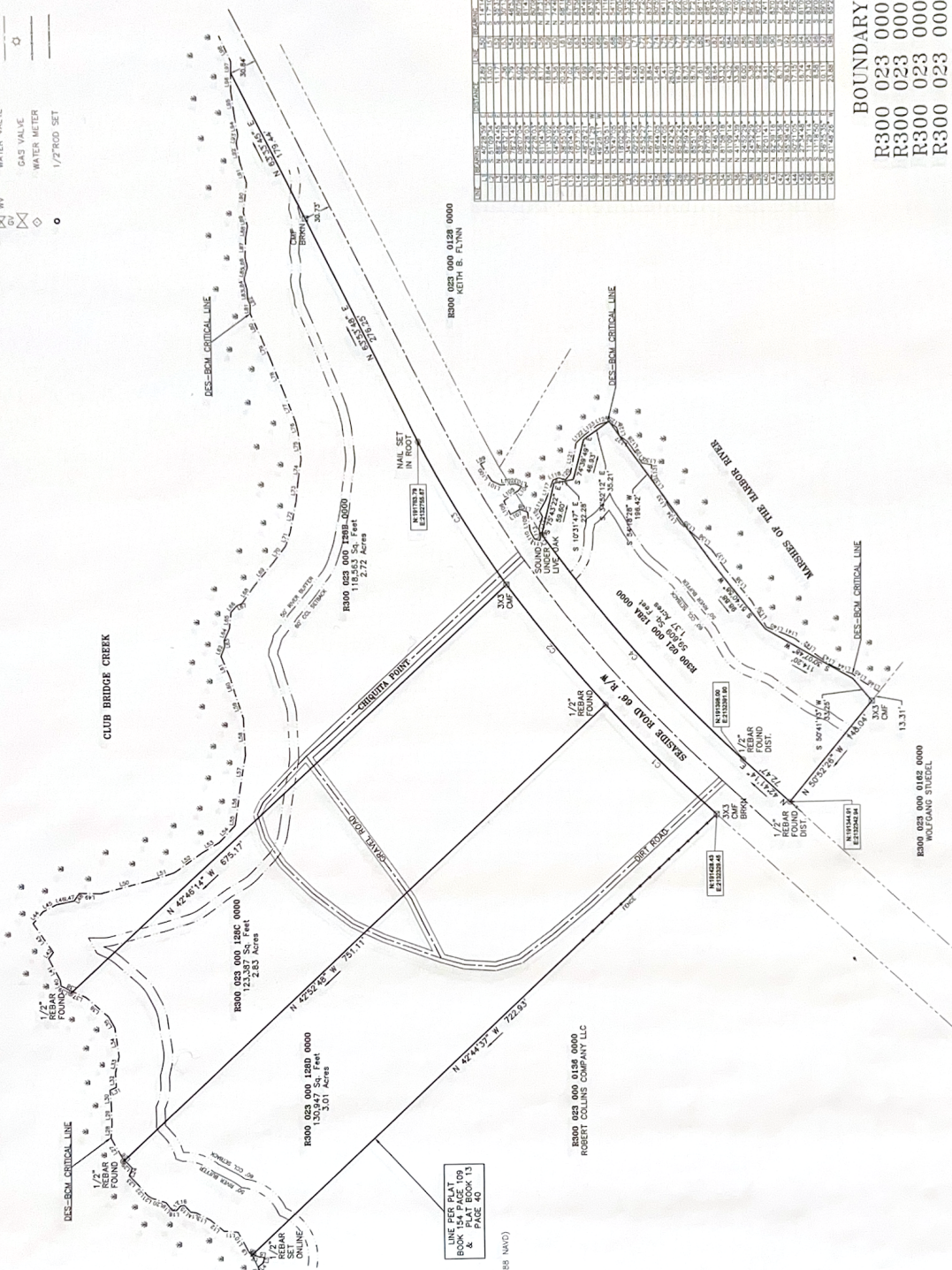
Signature 10.3.24
DATE

THE CERTIFIED LINE NUMBER ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO CAUTIONARY LANGUAGE ABOVE.

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT S.C.

Surveyor©SLC.net
P.O. BOX 1365, BEAUFORT, S.C.
(843) 522-1798
: PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE

4 THE ENTITY OR PERSON(S) SHOWN HERE ON.

[illegible]

BOUNDARY SURVEY

- | | | | | |
|------|-----|-----|-------|------|
| R300 | 023 | 000 | 0128A | 0000 |
| R300 | 023 | 000 | 0128B | 0000 |
| R300 | 023 | 000 | 0128C | 0000 |
| R300 | 023 | 000 | 0128D | 0000 |

PREPARED FOR

BEAUFORT COUNTY OPEN LAND TRUST

SAINT HELENA
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE 8/16/2024 SCALE 1"=60'

60 30 0 60 120 180

SCALE IN FEET



Project Analysis: Seaside Road PDR

PROPOSAL FOR: Due Diligence PDR

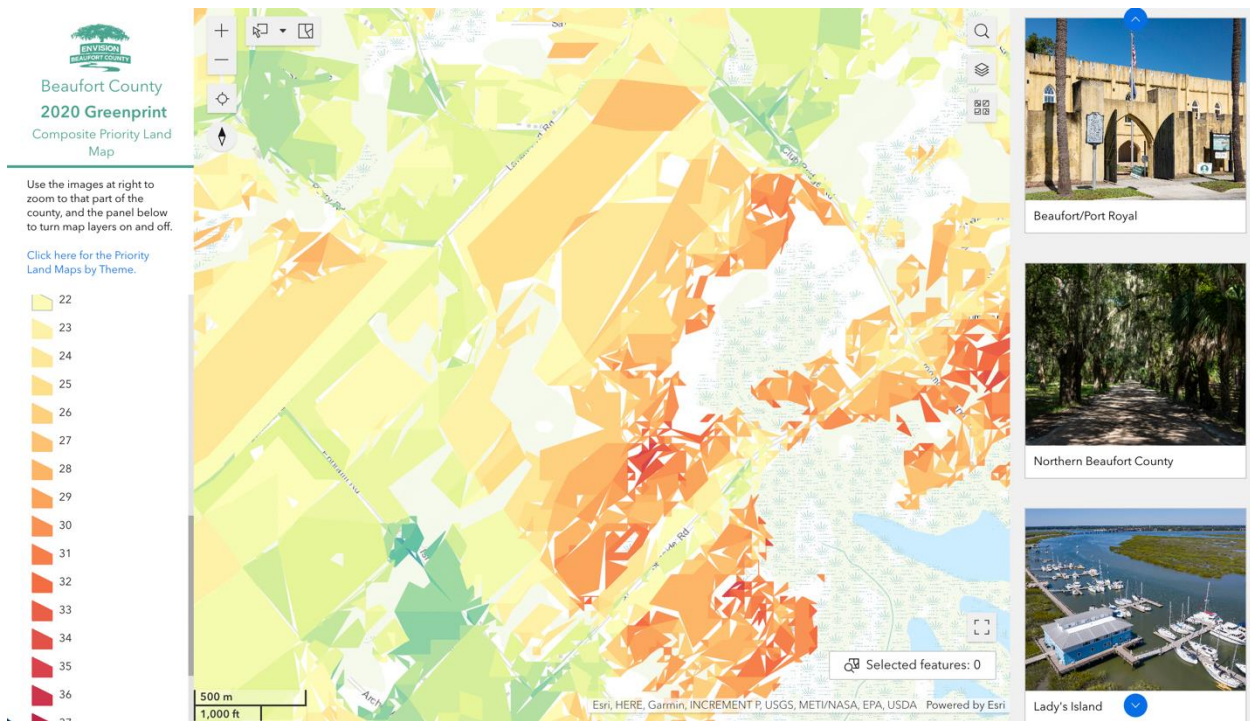
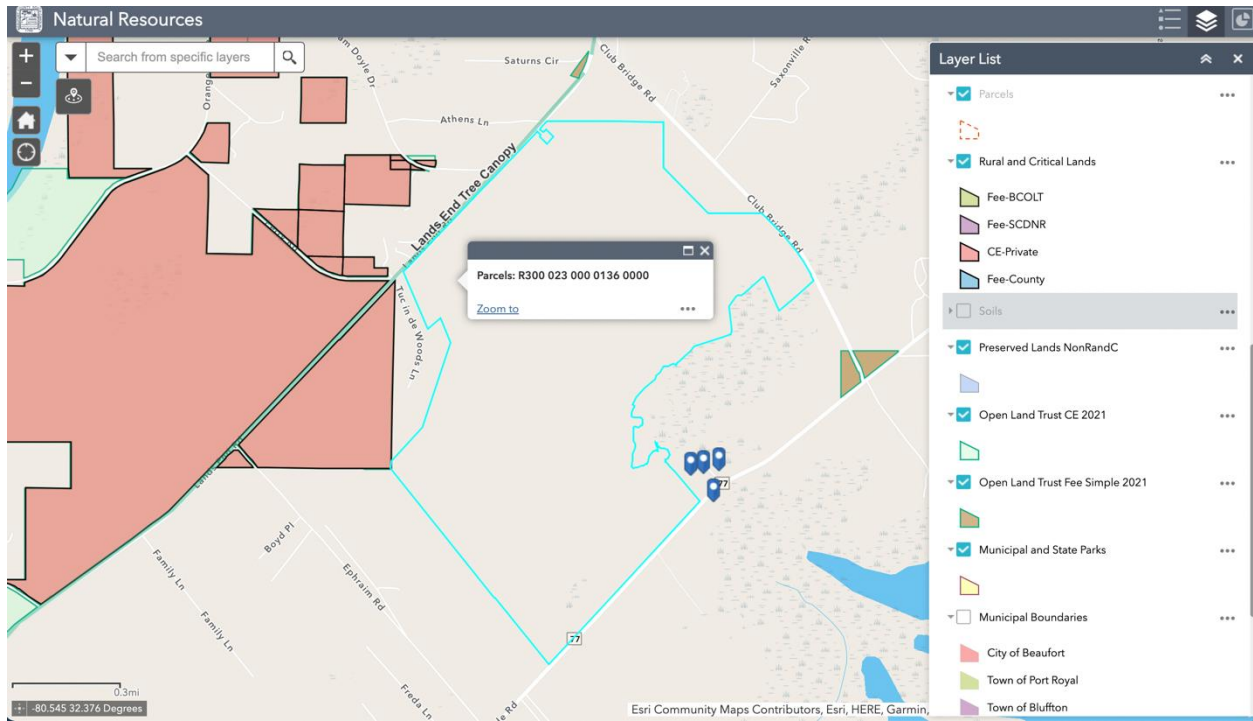
- PROPERTY ID: TMS# [R300 023 000 128B 0000](#), [R300 023 000 128C 0000](#), [R300 023 000 128D 0000](#) and
- OWNER: Luke Inabinett
- ACREAGE: 9.36 acres total
- PARTNERS: OLT holds easement
- TOTAL PRICE: \$374,000
- PRICE Negotiated/Acre: \$36,000/a
- RCLPP FUNDS: \$374,000
- APPRAISED VALUE: \$374,000
- ZONING: T2-Rural CPO
- COUNCIL DISTRICT: 3 (Glover)
- LOCATION: 1047 Seaside Road, St Helena

Project Location and Attributes:

- Property is located off Seaside road, **adjacent to 660 acres formerly known as "Henry Farms"**
- Current pecan grove
- High resilience benefit at corner of Club Bridge and Seaside Road in marsh migration corridor
- Under small lot subdivision standards for St Helena, the property could be subdivided at many as 5 times at 9 acres total, or if individually sold, each parcel (appx 3 acres) could be subdivided further

Easement attributes:

- CE on 9.36 acres, one house and one dock exists.
- Two more houses could be built, impervious surface cannot exceed 8,000 in aggregate
- KPS score: 5.22; AHF score 5.03





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 16.

ITEM TITLE:
RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600-029-000-0054-0000 AND ALSO KNOWN AS DAVIS ROAD FEE
MEETING NAME AND DATE:
Community Services and Land Use Committee January 13, 2025
PRESENTER INFORMATION:
Amanda Flake, Natural Resources Planner
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended to pursue due diligence on 8/11/22, NRC voted to approval due diligence on September 6, 2022. Lengthy negotiations ensued. With staff recommendation, RCLP recommended to purchase at 10% above appraised value on 11/14/24
PROJECT / ITEM NARRATIVE:
Davis Road Fee property consists of 40.7 acres, located between the RCLP New Leaf and RCLP Okatie Preserve properties in Bluffton in the headwaters acre of the Okatie River. The property has access from Davis Road off Highway 170 and currently includes majority uplands and a large borrow pit (formerly mined). In 2019, it was pursued for purchase by the RCLP program and appraised for \$1,200,000 but sold to an outside buyer just prior to county approvals to purchase. Again in 2022, it was pursued for purchase by RCLP program and appraised for \$770,000. Staff recommended the RCLP board consider offering 10% above appraised value due to contiguity to other parcels and previous appraisals.
FISCAL IMPACT:
\$858,000 fees Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommended approval.
OPTIONS FOR COUNCIL MOTION:
Motion to approve purchase of Davis Road Fee Motion to modify purchase of Davis Road Fee Motion to reject purchase of for Davis Road Fee

ORDINANCE 2025/_____**AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF TAX MAP SERIAL NUMBER TMS# R600 029 000 0054 0000 AND ALSO KNOWN AS DAVIS ROAD FEE.**

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase the fee simple interest on property currently identified as TMS# R600 029 000 0054 0000 of +/- 40.7 acres and also known as Davis Road Fee; collectively hereinafter "Davis Road" and

WHEREAS, the purchase of fee simple interest of Davis Road has been demonstrated to meet the Critical Lands Criteria of the Rural and Critical Lands Program ("RCLP"); and

WHEREAS, the Property is within unincorporated Beaufort County and is located between two Rural and Critical Land Preservation Program properties, Evergreen and Okatie Regional Preserve, and is within the headwaters of the Okatie River,

WHEREAS, the proposal to purchase Davis Road is for a fee simple acquisition with a purchase price up to \$858,000 plus closing costs; and

WHEREAS, the proposed purchase of Davis Road was presented to the Rural and Critical Land Preservation Board (RCLPB) at the November 14, 2024 meeting and the RCLPB unanimously recommended approval of the purchase; and

WHEREAS, the proposed purchase of Davis Road was presented to the Community Services and Land Use Committee on January 13, 2025 meeting at which time it was referred to County Council; and

WHEREAS, County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents for the fee simple acquisition and purchase of Davis Road;

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute the necessary documents and provide funding up to \$858,000 plus closing costs for the purchase of real property identified as TMS# R600 029 000 0054 0000 and also known as Davis Road.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Phase I Environmental Site Assessment



**Bluffton Area Fee Park Purchase
Davis Road
Bluffton, SC 29910**

**Beaufort County TMS #
R600 029 000 0054 0000**

Submitted to and for the Use of:

Open Land Trust
PO Box 75
Beaufort, SC 29901

Submitted by:

SRC Environmental
108 Charming Lane
Anderson, SC 29621

Original Submittal Date: October 16, 2024



October 16, 2024

Open Land Trust
Attn: Ms. Kate Schaefer
448 W. Cheves Street
Beaufort, SC 29901

Re: Bluffton Area Fee Park Purchase
Davis Road
Bluffton, SC 29910

Ms. Schaefer:

Thank you for the opportunity to provide environmental services for you. It is our commitment to provide our clients with the most efficient, timely, and cost-effective approach to environmental issues.

As requested, SRC, Inc. has completed a current Phase I Environmental Site Assessment for the subject property that consists of one parcel totaling 40.07 GIS acres, and is located at Davis Road in Bluffton, SC. The current Phase I was designed to meet the standards and guidelines of the American Society for Testing and Materials (ASTM E1527-21), including All Appropriate Inquiry (AAI) while providing an environmental site assessment of the project site.

The enclosed Phase I ESA was prepared for the exclusive use of the Open Land Trust, and/or their Assigns, for use in the assessment and evaluation of the environmental condition of the subject property at the time the report was completed based on reasonably ascertainable information, and within the scope and limitations of the ASTM E1527-21 guidelines.

The current Phase I ESA, in conformance with the scope and limitations of ASTM guidelines, has revealed no evidence of existing or historical recognized environmental conditions (RECs) associated with the site, or adjacent sites. No further investigation is recommended.

SRC welcomes the opportunity to serve you. If you have any questions, or require any additional information, please feel free to contact me at 864-376-2864.

Sincerely,

Michael Whaley
President
Southeastern Regulatory Compliance, Inc.

Enclosures

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1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) by Southeastern Regulatory Compliance, Inc. (SRC) is designed to identify existing historical, visual, or physical evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or potential risks at the Bluffton Area Fee Park Purchase site located at Davis Road in Bluffton, SC. The subject property consists of one parcel totaling 40.07 GIS acres and is listed with Beaufort County TMS # R600 029 000 0054 0000.

The subject property is undeveloped. Two ponds were created during the time period beginning in the 2000s when the site was used as a sand mine by Cleland Site Prep, Inc. Wetlands cover approximately 33% of the subject property. Aerial photography dating back to 1951 and topographic maps back to 1920 sourced from www.historicaerials.com were reviewed and indicated the subject property was never developed.

Mr. Michael Whaley, Environmental Professional (EP) of SRC, conducted the on-site inspection on October 6, 2024. The inspection of the subject property and directly adjacent sites did not visually or physically identify sources of improper use, treatment, storage, generation, or disposal of hazardous substances that resulted in environmental contamination of the subject property. No sources of surface contamination were physically observed. There were no leaking drums or containers visually or physically observed which might contain hazardous substances. There were no strong or pungent odors associated with the subject property that would indicate the presence of additional hazardous substances.

Current and past use of the subject property did not indicate sources of environmental contamination that have had an adverse environmental impact on the subject property. No current or past uses of directly adjacent properties appear to have involved the use, treatment, storage, or disposal of hazardous materials that resulted in environmental contamination of the subject property. There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered SRC's ability to evaluate or identify recognized environmental conditions associated with the subject property.

In the ESA, reviews of pertinent Federal and State records regarding the potential environmental concerns include but are not limited to: NPL Listings, RCRA CORRACTS and RCRA Permitted TSD Facility Listings, CERCLIS/NFRAP Listings, ERNS Listings, State Equivalent SPL Listings, Registered UST and LUST Facilities, State Waste Landfills, Incinerators, or Transfer Stations Listings, and RCRA Generators Listings. The Federal and State environmental databases did not indicate the presence of current facilities or sites located within a 1-mile radius of the subject property.

2.0 INTRODUCTION

2.1 Purpose

Ms. Kate Schaefer, of the Open Land Trust, requested that SRC conduct this ESA for the subject property. This ESA was conducted to determine the potential for environmental impact to the subject property and is intended to fulfill the due diligence clause of the “innocent landowner defense” and “bona fide prospective buyer” clause of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

2.2 Detailed Scope-of-Services

This ESA was conducted in general accordance with the guidelines set forth in the American Society for Testing and Materials (ASTM) Standard E1527-21, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” and consisted of the tasks listed below.

- Inspections of the subject property and surrounding properties
- Examination of historical documents
- Interviews with individuals and public officials familiar with the site’s history
- Examination of State and Federal regulatory agency records

The purpose of the assessment was to identify Recognized Environmental Conditions (RECs) connected to the subject property.

- A REC is defined as the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment.
- An Historical REC (HREC) is defined as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls (for example activity and use limitations, or other property use limitations).
- A controlled REC (CREC) is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).
- De minimis conditions are conditions a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- A business environmental risk (BER) is the presence of a condition which can have a material environmental impact that is not the result of those environmental issues required to be investigated in ASTM E1527-21 practice. BERs often involve non-scope considerations such as: asbestos, lead paint, lead in drinking water, radon, wetlands, ecological resources, endangered species, cultural and historic resources, regulatory compliance, industrial hygiene, health and safety, indoor air quality, biological agents, and mold.
- De minimis conditions and BERs are not considered RECs and were not addressed during this ESA and were beyond the defined scope of work.

ASTM standards attempt to facilitate high quality, standardized environmental site assessments; ensure that the standard of appropriate inquiry is practical and reasonable; and clarify industry standards for appropriate inquiry. The ESA should provide: a Federal and State regulatory records review which may help to identify recognized environmental conditions; a site background description, which includes a history of previous uses of the property and adjoining properties which describes recognized environmental conditions; an on-site inspection which evaluates the environmental setting and existence of potential hazardous substances, petroleum products, storage tanks, PCBs, waste disposal; interviews; and findings and conclusions. In addition, SRC provides non-scope services including wetland review, lead-based paints, asbestos, and other contamination sources and conditions of concern in connection with the property only upon request.

2.3 Significant Assumptions

Conclusions regarding the potential environmental impact of nearby, off-site facilities on the subject property are based on readily available information from the environmental databases and geologic and hydrogeologic conditions reported for the subject property vicinity. As a basis for the conclusions regarding adjacent and nearby contaminated properties, we have assumed the surface-water flow and groundwater flow directions to be generally in the down-gradient direction of the surface topography, which was determined from our field observations, review of available topographic maps, and use of NETR. In respect to the migration of vapors resulting from volatile organic compounds released to the environment, we have assumed that vapor may migrate in any vertical or horizontal direction depending on geological and hydrogeological as well as man-made conditions in the area of the subject property. There were no significant data gaps that interfered with the Environmental Professional's ability to properly perform the site assessment.

2.4 Limitations and Exceptions

The application of the ASTM guidelines is limited to certain environmental conditions that may exist on the property and are practically reviewable. This approach is site-specific in that it relates to the assessment of recognized environmental conditions on a specific parcel of commercial real estate. As such, this practice does not specifically address additional issues in the transaction such as business entities or assets that may involve environmental liabilities. No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a parcel. However, proper application is intended to reduce this uncertainty. Appropriate inquiry does not imply

exhaustive assessment of clean property as there is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information.

Finally, the ESA is limited by the extent of physical obstructions including existing structures, ecological barriers, buildings, asphalt, and other paved sites, as well as availability of appropriate land use records. As such, there may be certain environmental conditions that could not be identified within the general scope of the Phase I Environmental Site Assessment. The current ESA should be considered comprehensive and reliable in its scope within the limitations described above and is valid for a period of 180 days from the date of the report, or a 1-year time period if five specific components (interviews, searches for recorded environmental cleanup liens, review of government records, site reconnaissance of the subject property, and the Environmental Professional (EP) Declaration) are updated. The 180 day or 1-year time period begins with the date upon which the first of these components was completed.

2.5 Special Terms and Conditions

The specific terms and conditions referenced in this report are consistent with the general reference, use and definitions provided in the ASTM E1527-21 Standard Practice.

2.6 User Reliance

Based on the ASTM guidelines, an environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect, or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment, or actually known to the environmental professional.

The current Phase I Environmental Site Assessment was prepared under the guidelines provided by ASTM. The results of the records review, on-site inspection, and interviews are considered to be reliable within the general limitations described by ASTM guidelines. The records review, on-site inspection, and interviews were conducted in concert with each other and support the findings and conclusions. Since there is no knowledge or reason to believe that any of the information is incorrect, SRC has concluded that the current ESA is reliable within the general limitations described in ASTM guidelines and is valid for a period of 180 days from the date of the report.

This report entitled "Phase I Environmental Site Assessment," has been prepared at the request of Ms. Kate Schaefer and for the exclusive use of:

**Open Land Trust
448 W. Cheves Street
Beaufort, SC 29901**

- and/or their assigns -

Reliance cannot be transferred without the permission of the above, and only if the other party agrees to the same limitations.

3.0 TRACT DESCRIPTION

3.1 Location and Legal Description

The subject property consists of one parcel totaling 40.07 GIS acres and is listed with Beaufort County TMS # R600 029 000 0054 0000. It is located at Davis Road in Bluffton, SC.

The location of this subject property is shown in Figure 1, which contains screenshots from LandID. Figure 2 contains excerpts from the 1972, and 2020 United States Geologic Survey (USGS) 7.5-minute quadrangle maps (Jasper, SC quadrangle) in Beaufort County, South Carolina.

3.2 Subject Property and Vicinity General Characteristics

The subject property and vicinity are that of a rural setting on the coast that is experiencing rapid growth in residential development.

3.3 Current Use of the Subject Property

The subject property is currently not used for any purposes.

3.4 Descriptions of Structures, Roads, Other Improvements on the Subject Property

There are no improvements on the subject property.

3.5 Current Uses of the Adjoining Properties

Direction	Usage
North	Undeveloped
East	Undeveloped, utility easement, and residential
South	Residential
West	Undeveloped

There are no recognized environmental conditions (RECs) associated with the adjacent sites.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Title information was collected from the Beaufort County Assessor's Office. The current owner is listed as:

**Land Development of Georgia, LLC
1978 Hatch Parkway South
Baxley, GA 31513**

4.2 Environmental Liens or Activity and Use Limitations

Legal or physical restrictions are often in place on contaminated properties. These restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on an environmentally impacted property.

There were no legal or physical restrictions or limitations on the use of, or access to, the subject property identified during this ESA. Available county electronic and hardcopy real property files were searched for land use restrictions, environmental liens, or similar documents concerning the subject property. No such documents were identified during this assessment. The Superfund Lien database was searched during this assessment, and the subject property was not listed.

4.3 Specialized Knowledge

No known specialized knowledge has been transferred to the environmental professional. The purchase price being paid for this property reasonably reflects the fair market value.

