

CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
FOR THE
St. Helena Estuary
(Willtown Land and Timber Company, LLC)
"Willtown (Knox)"

DEED OF CONSERVATION EASEMENT
2,101 ACRES
Charleston County, SC



Prepared by:
David Bishop, Coastal and Midlands Conservation Director
Katherine McWilliams, Director of Land Protection
Melissa Strickland, GIS Manager

SC Field Office
1417 Stuart Engals Blvd, Suite 100, Mt. Pleasant SC 29464



Date: April 15th 2021

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ACKNOWLEDGEMENTS

The following acknowledgements constitute a part of the Conservation Easement Baseline Documentation Report (**Report**) prepared in conjunction with a Deed of Conservation Easement for the Willtown (Knox) Property located in Charleston County, South Carolina (**Property**), between Willtown Land and Timber Company, LLC (**Landowner**), and The Nature Conservancy (**Holder or the Conservancy**), a non-profit corporation organized and existing under the laws of the District of Columbia, authorized to transact business in the State of South Carolina. The purpose of this Report is to provide an accurate record of the physical features, current land use, and natural resources present on the conservation easement property at the time of transfer and to satisfy Section §1.170A-14(g)(5) of the Treasury Regulations.

PROPERTY CONDITION CERTIFICATION

In compliance with Treasury Regulation §1.170A-14(g)(5), I certify that I have read and independently reviewed each page of this Report and confirm that it is an accurate and current representation of the condition of the Property at the time of the execution of the Deed of Conservation Easement. I accept and acknowledge the entirety of this Report, as prepared by David Bishop, The Nature Conservancy, is intended to aid in the monitoring and enforcement of the Conservation Easement. The Report includes a table of contents, a natural resources and human-made structures inventory, maps, photographs, and appendices that were prepared in advance of the closing and date of execution of the Deed of Conservation Easement for Willtown (Knox), and I further certify the condition of the Property as depicted in this Report has not materially changed as of the date of this certification.

LANDOWNER

By: 

Printed Name: Northrup R. Knox, Jr

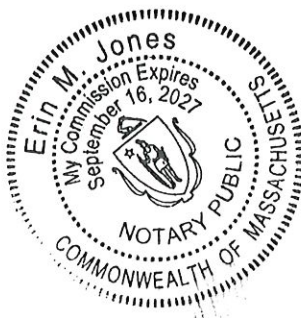
Date: April 13th, 2021


STATE OF Massachusetts

COUNTY OF Norfolk

I, Erin M. Jones, a notary public for the State of Massachusetts, do hereby certify that the Grantor(s) 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 April.




Notary Public Erin M. Jones
My Commission Expires: Sept 16, 2027

CERTIFICATION OF ACCURACY, PREPARER'S QUALIFICATIONS, AND PHOTOS

In compliance with Treasury Regulation §1.170A-14(g)(5), I certify that I am the principal preparer of the Report, having personally conducted field surveys and data collection on the Willtown (Knox) property on September 11, 2020. Additionally, I re-visited the Property on March 5, 2021 to visually inspect the Property to ensure conditions had not materially changed between the date(s) of the field surveys and data collection visit(s) and the final inspection of the Property within two weeks prior to the date of closing. I certify the contents of this Report provides an accurate and current representation of the Property at the time of the execution of the Deed of Conservation Easement. The entirety of this Report is intended to aid in the monitoring and enforcement of the Conservation Easement. This Report for the Willtown (Knox) property Conservation Easement contains forty-four (44) pages, including, a table of contents, a property description, human-made structures inventory, maps, photographs, and appendices. This Report was prepared as part of the Conservancy's regular course of business of creating Baseline Documentation Reports. This Report complies with the Conservancy's standard operating procedures for creating and maintaining business records and for the creation of Baseline Documentation Reports.

I further certify that the site condition photographs in the Report: (a) are digitally archived with file photo names and location stored:

<https://tnc.box.com/s/ngo5kmhac9n1des452l4q3i8bp4o9sj4>; (b) fairly and accurately depict the Property as it appeared on September 11, 2020; and (c) illustrate and document the conservation values, natural resources, human-made structures and other relevant aspects of the Property.