4.4 Commonly Known or Reasonably Ascertainable Information

The user provided commonly known or reasonable ascertainable information that would assist SRC with identifying conditions indicative of RECs in connection with the property.

4.5 Valuation Reduction for Environmental Issues

No known valuation reduction has been transferred to the environmental professional due to historic environmental issues that may have been in place prior to the findings of this report.

4.6 Owner, Property Manager, and Occupant Information

The current ownership and property management group is Land Development of Georgia, LLC. There are no occupants.

4.7 Reason for Performing Phase I

The environmental professional performed the ESA on the subject property due to a commercial real estate transaction.

This ESA was conducted to make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by CERCLA §101(35), 42 U.S.C. §9601(35), for the bona fide prospective purchaser exception or the innocent landowner defense to CERCLA liability.

4.8 Other

No other information is applicable to this subject property or the environmental conditions therein.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Available Federal and State record sources of environmental concern on or near the subject property were reviewed to determine if there was evidence of recognized environmental conditions or risks that may have an adverse environmental impact on the subject property. The records reviewed included the files of the Groundwater, Wastewater, and Solid & Hazardous Waste Management offices of the South Carolina Department of Environmental Services (DES). In addition to site-specific files, the following DES documents, which are updated regularly and accessed by a subcontracted information service, National Environmental Title Research, LLC. (NETR), were reviewed for reference to the subject property and surrounding properties. Any site identified on the NETR list was cross-referenced with any available DES file. A copy of the radius search conducted by NETR is attached.

5.2 Additional Environmental Record Sources

No other environmental record sources were available at the time of this review.

5.3 Physical Setting Source(s)

A 7.5-minute USGS topographic map (Jasper, SC quadrangle) was referenced for the physical setting of the subject property in relation to its surroundings (Appendix A).

5.4 Historical Use Information on the Property

Historical use of the property, where available, was determined through review of USGS 7.5 Minute topographic maps, aerial photography, GIS Mapping websites, USDA Field Office, and Google Earth Pro. Zoning, land use records, deeds, surveys, and tax maps were resourced via the Beaufort County Government website.

Aerial photography dating back to 1951 and topographic maps back to 1920 sourced from www.historicaerials.com were reviewed and indicated the subject property was never developed. It was used as a sand mine and the excavations created two ponds.

5.5 Historical Use Information on Adjoining Properties

Historical use of the adjacent properties, where available, was determined through review of USGS 7.5 Minute topographic maps, aerial photography, GIS Mapping websites, USDA Field Office, and Google Earth Pro. Zoning, land use records, deeds, surveys, and tax maps were resourced via the Hampton County and Jasper County Government websites.

According to readily available information the adjoining properties were partially logged. Residential development to the south occurred in the 2000s. The utility easement to the east was constructed between 1984 and 1994. The EP does not consider this to represent a REC.

6.0 TRACT RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The subject property and surrounding properties, shown in Appendix A, were inspected by the EP for evidence of potential sources of environmental impact to the groundwater and soil of the subject property by using a grid pattern and walking several transects to ensure complete coverage of the subject property. Drone reconnaissance was also used. Physical obstructions included the wetland areas, heavy brush, and water impoundments. There were no other limiting conditions such as weather.

6.2 General Subject Property Setting

The subject property is representative of the coastal zone and consists of forested land with large areas of wetlands. Residential development has increased in the recent years.

6.3 Exterior Observations

Exterior observations of the subject property and adjacent sites by the Environmental Professional (EP) did not visually or physically observe, or identify from the interviews or records review, any of the following:

- Pits, Ponds, or Lagoons on the property used in connection with waste disposal or waste treatment
- Wastewater
- Stained Soil or Pavement (other than de minimis)
- Stressed Vegetation
- Wells (groundwater monitoring wells)
- Septic Systems

The EP did observe:

- Solid Waste (including trash, demolition debris or construction debris)

A small amount of trash associated with fishing activities was observed, but did not consist of petroleum products or hazardous materials.

The EP does not consider either of those to represent a REC.

6.4 Interior Observations

NA

7.0 INTERVIEWS

7.1 Interview with Owner

The owner was not available at the time of the release of this report. If contact is made the report will be amended, as necessary.

7.2 Interview with Subject Property Manager

See 7.1.

7.3 Interviews with Occupants

NA

7.4 Interviews with Local Government Officials

The Beaufort office of the SCDES Bureau of Coastal Management was contacted. There was no specific knowledge pertaining to recognized environmental conditions associated with the subject property, or the adjoining properties. The EP does not consider this to represent a REC.

The Beaufort County Assessor's Office headed by Ms. Ebony Sanders was contacted. Guidance was provided on researching the property's value. There was no specific knowledge pertaining to recognized environmental conditions at the subject property. The EP does not consider this to represent a REC.

The Beaufort County Register of Deeds office was contacted. Assistance was provided in locating and downloading the deed for the property. There was no specific knowledge pertaining to recognized environmental conditions at the subject property. The EP does not consider this to represent a REC.

Ms. Nadine Mooers with the SCDES Mining and Reclamation was contacted. She provided information that the site had been closed out and the property was reclaimed. The bond was released.

7.5 Interviews with Others

No other interviews were conducted.

8.0 ADDITIONAL SERVICES/NON-SCOPE CONSIDERATIONS

No additional services, or non-scope considerations were provided. These include: asbestos, lead paint, lead in drinking water, radon, wetlands, ecological resources, endangered species, cultural and historic resources, regulatory compliance, industrial hygiene, health and safety, indoor air quality, biological agents, and mold.

9.0 FINDINGS

The subject property was listed in the South Carolina Environmental Facility Information System. The listing was due to the former use as a sand mine by Cleland Site Prep, Inc. No violations were linked to the site, and it has been officially reclaimed.

The EP does not consider this to represent a REC.

Note: all database searches were less than four months old according to information provided by NETR (see attached).

9.1 Federal RCRA Generators List

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

There were no RCRA Generators within the search radius.

The EP does not consider this to represent a REC.

9.2 US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

There were no TRI sites listed within the search radius.

The EP does not consider this to represent a REC.

9.3 Leaking Underground Storage Tanks (LUST)

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the SC Department of Environmental Services (SCDES) Leaking UST list.

There were no LUST sites listed within the search radius.

The EP does not consider this to represent a REC.

9.4 Underground Storage Tank (UST)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the SC Department of Environmental Services (SCDES) list: Comprehensive Underground Storage Tanks (UST).

There were no UST sites listed within the search radius.

The EP does not consider this to represent a REC.

9.5 SC Drycleaner Facilities

Environmental contamination at a dry cleaner site can occur from spills and leaks of solvent. Drycleaners that are operating and have registered with the South Carolina Department of Revenue (SCDOR) are subject to inspection by the South Carolina Department of Environmental Services (SCDES). However, not all Drycleaners in operation have registered with the SCDOR, therefore this coverage is not a complete representation of the state's drycleaners..

There were no dry cleaner sites within the search radius.

The EP does not consider this to represent a REC.

10.0 OPINION

I offer the following opinion as to whether the all appropriate inquiry conducted in accordance with 40 CFR Part 312 and/or 33 CFR 137 has identified conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property.

SRC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property located at Davis Road in Bluffton, SC. There are no historical or current recognized environmental conditions associated with the subject property, or adjacent properties. It is the opinion of the EP that no further investigation is necessary.

11.0 DATA GAPS

I am identifying the following data gaps (as defined in 40 CFR Part 312.10) in the information developed as part of the all appropriate inquiry that affects my ability as an environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property. I am also including comments regarding the significance of said data gaps on my ability as an environmental professional to provide an opinion as to whether the all appropriate inquiry has identified conditions indicative of releases and threatened releases.

A significant data gap is defined by E1527-21 as a data gap that affects the ability of the environmental professional to identify a REC. There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered the EP's ability to evaluate or identify recognized environmental conditions associated with the subject property.

12.0 CONCLUSIONS

Generally, a Phase I Environmental Site Assessment considers visual, physical, and historical evidence of environmental contamination on and adjacent to a subject property.

There are no indications of current or historical recognized environmental conditions on the subject property or adjacent sites. The EP does not consider this to represent a REC and does not recommend further investigation.

13.0 DEVIATIONS

No deviations were performed from the ASTM Designation E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process". All available sources were referenced to obtain the necessary information outlined in ASTM E1527-21 to perform a qualified environmental opinion and conclusion.

14.0 REFERENCES

ASTM Designation E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process"

15.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This report, entitled "Phase I Environmental Site Assessment," has been prepared in accordance with guidelines set forth in the American Society for Testing and Materials (ASTM) Standard E1527-21, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312" and 12.13.2.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Southeastern Regulatory Compliance, Inc.



Michael W. Whaley, M.S.

October 16, 2024

Date

16.0 Qualifications (Resume) of Environmental Professional

MICHAEL WAYNE WHALEY, B.Sc., M.Sc.

108 Charping Lane
Anderson, SC 29621

(864) 376-2864
mikew@srcenvironmental.com

PROFILE

- Eighteen years progressively responsible experience in Environmental, Health and Safety program management with medium to large-scale organizations.
- Thorough knowledge of current environmental and safety legislation at the state and federal level, including RCRA, Title V Permitting, and the Clean Water Act.
- Proficient in assessing needs, managing multiple projects, and meeting deadlines.
- Proven successful in forming and leading effective safety teams to reduce accidents and injuries.
- Skilled instructor and facilitator; outstanding oral and written communication skills.
- Experienced in consulting and manufacturing settings (i.e., vinyl production and printing, metals fabrication, and a Tier 1 supplier to the automotive industry).

PROFESSIONAL EXPERIENCE

Program Management

- Composed and implemented Spill Prevention Control and Countermeasures Plan (SPCC), Stormwater Pollution Prevention Plan (SWPPP), OSHA Emergency Response Plan, and RCRA Contingency Plan.
- Developed and utilized monitoring plans to meet all requirements of Title V Air Permit, and National Pollutant Discharge Elimination System (NPDES) Permit.
- Conducted regular self-audits and managed insurance-based on-site audits to maintain compliance.
- Formed and led effective safety teams that reduced overall injuries by 20% and reduced recordable injury rates well below industry average.
- Managed Worker's Compensation claims for staff of 200 and reduced claims by 25% annually.
- Emergency Preparedness and Right to Know Coordinator for facilities with 200-735 full-time employees.

Research, Analysis and Evaluation

- Managed and conducted industrial hygiene and/or environmental testing and developed and implemented options for compliance.
- Modeled wastewater discharges into riverine systems to determine toxicity requirements and mixing zone size.
- Conducted Phase I Environmental Site Assessments for industrial and commercial clients.
- Performed Job Hazard Analyses and Hazard Assessments, articulating complex issues and formulating strategies for change.
- Managed all records associated with health and safety issues including OSHA 200, Worker's Compensation, and Accident/Near-miss tracking; analyzed and evaluated emerging trends.
- Analyzed water usage trends and reduced purchased water usage and wastewater generation by over 25%.

Written and Verbal Communication

- Provided expert advice and consultation to senior management and industry associates on a wide range of environmental, safety and compliance issues.
- Generated and submitted monthly, quarterly, and annual reports for air quality, wastewater, hazardous waste, infectious waste, Form R, Tier II, and stormwater according to local, state, and federal regulations for a Large Quantity Hazardous Waste Generator with RCRA Part B Permit.
- Trained employees in all areas of safety and environmental regulations with consistently positive feedback.
- Developed and presented information to Key Operating Indicator (KOI) Team about EHS issues relating to productivity and profit.
- Produced written compliance procedures and trained plant personnel according to OSHA Safety Programs, and US DOT, US EPA, and SC DES regulations.
- Published author.

EMPLOYMENT HISTORY

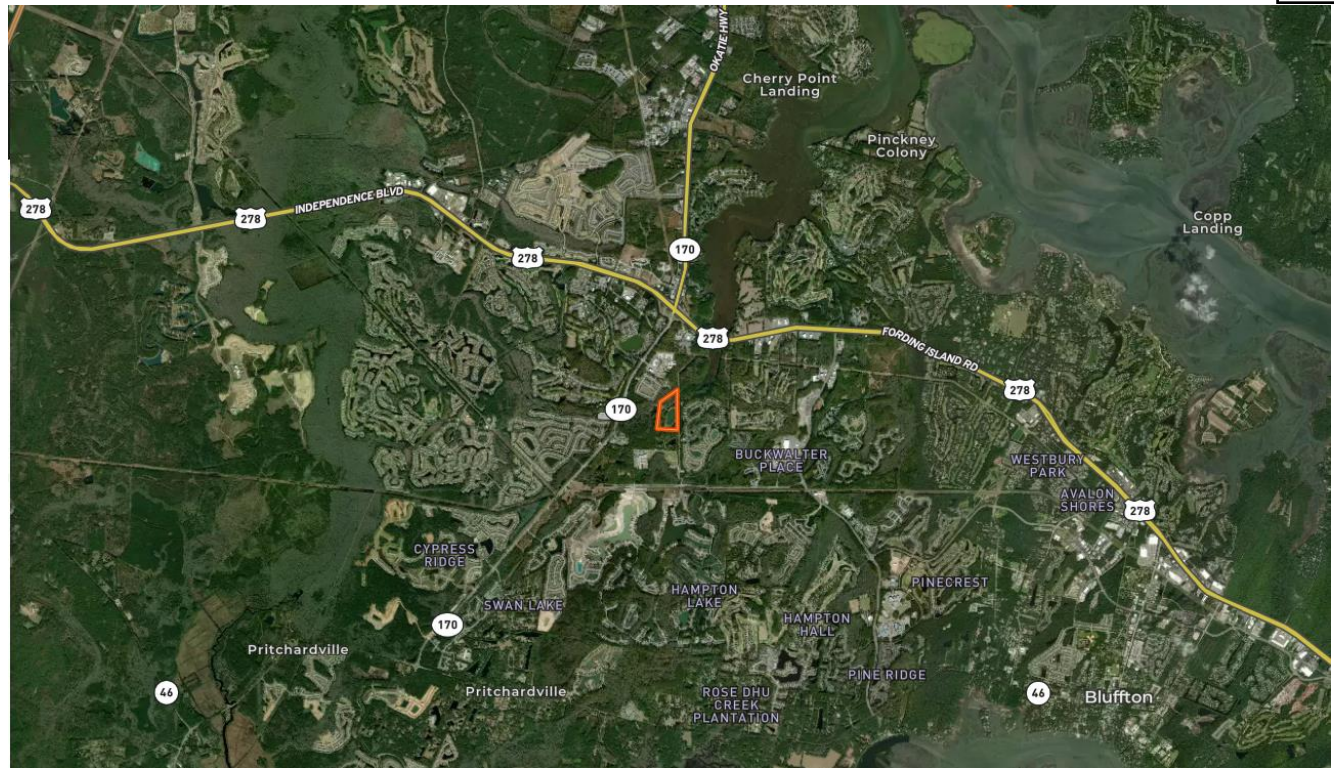
Owner Southeastern Regulatory Compliance, Anderson, SC	2002 - Current
Science Department Adjunct Professor Tri-County Technical College, Pendleton, SC	2015 - Current
Science Department Educator Anderson School District 4	2017 - Current
Science Department Educator Anderson School District 1	2015 - 2017
Science Department Educator Anderson School District V	2006 - 2015
EHS/Facilities & Security Supervisor AFCO, Anderson, SC	2005 - 2006
Environmental Specialist Michelin N.A., Anderson, SC	2003 - 2005
Safety and Environmental Manager AVX Corporation, Myrtle Beach, SC	2001 - 2003
Safety and Environmental Coordinator VyTech Industries, Inc., Anderson, SC	1998 - 2001
Safety and Environmental Engineer The Torrington Co., Union, SC	1994 - 1998
Project Scientist RMT, Inc., Greenville, SC	1992 - 1994
Research Specialist The Institute for Wildlife and Environmental Toxicology, Pendleton, SC	1991 - 1992

EDUCATION AND PROFESSIONAL DEVELOPMENT

M.Sc., Biological Sciences Clemson University, Clemson, SC	2014
M.Sc., Aquatic Toxicology (Fisheries and Wildlife) Clemson University, Clemson, SC	1991
B.Sc., Biology The Citadel, Charleston, SC	1987

- 24-hour OSHA 1910.120 Hazardous Waste Operators Health and Safety Emergency Response Training
- OSHA Programs Training including, but not limited to Ergonomics, Bloodborne Pathogens, CPR and First Responder, Lockout/Tagout, Emergency Response, and Fire Prevention and Control
- RCRA Hazardous Waste Management Training

APPENDIX A



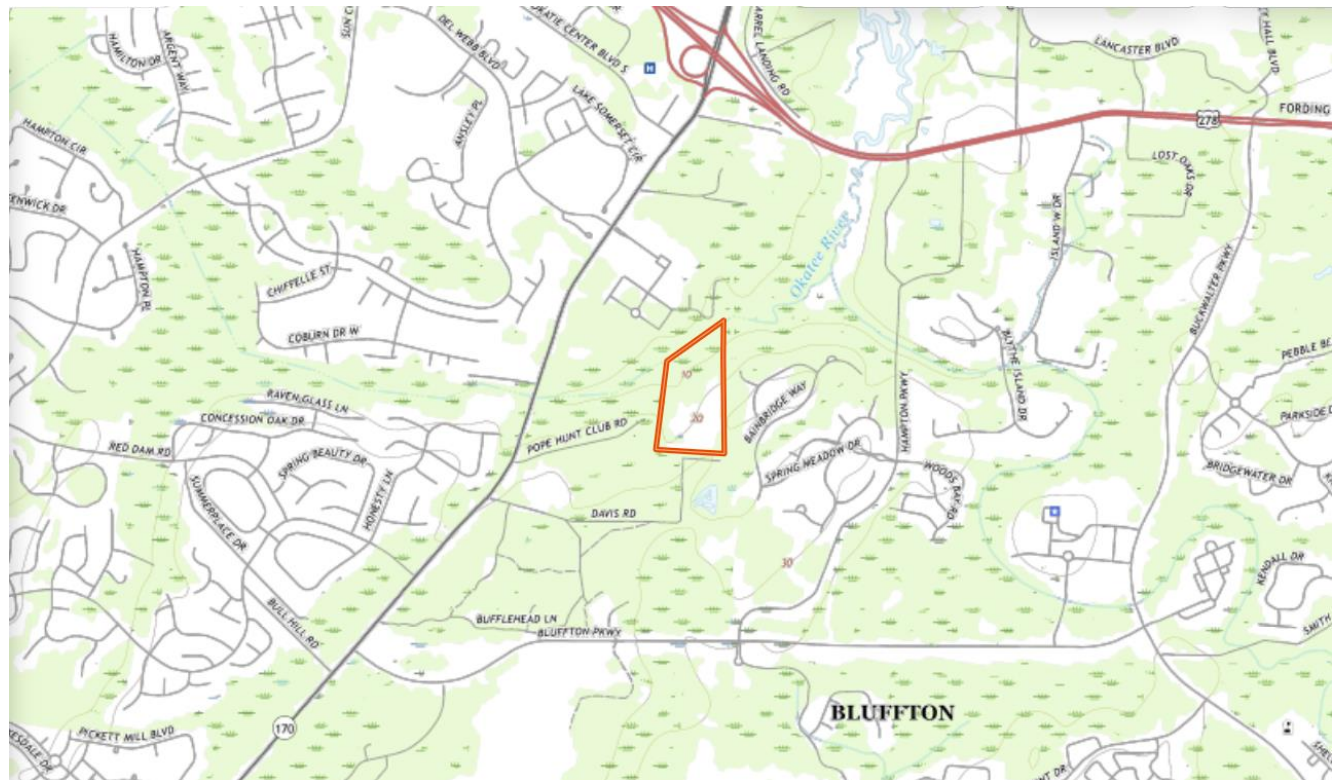
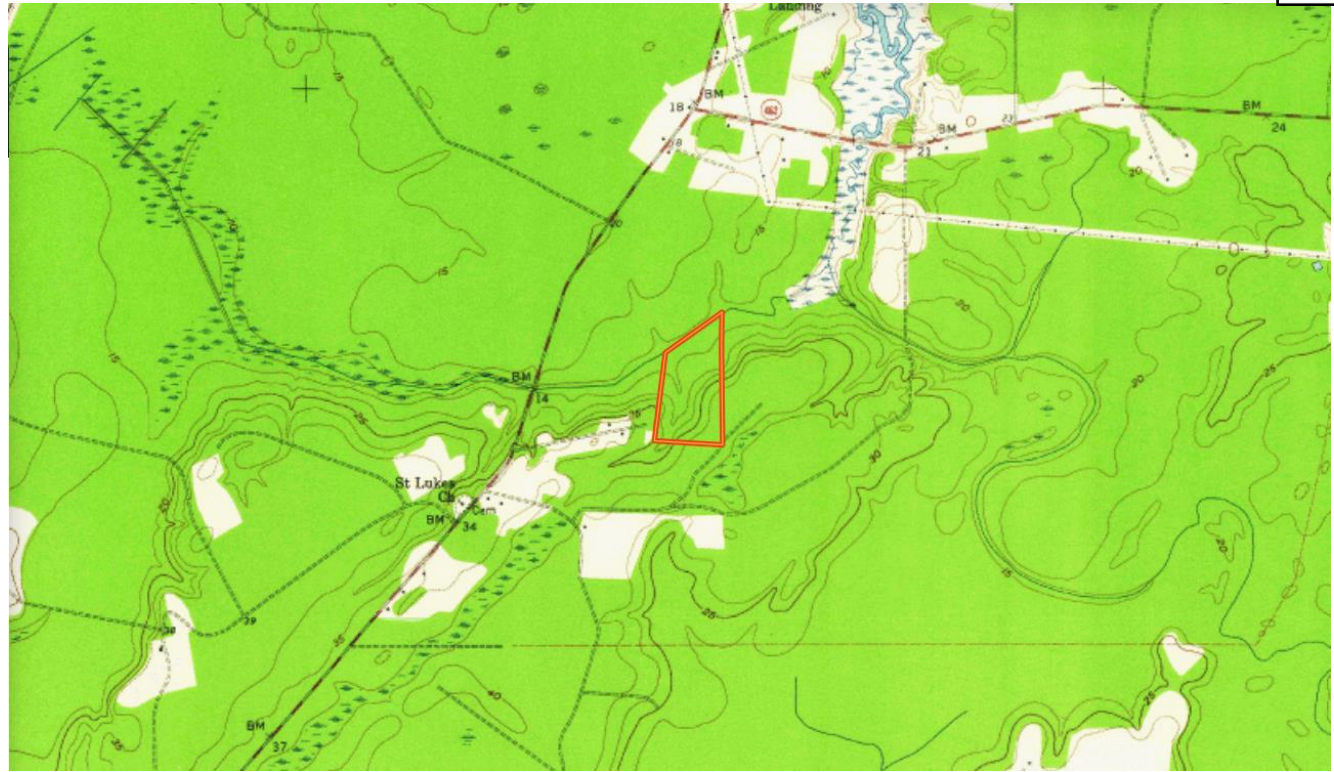
Southeastern Regulatory Compliance, Inc.

mikew@srcenvironmental.com
www.srcenvironmental.com
 864.376.2864

FIGURE 1 Location Map

Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910

APPENDIX B



**Southeastern Regulatory
Compliance, Inc.**

mikew@srcenvironmental.com
www.srcenvironmental.com
 864.376.2864

FIGURE 2
Topographical Map 1:24,000 Scale
Jasper, SC Quadrangle – 1958 & 2020
 Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910

APPENDIX C



1955 (NETR Historical Aerials)



1984 (NETR Historical Aerials)

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864.376.2864

FIGURE 3A

1955 & 1984 Aerials

Bluffton Area Fee Park Purchase
Davis Road
Bluffton, SC 29910



1994 (Google Earth Pro)



2005 (Google Earth Pro)