I further certify that I am qualified to document the conditions of the property. I have a PhD in Wildlife Biology from Virginia Tech and a M.S. in Ecology from the University of Tennessee. I currently am the Coastal and Midlands Conservation Director for The Nature Conservancy in SC.

Preparer

By: David Bishop

Printed Name: David Bishop

Title: Coastal and Midlands Conservation Director

Date: 4/2/2021

STATE OF SC

COUNTY OF Aiken

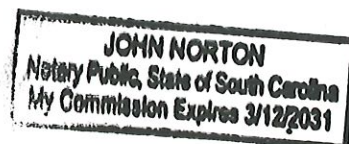
I, John Norton, a notary public for the State of
South Carolina, do hereby certify that David Bishop
of The Nature Conservancy, a nonprofit corporation, personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2nd day of April 2021.

John Norton

Notary Public

My Commission Expires:



SUMMARY SHEET

A. PROPERTY DATA

Easement/Property name: St. Helena Estuary (Willtown Land and Timber, LLC)
"Willtown (Knox)"

Easement/Property address: 5000 Parkers Ferry Rd Adams Run, SC 29426

Directions: From the intersection of Parkers Ferry Rd (SR S-10-38) and
US 17, head south on Parkers Ferry Rd. for 3.5 miles.
Property will be on the left.

Municipality/County: Charleston

Acreage: 2,101 Acres

Date easement executed:

Recordation: The Conservation Easement Deed is recorded at the Charleston County Clerk of
Courts at Book _____ Page _____.

Surveys and Plats are attached to the Easement and as Appendix A, including a plat of the area
excluded from the Conservation Easement.

B. GRANTOR/LANDOWNER:

Northrup R. Knox Jr. (Norty)
Willtown Land and Timber Company, LLC
5000 Parkers Ferry Rd
Adams Run, SC 29426
781-264-2057
nrknox@mac.com

Property Manager:
JP Grant
843-908-0015
jdgrant@frontier.com

C. GRANTEE/HOLDER:

The Nature Conservancy,
1417 Stuart Engals Blvd, Suite 100
Mt. Pleasant, SC 29464
843-937-8807

D. BASELINE DOCUMENTATION REPORT PREPARATION

Prepared On: 01/21/2021, Visited 9/11/2020 and Revisited 3/5/2021

Prepared By: David Bishop (lead), Katherine McWilliams, Melissa Strickland

E. REQUIRED MANAGEMENT PLAN AND NOTIFICATIONS

A Forest Management Plan will be completed prior to the harvesting of timber from the Property. Notifications are as described in the Easement.

F. TITLE ENCUMBRANCES AND ACCESS

Access is from Parkers Ferry Road as described above. Title encumbrances are described in the Title Commitment and Title Policy.

PROPERTY DESCRIPTION, CONSERVATION VALUES, AND BACKGROUND INFORMATION:

Overview

The Ashepoo Combahee Edisto Rivers Basin (also known as the "ACE Basin") conservation focus area in the South Carolina Lowcountry has over 300,000 acres of protected local, federal, state, and private conservation lands. Willtown (Knox) has been well-managed for decades with prescribed fire and good forestry and is used primarily as a recreational retreat for the Knox family. The property borders the ACE Basin National Wildlife Refuge for over a mile and creates a contiguous block of high-quality longleaf pine flatwoods, a rare and biologically diverse habitat. Willtown has one of the best examples of mature longleaf pine forests in the lower ACE Basin. The protection of Willtown creates a corridor of protected lands that extends nearly 30 miles. The property contains bottomland hardwood swamps that drain directly into the nearby Edisto River. This conservation easement is designed to help protect wildlife habitat and preserve water quality. Willtown is also the site of a historical church (New Willtown Presbyterian) and associated cemetery, which has been thoroughly documented by the Charleston Museum.

Acquisition Details

The Willtown (Knox) conservation easement was purchased at a bargain sale. The landowner generously donated two-thirds of the value of the conservation easement. Grants from the South Carolina Conservation Bank and Charleston County Greenbelt Grant Program were used to purchase the cash portion of the easement.

Property/Tract Description

Location

Willtown is in the southern end of Charleston County. It is bordered by Parkers Ferry Road on the west and is bisected by Willtown Road in the south portion of the property. It borders the ACE Basin National Wildlife Refuge and the Willtown Bluff conservation easement (held by The Nature Conservancy) on its south boundary. The main entrance to the property is on Parkers Ferry Road, approximately 3.5 miles south of US 17 (see maps 1 and 2).

Soils

Willtown contains 14 different soil types with the dominant soils being Hockley, Wadmalaw, Chipley, and Meggett. Much of the property is either prime farmland or contains soils of statewide importance (maps 7 and 8).

Conservation Values*

*In the event that there are any inconsistencies between this Report and the Conservation Easement, the Conservation Easement controls.

The purpose of this Conservation Easement is to ensure that the Property will be retained forever predominantly in its natural and scenic condition, to protect water quality of the ACE Basin watershed, to protect the unfragmented natural lands, and to protect native plants, animal and plant communities on the Property, while allowing for use of the Property for forestry, agriculture and recreation. Furthermore, the Property has the following purposes:

- a) The property increases habitat connectivity in the ACE Basin, a watershed composed of the Ashepoo, Combahee, and Edisto Rivers. This property connects a large block of conservation lands in the southern end of Charleston County. It is an important tract in a wildlife corridor that connects to the ACE Basin National Wildlife Refuge. The property adjoins the National Wildlife Refuge for 1.3 miles.
- b) The ACE Basin has been designated a Globally Important Bird Area by the American Bird Conservancy and includes the nearby sanctuaries of the ACE Basin NWR, ACE Basin National Estuarine Research Reserve, Donnelley and Bear Island Wildlife Management Areas, and Edisto Beach State Park.
- c) The Property contains fire-maintained longleaf pine forests and associated species.
- d) The streams and wetlands (approximately 237 acres) that traverse the property eventually flow into the Edisto River, providing important habitat, water retention, and water filtration.
- e) The Property provides significant wildlife habitat for neotropical migratory songbirds and other bird species as designated by the South Atlantic Migratory Bird Initiative (SAMBI) Implementation plan and provides breeding, wintering and stop-over habitat for many priority bird species including, but not limited to: waterfowl (Wood Duck, Mallard); wading birds (Wood Stork, Little Blue Heron, Tricolored Heron, and White Ibis); neotropical migratory songbirds (Swainson's Warbler, Prothonotary Warbler, Yellow-throated Warbler, Northern Parula, Acadian Flycatcher) and resident landbirds.
- f) The Property provides habitat for numerous game and non-game mammals and a wide variety of amphibian, reptiles, aquatic invertebrate, and insect and arachnid species.
- g) The property has been identified as a priority in the SC Conservation Vision, which incorporates TNC resilience analysis and priorities from the South Atlantic Landscape Conservation Cooperative conservation blueprint.

Habitats and Landcover Types

Upland pine flatwoods

Most (76%) of Willtown is upland forest. The upland pines have been managed for bobwhite quail (*Colinus virginianus*). The uplands include mature longleaf (*Pinus palustris*) and loblolly pines (*Pinus taeda*) that are burned every 1-3 years. Scattered throughout the upland pines are hardwoods, primarily oak (*Quercus* spp.) and hickory (*Carya* spp.). There are abundant

native grasses, shrubs, and forbs in the understory because of the sunlight and frequent use of prescribed fire. Common grass species include broomsedge (*Andropogon virginicus*) and plume grass (*Erianthus giganteus*).

Upland fields and meadows

Approximately 248 acres (as determined by GIS analysis) of Willtown consists of open fields and meadows. These are managed by planting for wildlife, by burning, or disking, to encourage early successional vegetation. Common desirable native species include ragweed (*Ambrosia artemisiifolia*) and partridge pea (*Cassia chamaecrista*).

Transition slope forests

Willtown has dramatic changes in topography for the lowcountry. Transitioning from the upland pines and fields to the bottomland hardwood drains are slopes dominated by diverse hardwoods and loblolly pines. These have more canopy cover than the open pine woods and more moisture. The understory in these areas commonly include switchcane (*Arundinaria spp.*). These forests are rare in the lowcountry because they are often converted to agriculture or pine plantations.