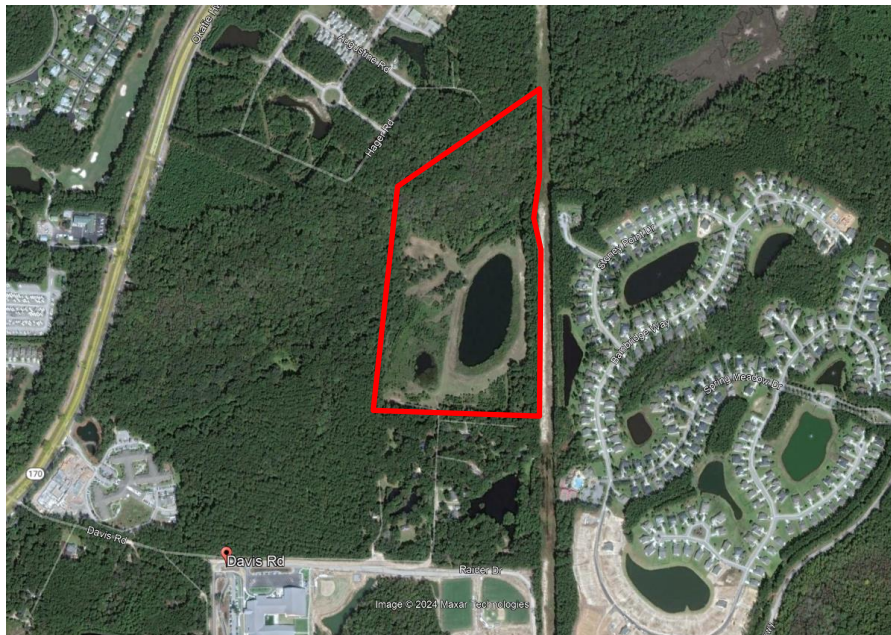
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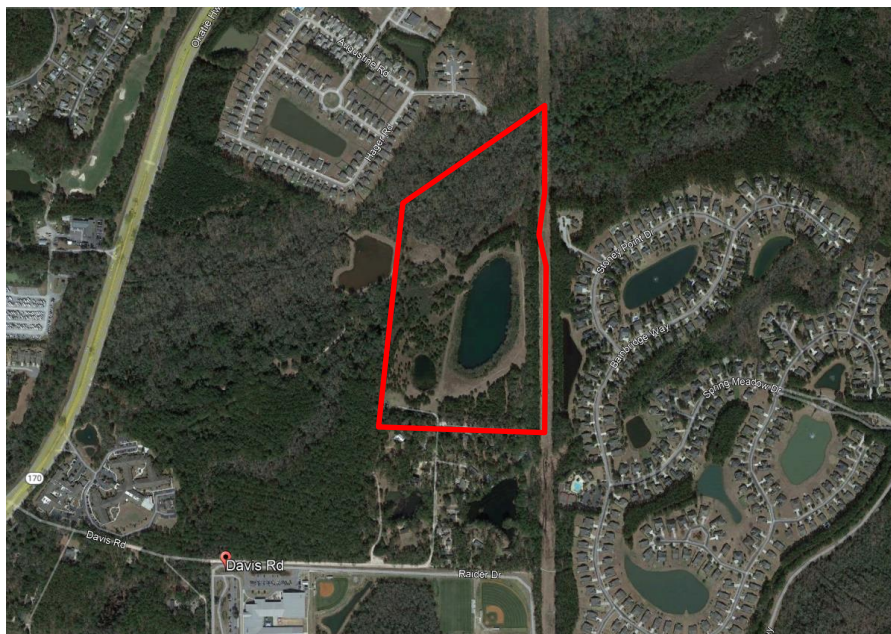
FIGURE 3B

1994 & 2005 Aerials

Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910



2015 (Google Earth Pro)



2021 (Google Earth Pro)

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Compliance, Inc.**

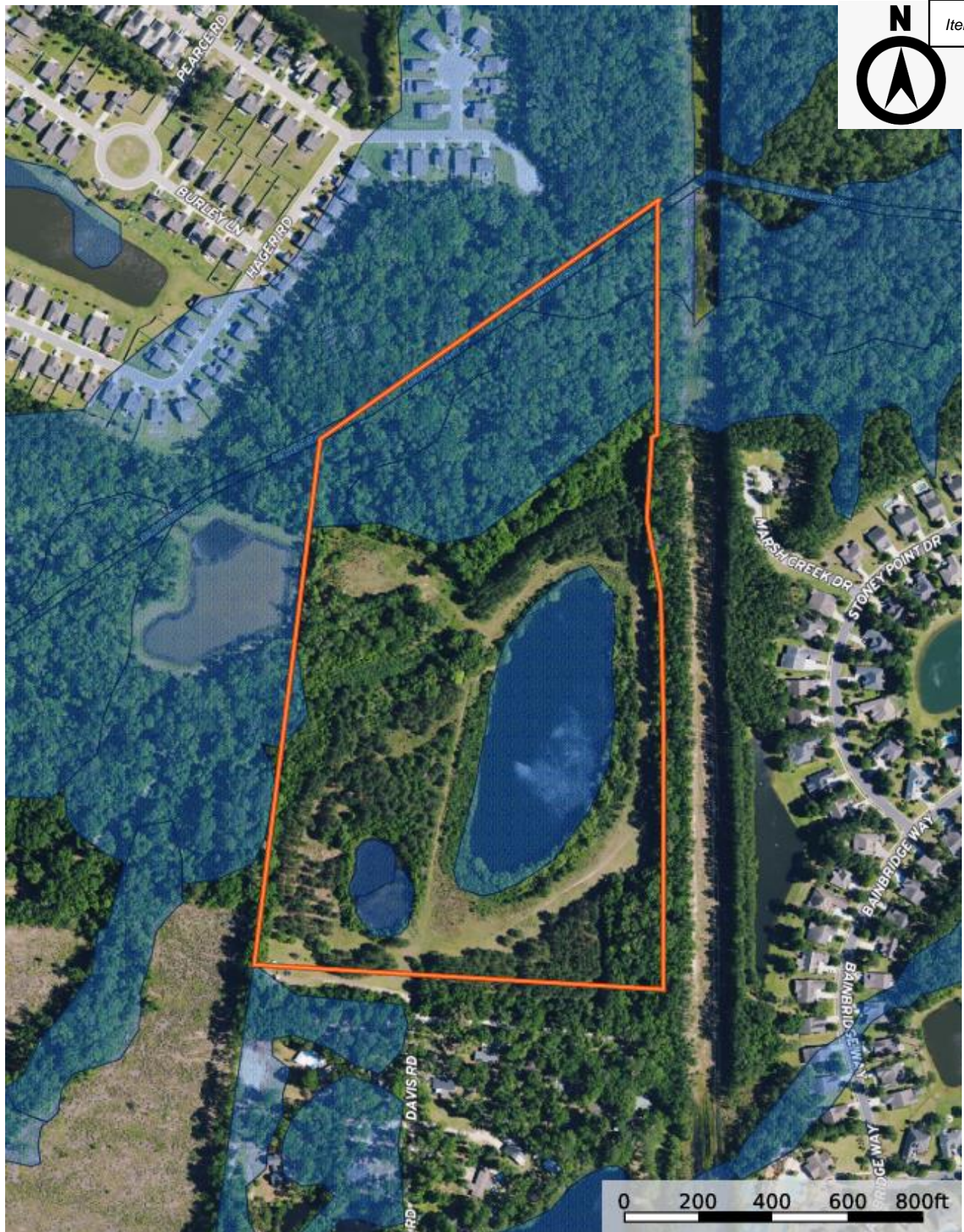
mikew@srcenvironmental.com
www.srcenvironmental.com
 864.376.2864

FIGURE 3C

2015 & 2021 Aerials

Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910

APPENDIX D



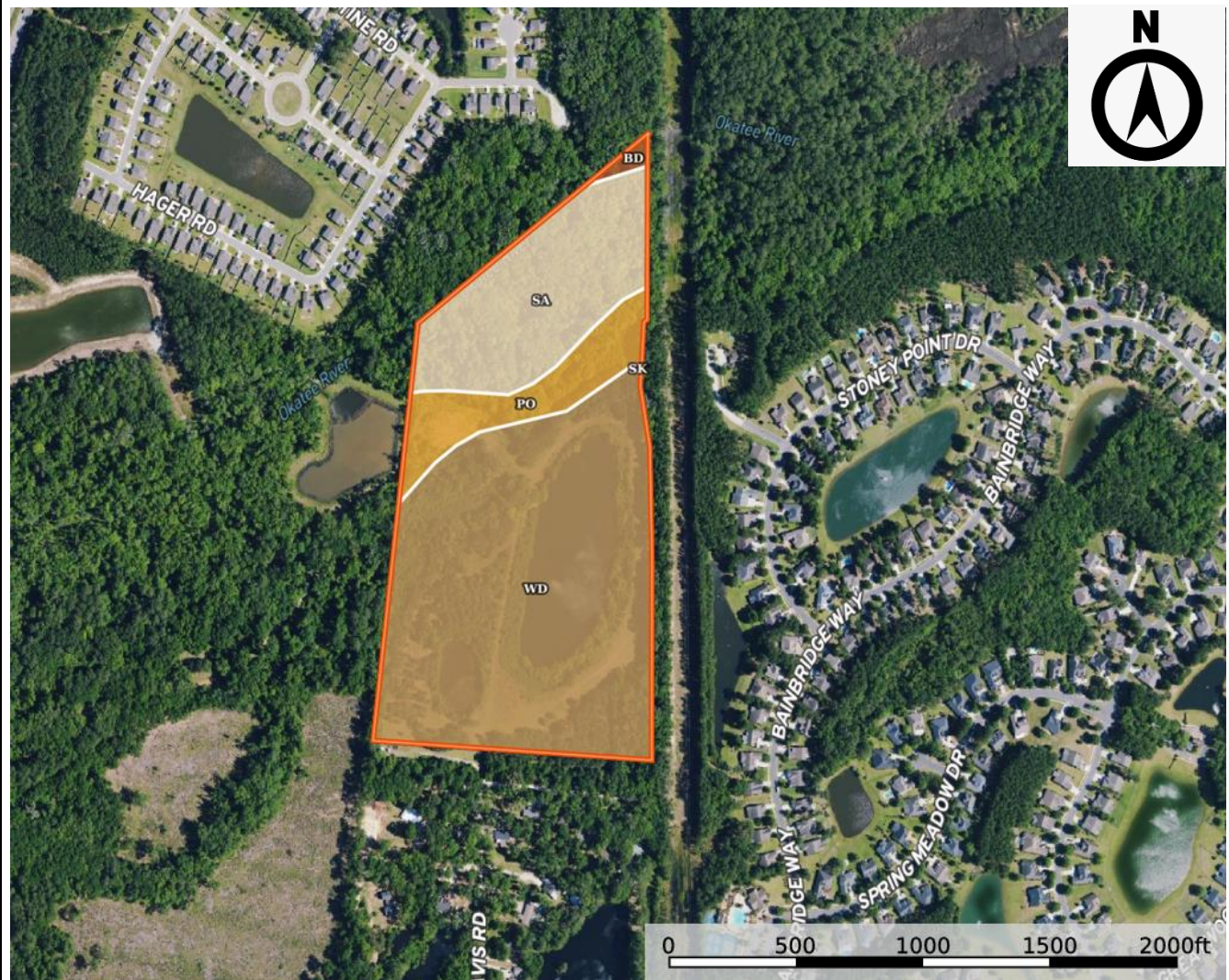
**Southeastern Regulatory
Compliance, Inc.**

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 864.376.2864

**FIGURE 4
Wetlands Map**

Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910

APPENDIX E



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wd	Wando fine sand, 0 to 6 percent slopes	26.36	65.78	0	28	4s
Sa	Santee fine sandy loam	9.19	22.93	0	44	3w
Po	Polawana loamy fine sand	4.19	10.46	0	11	7w
Bd	Bladen fine sandy loam	0.31	0.77	0	43	3w
Sk	Seabrook fine sand	0.02	0.05	0	34	3s
TOTALS		40.07(*)	100%	-	30.01	4.08

Southeastern Regulatory Compliance, Inc.

mikew@srcenvironmental.com
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 864.376.2864

FIGURE 5 Soils Map

Bluffton Area Fee Park Purchase
 Davis Road
 Bluffton, SC 29910

APPENDIX F



Figure 1: Subject Property – North Aerial View



Figure 2: Subject Property – East Aerial View



Figure 3: Subject Property – South Aerial View



Figure 4: Path Along West Bank of Larger Pond



Figure 5: Representative Vegetation



Figure 6: Representative Vegetation



Figure 7: Pines and Brush



Figure 8: Clearing

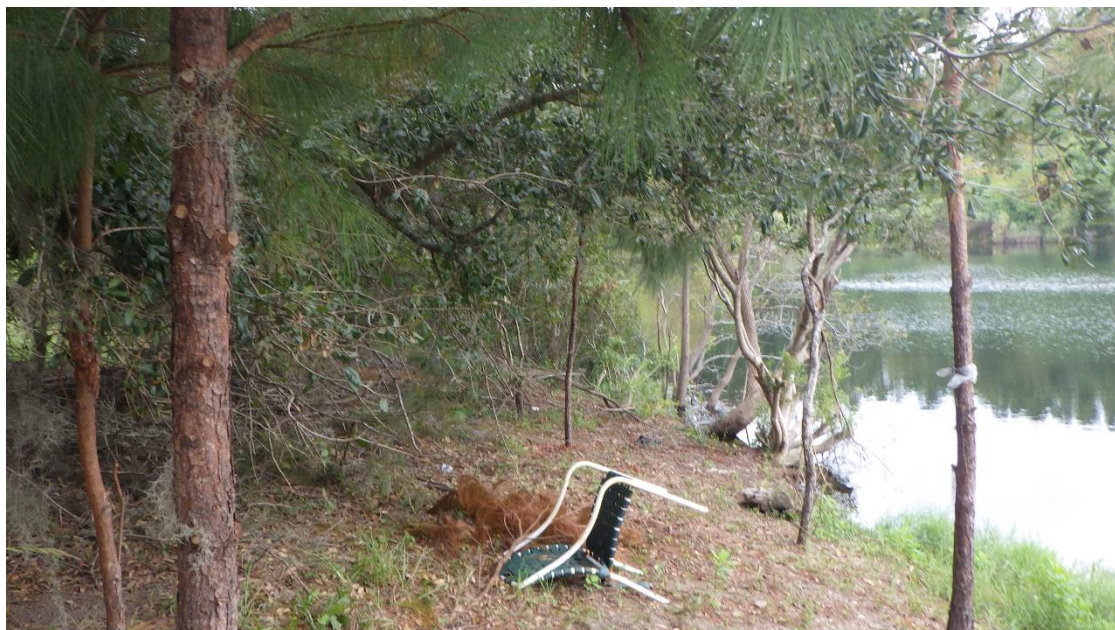


Figure 9: Chair and Bank of Larger Pond



Figure 10: Miscellaneous Trash



Figure 11: Stand of Pine Trees



Figure 12: Smaller Pond to the West and Larger Pond to the East



Figure 13: Live Oak on Pond Dike



Figure 14: Interior View North of Pond

APPENDIX G

Site Name: Bluffton Area Fee Park Purchase
Location: Davis Road Bluffton SC 29910
Prepared for: SRC, Inc.
Ref: Kate - Open Land Trust
Center Coordinates: 32.27595774986225,-80.9416437149048
Prepared Date: Mon Oct 14 2024 16:35:45 GMT+0000 (Coordinated Universal Time)

Item 16.

ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21



2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA generators	0	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0
State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	0	0
Lists of state and tribal leaking storage tanks	0	0	0
Lists of state and tribal registered storage tanks	0	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal voluntary cleanup sites	0	0	0
Lists of state and tribal brownfields sites	0	0	0
Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	1	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	0	0	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
U.S. EPA Underground Storage Tanks (UST)	0	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	0

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.

Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

A generator is any person who produces a hazardous waste as listed or characterized in part 261 of title 40 of the Code of Federal Regulations (CFR). Recognizing that generators also produce waste in different quantities, EPA established three categories of generators in the regulations: very small quantity generators, small quantity generators, and large quantity generators. EPA regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA) to ensure that these wastes are managed in ways that protect human health and the environment. Generators of hazardous waste are regulated based on the amount of hazardous waste they generate in a calendar month, not the size of their business or facility.

There were no Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written request to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, or surface waters, or affect indoor air spaces. Once a leak is confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, safety, and the environment. Each state has unique requirements for initiating responses to a release, and it is up to the UST owner or operator to conduct actions in compliance with his/her local rules.

There were no State and/or tribal leaking storage tanks found within a half-mile radius of the target property.

Lists of state and tribal registered storage tanks

EPA initially issued UST regulations in 1988. In 2015, EPA modified the UST regulation, which was effective October 13, 2015 in Indian Country and states without State Program Approval. EPA recognizes that, because of the size and diversity of the regulated community, state and local governments are in the best position to oversee USTs: 1) State and local authorities are closer to the situation in their domain and are in the best position to set priorities, 2) Subtitle I of the Solid Waste Disposal Act allows state UST programs approved by EPA to operate in lieu of the federal program, 3) the state program approval (SPA) regulations set criteria for states to obtain the authority to operate in lieu of the federal program. State programs must be at least as stringent as EPA's. A complete version of the law that governs USTs can be found in U.S. Code, Title 42, Chapter 82, Subchapter IX.

There were no State and/or tribal registered storage tanks found at subject and adjoining properties.

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

State and/or tribal lists of sites requiring further investigation / remediation

No records found

State list of Significant Environmental Hazards (SEH)

No records found

Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

State and/or tribal lists of spills and spill responses

No records found

State and/or tribal lists of emergency responses

No records found

State and/or tribal lists of dry cleaners

No records found

State and/or tribal lists of clandestine laboratory cleanups

No records found

State and/or tribal lists of scrap/used tire processing facilities

No records found

State and/or tribal lists of underground injection control sites

No records found

State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

Automobile salvage yards

No records found

Livestock Waste Control sites

No records found

Controlled Animal Feeding Operations (CAFOs)

No records found

State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

C.A.A. Permitted Facilities

No records found

NPDES Permitted Facilities

No records found

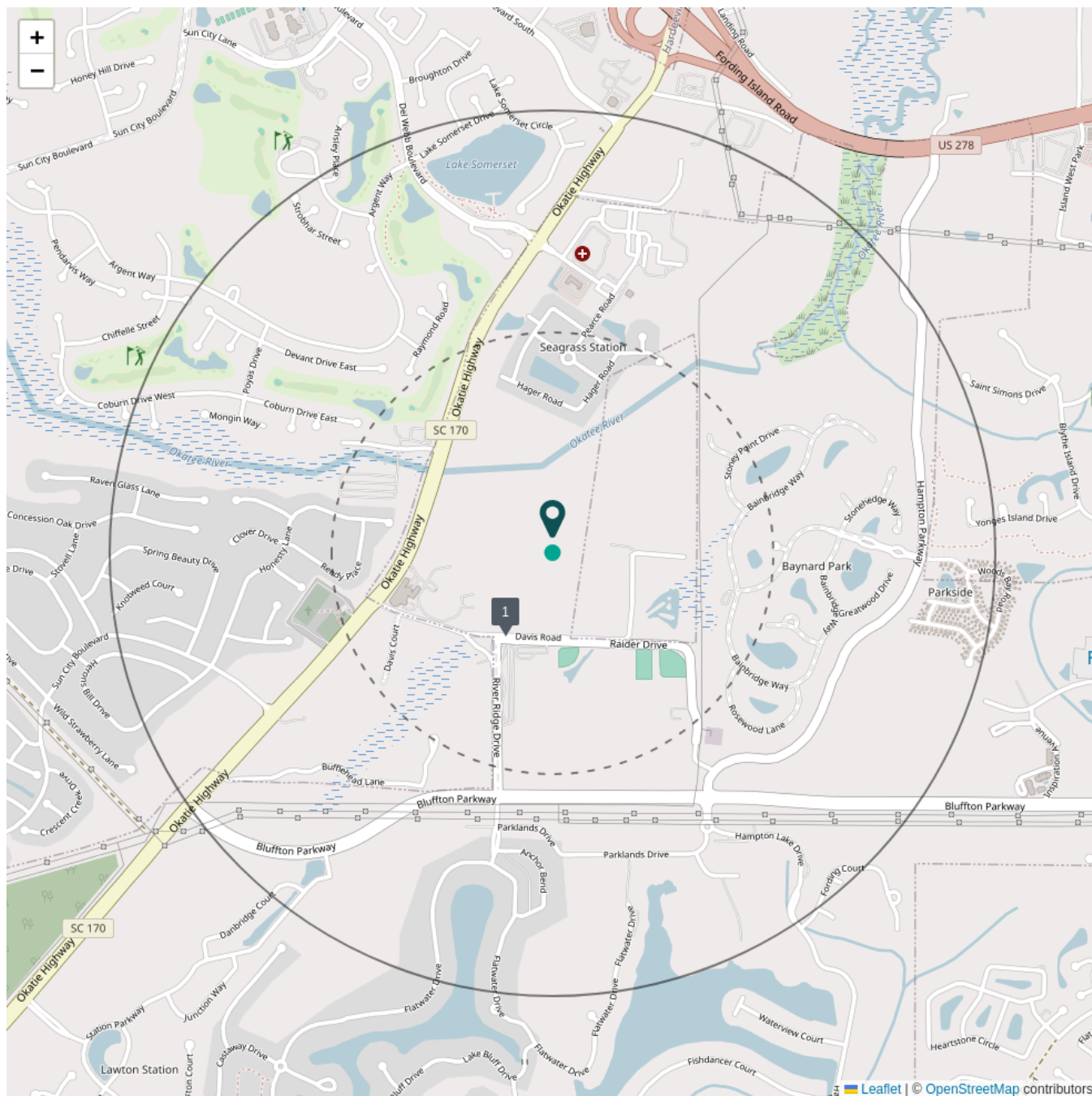
Onsite Wastewater Treatment sites

No records found

State and/or tribal lists of permitted facilities

SOUTH CAROLINA - ENVIRONMENTAL FACILITY INFORMATION SYSTEM

The SC-EFIS is the South Carolina Department of Health and Environmental Control (DHEC) Environmental Facility Information System that integrates information on environmental facilities, permits, violations, enforcement actions, and compliance activities needed to support regulatory requirements and target environmental quality improvements for the water, air, solid waste, and hazardous waste program areas.



center: 32.27595774986225,-80.9416437149048

----- 0.5 Miles ——— 1.0 Miles

CLELAND CONSTRUCTION-CLOSED

DAVIS ROAD

Registry ID: 110007215147

Name: CLELAND CONSTRUCTION-CLOSED

Address: DAVIS ROAD

City: BLUFFTON

Site Type: STATIONARY

Program Acronyms: AIR:SC00003600019, AIRS/AFS:4501300019, EIS:2912811, ICIS:2656128, NPDES:SCG730645, SC-EFIS:SC0000000824

Interest Type: AIR EMISSIONS CLASSIFICATION UNKNOWN, AIR MAJOR, FORMAL ENFORCEMENT ACTION, ICIS-NPDES NON-MAJOR, STATE MASTER

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 01-MAR-00

Date Updated: 01-JUN-17

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.2183

Site Source: last updated from FACILITY REGISTRY SERVICE

Resource Conservation and Recovery Act Information (RCRAInfo)

No records found

U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

U.S. EPA Underground Storage Tanks (UST)

No records found

U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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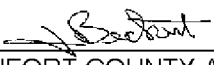
APPENDIX H

5 10 1658
McNamara

McNamara & Adams

Attorneys at Law
7370 Hodgson Memorial Drive
Suite B-11
Savannah

Prepared By:
Moot & Pitts
15C Lafayette Place
PO Drawer 23439
Hilton Head Island, SC 29925
Telephone: 843-681-3200
File No.: 19-070

RECORDED
2019 Jul -09 04:56 PM

BEAUFORT COUNTY AUDITOR



Item 16.

BEAUFORT COUNTY SC
BK 3763 Pgs 156-160
FILE NUM 2019027507
05/28/2019 12:08:56 PM
REC'D BY sherrellw RCPT# 933015
RECORDING FEES \$11.00
County Tax \$1,540.00
State Tax \$3,640.00

ADD DMP Record 7/1/2019 01:23:44 PM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R600 029 000 0054 0000 00

(Please do not write above this line - Reserved for Register of Deeds Office)

Tax Map #: R600-029-000-0054-0000

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CLELAND SITE PREP, INC.,** a South Carolina Corporation (hereinafter the "Grantor") in the State aforesaid, for and in consideration of the sum of One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00), unto it paid by **LAND DEVELOPMENT OF GEORGIA, LLC**, a Georgia limited liability company (hereinafter the "Grantee") of 75 Industrial Drive, Baxley, GA 31513 in the State aforesaid, the receipt whereof is hereby acknowledged, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the Grantee, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

See Attached Exhibit A

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind Grantor, its successors and assigns, to warrant and forever defend all and singular, the said Premises unto the said Grantee, its successors and assigns, against Grantor, its successors and assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF the undersigned Hand and Seal this 14th day of May, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Ramon C. Nimmer
1st Witness

Renay Farr
2nd Witness/Notary

CLELAND SITE PREP, INC.

By: Avery E. Cleland
{L.S.} Avery E. Cleland, President

STATE OF SOUTH CAROLINA)

COUNTY OF)

ACKNOWLEDGMENT
under S.C. Code § 30-5-30(C)

I, the undersigned notary public, do hereby certify that the within named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness to before me this 14th day of May, 2019.

Renay Farr
Notary Public for South Carolina
My Commission Expires

(SEAL)

File # 19-070

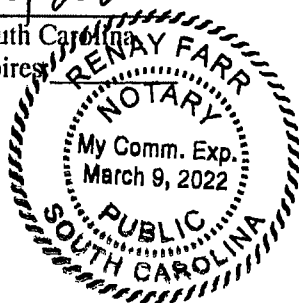


EXHIBIT "A"

All that certain piece, parcel or tract of land located in Beaufort County, South Carolina containing 40.07 acres, more or less, as reflected on a plat thereof prepared by Richard Kesselring, RLS and entitled "A Map of 40.07 Acres Cut from Lands N/F Ursula K. Elkins, Located Near Pritchardville, Beaufort County, South Carolina for Avery Cleland". According to said plat said property is bounded in part by the lands now or formerly of Union Camp Corp. And has the following metes and bounds, to wit: To find the point of beginning commence at the intersection of the center line of Bull Tomb Road and SC Highway 170; thence N40°45'42"E for a distance of 3,327.65 feet to the intersection of the center line of Davis Road; thence S73° 43'48"E for a distance of 1341.51'; thence S89°09'58"E for a distance of 1312.23'; thence S89° 00'21"E for a distance of 531.57'; thence N00°59'39"E for a distance of 557.04'; thence N03° 15'48"E for a distance of 227.57'; thence N02°32'00"E for a distance of 383.7'; thence N86° 34'54"W for a distance of 436.62' to the point of beginning; thence N06°28'16"E for a distance of 1430.71'; thence N54°01'38"E for a distance of 1112.11'; thence S01°59'52"W for a distance of 17.17'; thence S00°08'52"W for a distance of 407.22'; thence S02°53'52"W for a distance of 437.58'; thence S10° 56'08"E for a distance of 209.22'; thence S01°54'06"E for a distance of 374.22'; thence S00°34'08"E for a distance of 639.54'; then S01°41'12"E for a distance of 60.10'; thence N86° 34'54"W for a distance of 1099.69' to the pint of beginning.