Bottomland hardwood drains

The lowest areas of the property contain forested wetlands that store water and eventually drain to the Edisto River. Sweetgum (*Liquidambar styraciflua*) and red maple (*Acer rubrum*) tree species dominate the canopy in these areas. Most of the bottomland hardwoods are set aside as a hardwood preserve, where commercial forestry is prohibited.

Isolated wetlands

Scattered in the upland forests are small isolated wetlands that are ephemeral in nature. Sweetgums and maples are common tree species in these areas.

Ponds

There are a few man-made small ponds on the property that were dug as watering points for wildlife and horses. They are stocked with freshwater fish. Stockpiled dirt is often nearby from the excavation of the ponds. These ponds can be seen in the photos below.

Man-made Features

The easement area has dirt and grass roads, culverts and ditches for drainage, man-made upland ponds, and archeological site and cemeteries (further described below).

The family compound has been excluded from the easement area. The excluded area is where all the homes and accessory buildings are located.

- The only structure on the easement is a pole shed (approximately 30' x 60') that covers the archeological site.
- Roads that are grasses or dirt traverse the property.

- In low-lying areas, plastic or metal culverts (some with water control structures) allow for the movement of water. These culverts may be reinforced with wood bulkheads or rip rap. Gravel is sometimes used in low-lying areas to reduce erosion.
- Metal gates are present where the property intersects with public roads.
- There also is a small cemetery (Berkeley Cemetery) on the property which contains a few headstones.
- There is one old borrow pit and stockpiled dirt area that can be seen in the photos.
- See the photos for examples of each of these.

Prohibited and Permitted Uses of the Property

Current conditions with respect to conservation easement restrictions & reserved rights:

3. PROPERTY USES. The following uses and practices by Landowner are not an exhaustive recital of uses and practices that are permitted, limited and/or prohibited on the Property. Certain of these uses and practices are subject to specified conditions or to the requirement of and procedures for prior approval by Holder and procedures for such prior approval are provided below. Except as prohibited or otherwise limited by this section 3, Landowner reserves the right to use and enjoy the Property in a manner which is consistent with the Conservation Purpose and protection of the Conservation Values of this Conservation Easement.

3.1 Subdivision

The Property currently exists as one tax parcel, shown on Exhibit A. The Landowner may subdivide the Property, subject to any and all applicable laws, at the Landowner's option, into a maximum of four (4) parcels, provided that each such parcel contains not less than four hundred (400) acres. The Property may not be further divided, subdivided or partitioned.

The limitations on subdivision set forth in this Section 3.1 shall not apply to the following:

- 3.1.1 creation of easements, including, but not limited to, those for access or utilities, provided that such new easements otherwise comply with this Conservation Easement;
- 3.1.2 mortgages or other security interests imposed on all or any portion of the Property, provided that such mortgages and security interests (a) are subject and subordinate to this Conservation Easement and (b) are imposed in a manner that will not, upon foreclosure, result in a subdivision that is prohibited by this Conservation Easement;
- 3.1.3 contracts for the removal of timber or the sale of any rights to remove timber (including, but not limited to, timber deeds and leases), provided that such contracts and rights must be exercised in full compliance with the terms of this Conservation Easement and provided that Landowner shall remain responsible for compliance with this Conservation Easement;
- 3.1.4 conveyances to governmental entities or to a qualified organization with a "conservation purpose" as defined in 26 U.S. Code 501(h)(3) and (4), so long as each conveyance receives prior approval of Holder; and

- 3.1.5 conveyance or use of all or a portion of the Property as a wetland or other natural resource mitigation bank or project.

The easement property currently exists as one tax parcel. If all subdivision rights are exercised, the resulting parcels will be larger than 400 acres minimum. These parcels will be sufficiently sized to protect the conservation values described in the easement. Parcels of 400 acres or larger will ensure that the property is not fragmented by small subdivided lots and ownership. Additionally, larger parcels of land will allow for wildlife management and wildlife migration, as well as support habitat maintenance of the habitats and species described in the conservation purposes of the easement.

- 3.2 Transfer. Landowner shall have the right to sell, give, mortgage, lease, or otherwise convey the Property subject to the terms of this Conservation Easement. Landowner shall give advanced Notice to Holder prior to transferring the Property or any portion of the Property.

The transfer of the underlying fee interest in the property or any mortgage or lease will not impact the terms of the easement to be upheld by TNC. Any new owner of the property will take title to the property subject to the terms of the easement and will have to abide by the terms of the easement. TNC will be obligated to enforce the terms of the easement against any subsequent owners of the property or subdivided parcels. Therefore, the transfer of the property or any portion thereof will not impact the conservation values.

- 3.3 Development. With written notice to Holder as set forth below, Landowner shall have the right to develop improvements on the Property as follows:

- (i) Landowner and Holder have identified sixteen (16) acceptable potential "Designated Building Areas" ("DBAs") as shown on Exhibit B. The Designated Building Areas, as shown on Exhibit B and in the Easement Documentation Report, are locations on the Property which have been designated for their ecological suitability for development. Landowner may select and develop four (4) of these DBAs to construct the residential improvements described in this section and four (4) additional DBAs to construct the agricultural improvements described in this section. Prior to beginning construction of any improvements described in 3.3(ii) and (iii) below, Landowner shall select a Designated Building Area by providing Holder with signed written notice of the selected DBA. The selection of a DBA shall be irrevocable. Upon the selection of the four permitted DBAs for Residential Units and four permitted DBA's for Agricultural Structures and Improvements, the right to select or construct improvements on any of the unselected DBAs shall terminate. Holder may choose to construct both residential improvements and agricultural improvements at one DBA location.
- (ii) Within one (1) Designated Building Area as defined above, Landowner shall have the right to construct and maintain two (2) Residential Units. If the subdivided parcel contains 1,000 acres or more, three residences may be built within the Designated Building Area. A "Residential Unit" is defined, for purposes of this

Easement, as a building or structure that contains a kitchen, bathroom and sleeping area facilities. Residential Units include single-family structures, a duplex, guest houses, or rental units. The footprint of any Residential Unit shall not exceed 5,000 square feet of impermeable surface and no more than three stories from ground level. Within the maximum 3-acre area, at the site of a selected Designated Building Area, Landowner shall have the right to construct outbuildings, driveways, utilities, patios, decks, gardens, yards, barns, stables, corrals, recreational facilities and any other improvements designed to serve the occupants of the Residential Unit located therein. Landowner may choose to place the Residential Unit and the Agricultural Unit within the same DBA, for a total 5-acre Residential and Agricultural Combined Unit.

- (iii) Within one (1) Designated Building Area as defined above, Landowner shall have the right to construct and maintain Agricultural Structures and Improvements, within a maximum 2-acre area. Agricultural Structures and Improvements are defined, for purposes of this Easement, as normal or customary structures or improvements used for farm operations, including but not limited to: barns, garden sheds, greenhouses, animal shelters, unenclosed feed storage areas, pole barns, equipment sheds, and other agricultural facilities. Outside of the Designated Building Areas, Incidental Agricultural Structures may be constructed, so long as they not house, shelter or otherwise concentrate animals or livestock for any length of time and that do not exceed a footprint of 500 square feet.

The Designated Building Areas (DBAs) have been chosen by the landowner and TNC for their suitability for man-made improvements to be constructed at their locations. This property has a significant amount of uplands on which buildings could be constructed and all the potential locations were chosen because they are not in an ecologically sensitive area or wetland location, thereby, creating the least impact to the uplands. The landowner will choose from the 16 available DBAs and may select 4 residential sites and 4 agricultural construction sites. Outside of these DBAs, structures will be limited to minor incidental structures. Property conditions can change over time which may affect the DBA sites and where potential access roads would be located. Having a selection of DBA's allows the landowner to evaluate the location and impact of the improvements based on the current conditions at the time of the utilization of this right.

3.4 Fencing. Fencing shall be constructed in a manner so that wildlife will not be prohibited from moving freely on the Property, with the exception of fencing for Agricultural purposes as permitted in Section 3.9 (Agricultural Use).

Fencing, so long as wildlife can move freely, is permitted. In the case of agriculture, fencing may be allowed that would restrict wildlife. Agricultural uses on the property are limited in scope, so fencing for agriculture will also be limited. The ACE Basin is being impacted by hogs and fencing around agriculture fields are a necessity in most cases.