Together with a 50' easement for ingress and egress from the subject property commencing at the point of beginning of the property described above; thence S86°34'54"E for a distance of 436.62' to the point of commencement; thence the 50' eastward of the following courses and distances: S02°32'00"W for a distance of 383.70'; thence S03°15'48"W for a distance of 227.57'; thence S00°59'39"W for a distance of 557.04'; thence the 50' immediately to the north of the following course and distance; N89°00'21"W for a distance of 531.57'; thence along David Road to its intersection with SC Highway 170.

Reserving a 15' easement for ingress and egress along the southern boundary of said property conveyed and shown on the aforementioned plat.

THIS conveyance is made subject to all easements and restrictions of record and otherwise affecting the property as recorded in the Office of the Register of Deeds for County, South Carolina.

This being the same property or a portion thereof conveyed to Grantor by deed of JIJ Holdings LLC recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 21, 2010 in Deed Book 3046 at Page 2186.

STATE OF SOUTH CAROLINA)
COUNTY OF Beaufort)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 40.07 ACRES OFF DAVIS RD., Bluffton, South Carolina 29910 Bearing Beaufort County Tax Map Number R600 029 000 0054 0000 was transferred by CLELAND SITE PREP, INC. BY WARRANTY DEED FROM JLJ HOLDINGS, LLC RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA ON DECEMEBR 21, 2010 IN DEED BOOK 3046 AT PAGE 2186. to LAND DEVELOPMENT OF GEORGIA LLC. on May 14, 2019.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,400,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$5,180.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



May McNamara Adams
Responsible Person Connected with the Transaction

Thomas J. McNamara

May McNamara Adams
Print or Type Name Here

SWORN to before me this 8th
day of May, 2019
Notary Public for GA
My Commission Expires: 8/27/20

Virginia Ann Fundell
Virginia Ann Fundell - Notary

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 126-10(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) Transferring realty from a family partnership to a partner or from a family trust to a beneficiary provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

APPENDIX I



Beaufort County, South Carolina

generated on 10/13/2024 4:44:10 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 029 000 0054 0000	07085094	,	10/11/2024	2024	2024

Current Parcel Information

Owner	LAND DEVELOPMENT OF GEORGIA LLC	Property Class Code	ResVac Platted&Unplatted
Owner Address	1978 HATCH PKWY S BAXLEY GA 31513	Acreage	40.0700
Legal Description	SUBJ TO ROLL BACK TAX LIEN POR OF URSULA K ELKINS PROP DB846 PG2419 PB61 PG114*TOT AC INCL 0.41 AC CEMETARY MGFM:KEY#7085101 5-21-98 SPLIT 6/99 0.40 AC 29/85 ACERAGED ADJUSTED PB61 P114 6/08 2.80 AC 29/55 RESTORED BY DB2656 PG193 10-26-07		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2024	\$1,171,900		\$1,171,900	\$17,320.50	\$0.00
2023	\$1,171,900		\$1,171,900	\$17,320.49	\$17,320.49
2022	\$1,406,300		\$1,406,300	\$21,608.64	\$21,608.64
2021	\$1,406,300		\$1,406,300	\$21,152.99	\$24,400.94
2020	\$1,406,300		\$1,406,300	\$20,461.07	\$23,630.23
2019	\$3,304,800		\$3,304,800	\$162.33	\$261.68
2018	\$3,304,800		\$3,304,800	\$158.58	\$158.58
2017	\$1,790,100		\$1,790,100	\$161.59	\$161.59
2016	\$1,790,100		\$1,790,100	\$160.32	\$160.32
2015	\$1,790,100		\$1,790,100	\$155.44	\$155.44
2014	\$1,790,100		\$1,790,100	\$154.35	\$154.35

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
CLELAND SITE PREP INC	3763 156	5/14/2019	Fu		\$1,400,000
JLJ HOLDINGS LLC	3046 2186	12/21/2010	Ge		\$10
CLELAND AVERY E	2656 193	10/26/2007	Fu		\$10
ELKINS URSULA K ST RTE 6	846 2419	3/13/1996	Fu		\$225,000
		12/31/1776	Or		\$0

Building	Type	Use Code Description	Improvements		Rooms	Square Footage	Improvement Size
			Constructed Year	Stories			

Item 16.

**APPRAISAL REPORT
OF
A 40.07 ACRE LAND PARCEL

LOCATED AT
DAVIS ROAD
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED
FOR
BEAUFORT COUNTY OPEN LAND TRUST**

**AS OF
DECEMBER 28, 2022**

**PREPARED
BY
BRIAN F. CONSIDINE, MAI, SRA
&
PAIGE M. COUPER
CONSIDINE & COMPANY**

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC



January 5, 2023

Kate Schaefer
Director of Land Protection
Beaufort County Open Land Trust
1001 Bay Street
Beaufort, SC 29902

RE: 40.07 acres Vacant Land Tract located at Davis Road, Unincorporated Bluffton area, Beaufort County, South Carolina

Dear Client:

Per your written request, we have estimated the market value of the fee simple interest of the referenced property as of December 28, 2022, the date of inspection of the property by Brian F. Considine, MAI.

The appraisal conforms to the standards of the Uniform Standards of Professional Appraisal Practice (USPAP).

Extraordinary Assumptions (assumptions which if found false could change the value conclusion):

- No formal wetlands study was provided. Wetlands were estimated from tax assessor information including wetland overlays from their online plat maps. The value is based on a price per usable upland acre. If a formal survey reveals a different amount of usable land area, the value conclusion would change. The client provided a screen shot from NWI, National Wetlands Inventory, that showed a somewhat different configuration from the assessor's overlays. A formal delineation is recommended.

Hypothetical Conditions (a condition contrary to the actual condition which is assumed for analysis purposes):

- None noted.

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

Other Specific Conditions and Assumptions paramount to the valuation are:

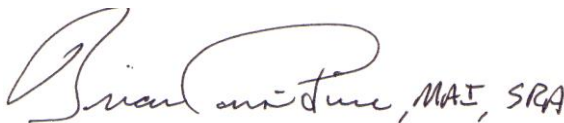
- We have not been provided with a current Environmental Site Assessment (ESA), engineering reports or any documentation addressing the existence of hazardous material or contamination. The appraised value assumes there is no contamination on the subject property.
- Present or future employment of Considine & Company was not conditional upon our producing a specified value or a value within a given range.
- We have no interest, direct or indirect, financial, bias or otherwise, in the subject property. We have not provided appraisal or consulting services on this property in the last 3 years.

Based on the following analysis, it is our opinion that the Market Value of the Fee Simple Interest, as of December 28, 2022, and subject to the Assumptions and Limiting Conditions is:

SEVEN HUNDRED EIGHTY THOUSAND DOLLARS (\$780,000)

Thank you for the opportunity to assist you in this matter. Please let us know if we can be of further assistance at (912)355-5522.

Respectfully Submitted,



Brian F. Considine, MAI
Georgia Certified General Appraiser No. 1176
South Carolina Certified General Appraiser No. 3956



Paige M. Couper, Associate Appraiser
Georgia Certified Property Appraiser # 007373
South Carolina Certified Property Appraiser #006138

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

EXECUTIVE SUMMARY

LOCATION:	Davis Road, Unincorporated Bluffton, Beaufort County, SC
NEIGHBORHOOD:	The subject is located east of Highway 170. The area is characterized by residential subdivision development with several large-scale subdivisions in proximity to the subject including Bayard Park, Sun City, Seagrass Station, and Island West. The Sun City commercial area fronts Highway 170 just northwest of the subject.
CURRENT OWNER:	Land Development of Georgia, LLC
TAX I.D.:	R600 029 000 0054 0000
ZONING:	T2R, Rural
SITE SIZE:	40.07 acres gross with an estimated upland size of 11.48 acres, 8 acres ponds, 20.18 acres estimated wetlands, 0.41 acre cemetery.
FLOOD ZONE:	AE and X – north part of subject appears to be in a flood zone
BUILDING IMPROVEMENTS:	NA - Vacant Land
DATE OF VALUATION:	December 28, 2022
DATE OF REPORT:	January 2, 2023
PROPERTY RIGHTS APPRAISED:	“As-Is” Market Value
VALUE CONCLUSION: Sales Comparison Approach:	\$780,000

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

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LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal is made subject to the following Assumptions and Limiting Conditions:

1. It is assumed that the legal description as obtained from public records or as furnished is correct and no responsibility is assumed for matters of a legal nature. No opinion is rendered as to title, as it is assumed to be good, marketable and in fee simple unless otherwise noted and discussed.
2. The information contained in this report is obtained from sources deemed reliable. However, no warranty is given as to its accuracy. Competent management and responsible ownership are assumed.
3. The property is appraised as though free and clear of any or all liens or encumbrances except as noted herein.
4. Any plot plans, sketches, drawings, or other exhibits in this report are included only to assist the reader in visualizing the property. I have made no survey for this report and assume no responsibility for its presentation within.
5. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser and the applicant and then only with proper identification.
6. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made.
7. The distribution, if any, of the total valuation in the report between land and improvements applies only under the existing program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraiser assumes, and the user of this report agrees, that the appraiser has no liability for existing physical condition of the building and all parties agree that the purpose of this appraisal is to estimate value as though the superstructure is structurally sound. Likewise, it is assumed and all parties agree that the appraiser has no responsibility for subsurface or hazardous waste conditions, including asbestos.
9. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning or other violations of any regulations affecting the subject property, including off street parking. As of the date of this appraisal, no survey had been prepared to identify encroachments or easements. The appraiser assumes, and the user of this report agrees that the appraised value is prepared

as though no encroachments, liens or other violations of any regulations affecting the subject property exist, unless otherwise noted.

10. The value estimates reported herein apply to the entire property and any proration or division of the total into fractional interest will invalidate the value estimate unless such proration or division of interest is set forth in the report. No statement as to the value in use to the property owner has been made. Only the value of the property, if exposed for sale on the open market, has been estimated.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the author; this pertains particularly to valuation conclusions, the identity of the appraiser or firm with which the appraiser is associated with and any reference to the Appraisal Institute or to the SRA or MAI designations.
12. This appraisal will not take into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof, unless otherwise requested. Should the client have concern over the existence of such substances on the property, the appraiser considers it imperative for the client to retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials, as well as the cost associated with any required or desirable treatment or removal thereof, and the client shall transmit the findings to the appraiser so that he may adjust the value conclusion herein, if needed.
13. See "Other Legal Considerations ".
14. See special assumptions and limiting conditions in the Letter of Transmittal.

PROPERTY IDENTIFICATION

The property appraised consists of a 40.07-acre site located at Davis Road, Unincorporated Bluffton Area, Beaufort County, South Carolina. The property is identified by the Beaufort County Tax Assessor's Office as PIN# R600 029 000 0054 0000. It is legally described as follows:

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain piece, parcel or tract of land located in Beaufort County, South Carolina containing 40.07 acres, more or less, as reflected on a plat thereof prepared by Richard Kesselring, RLS and entitled "A Map of 40.07 Acres Cut from Lands N/F Ursula K. Elkins, Located Near Pritchardville, Beaufort County, South Carolina for Avery Cleland". According to said plat said property is bounded in part by the lands now or formerly of Union Camp Corp. And has the following metes and bounds, to wit: To find the point of beginning commence at the intersection of the center line of Bull Tomb Road and SC Highway 170; thence N40°45'42"E for a distance of 3,327.65 feet to the intersection of the center line of Davis Road; thence S73° 43'48"E for a distance of 1341.51'; thence S89°09'58"E for a distance of 1312.23'; thence S89° 00'21"E for a distance of 531.57'; thence N00°59'39"E for a distance of 557.04'; thence N03° 15'48"E for a distance of 227.57'; thence N02°32'00"E for a distance of 383.7'; thence N86° 34'54"W for a distance of 436.62' to the point of beginning; thence N06°28'16"E for a distance of 1430.71'; thence N54°01'38"E for a distance of 1112.11'; thence S01°59'52"W for a distance of 17.17'; thence S00°08'52"W for a distance of 407.22'; thence S02°53'52"W for a distance of 437.58'; thence S10° 56'08"E for a distance of 209.22'; thence S01°54'06"E for a distance of 374.22'; thence S00°34'08"E for a distance of 639.54'; then S01°41'12"E for a distance of 60.10'; thence N86° 34'54"W for a distance of 1099.69' to the point of beginning.

Together with a 50' easement for ingress and egress from the subject property commencing at the point of beginning of the property described above; thence S86°34'54"E for a distance of 436.62' to the point of commencement; thence the 50' eastward of the following courses and distances: S02°32'00"W for a distance of 383.70'; thence S03°15'48"W for a distance of 227.57'; thence S00°59'39"W for a distance of 557.04'; thence the 50' immediately to the north of the following course and distance; N89°00'21"W for a distance of 531.57'; thence along David Road to its intersection with SC Highway 170.

Reserving a 15' easement for ingress and egress along the southern boundary of said property conveyed and shown on the aforementioned plat.

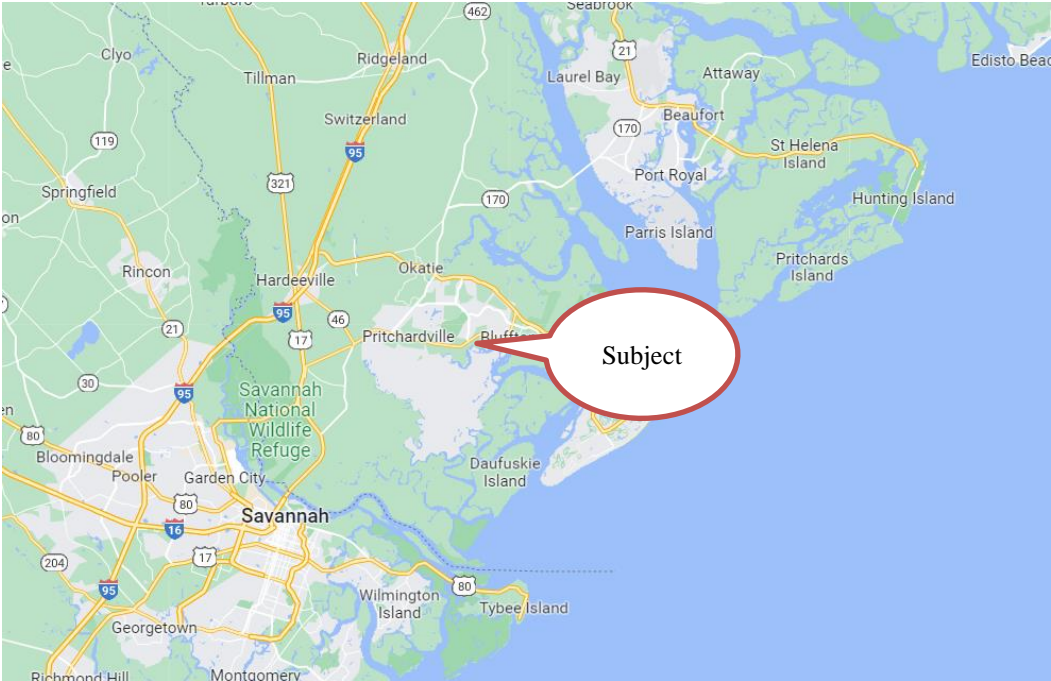
THIS conveyance is made subject to all easements and restrictions of record and otherwise affecting the property as recorded in the Office of the Register of Deeds for County, South Carolina.

This being the same property or a portion thereof conveyed to Grantor by deed of JIJ Holdings LLC recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 21, 2010 in Deed Book 3046 at Page 2186.

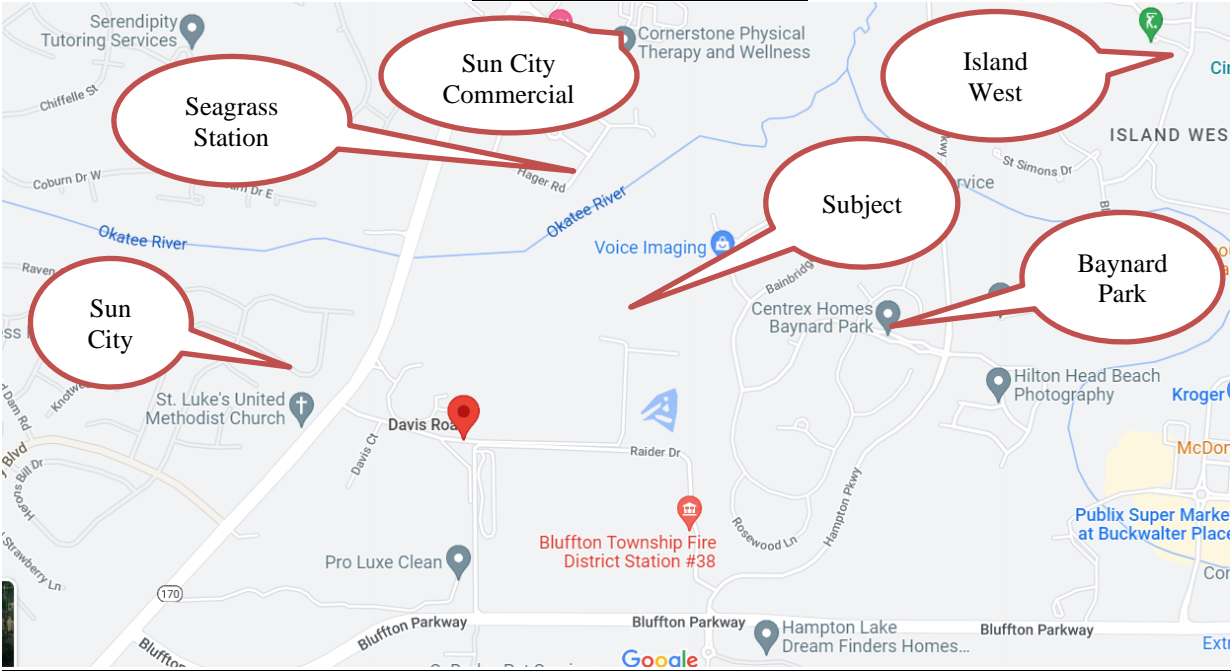
The above legal description is from the most recent deed. Various maps and plats of the subject are reproduced on the following pages.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

REGION MAP



NEIGHBORHOOD MAP



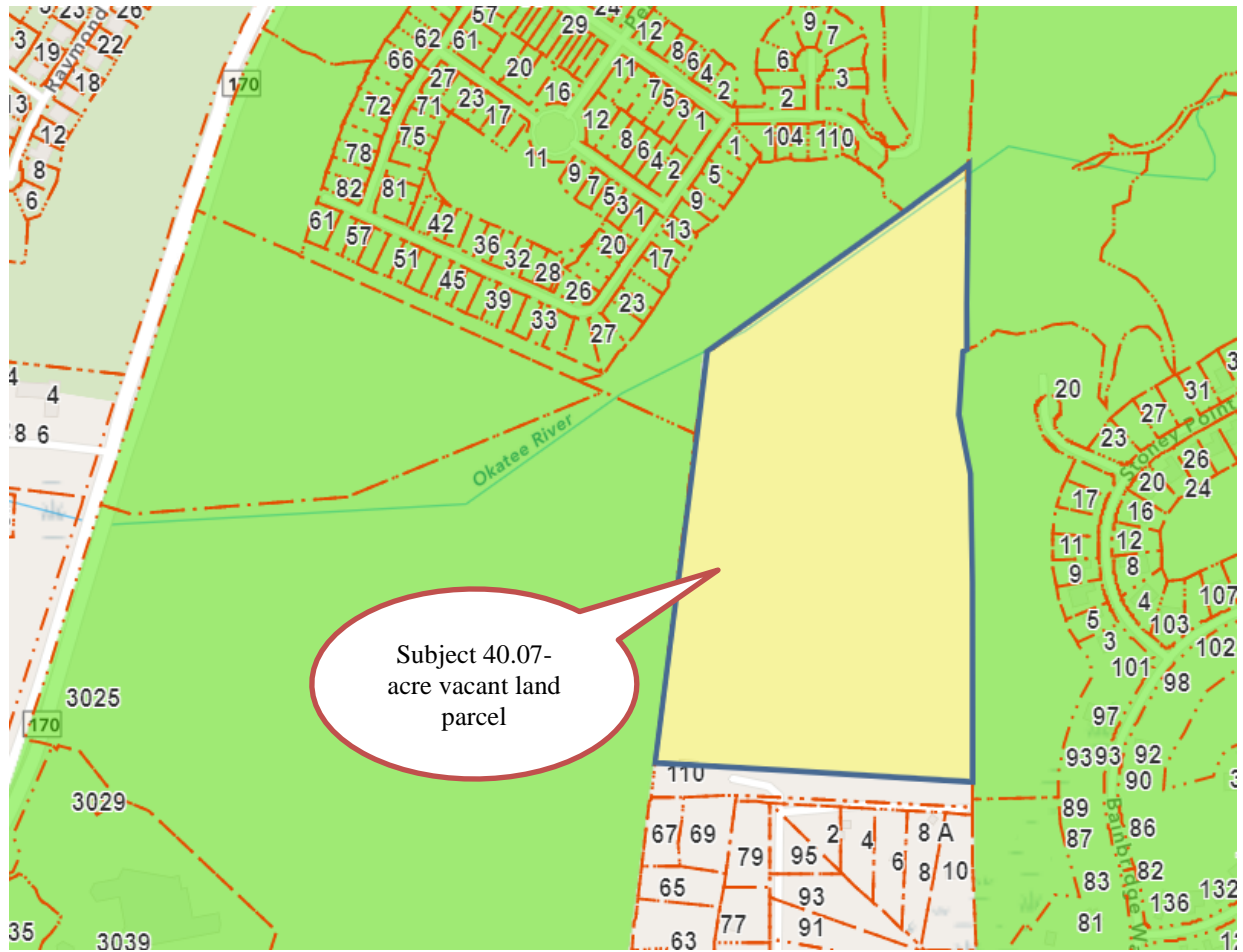
Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

STREET MAP



Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

ASSESSOR'S MAP OF PROPERTY R600 029 000 0054 0000



Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

AERIAL MAP



Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

TAX MAP 21 PARCEL 17

LOCATION MAP, NOT TO SCALE

A MAP OF A 42.87 ACRE PARCEL OF LAND NW OF URSULA K. SLAKES LOCATED NEAR PITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA.

FOR
AVERY CLELAND

FILED JAN. 26.
JOHN A. SULLIVAN, JR.
BEAUFORT COUNTY, S.C.
97 JUL 24 PM 1:17
BK FOLDER #
PG

NF UNION CAMP CORP.

EXEMPT

The development plan shown herein is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of Article _____ Section 2-2.2(b)(1)

Certified by Sullivan Aust

Date JUL 24 1997

Beaufort County Development Review Team

42.87 ACRES

GRAPHIC SCALE

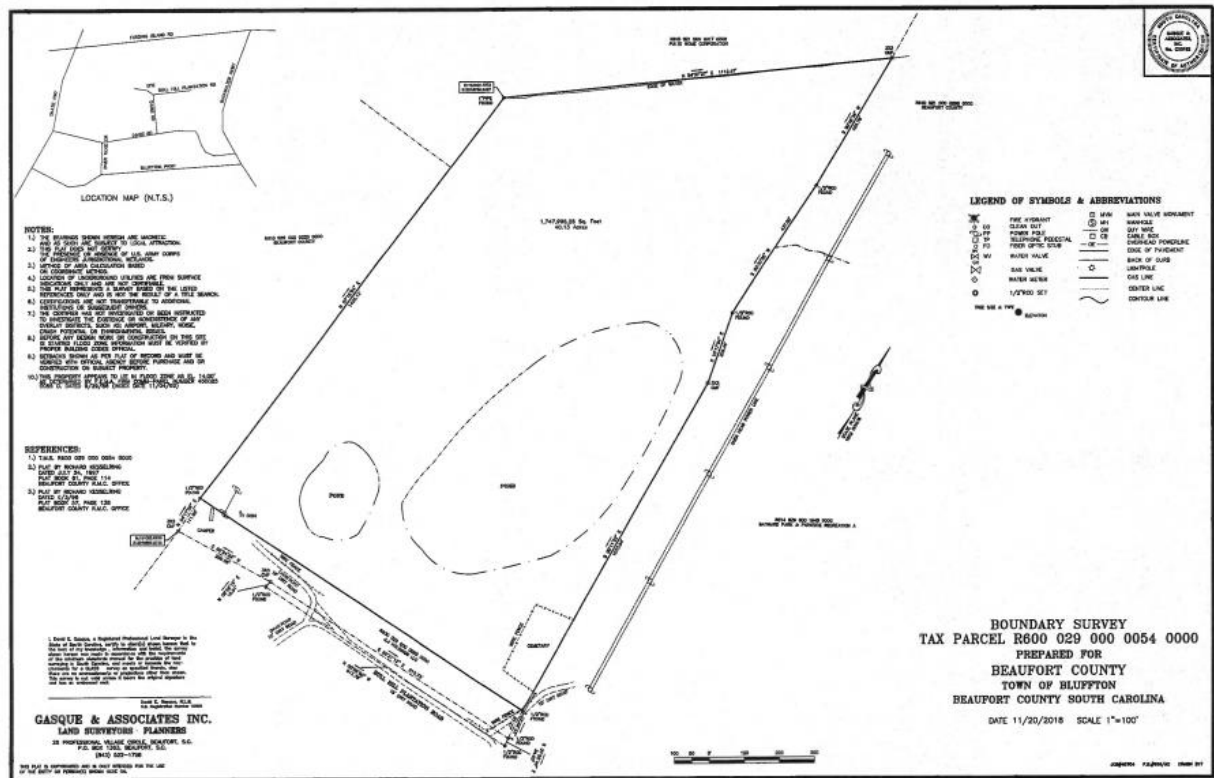
INSET SCALE 1"=100'

SEAL

SOUTH CAROLINA REGISTERED LAND SURVEYOR RICHARD E. KESSELBORN

6

2018 DRAFT PLAT BY GASQUE AND ASSOCIATES



PURPOSE AND DATE OF THE APPRAISAL

The purpose of this appraisal is to estimate the “As Is” Market Value of the fee simple interest as of December 28, 2022.