3.5 Solar Power. Landowner may install solar power generation devices on the Property, to provide energy primarily for use on the Property. Solar power generation devices will be constructed within the confines of the eight selected Designated Building Areas (Residential or Agricultural).

Solar power for use on the property would be compatible with the conservation values of the easement and the location is limited to within the DBAs. Concentrating the solar power to within the DBAs will keep it with the other improvements on the property and out of any ecologically sensitive areas. There are no other known risks to the conservation values from having solar power on the easement property.

3.6 Driveways and Utility Lines. Landowner may construct driveways and utility lines to serve allowed new and existing improvements. The location of the driveways and utility lines must be consistent with the preservation of the purposes of the Easement, as set forth in Paragraph 1 herein.

Driveways and utility lines are necessary to support the permitted improvements. Having a selection of DBA's allows the landowner to take into account location of driveways and utility lines when selecting a DBA, allowing for the selection of the least impactful site for the improvements. The improvements are limited in location, number and size and therefore, will not impact the conservation values to any major degree.

Holder's Consent. Prior to beginning construction of allowed improvements, Landowner shall submit site plans to Holder for its review. The plans shall be sufficiently detailed to allow Holder to fully evaluate the construction's conformance to this Conservation Easement. No construction of the improvements may take place until Holder reviews and approves the plans. Holder agrees to use reasonable diligence to respond to requests in writing within 30 days; however approval shall not be deemed to have been given in the event Holder fails to respond within 30 days, affirmative approval (if the request is approved) must be provided.

Having Holder's consent allows the holder to review improvements before construction in order to ensure conservation values are not significantly impacted by said improvements.

Prohibition of Other Construction. No other structures or improvements may be placed or constructed on or above the Property except as expressly permitted by this Conservation Easement.

3.7 Existing Structures and Improvements. Landowner shall have the right to maintain, remodel, and repair any existing structures, water tanks, fences, corrals, water wells, dams, ponds, utilities, roads, ditches and other improvements, and in the event of their destruction, to reconstruct any such existing improvements with another similar current, or historical size, functions, capacity, location and material.

The structures and improvements existing are very minor and limited, consisting mainly of roads, ditches, culverts, one pole shed, and upland man-made ponds (see above section describing

these features). The existing structures and improvements are very low impact on the conservation values and their replacement would likely not impact the conservation values.

3.8 Right to Undertake Uses Not Prohibited. Landowner shall have the right to undertake or continue any activity or use of the Property not prohibited by this Conservation Easement, provided said activity or use is not inconsistent with the Conservation Purpose.

Should the Landowner have a desire to undertake any activity that is not contemplated or expressly prohibited by this easement, TNC can review and determine if that activity is consistent with upholding the conservation values.

3.9. Agricultural Use. Landowner shall have the right to i) breed, raise, pasture, and house domestic or farm animals, ii) plant, raise and harvest crops in existing and new fields (as permitted herein) on the Property, and iii) perform primary processing, provide storage and engage in the sale, including direct sales to the public, of crops and products harvested and produced principally on the Property. Landowner shall have the right to graze and pasture domestic animals for commercial purposes. No level of grazing may be allowed that would result in an unreasonable deterioration of the pastures or other Conservation Values of the Property. Landowner may not establish or maintain any commercial feedlot on the Property which is defined for the purpose of this Conservation Easement as a confined area or facility within which the land is not grazed or planted for crops at least annually and which is used to receive livestock that has been raised off the Property for feeding and fattening for market.

Existing fields are defined for the purpose of this Conservation Easement as those fields used for agricultural activities or maintained as open fields at the time of recordation of this Conservation Easement, as identified in the Baseline Report. Except as expressly permitted herein, there shall be no additional clearing of land to add to the area of the existing fields. When existing fields cease to be used for agricultural purposes or maintained as open fields, they shall be allowed to revert to natural habitat and/or restored to natural habitat through re-vegetation of native plant species. Provided, however, with 30 days prior written notice to Holder, Landowner shall have the right to restore such fields to the condition they were in at the time of recordation of this Conservation Easement, as identified in the Baseline Report.