SCOPE OF APPRAISAL

As a part of this appraisal, a number of independent investigations and analyses were conducted. In addition to the data I compile on a regular basis, the investigation undertaken, and major data sources used are listed below.

AREA NEIGHBORHOOD ANALYSIS - A personal inspection of the neighborhood was made as of the appraisal date. Several sources to include public records, real estate brokerage firms, the Beaufort County Tax Assessor’s office, and other appraisers were the basis of a continuing data source for identifying recent sales and trends in the area.

PROPERTY DESCRIPTION AND ANALYSIS – Information pertaining to the subject property was obtained from the property inspection and the Beaufort County Tax Assessor’s website.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

COST APPROACH – Vacant land is not typically valued using a cost approach. Omission of this approach does not impact the reliability of the value conclusion.

SALES COMPARISON APPROACH - I researched the market for sales of other vacant land tracts in the Greater Beaufort County MSA. After reviewing all data, only those sales considered to be the most applicable to the subject were utilized in the report. The sales were analyzed based on a price per acre basis.

INCOME APPROACH – The subject is not considered income producing property.

INTENDED USE AND INTENDED USERS OF THE APPRAISAL

The intended use of this report will be to aid the client, Beaufort County Open Land Trust, in determining the amount to be paid for a fee simple purchase of the subject property. The client is the sole intended users of this report. The appraiser has not identified any other purchaser, buyer, or seller (property owner) as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. The appraisal was not prepared for mortgage lending purposes and should not be utilized in lending decisions.

PROBLEM TO BE SOLVED

The problem to be solved is determining the As Is market value of the property. The value is identified as of December 28, 2022, the date of most recent inspection. The property is 40.07 acres located in an unincorporated part of Bluffton. The parcel is partly wooded with a pond and zoned T2R, which permits low-density single-family development. The Beaufort County Land Trust proposes to acquire the property in fee. The problem to be solved is determining the current market value of the property given its physical characteristics and permitted use.

MARKET VALUE DEFINED

The purpose of this report as previously stated is to estimate the market value of the subject property's As Is Fee Simple Interest.

Market Value¹ is defined as:

¹ Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, and Subpart C - Appraisals, 34.42 Definitions (f).

“... the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and each acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

This definition seeks a value estimate in terms of cash or its equivalent. The terms of comparable transactions are being identified, analyzed and reported in reasonable detail. If financing terms or concessions influenced any sales utilized as comparable, they were adjusted to their cash equivalence. Units of comparison were extracted from these sales and reflect the cash equivalent price.

PROPERTY RIGHTS APPRAISED

The 14th Edition of The Appraisal of Real Estate, published by The Appraisal Institute in 2013, provides the following definition for the ownership interests considered in this appraisal:

The Fee Simple Estate is *"...absolute ownership unencumbered by any other interest or estate. A fee simple estate is subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

5 YEAR OWNERSHIP STATUS AND HISTORY OF THE PROPERTY

Per deed records, the property is currently under the ownership of Land Development of Georgia, LLC. The current owner obtained title from Cleland Site Prep, Inc. on May 28, 2019 as shown in Beaufort County Deed Book 3763, beginning on Page 156. Tax stamps on the deed indicate that consideration of \$1,400,000 was paid for the property. The deed memorializing the sale is reproduced below:

McNamara & Adams
Attorneys at Law
7370 Hodgson Memorial Drive
Suite 8-11
Savannah, GA 31406
Phone: 913-681-3300
File No.: 19-070

RECORDED
2019 Jul -09 04:56 PM
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - 400
BK 3763 Pgs 156-160
FILE NUM 2019027507
05/28/2019 12:08:56 PM
REC'D BY sherrellw RCPT# 933015
RECORDING FEES \$11.00
County Tax \$1,540.00
State Tax \$3,640.00

(Please do not write above this line - Reserved for Register of Deeds Office)

Tax Map #: R600-029-000-0054-0000

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CLELAND SITE PREP, INC., a South Carolina Corporation** (hereinafter the "Grantor") in the State aforesaid, for and in consideration of the sum of One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00), unto it paid by **LAND DEVELOPMENT OF GEORGIA, LLC, a Georgia limited liability company** (hereinafter the "Grantee") of 75 Industrial Drive, Baxley, GA 31513 in the State aforesaid, the receipt whereof is hereby acknowledged, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the Grantee, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

See Attached Exhibit A

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind Grantor, its successors and assigns, to warrant and forever defend all and singular, the said Premises unto the said Grantee, its successors and assigns, against Grantor, its successors and assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

Analysis of Recent Sales, Purchase Offers, or Current Contracts: The most recent sale price of \$1,400,000 equates to \$34,939 per gross acre and \$121,951/usable acre. It is our understanding from the property owner's attorney that the proposed use as of the sale date was multifamily. There was reportedly an announcement prior to the sale regarding the local option sales tax, indicating that part of the proceeds would be used to pave the road leading to the property and extend infrastructure, which did not turn out to be correct. Although the sale is relatively recent, it is noted that the property has over 50% wetlands and a low-density zoning, which limits development options on the site. For these reasons, the sale price may not be indicative of a current value based on more recent sales.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

It is our understanding that there was a Rural and Critical Application at the time the property was owned by the previous owner, Cleland Site Prep. There were some title issues being worked out when the then owner received the offer from Land Development of Georgia, which was accepted. It is noted that the Rural and Critical Application does not hinder the property owner from accepting other offers during the due diligence period, allowing the land owner to accept the higher offer at that time.

AREA/NEIGHBORHOOD DATA

The subject is located on the north side of Davis Road, east of Highway 170, in an unincorporated area of Bluffton, Beaufort County, South Carolina. The three major cities in Beaufort County are Hilton Head, Bluffton, and Beaufort. Hilton Head is home to many high-end plantation style neighborhoods as well as a number of historic Gullah neighborhoods.

Bluffton, South Carolina's estimated population is 33,627 according to the most recent United States census estimates. Bluffton, South Carolina is the 15th largest city in South Carolina based on official 2020 estimates from the US Census Bureau. It is the fastest growing municipality in South Carolina, according to the city's webpage.

The population density is 647 people/square mile

The overall median age is 37.5 years, 38.8 years for males, and 35.5 years for females.

The average household income in Bluffton is \$102,318 with a poverty rate of 3.93%. The median rental costs in recent years comes to \$1,747 per month, and the median house value is \$290,800.

Amenities: Bluffton has a designated cultural district and is home to the Geechee Gullah Cultural Heritage trail, May River Theater, and the Heyward House Museum. The Shell Art Trail has 21 giant painted oyster shells placed throughout Bluffton. There are numerous public parks throughout the city, offering outdoor recreation activities.

Hilton Head has at least 24 championship golf courses (see list below), world class tennis facilities, six marinas, one of which can accommodate yachts, and 13 miles of beach front on the Atlantic Ocean. It has 3,000 hotel rooms, 6,000 villas, 150,000 square feet of meeting space, and resort/convention space that can host gatherings up to 2,000. There are 8 beach parks and 12 recreational parks (basketball, soccer, etc.) on the island. In recent years, Hilton Head Island has been showcased as a top island vacation destination by Convention South, Trip Advisor, Fodor's, Travelchannel, and Parent's Magazine. The island offers silver level bicycling (the highest in the state) and a rowing and sailing center is currently under construction. The island offers Broadway Theater at the Performing Arts center, a symphony orchestra, a Coastal Discovery museum, a Heritage Library, and numerous art galleries. Hilton Head hosts the RBC Heritage Pro golf tournament annually.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

- Bear Creek Golf Club
- Country Club of Hilton Head
- Dolphin Head Golf Course
- Golden Bear Golf Course
- Haig Point Golf Club
- Long Cove Club
- Moss Creek Golf Club
- Oyster Reef Golf Club
- Palmetto Dunes Resort-Arthur Hills Course
- Palmetto Dunes Resort-Fazio Course
- Palmetto Dunes Resort-Robert Trent Jones Course
- Palmetto Hall-Robert Cupp Course
- Port Royal Golf Club-Barony Course
- Port Royal Golf Club -Planter's Row Course
- Port Royal Golf Club-Robber's Row Course
- Sea Pines Country Club
- Sea Pines Resort-Harbor Town Golf Links
- Sea Pines Resort-Heron Point Course
- Sea Pines Resort-Ocean Course
- Shipyard Golf Club-Brigantine/Clipper
- Shipyard Golf Club-Clipper/Galleon
- Shipyard Golf Club-Galleon/Brigantine
- Spanish Wells Club
- The Golf Club at Indigo Run
- Wexford Golf Club

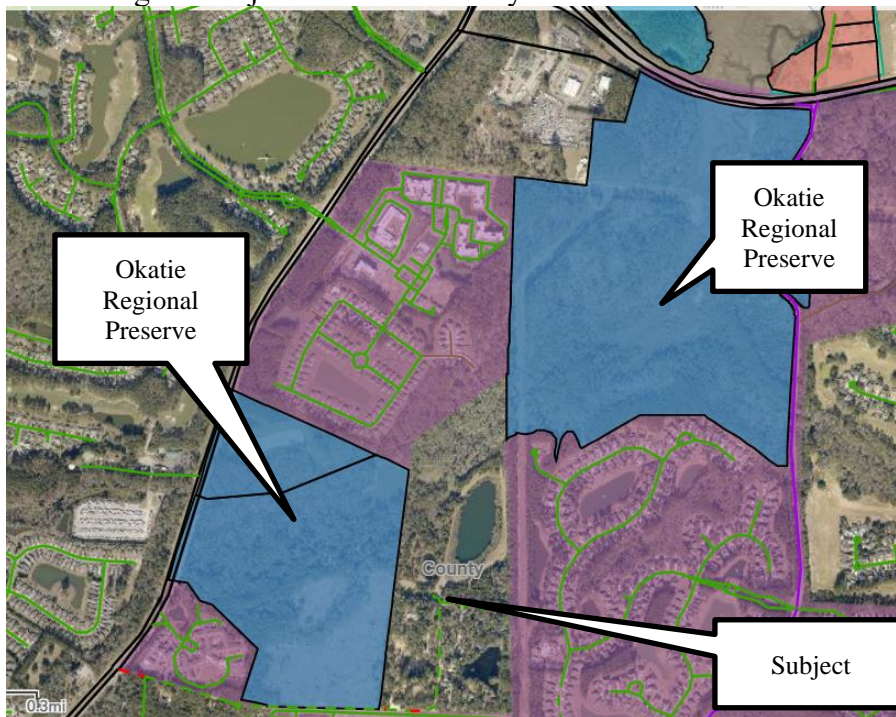
Neighborhood Boundaries: The neighborhood boundaries are Highway 170 to the west, Highway 278 to the north, Bluffton Parkway to the south, and Buckwalter Parkway to the east.

Predominant Type of Development: The predominant type of development is residential. The subject is surrounded by single family development including Baynard Park (gated amenity community) to the east, Seagrass Station (mixed use) to the north, and Bull Hill Plantation (mobile home community) to the south. To the west is a vacant tract owned by Beaufort County. There is also a vacant county owned tract to the north. Other notable large-scale developments in the area include Sun City, across Highway 170 to the west, Island West to the northeast, and Palmetto Bluff to the south. Other nearby properties include River Ridge Academy, a Pre-K through 8th grade school on the south side of Davis Road and NHC Healthcare, a rehab and assisted living facility located on the northeast corner of Davis Road and Highway 170. Most commercial properties in the area are along Highway 278 or Buckwalter Parkway.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

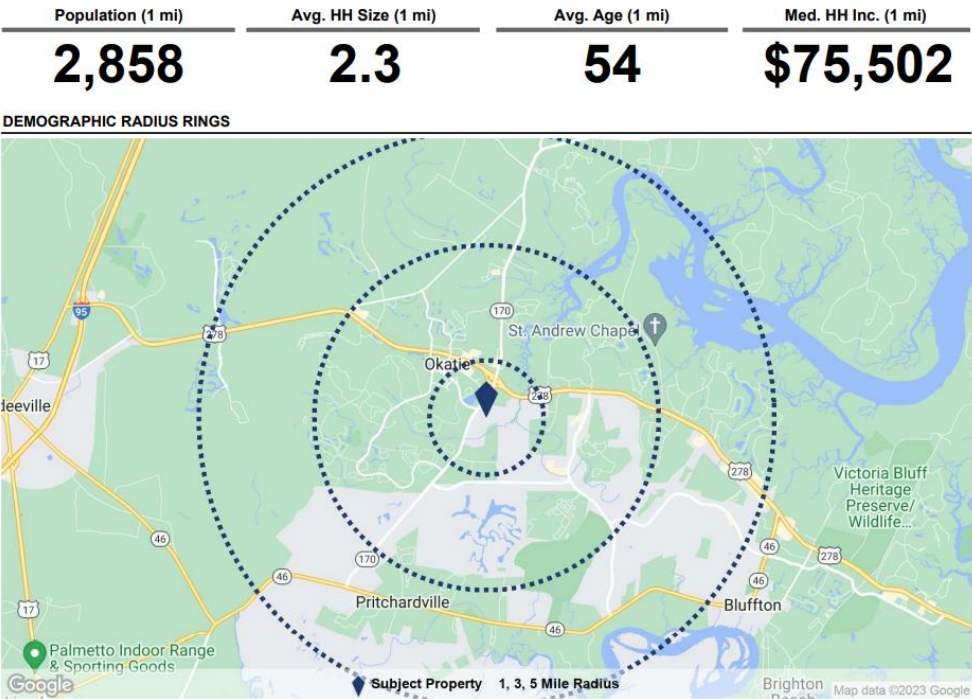
Percent Built Out: The following excerpt from Bluffton’s Comprehensive Plan discusses how much of the area is built out. *“Bluffton encompasses approximately 54.04 square miles (approximately 34,584 acres) in land area, approximately 10.71% of Beaufort County’s 579 square miles. This was a significant change from the one square mile town in 1990. The 1990 population density was 1.15 persons per acre. Once a majority of the land was annexed, the population density dropped to 0.19 persons per acre because little of the annexed area was developed. At the time of the 2010 Census, Bluffton’s geographical boundary was 51.03 square miles resulting in 244.2 persons per square mile. Assuming Bluffton’s current 54.04 square mile geographic boundary and an estimated “build-out” population of 63,653, the Town’s resulting population density is calculated at 1,178 persons per square mile within the Town’s limits. But population projections from development agreement schedules would support a “build-out” population of 47,310 by 2025, resulting in a density of 1.38 persons per acre for the land currently with Town limits. By comparison, Hilton Head Island encompasses nearly 34.2 square miles, with a 2010 population density of 896.9 persons per acre that the US Census Bureau estimates increased slightly to 927.61 persons per acre by 2012.”*

Immediately Adjoining Properties: Seagrass Station and Owner’s Association property to the north, vacant land owned by Beaufort County to the west and northeast, Baynard Park, Parkside, and Baynard Park owner’s association property to the east, and a 2.8 acre strip of land owned by JLJ Holdings, LLC to the south, beyond which is Bull Hill Plantation mobile home park. It is noted that the Beaufort County owned lands to the west and northeast are part of the Rural and Critical Lands’ Okatie Regional Preserve Project (shown in blue on the map below). The Okatie River runs along the subject’s north boundary.



Neighborhood Life Cycle and Trends: Neighborhoods typically evolve through four stages of development: growth, stability, decline, and revitalization. Bluffton is considered in the growth stage with substantial annexations having taken place to accommodate population growth.

Demographics including population, income data, and nearby traffic counts in the area of the subject are shown below:



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2022 Population	2,858	33,634	60,540
2027 Population	3,235	38,199	68,722
Pop Growth 2022-2027	13.2%	13.6%	13.5%
2022 Average Age	54	49	46
Households			
2022 Households	1,208	13,949	24,278
2027 Households	1,351	15,750	27,474
Household Growth 2022-2027	11.8%	12.9%	13.2%
Median Household Income	\$75,502	\$81,613	\$79,225
Average Household Size	2.3	2.4	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$307,314	\$303,018	\$310,022
Median Year Built	2004	2006	2006

Considine Appraisals

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1/1/2023

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BEAUFORT	179	US 278	SC 170 (OKATIE HWY) TO SC 46 (BLUFFTON RD), L- 4790	64700	2021
BEAUFORT	181	US 278	SC 46 (BLUFFTON RD), L- 4790 TO S- 242 (FORDING ISLAND RD EXT)	47900	2021
BEAUFORT	183	US 278	S- 242 (FORDING ISLAND RD EXT) TO S- 79 (SPANISH WELLS RD), L- 79	57400	2021
BEAUFORT	185	US 278	S- 79 (SPANISH WELLS RD), L- 79 TO US 278 BUS (WILLIAM HILTON PKWY)	59200	2021

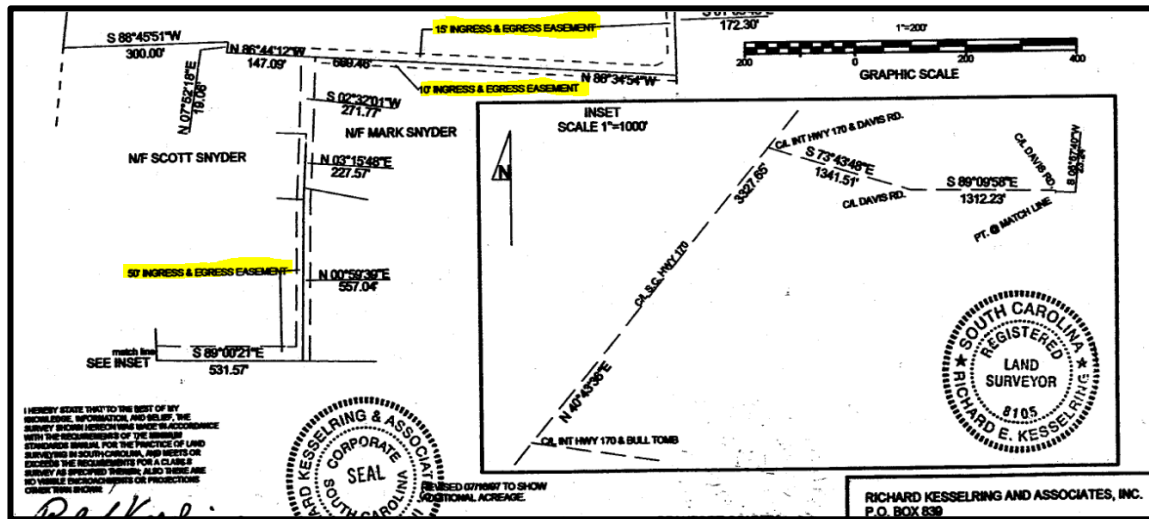
SITE DESCRIPTION

The property is located at the north end of Davis Road, north of Bull Hill Plantation Road and has 40.07 total acres per the legal description and the county tax records. It is identified by the tax assessor as PIN# R600 029 000 0054 0000.

Road Frontage: The property does not have direct road frontage and is accessed via several easements from Davis Road (see below).

Vehicular Access/Exposure: The property is accessed via a 50', 10' and 15' access easement. See Plat Excerpt Below with easements highlighted in yellow:

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



Land Size:

40.07-acre gross size; 11.89 acre estimated upland size (see wetlands discussion in following paragraph). The usable size is estimated at 11.48 acres in consideration that the 0.41 acre cemetery located in the southeast corner of the site is also not likely usable and does not appear to fall within the wetland area.

ACREAGE SUMMARY CHART		
Gross Size:	40.07 acres	100%
Ponds:	8 acres	20%
Wetlands:	20.18 acres	50%
Cemetery:	<u>0.41</u> acres	<u>1%</u>
Usable Size:	11.48 acres	29%

As shown, the site has 50% wetlands, 20% ponds, and 1% cemetery. The usable size is estimated at 29% of the total site size.

Wetlands:

The US Army Corps of Engineers is the authority for formally delineating wetlands. No formal wetland delineation was provided, and the appraiser estimated the wetlands on the tract based on the following sources: 1) National Wetlands Inventory, 2) Google Earth's NWI overlay, and 3) the Tax Assessor's online GIS map wetland overlay and measuring tool. NWI was given primary reliance when possible.

NWI showed three ponds of 5.66 acres, 2.02 acres, and 0.32 acre. Total ponds are 8 acres. These would likely be treated as wetlands by the Corps of Engineers.

NWI also identified a 7.76-acre wetland and a 0.42 acre wetland. The wetlands on the north end of the tract also extend over other

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

parcel #s, so the NWI map, which only shows the total size of the wetland, could not be used. This wetland is estimated to cover around 12 acres based on the Google Earth measuring tool and the NWI overlay. Total wetlands is around 20.18 acres. Wetlands plus ponds totals 28.18 acres.

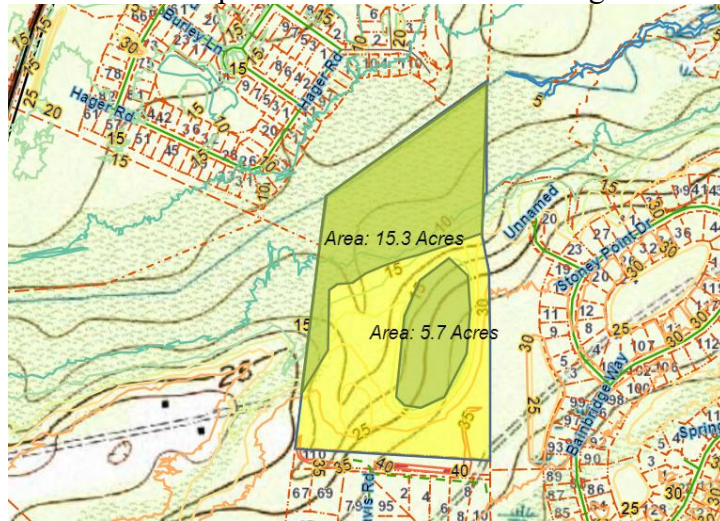
A map showing the NWI totals is shown below followed by the Assessor's wetlands overlay map, which shows a different total amount. We have relied on the NWI numbers as being the more reliable source. If wetlands are a concern, a formal survey is recommended to determine the exact amount of developable upland area.

NWI Wetland Map



Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

Assessor's Wetland Overlap with Size Determined Using Measurement Tool



Municipal Boundaries:

The subject is in an unincorporated area; however, most of the surrounding property is in the Town of Bluffton (shaded in purple).