With 30 days prior written notice and approval of Holder, Landowner may convert upland areas to agricultural fields, upland waterfowl impoundments or pastures. However, at any given time Landowner shall not have more than four hundred and fifty (450) acres, in aggregate of agriculture fields, pastures, upland waterfowl impoundments or wildlife food plots across the Property unless natural events as described in Section 6.9 have increased these areas or have destroyed the forest and and natural reforestation has not taken place.

Landowner may utilize any agricultural practice accepted and/or in use at the time of the granting of this easement that is recommended by the South Carolina Cooperative Extension Service, the United States Natural Resources Conservation Service, their successors or other entities mutually acceptable to the

Landowner and Holder and so long as it is consistent with the terms and purposes of this Conservation Easement. Landowner and Holder 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 terms and purposes of this Conservation Easement. Herbicides may be used by Landowner but must be used and applied in accordance with manufacturer's requirements and instructions.

Landowner may install irrigation systems, including center pivot irrigations systems, drip irrigation systems, or other commercially accepted irrigation systems, and drill water wells of adequate size and flow to service them, in any existing, expanded, or new field so long as it is consistent with the terms and purposes of this Conservation Easement. Landowner may extract water from the wells and may construct a driveway and utility lines to serve the irrigation systems without the need to provide the Holder with additional notice.

The agricultural uses permitted herein are appropriately limited in size, while also allowing for landowner use of the property to support agricultural activities. The agricultural uses are balanced with the forestry conservation values present on the property. The agricultural use of the property will not impact the conservation values of longleaf pine, or the preservation of the bottomland hardwood areas due to a buffer being put in place. No agricultural uses will be permitted in the hardwood preserve areas. A significant amount of the property is prime farmland or soils of statewide importance for farmland. These areas may be utilized for agriculture, benefiting the local region and continuing the historic uses and traditions of the area supporting farming and agricultural use. The 30 day notice of new agriculture fields allows the holder greater ability to ensure these restrictions are enforced.

3.10 Ponds, Impoundments, Dams and Greentree Reservoirs.

(A) Existing Ponds, Impoundments, Dams and Greentree Reservoirs

Landowner shall have the right to repair and manage existing ponds, wetland impoundments, dams and dikes, and with Notice and Approval of Holder, may expand existing ponds, wetland impoundments and dikes. The total acres of ponds, wetland impoundments and greentree reservoirs may not exceed one hundred (100) acres in aggregate across the entire Property.

For purposes of this Easement, a "Greentree Reservoir" is defined as a forested wetland that can be temporarily and periodically flooded. Greentree Reservoirs may be created for aesthetic, fishing, hunting, educational and/or recreational purposes. The use, management, and maintenance may not adversely affect the Conservation Values of the Property.

(B) New Ponds, Impoundments and Greentree Reservoirs.

With Notice and Approval of Holder, Landowner may create new ponds, wetland impoundments and greentree reservoirs, not to exceed one hundred (100) acres in aggregate across the entire Property.

Landowner may drill water wells of sufficient size and nature to service the ponds, extract water therefrom, and establish utilities and driveways to the well or wells in order to service them without the need to provide the Holder with additional notice. New ponds, wetland impoundments and greentree reservoirs shall be subject to all applicable local, state, and federal statutes and regulations, and should be constructed in accordance with USDA standards or SC Cooperative Extension Service guidance.

The extraction and sale of soil, sand, gravel or other materials produced in connection with the construction of ponds or Greentree Reservoirs is strictly prohibited.

There are some small ponds on the property. The new ponds that can be constructed are appropriate given the size of the overall easement property. Ponds can also be beneficial for wildlife as watering holes, for water storage and filtration of water. Greentree reservoirs are also consistent with the terms of the easement in that they would allow for trees to be grown in a wetland, resulting in forested land that also serves to help with water flow across the property. These water features may help filter and clean water before it reaches the Edisto River and the St. Helena Estuary, and are consistent with properties in the area. Notice and approval required allows greater ability of the holder to enforce this restriction and consider their impact to the conservation values before approval.

3.11 Timber Harvest. Landowner shall have the right to practice silviculture on the Property and to harvest forest products from the Property for commercial purposes pursuant to a Forest Management Plan that is prepared by a registered professional forester, and reviewed by Holder. The Forest Management Plan shall be designed to ensure the maintenance of good quality growing stock of native timber, while protecting soil stability, water quality and other conservation values of the Property, including without limitation, scenic, riparian and wildlife habitat values. The Plan must be updated every ten (10) years and may accommodate the growing and restoration of native tree species. The Plan shall support sustainable forest practices with a goal of creating a multi-age class forest.