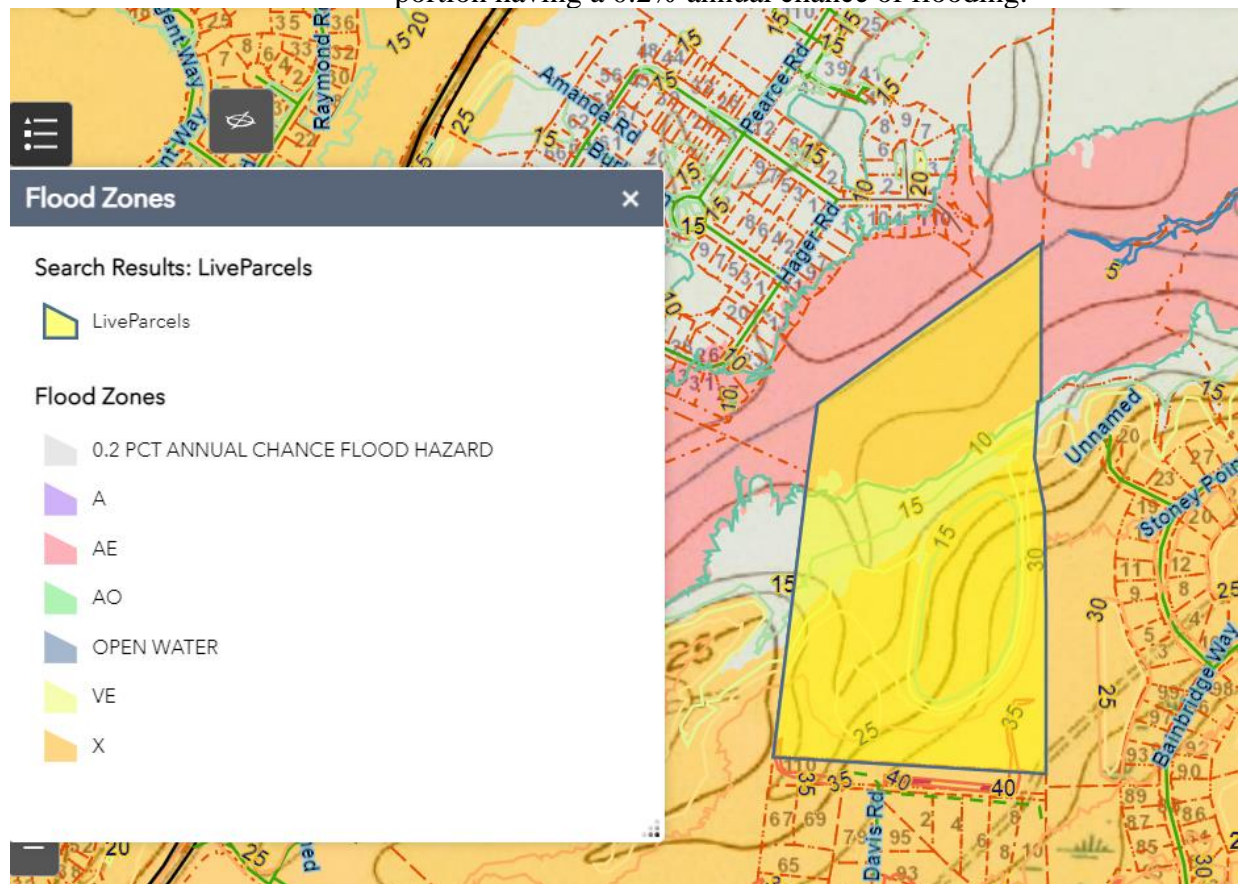


Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

Site Shape: Irregular/Rhomboid

Drainage/Topography: The property is gently sloping with the higher elevations along the south and east portions, sloping down towards the north and west. The tract has a combination of ponds, wooded, and cleared areas with some areas of young, planted pines which are not considered large enough to have any merchantable value. Based on the assessor's online maps, the site has a large pond with an estimated size of around 5.66 acres and a \pm 12-acre wetland on the site's north end with other ponds and wetlands scattered throughout the tract as shown in a previous section. Drainage would be assumed to occur towards the larger pond and wetland areas to the north. The site is traversed by several cleared paths including one which encircles the pond and is presumably used for dirt biking.

Flood Zone: Based on a review of the tax assessor's flood map overlay shown below, the property appears to be partly in zones AE and X with a portion having a 0.2% annual chance of flooding.

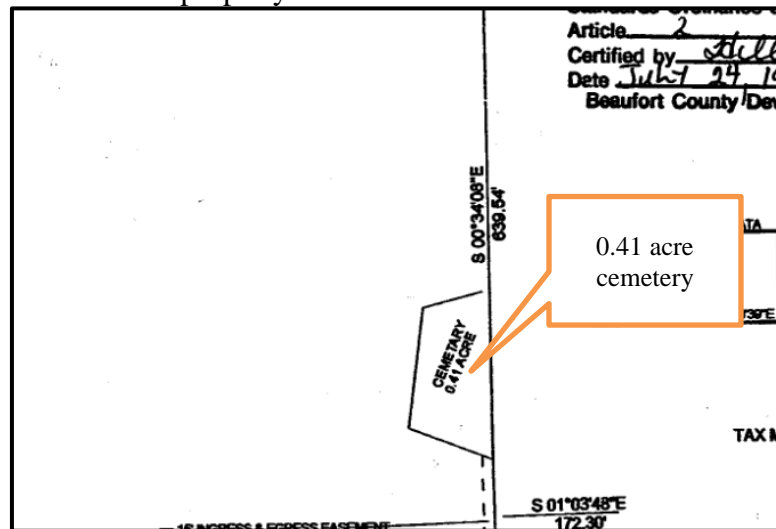


Utilities: We assume water and sewer are not currently to the to the site. The subject is in proximity to several relatively dense large-scale

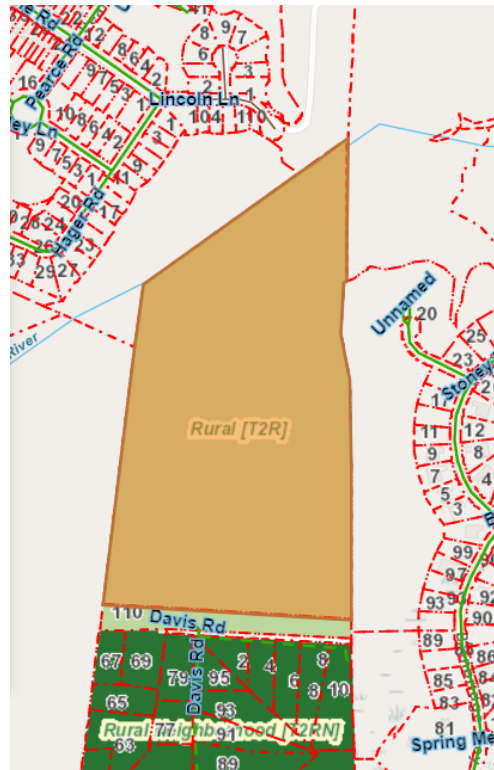
Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

development. Utilities may be in reasonable proximity. Annexation into Bluffton may be required to access these utilities. Cost of extending infrastructure to the site was not provided and estimating such cost is outside the scope of this appraisal.

Easements/Encroachments: Previously noted access easements. The plat shows an 0.41-acre cemetery near the southern property line. There is an overhead powerline easement to the east that does not appear to be on the property.



Zoning: The subject is zoned T2R according to the tax assessor's GIS website. See zoning map below:



The following excerpt from the zoning ordinance describes the T2R zoning district.

The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

As shown below, specifically permitted uses within the T2R zoning district include agriculture and crop harvesting, agricultural support services, forestry, single family detached residence, group home, day care (up to 8 clients), community public safety facility, park, playground or other outdoor recreation area, golf course, primitive campground, or semi-developed campground. Other uses on the list are conditional or require special use permit.

Agricultural		
Agriculture & Crop Harvesting		P
Aquaponics	4.1.430	S
Agricultural Support Services		P
Animal Production	4.1.30	C
Animal Production: Factory Farming	4.1.30	S
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Home Office	4.2.90	C
Home Business	4.2.80	C
Cottage Industry	4.2.40	C
Retail & Restaurants		
General Retail 3,500 SF or less	4.1.120	C
Gas Station/Fuel Sales	4.1.100	S

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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Offices & Services		
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients>		P
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	7.2.130	S
Recreation, Education, Safety, Public Assembly		
Community Public Safety Facility		P
Institutional Care Facility	7.2.130	S
Detention Facility	7.2.130	S
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S
Park, Playground, Outdoor Recreational Areas	2.8	P
Recreation Facility: Commercial Outdoor	4.1.200	S
Recreation Facility: Golf Course		P
Recreation Facility: Primitive Campground	4.1.190	P

Recreation Facility: Semi-Developed Campground	4.1.190	P
Ecotourism	4.1.330	C
Infrastructure, Transportation, Communications		
Airport, Aviation Services	7.2.130	S
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S
Wireless Communications Facility	4.1.320	S
Industrial		
Mining & Resource Extraction	4.1.160	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		

Development Standards within the T2R zoning classification are shown below:

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	Ⓐ
Side Street	50' min.	Ⓑ
Side		
Side, Main Building	18' min.	Ⓒ
Side, Ancillary Building	10' min.	
Rear	50' min.	Ⓓ
Lot Size (Half Acre Minimum)		
Width	100' min.	Ⓔ
Depth	n/a	Ⓕ
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.		
D. Building Form		
Building Height		
Main Building	2 stories max.	Ⓖ
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹ Footprint	No minimum	
Maximum Lot Coverage ²	n/a	

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes

¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

² Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

E. Gross Density ³

	T2 Rural	T2 Rural-L
Gross Density	0.34 d.u./acre	0.20 d.u./acre

Density = 0.34
DU per acre

³ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

F. Encroachments and Frontage Types

Encroachments

Front	5' max.	(H)
Side Street	5' max.	(I)
Side	5' max.	(J)
Rear	5' max.	(K)

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

Common Yard	Porch: Engaged	
Porch: Projecting		
G. Parking		
For parking space requirements see Table 5.5.40.B (Parking Space Requirements).		
Location (Setback from Property Line)		
Front	50' min.	Ⓛ
Side Street	50' min.	Ⓜ
Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers.		Ⓝ

Conclusion:

The following are the appraiser's conclusions of the positive and negative features of the site.

Positive features: The subject site is well located near Highway 170 and in proximity to commercial services and large-scale subdivisions.

Negative features: The subject lacks visibility from a major fronting street and access is via unpaved easements. The site is heavily impacted by wetlands, which limits development potential as development within wetland areas is not typically permitted. The T2R zoning is fairly restrictive in regard to lot size and density with the minimum lot size being ½ acre and gross density limited to 0.34 DUs (developable units) per acre. Based on this restriction, the number of permitted units is only 13 (40.07 gross acres x 0.34 DU/Acre = 13.6 units). Relatively few alternate uses are allowed within this district without conditional approval or special permit.

OTHER LEGAL CONSIDERATIONS

The opinions of value expressed within this appraisal report are made contingent upon the tract being free of any and all types of contamination, i.e. hazardous substances, including without limitations, petroleum leakage, asbestos, polychlorinated biphenyl's, agricultural chemicals, urea formaldehyde or other environmental conditions. The appraiser is not qualified to test for or identify such substances or conditions. Subsequently, if the presence of such substances or conditions is determined to exist, I reserve the right to adjust my conclusions of value accordingly.

It is assumed that there are no adverse easements or encroachments located on the property. If so identified by survey or title search there may be a resulting change in property value. The users of this report agree to so supply the appraiser with any such encumbrances once they are identified and agree to permit a revaluation without prejudice or demand for damages.

To my knowledge, there are no legal encumbrances, restrictions, covenants, easements, or encroachments, which would negatively affect the use, marketability or value reported.

PROPERTY PHOTOS



View of interior of subject



View along Davis Road

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



View of interior of tract



View of tract interior

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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Overhead powerline easement to east of subject

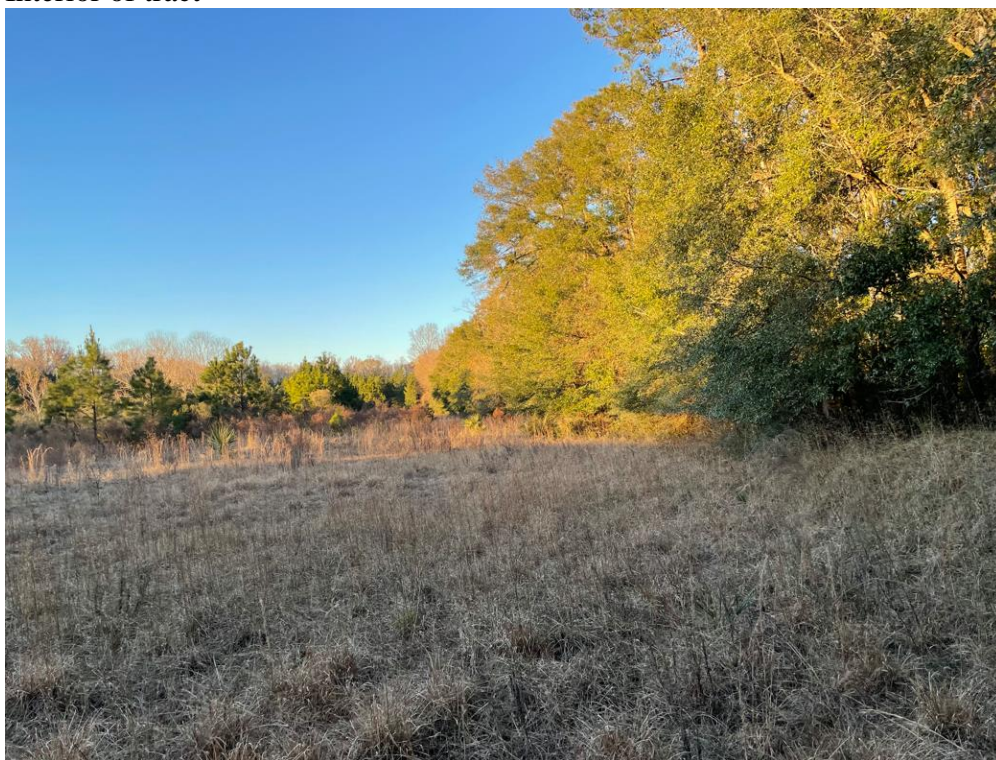


Interior of subject

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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Interior of tract



Interior of subject – cleared area

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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Interior of tract



Interior of tract showing very young planted pines

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



Interior of tract



Interior of tract

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



Interior of tract



Interior of tract – cleared area

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



Interior showing dirt bike path



View of tract

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



View of tract



View of tract

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



View along Bull Hill Plantation Road



View along Bull Hill Plantation Road

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SC



View along Bull Hill Plantation Road

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REAL ESTATE TAX

The Beaufort County Tax Assessor's Office prepares all appraisal reports in Beaufort County utilized for taxing purposes. The subject's tax card and estimated taxes are shown below:

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year		
R600 029 000 0054 0000	07085094	,	10/8/2022	2022	2021		
Current Parcel Information							
Owner	LAND DEVELOPMENT OF GEORGIA LLC		Property Class Code	ResVac Platted&Unplatted			
Owner Address	1978 HATCH PKWY S BAXLEY GA 31513		Acreage	40.0700			
Legal Description	SUBJ TO ROLL BACK TAX LIEN POR OF URSULA K ELKINS PROP DB846 PG2419 PB61 PG114*TOT AC INCL 0.41 AC CEMETARY MGFM:KEY#7085101 5-21-98 SPLIT 6/99 0.40 AC 29/85 ACERAGED ADJUSTED PB61 P114 6/08 2.80 AC 29/55 RESTORED BY DB2656 PG193 10-26-07						
Historic Information							
Tax Year	Land	Building	Market	Taxes	Payment		
2022	\$1,406,300		\$1,406,300	\$21,608.64	\$0.00		
2021	\$1,406,300		\$1,406,300	\$21,152.99	\$24,400.94		
2020	\$1,406,300		\$1,406,300	\$20,461.07	\$23,630.23		
2019	\$3,304,800		\$3,304,800	\$162.33	\$261.68		
2018	\$3,304,800		\$3,304,800	\$158.58	\$158.58		
2017	\$1,790,100		\$1,790,100	\$161.59	\$161.59		
2016	\$1,790,100		\$1,790,100	\$160.32	\$160.32		
2015	\$1,790,100		\$1,790,100	\$155.44	\$155.44		
2014	\$1,790,100		\$1,790,100	\$154.35	\$154.35		
2013	\$1,790,100		\$1,790,100	\$152.30	\$152.30		
2012	\$2,753,973		\$2,753,973	\$145.72	\$145.72		
Sales Disclosure							
Grantor	Book & Page	Date	Deed	Vacant	Sale Price		
CLELAND SITE PREP INC	3763 156	5/14/2019	Fu		\$1,400,000		
JLJ HOLDINGS LLC	3046 2186	12/21/2010	Ge		\$10		
CLELAND AVERY E	2656 193	10/26/2007	Fu		\$10		
ELKINS URSULA K ST RTE 6	846 2419	3/13/1996	Fu		\$225,000		
		12/31/1776	Or		\$0		
Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size

The assessor's value for the property is \$1,406,300, similar to the recent sale price. Annual taxes are shown on the tax card as \$21,608.64.

HIGHEST AND BEST USE

Highest and Best Use is defined in "The Appraisal of Real Estate", 13th Edition, Appraisal Institute, 2014, as: "the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The determination of highest and best use includes identifying the motivation of probable purchasers. The highest and best use of the subject is related to supply and demand factors, while also considering legal limitations on use imposed by the zoning ordinance.

Highest and Best Use - As If Vacant

The highest and best use of the site as though vacant is the use that brings the highest return to the land after the three other agents of production, labor, capital and coordination have been compensated. In the highest and best use as if vacant analysis the following criteria will be addressed: *legal permissibility, physical possibility, financial feasibility, and maximum profitability.*

Legally Permissible: The subject's zoning district encourages low to moderate density residential development and allows for a fairly narrow variety of uses as discussed. Permitted uses include agriculture and crop harvesting, agricultural support services, forestry, single family detached residence, group home, day care (up to 8 clients), community public safety facility, park, playground or other outdoor recreation area, golf course, primitive campground, or semi-developed campground.

Physically possible: The size, shape, topography and availability of public utilities impose physical constraints upon the types of uses possible for any site. The site is of sufficient size to accommodate most types of development within the permitted uses. The wetlands including ponds, and the cemetery likely hinder development of around 71% of the site.

Financially Feasible: Any use of the site which provides a financial return to the land in excess of that required to satisfy operating expenses, financial yields on capital, and capital amortization is considered financially feasible, albeit such performance may be less than that available from alternative financial investments. Development trends set the agenda for the type of use that would be feasible for the site. Observation of the subject's neighborhood reveals a mix of varying density residential uses. Therefore, based on the existing land uses in the subject's neighborhood, development of the site for residential use is concluded to be the most probable and financially feasible of potential uses.

Maximally Productive: The use which has the most probable prospect of producing the greatest amount of monetary profit is the Highest and Best Use of the site given the constraints sketched above as limitations upon those uses which would be considered.

Based on the surrounding land uses and current zoning of the property, the Highest and Best Use of the site as vacant would most likely be in the form of residential use. Current zoning limits the density to around 13 units total.

EXPOSURE TIME

In USPAP, the Comment to Standards Rules 1-2(c)² states:

“When the purpose of an assignment is to develop an opinion of market value, the appraiser must also develop an opinion of reasonable exposure time linked to the value opinion.”

The USPAP Statement on Appraisal Standards No. 6 goes on to define exposure time as:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.”

Based on sales histories of similar properties, statistical information about days on the market and interviews with market participants, it is our opinion that a reasonable exposure time for the subject property is 6-18 months; the Marketing Time is considered the same.

THE VALUATION PROCESS

The valuation process requires the understanding of the social, economic, governmental, and environmental influences that affect the subject property. The descriptive sections of this report, i.e., area analysis, neighborhood analysis, site analysis, highest and best use, etc., relate how these forces affect the subject property, and build a framework for solving the appraisal problem. There are three approaches that may be used in the appraisal of real property. These approaches to value include the Cost Approach, the Sales Comparison Approach and the Income Approach. Although each of the three approaches is interrelated, each offers a separate indication of value.

The Cost Approach is that approach in appraisal analysis that is based on value derived by adding the estimated value of the land to the reproduction or replacement cost of the improvements, minus any depreciation related to the property from all causes. It is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site in which there exists no comparable properties on the market. The principle of substitution is basic

² USPAP 2004 Edition, ©The Appraisal Institute
Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

to the cost approach. The principle of substitution generally states that a prudent purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property. *The property is vacant land and the cost approach is not considered meaningful and therefore omitted.*

The Sales Comparison Approach is a direct comparison of known market transactions of similar properties. This approach is considered the most reliable when sufficient information is available in order to make a unit comparison, and a supportable value indication can be obtained. The most significant factor within the Sales Comparison Approach is the Principle of Substitution, which generally states that a prudent purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property. *This approach is considered the most applicable approach to value vacant land providing that adequate comparables can be located. A Sales Comparison Approach was performed.*

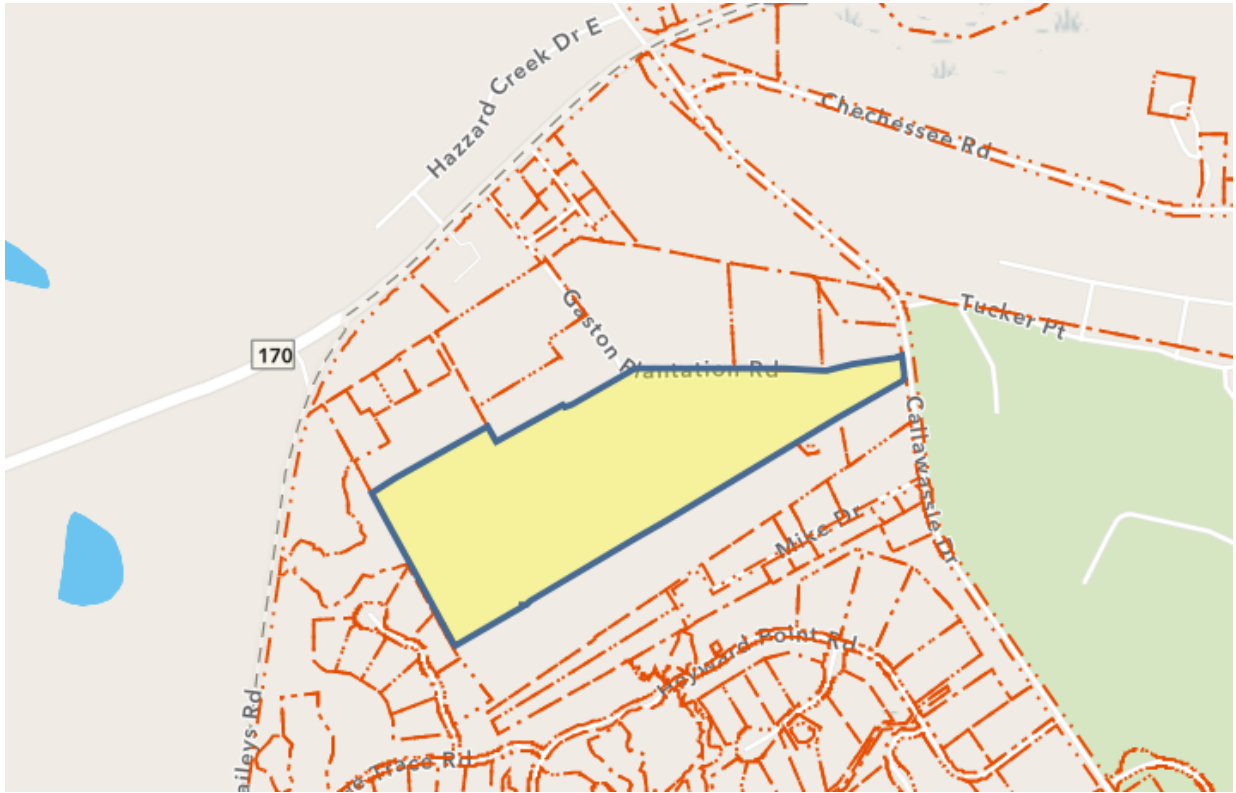
The Income Approach is that procedure in the appraisal analysis that is based upon known or projected earnings, less proper deductions for vacancy allowance and operating expenses. This net income is then capitalized into an indication of value by utilizing actual capitalization rates taken from the market. This approach to value is considered most reliable when a sufficient amount of income and expense data is available. The principle of anticipation is fundamental to the income approach. The principal of anticipation is the perception that value is created by the expectation of benefits to be derived in the future. *We have not performed an income approach as it is not applicable to the valuation of this vacant land.*

SALES COMPARISON APPROACH

The Sales Comparison Approach to Value is a process of comparing market data; that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy, rent, or lease. Market Data is good evidence of value because it represents the actions of users and investors. The Sales Comparison Approach is based on the principle of substitution which states that a prudent person will not pay more to buy or rent a property than it will cost him to buy a comparable substitute property. The Sales Comparison Approach recognizes that the typical buyer will compare asking prices and work through the most advantageous deal available. In the Sales Comparison Approach, the appraiser is an observer of the buyer's actions. The buyer is comparing those properties which constitute the market for a given type and class.

We have made a search for comparable properties that have sold which are representative of the actions of buyers and sellers in the market for this particular property type. The subject is 40.07 acres with 11.48 acres of estimated usable area. We have chosen sales that are estimated to have a similar residential highest and best use which range from 10.5 acres to 56 acres in order to bracket the subject's size. The sales occurred in 2021 to 2022 and we have also included two current listings. The sales are presented as follows:

LAND SALE 1



LOCATION: 60 Gaston Plantation Road
Beaufort County, South Carolina
PIN#: R600 009 000 0113 0000

GRANTOR: K&R Development, LLC
GRANTEE: C3 Golf, LLC
SALE DATE: March 29, 2022
SALE PRICE: \$2,800,000
DEED REFERENCE: 4131/1719
FINANCING: Cash to seller; no effect on price.

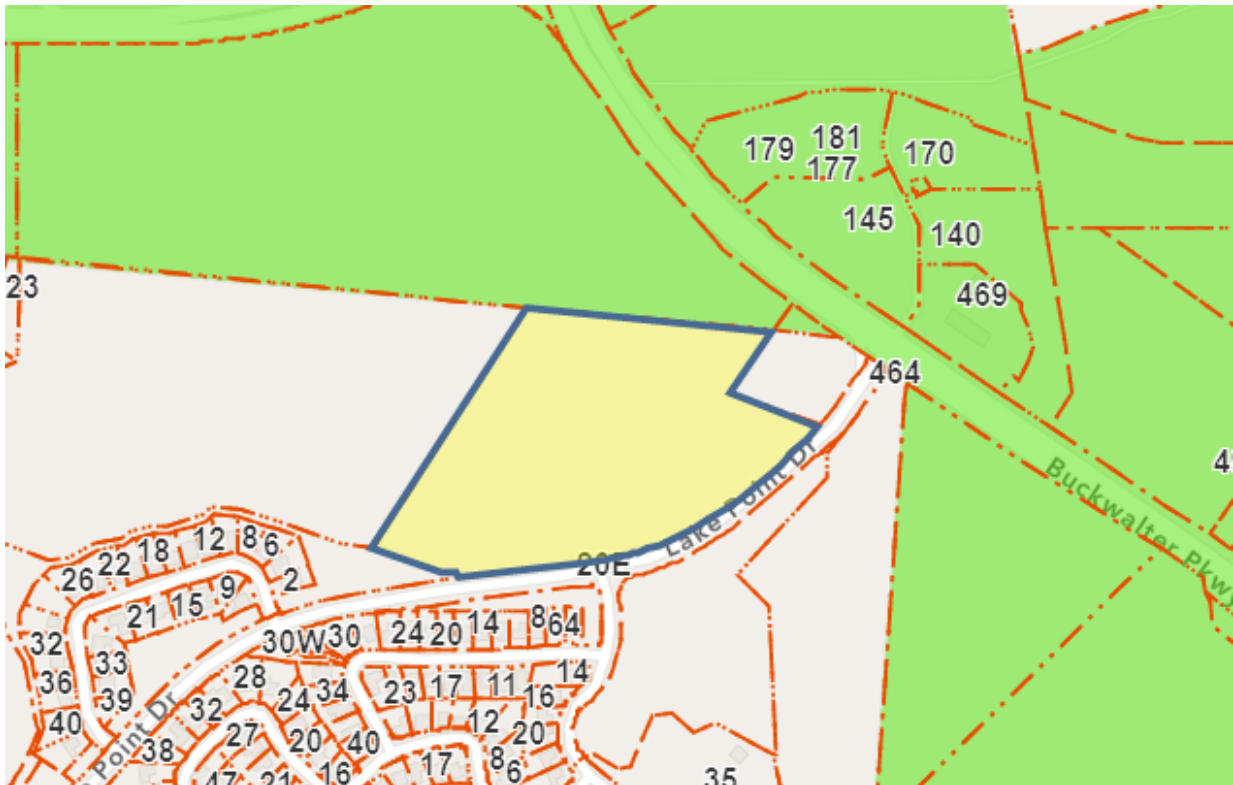
LAND SIZE: 56 acres with around 46.3 usable acres
ZONING: T2R

PRICE PER ACRE: \$60,475/upland acre
\$50,000/gross acre

COMMENTS: This property was advertised on Loopnet as Phase 2 of a campground; however, the buyer's name suggests a possible golf course, which is also an allowable use under the zoning.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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LAND SALE 2



LOCATION: Lake Point Drive at Buckwalter Parkway
Beaufort County, SC
PIN# R600 029 000 2410 0000

GRANTOR: Grande Oaks II, LLC
GRANTEE: University Investments, LLC
SALE DATE: June 2, 2021
SALE PRICE: \$625,000
DEED REFERENCE: 4019/1098
FINANCING: Cash to seller; no effect on price.

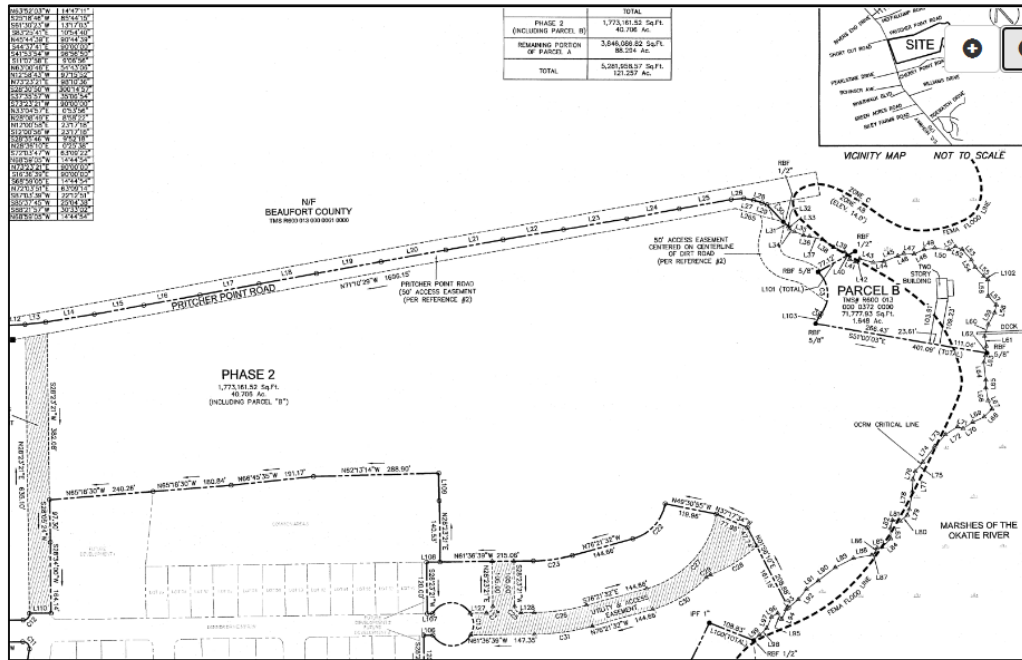
LAND SIZE: 10.5 acres with around 7.5 upland acres per marketing brochure
ZONING: PUD

PRICE PER ACRE: \$83,333/upland acre
\$59,524/gross acre

COMMENTS: This site is located at Lake Point Drive just off of Buckwalter Parkway in an unincorporated area of Beaufort County near Bluffton known as Pritchardville.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

LAND SALE 3



LOCATION: Pritcher Point Road
Beaufort County, SC
PIN# R600 013 000 0489 0000

GRANTOR: LCP, III, LLC
GRANTEE: Pulte Home Company, LLC
SALE DATE: January 6, 2021
SALE PRICE: \$1,620,333
DEED REFERENCE: 3956/311
FINANCING: Cash to seller; no effect on price.

LAND SIZE: 40.706 acres
UPLAND SIZE: ± 30 acres
ZONING: PUD

PRICE PER ACRE: \$39,806/acre
\$54,011/upland acre

COMMENTS: This sale represents Phase 2 of a takedown of 121 acres by Pulte Homes. The tract appears to have around 10 acres wetlands based on Google Earth wetland overlays.

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

(A3377)
TOTAL SITE
 62.737 ACRES
 (3,722,845 SQ FT)
 A.P.N. 0000-017-000-000C

PHASE 2
 20.095 ACRES
 (975,422 SQ FT)

CHERRY POINT ROAD
 HIGHWAY 101
 SAN JOSE, CALIF.

10/1/88
 CIVIL ENGINEER

COMMENTS: This sale represents Phase 2 of the Cherry Point Area of Okatie. The site appears to be all usable uplands.

LAND FOR SALE 5



LOCATION: 76 May River Road
Beaufort County, SC
PIN# R600 036 000 0013 0000

OWNER: State Forestry Commission
GRANTEE: NA
SALE DATE: Current Listing
LIST PRICE: \$1,130,000
DEED REFERENCE: NA
FINANCING: Cash to seller; no effect on price.

LAND SIZE: 10 acres, appears to be all uplands
ZONING: PUD

PRICE PER ACRE: \$113,000/acre

COMMENTS: This is a listing of a former fire tower site located on May River Road aka Highway 46, just east of Highway 170. It has been on the market 573 days and is reportedly under contract, price not disclosed.

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

LAND FOR SALE 6



LOCATION: 3105, 3119, and 40 Davis Court
Beaufort County, SC
PIN# R600 036 000 0013 0000

OWNER: Various
GRANTEE: NA
SALE DATE: Current Listing
LIST PRICE: \$2,230,000
DEED REFERENCE: NA
FINANCING: Cash to seller; no effect on price.

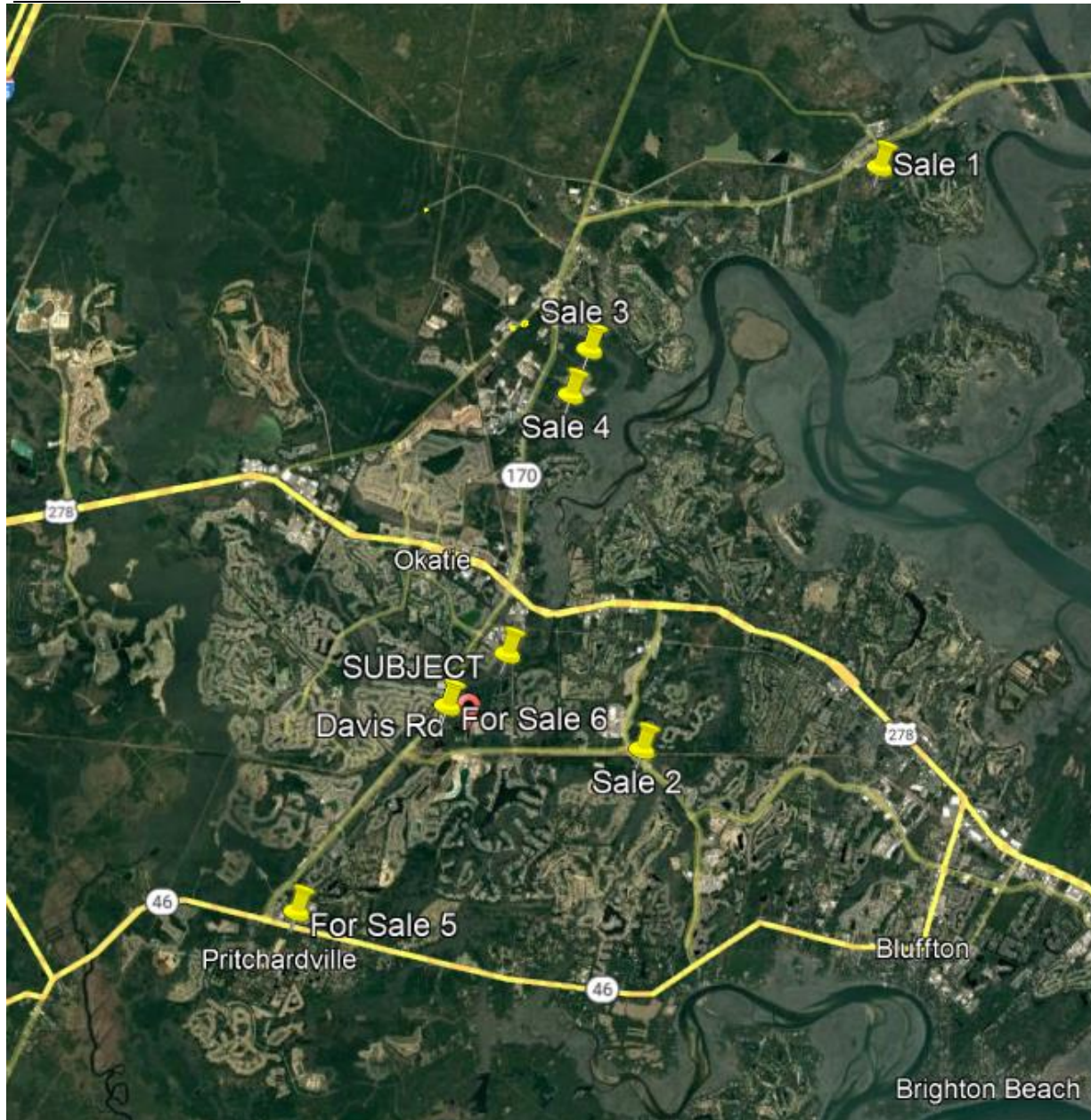
LAND SIZE: 12.6 acres with 2.2 acres, 3.7 acres, and 6.7 acres respectively
POND: 1.06 acres
USABLE SIZE: 11.54 acres
ZONING: T2R

PRICE PER ACRE: \$176,984/gross acre
\$193,241/upland acre

COMMENTS: These sites have 650' combined frontage on the east side of Highway 170. The three parcels are also available to be purchased separately; however, the listing does not seem to differentiate the list price between the frontage versus the rear parcel nor make any adjustment for the ponds sites. It is noted that NWI only classifies the smaller of the two ponds as a wetland.

Davis Road, Unincorporated Bluffton Area, Beaufort County, SC

LAND SALE MAP



LAND SALES ADJUSTMENTS

Property Rights Conveyed - are discussed in "The Appraisal of Real Estate", Twelfth Edition, Appraisal Institute, as follows: "In the valuation process adjustments must be made to reflect the difference between properties leased at market rent and those leased at rent either below or above market levels. None of the sales utilized in this analysis required adjustment for property rights conveyed.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
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Financing Terms - “The transaction price of one property may differ from that of an identical property due to different financing arrangements.” No adjustments for financing are required.

Conditions of Sale - “When nonmarket conditions of sale are detected in a transaction the conditions must be adequately disclosed in the appraisal. Although conditions of sale are often perceived as applying only to sales that are not arm’s length transactions, some arm’s length sales may reflect atypical motivations or sales conditions due to unusual tax considerations, lack of exposure to the open market. If the sales used in the sales comparison approach reflect unusual situations, an appropriate adjustment must be made for motivation or conditions of sale.” *Comparables 5 and 6 are “for sale”. Property does not always sell at full asking price and these comparables are adjusted down for this factor.*

Expenditures Made Immediately After Purchase – “A knowledgeable buyer considers expenditures that will have to be made upon purchase of a property because these costs affect the price the buyer agrees to pay. Such expenditures may include the cost to demolish and remove any buildings, cost to petition for a zoning change, or cost to remediate environmental contamination.” *No adjustment needed.*

Market Conditions - “Although the adjustment for market conditions is often referred to as a “Time” adjustment, time is not the cause of the adjustment. Market conditions which shift over time create the need for an adjustment, not time itself. If market conditions have not changed, no adjustment is required even though time may have elapsed. The sales are all reasonably current 2021 or 2022 sales. *Sale 3 is the oldest sale having occurred in January 2021 and sold for the lowest per unit price. This sale is adjusted up for changing market conditions over time.*

Location – “An adjustment for location may be required when the locational characteristics of a comparable property are different from those of the subject property. *Sale 1 is located in a more rural, remote part of Bluffton, and is adjusted up by 20% for this factor. Comparables 5, 6, and 7 have direct frontage on a major roadway and are adjusted down by 20% for this factor.*

Size – Larger properties often sell for a lower “per unit” value indicating something of a quantity discount can be demanded by the market. *Comparables 2, 5, and 6 are 7.5 acres, 10 acres, and 12.6 acres, gross size, respectively. These sales are adjusted down by 10% for their smaller size.*

Access – The subject does not have paved road frontage and is accessed via a series of easements. The other sales have some exposure or frontage on a public roadway. *All are adjusted down by 5% to account for this factor.*

LAND SALES SUMMARY

	Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4	For Sale 5	For Sale 6
Date:	3/29/2022	6/2/2021	1/6/2021	6/16/2021	Current	Current
Gross Acres:	56	10.5	40.706	20.005	10	12.60
Upland Acres:	46.30	7.50	30.00	20.005	10.00	11.54
Price:	\$2,800,000	\$625,000	\$1,620,333	\$1,500,000	\$1,130,000	\$2,230,000
Zoning:	T2R	PUD	PUD	PUD	T2R	T2R
Price/Acre Gross:	\$50,000	\$59,524	\$39,806	\$74,981	\$113,000	\$176,984
Price/Upland Acre:	\$60,475	\$83,333	\$54,011	\$74,981	\$113,000	\$193,241
Property Rights:	0	0	0	0	0	0
Financing :	0	0	0	0	0	0
Sale Conditions:	0	0	0	0	-11,300	-19,324
Market Conditions:	0.00	0	5,401	0.00	0.00	0.00
Sub-Total:	\$60,475	\$83,333	\$59,412	\$74,981	\$101,700	\$173,917
Size:	\$ -	\$ (8,333)	\$ -	\$ -	\$ (10,170)	\$ (17,392)
Location	\$ 12,095	\$ -	\$ -	\$ -	\$ (20,340)	\$ (34,783)
Access/Exposure:	\$ (3,024)	\$ (4,167)	\$ (2,971)	\$ (3,749)	\$ (5,085)	\$ (8,696)
Sub-Total:	\$ 9,071	\$ (12,500)	\$ (2,971)	\$ (3,749)	\$ (35,595)	\$ (60,871)
Adjusted Price:	\$69,546	\$70,833	\$56,442	\$71,232	\$66,105	\$113,046

	All Sales	Excl. Comp 6
Mean:	\$74,534	\$66,832
Median:	\$70,190	\$69,546

ADJUSTMENT PROCESS:

The sales presented occurred from January 2021 to present. The sales demonstrate a range of adjusted prices from \$56,442/acre to \$113,046/upland acre. The average, or mean is \$74,534/acre and the median, or mid-point is \$70,190/acre. It is noted that "For Sale 6" is something of an outlier and may be priced too high. Excluding this comparable, the range is much tighter at \$56,442/upland acre to \$71,232/upland acre. The mean is \$66,832/upland acre and the median is \$69,546/upland acre. The subject's value is considered well supported at \$68,000/usable acre, within the range of the measures of central tendency. The value conclusion is shown in the following chart.

VALUE CONCLUSION CHART			
Subject Size (Acres)	x	Price/Acre	= Value
11.48 acres		\$68,000 per acre	\$780,640
Rounded to:			\$780,000

Our opinion of total market value as of the date of valuation, subject to the limiting conditions and assumptions, is therefore:

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

SEVEN HUNDRED EIGHTY THOUSAND DOLLARS (\$780,000)

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

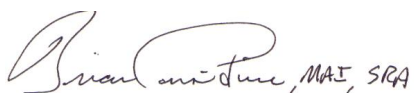
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CERTIFICATION

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

- 1.) the statements of fact contained in this report are true and correct.
- 2.) the reported analyses, opinions, and conclusion are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3.) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- 4.) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5.) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6.) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7.) my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards or Professional Appraisal Practice.
- 8.) I have made a personal inspection of the property that is the subject of this report.
- 9.) no one provided significant professional assistance to the person signing this report.
- 10.) that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 11.) to the best of my knowledge and belief this report is in compliance with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- 12.) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 13.) As of the date of this report, Brian Considine has completed the requirements of the continuing education program of the Appraisal Institute.
- 14.) The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's Uniform Standards of Professional Appraisal Practice.
- 15.) The appraiser has made a physical inspection of the property appraised and the property owner was given the opportunity to accompany the appraiser on the property inspection and did take the opportunity to do so.

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



BRIAN F. CONSIDINE, SRA, MAI
 Georgia Certified General Appraiser No. 1176
 South Carolina Certified General Appraiser No3956



Paige M. Couper, Associate Appraiser
 Georgia Certified General Property Appraiser # 007373
 South Carolina Certified General Appraiser No. 6138

Davis Road, Unincorporated Bluffton Area, Beaufort County,
 SC

QUALIFICATIONS OF BRIAN F. CONSIDINE, SRA, MAI

Education:

Armstrong Atlantic State University graduated in 1974 Bachelor of Business Administration with major in Finance.

Certification:

MAI, Member Appraisal Institute, Number 8847, 1991
 SRPA, Senior Real Property Appraiser, Society of Real Estate Appraisers, 1989
 SRA, Senior Residential Appraiser, Society of Real Estate Appraisers, 1984
 Georgia General Certified Appraiser No. 001176
 President, Savannah Area Chapter of the Appraisal Institute, 2000
 National Board of Directors, Appraisal Institute (1991 to 1993)
 Vice Governor, District 12, Society of Real Estate Appraisers (1986 to 1989)
 President, Savannah Chapter 182, Society of Real Estate Appraisers (1984 to 1986)
 Instructed Extension Course 101 and 102, Society of Real Estate Appraisers
 Visiting Instructor, Armstrong State College, Residential Appraisal Courses
 Instructed Salesman and Broker's pre licensing course for GA Real Estate Commission.
 Appraiser IV Certification, Georgia Department of Revenue, 1974
 State of Georgia Real Estate Brokers License, #43554, 1975
 State of Georgia Real Estate Salesman's License, 1972

Experience:

President, Considine & Company Appraisals
 Chief Commercial Appraiser, Chatham County, 1974-1979
 Real Estate Associate Broker since 1975
 Real Estate Salesman since 1972

Qualified as Expert Witness in:

U.S. Congress, Subcommittee on Commerce, Consumer and Monetary Affairs of the House Government Operations Committee, Superior Court, State Court, Federal Court, Special Masters Hearings, and Bankruptcy Court

Courses:

101 Society of Real Estate Appraisers (residential course)
 R-2 Society of Real Estate Appraisers (residential narrative appraisal)
 I-B Institute of Real Estate Appraisers (income course)
 Introduction to 101, Society of Real Estate Appraisers (residential course)
 Introduction to 102, Society of Real Estate Appraisers (income course)
 Leasehold Valuation, Society of Real Estate Appraisers (income course)
 Course I, The Georgia Department of Revenue (income course)
 Course II, The Georgia Department of Revenue (income course)
 Income Property Valuation, The Georgia Department of Revenue
 Basic Money Market and Economic Analysis
 Course II, Institute of Real Estate Appraisers (income course)
 Investment Feasibility Analysis (income course seminar)
 Narrative Report Writing Seminar, Society of Real Estate Appraisers
 Tax Considerations in Real Estate Transactions, Society of Real Estate Appraisers
 Commercial Investment Course 101, Realtors National Marketing Institute
 Application of Market Extractions, Society of Real Estate Appraisers
 Course 202, Society of Real Estate Appraisers, 1990
 Subdivision Analysis, Society of Real Estate Appraisers, 1990
 Litigation Valuation, Appraisal Institute, 1993
 Architecture Design & House Inspections, Appraisal Institute, 1994
 Marshall Valuation Services Commercial & Residential, Appraisal Institute, 1995

Davis Road, Unincorporated Bluffton Area, Beaufort County,
 SC

Standards of Professional Practice A, B & C, Appraisal Institute, 1991, 1997, 1999
 Appraising from Blueprints and Specifications, 1999
 Appraising Nonconforming Uses, 1999

Clients:

County of Chatham	BB&T
City of Savannah	Eastern Savings Bank
Georgia Department of Transportation	Norfolk Southern Railroad
CSX Railroad	Relocation Companies
Wachovia Bank	Mortgage Companies
Bank of America	Attorneys and Accountants
SunTrust Bank	Individuals
National Bank of Commerce	Fortune 500 Companies

Assignments:

Vacant Land	Apartments
Office Buildings	Marinas and Boatyards
Motels & Hotels	Condemnations (with Damages)
Shopping Centers	Partial Interest Valuations
Industrial Buildings	Property Tax Analysis/Appeals
Subdivisions	Consultations

QUALIFICATIONS OF PAIGE M. COUPER, ASSOCIATE APPRAISER

EDUCATION:

Wake Forest University, 1985-1989, Bachelor of Arts degree in English.
Georgia Southern University, 1990- 1993, Masters degree in Special Education.

APPRAISAL INSTITUTE COURSES:

110 - Principles of Real Estate Appraisal
120 - Procedures of Real Estate Appraisal
310 - Basic Income Capitalization
410 - Standards of Professional Practice, Part A
420 - Standards of Professional Practice, Part B
510 – Advanced Income Capitalization
520 – Highest and Best Use
530 – Advanced Cost and Sales Approach
540 – Narrative Report Writing
550 – Advanced Applications

CERTIFICATION:

State of Georgia Certified General Property Appraiser No. 007373
State of South Carolina Certified General Property Appraiser No. 006138

EXPERIENCE:

12/99-Present, Associate Appraiser, Considine & Company
7/98-12/99, Appraisal Trainee, Crisler and Associates, Inc.
8/95-6/96 English as a Second Language Teacher, British International School, Moscow, Russia
8/90-6/95 and 8/96-6/98 Special Education Teacher, Chatham County Public School System

QUALIFIED AS EXPERT WITNESS IN:

Superior Court, Tax Appeal Hearings, and U.S. Bankruptcy Court

CLIENTS:

BB&T	The Heritage Bank
City of Savannah	Regions Bank
Security Real Estate	International Paper
Sea Island Company	First National Bank
Yukon Properties	ILUKA
Bank of America	Attorneys and Accountants
Georgia Dept of Technical & Adult Ed	Individuals
SunTrust	First Chatham Bank

Assignments:

Vacant Land	Apartments
Office Buildings	Condemnations (with Damages)
Shopping Centers	Property Tax Analysis/Appeals
Subdivisions	Consultations
Gas Stations	Conservation Easements

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

ADDENDA

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC

ENGAGEMENT



October 7, 2022

Kate Schaefer
Beaufort County Open Land Trust

RE: 40.7 acres in Unincorporated Bluffton, Beaufort County, SC
TMS# R600-029-000-0054-0000

Good Afternoon Kate,

We propose to appraise the above referenced property as requested, performing an "as is" fee simple appraisal.

Our fee is \$2,800 with completion in 2-3 weeks from the date of inspection and receipt of all necessary information.


Please confirm your acceptance of this assignment by returning a signed copy of this engagement at your convenience. Thank you in advance for this assignment. I look forward to being of service.

Sincerely,
CONSIDINE AND COMPANY

Agreed: 



Paige Couper
SC Certified Appraiser No. 6138
Georgia Certified General Appraiser No. 7373

By: 
Date: 11/18/22



Brian F. Considine, MAI
Georgia Certified General Appraiser No. 1176
South Carolina Certified General Appraiser No. 3956

Davis Road, Unincorporated Bluffton Area, Beaufort County,
SC



Project Analysis: Davis Road Fee

PROPOSAL FOR: Due Diligence on Fee purchase

PROPERTY ID:	TMS# R600-029-000-0054-0000
OWNER:	Land Development of Georgia LLC
ACREAGE:	40.7 acres
PARTNERS:	n/a
TOTAL PRICE:	\$858,000
PRICE Negotiated/Acre:	\$21,081/acre
RCLPP FUNDS:	\$858,000
APPRAISED VALUE:	\$780,000 – see notes
ZONING:	TR Rural
COUNCIL DISTRICT:	5
LOCATION:	Davis Road, Adjacent to New Leaf RCLP property

Project Location and Attributes:

- Located adjacent to New Leaf LLC property (RCLP purchase) and Okatie Regional Preserve (181 acres, 2004) linking the two properties
- Large borrow pit on site
- Previously sought after by RCLP program for public access opportunities, sold to current buyer before RCLP process could conclude

Purchase and Cost Structure:

- Fee purchase with price expectation **set at 10% above appraised value**. *Rationale: property appraised in July 10 2018, \$925,000; purchased by current owner in 2019 for \$1.4m*

RCLP Attributes:

- Connectivity to protected properties: New Leaf, Okatie Regional Preserve
- Potential for public access and connectivity to existing public access properties
- Water quality protection – wetlands are sensitive for Okatie headwaters
- KPS Score 6.78

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

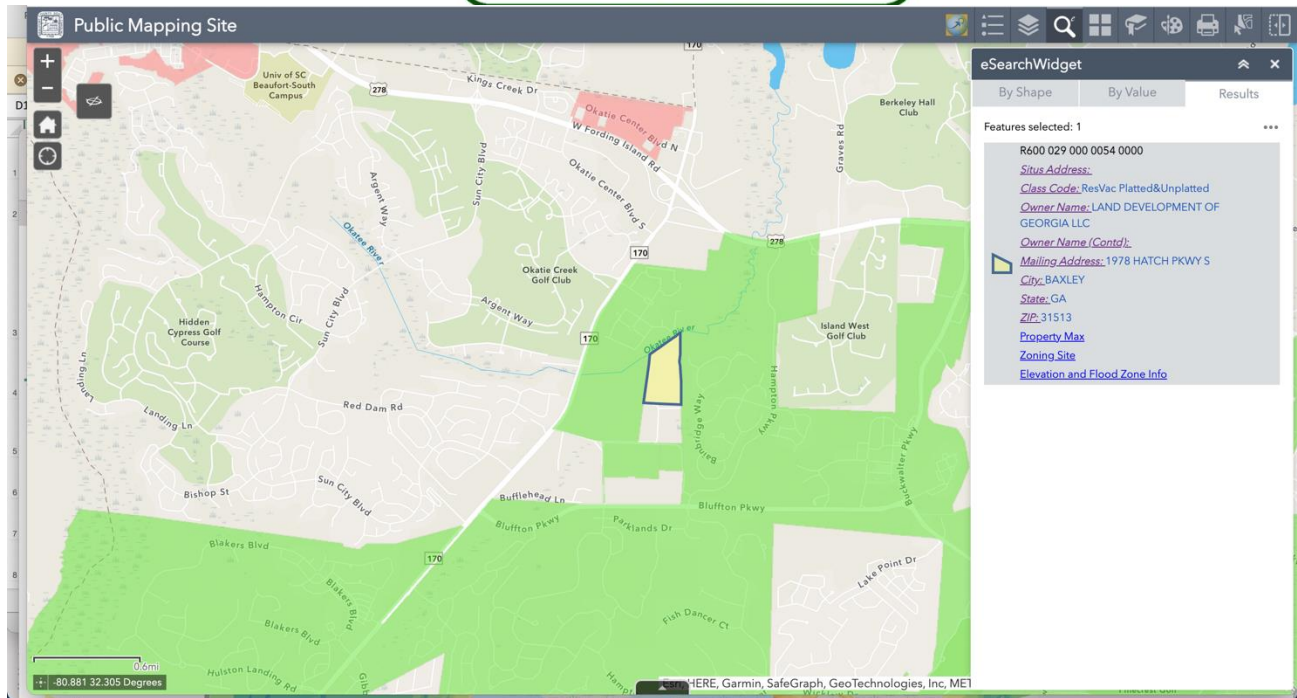


Figure 1: Location Map, Davis Road Fee

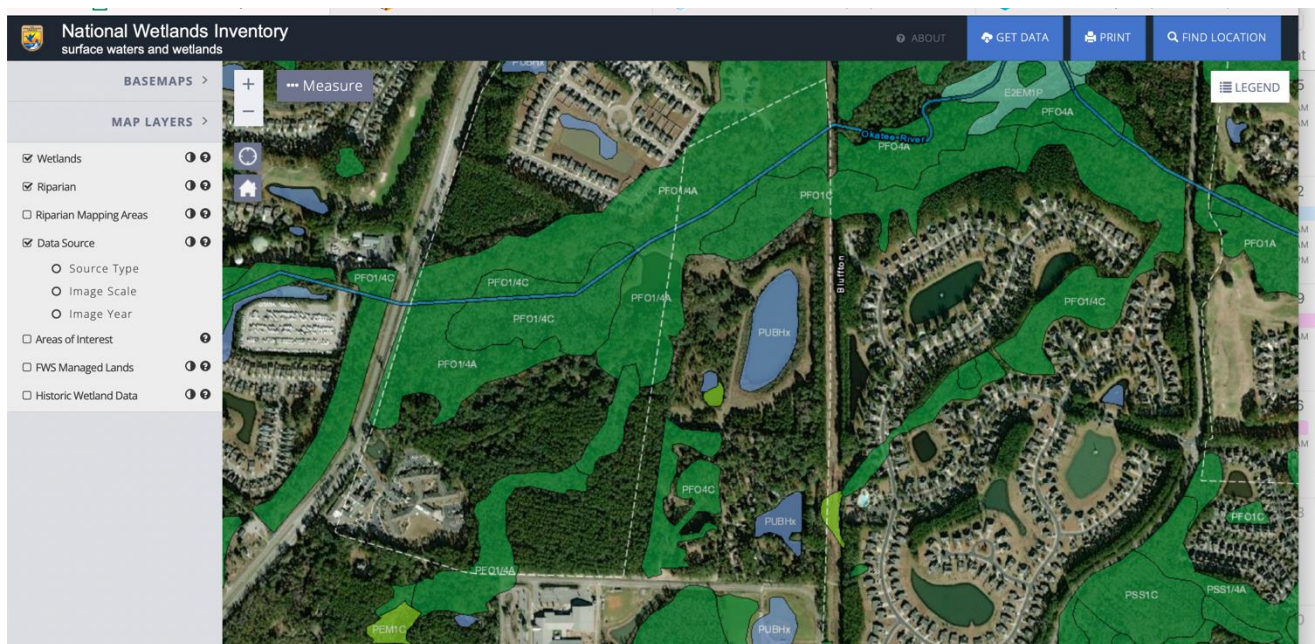


Figure 2: National Wetlands Inventory, Davis Road Fee

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

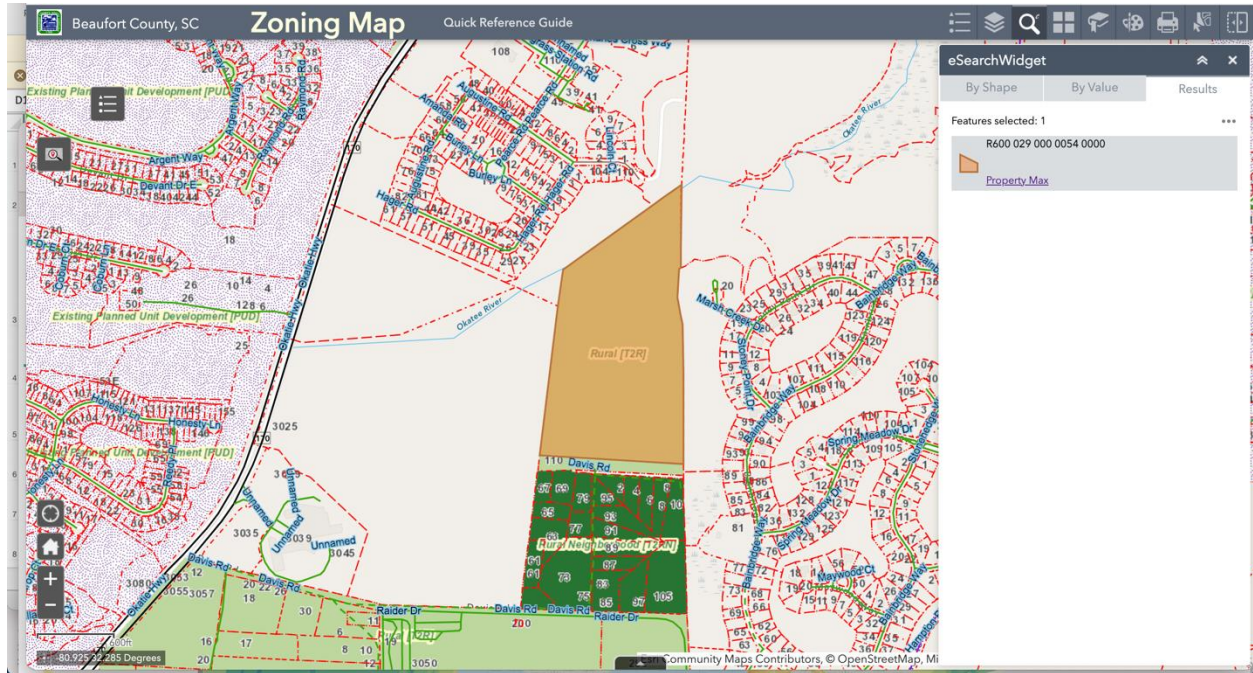


Figure 3: Zoning Map (T2R) Davis Road Fee



Figure 4: Aerial Photograph, Davis Road Fee

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

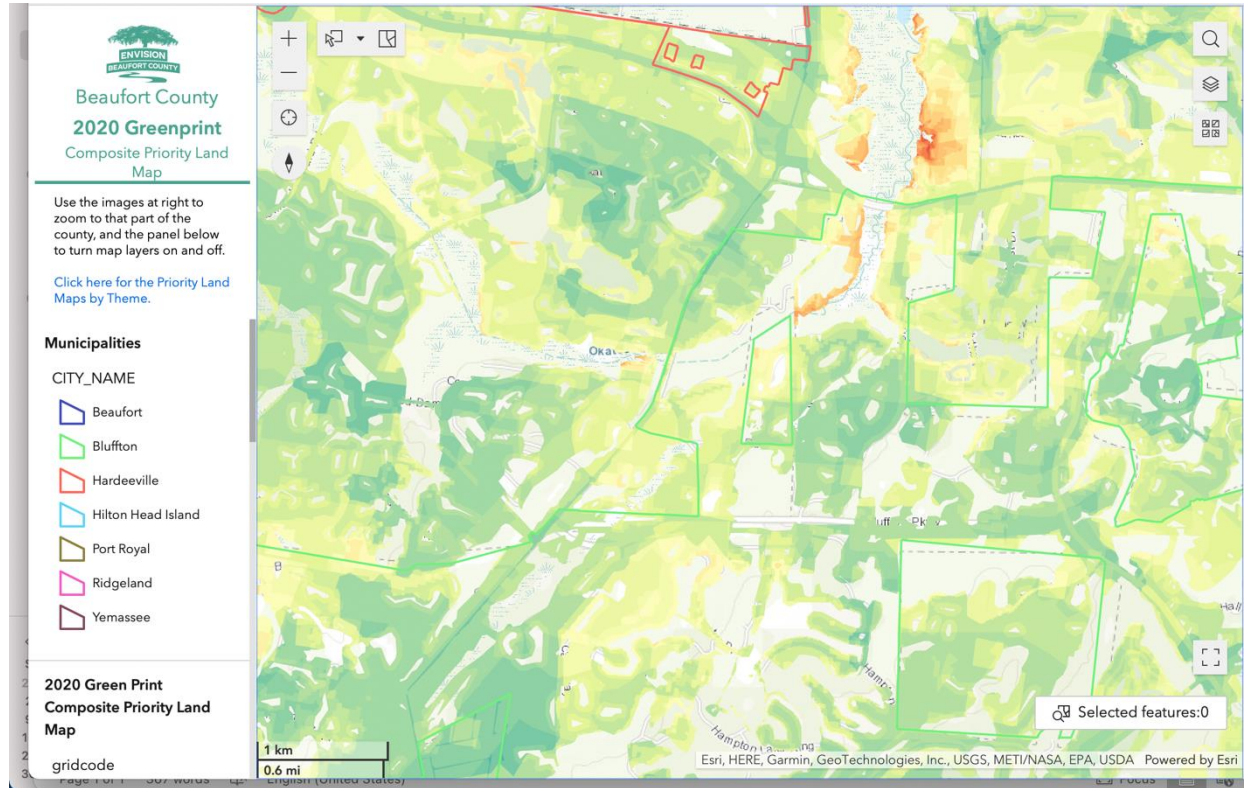


Figure 5: Composite Greenprint Davis Road Fee

Beaufort County
Rural & Critical

LAND PRESERVATION PROGRAM

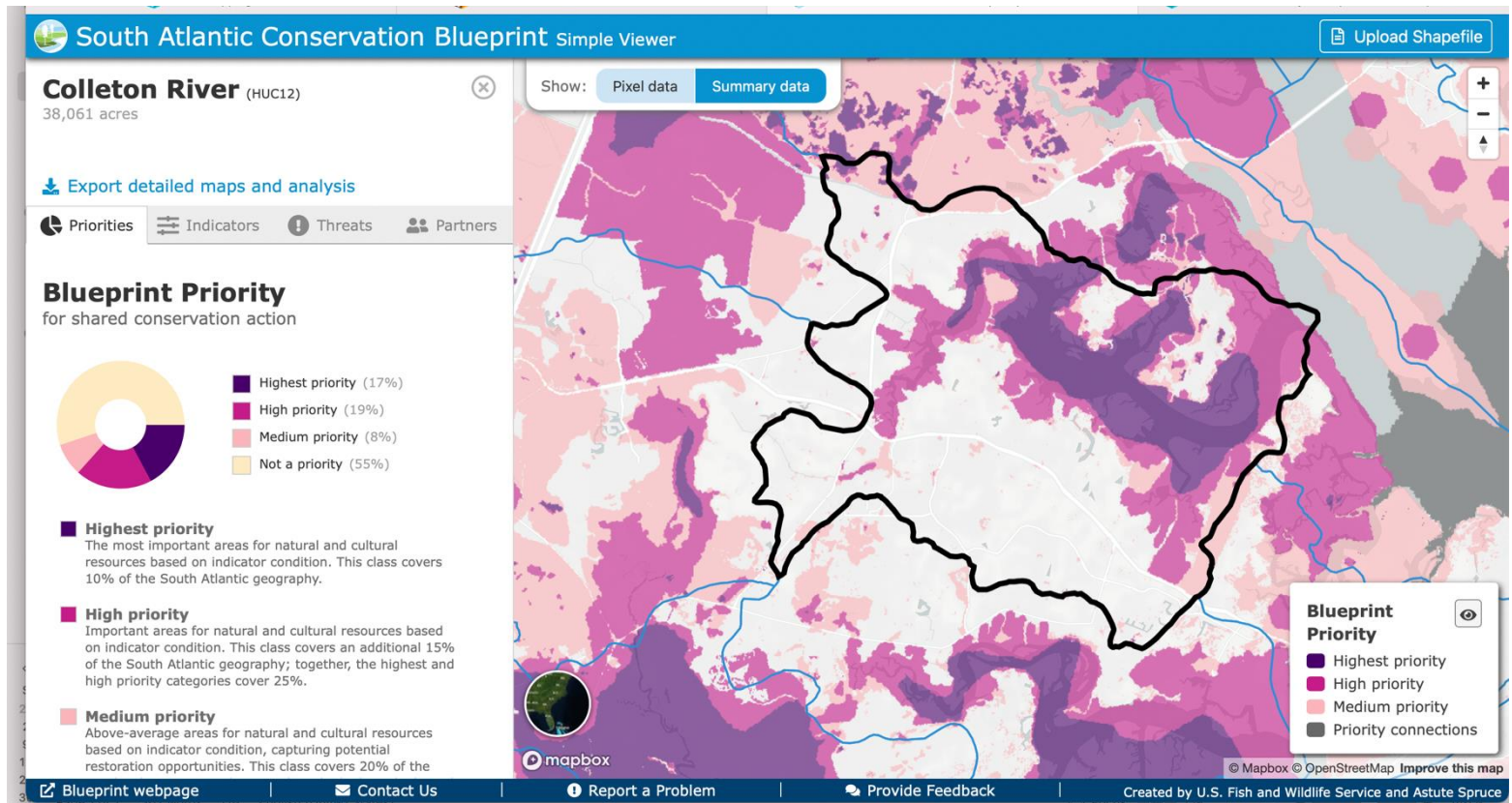


Figure 6: SA Conservation Blueprint, Davis Road Fee



Project Analysis: Davis Road Fee

PROPOSAL FOR: Due Diligence on Fee purchase

PROPERTY ID:	TMS# R600-029-000-0054-0000
OWNER:	Land Development of Georgia LLC
ACREAGE:	40.7 acres
PARTNERS:	n/a
TOTAL PRICE:	\$858,000
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APPRAISED VALUE:	\$780,000 – see notes
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- Fee purchase with price expectation **set at 10% above appraised value**. *Rationale: property appraised in July 10 2018, \$925,000; purchased by current owner in 2019 for \$1.4m*

RCLP Attributes:

- Connectivity to protected properties: New Leaf, Okatie Regional Preserve
- Potential for public access and connectivity to existing public access properties
- Water quality protection – wetlands are sensitive for Okatie headwaters
- KPS Score 6.78







Figure 4: Aerial Photograph, Davis Road Fee

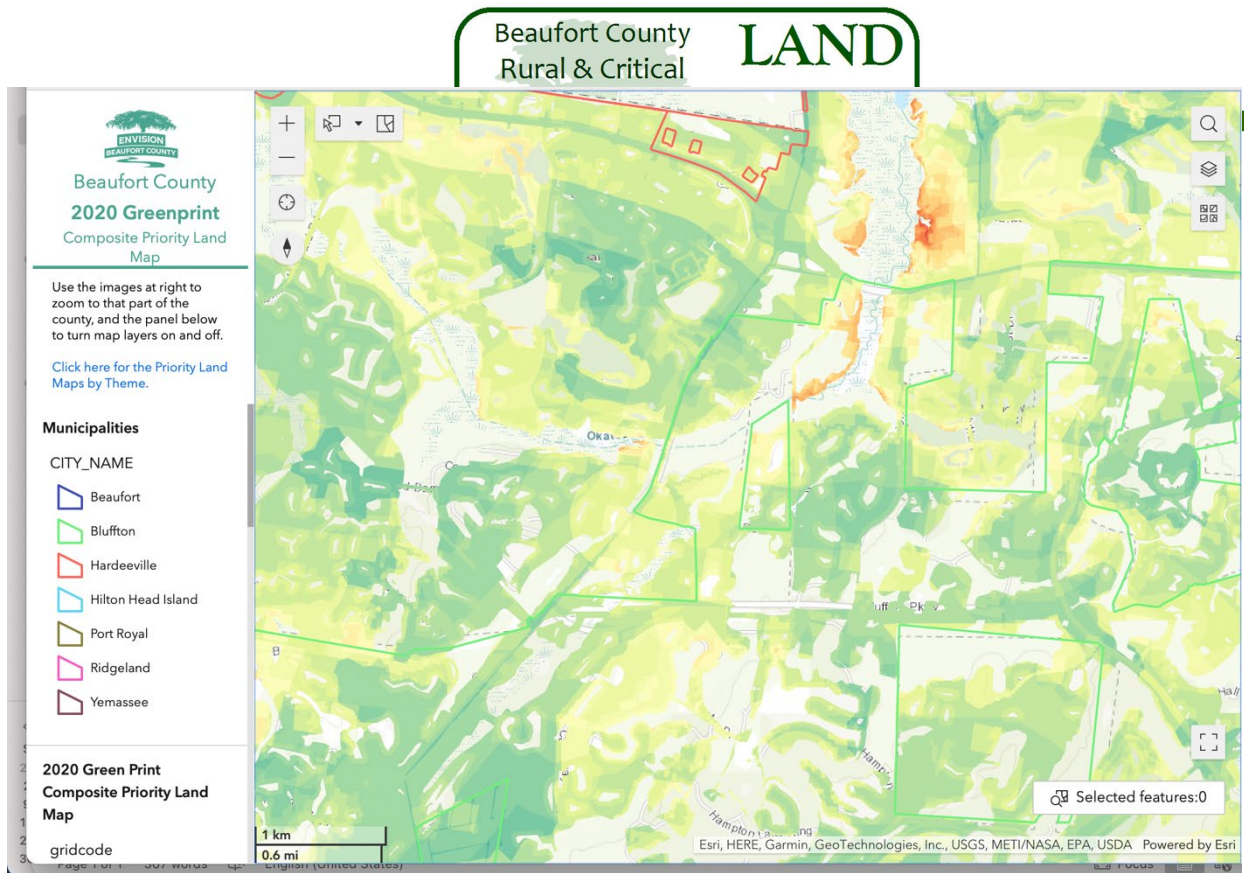


Figure 5: Composite Greenprint Davis Road Fee

Beaufort County
Rural & Critical

LAND PRESERVATION PROGRAM

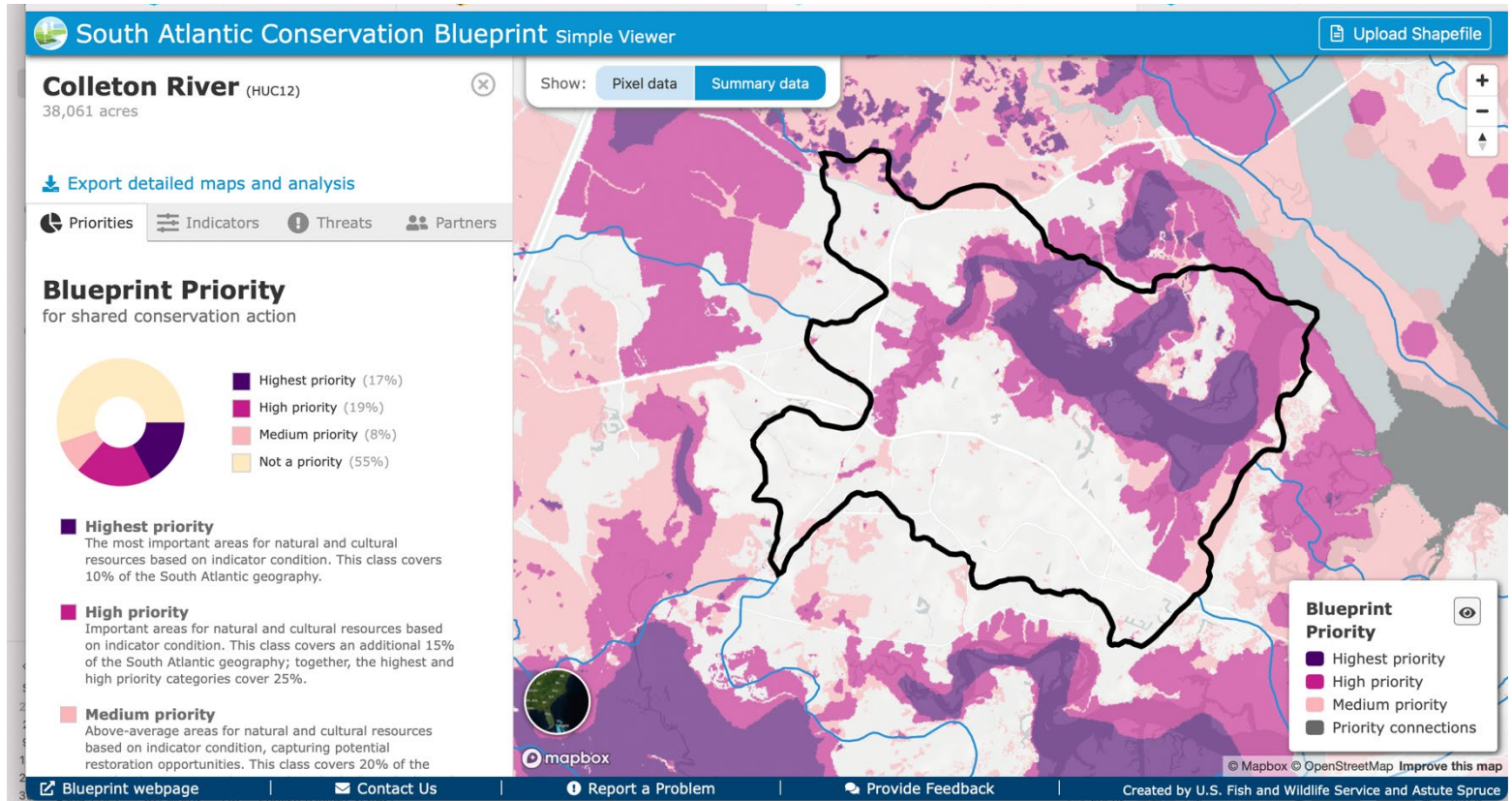


Figure 6: SA Conservation Blueprint, Davis Road Fee