A minimum of two-thirds of the Property must remain in forest. However, Landowner shall have no obligation to replant forest in the event that natural events as described in Section 6.9 have damaged the forest. Temporary clearings associated with forestry operations are still considered forest if they are planned for regeneration as part of the Plan.

The Hardwood Preserve Areas are defined as the wetlands delineated for the Property from time to time by the National Wetlands Inventory Map, or its replacement mapping system if disconnected, together with a 50-foot natural vegetative buffer from the delineated wetlands. The present configuration of the Hardwood Preserve Areas is shown on Exhibit C. Commercial timber harvesting is not permitted within the Hardwood Preserve Areas, except for the creation or restoration of wetland impoundments. Within the Hardwood Preserve Areas, timber may be removed for the purpose of improving forest health, and if approved by Holder. Holder shall periodically advise Landowner of changes to the National Wetlands Inventory Map, or its replacement mapping system if disconnected, relating to the Property.

Landowner shall give Holder advance (10 days) notice for planned timber harvests, such notice may take the form of an annual or semi-annual harvest plan. Once Landowner has submitted the harvest plan there is no need for notice prior to the commencement of harvest activities, so long as they were described in the provided plan. Outside of the harvest plan, Landowner may undertake harvest activities so long as notice is provided to Holder.

Additionally, Landowner shall have the right to harvest timber from the Property to establish fire breaks and to provide firewood for residences allowed on the Property and for maintaining allowed structures and improvements on the Property, such as residences, barn, corrals, fences, etc. Any forestry or silvicultural practice, including but not limited to mechanical site preparation such as raking, bedding, ditching, shall conform to the most current Best Management Practices established by the South Carolina Forestry Commission (or successor agency).

The Timber Harvest section allows for the management of the timber resources on the property and harvesting of the timber, pursuant to a Forest Management Plan prepared by a registered forester. Reference to the Plan, which can be updated periodically, will allow the landowner and the easement holder to adapt the management of the forest resources to the latest forestry management techniques. Requiring Holder approval of the plan and prior to planned timber harvest, aids the Holder in monitoring timber activities on the property.

3.12 Recreational Uses. Landowner shall have the right to engage in and permit others to engage in recreational uses of the Property for commercial purposes, including, without limitation, hunting, trap and skeet, fishing, hiking, trapping and horseback riding that requires no surface alteration or other development of the land. Landowner has the right to lease all or portions of the Property for hunting. Landowner has the right to conduct hunts for profit, provided Landowner complies with all applicable laws. Landowner has the right to construct, maintain and improve duck blinds, deer stands, and wildlife observation towers. Landowner may construct, maintain, improve, repair and replace docks and boat ramps on existing permitted ponds and impoundments.

Recreational uses, such as the ones described in this section, can be beneficial and at least compatible with the conservation values described in the conservation easement. Permitted structures such as duck blinds and deer stands have minimal impact on conservation values as they require no surface alteration or development as the land (which is restricted).

3.13 Wildlife Management. To maintain wildlife population numbers and diversity, Landowner shall be entitled to maintain existing fields through mechanical means or grazing and, with 30 days written notice to Holder, to establish new wildlife food plots. All food plots and agricultural fields, pastures and native grasslands along with upland waterfowl impoundments, as stated in Section 3.9 Agricultural Use, shall not exceed one-third of the total acreage of the Property unless natural events described in Section 6.9 have damaged the forest and natural reforestation has not taken place. Landowner may further, with Holder's approval, manage the Property for wildlife habitat as directed by a state-approved wildlife management plan, established through a cooperative effort with the Natural Resources Conservation Service or otherwise certified wildlife biologist. Such management would include the creation of wildlife openings and planting them with plant species approved under the wildlife management plan.

Maintenance of wildlife through appropriate management techniques is encouraged so that wildlife species will flourish on the easement property. At present, the landowner maintains some wildlife food plots which are periodically planted. Allowing the landowner to obtain a wildlife management plan, to be approved by Holder, grants flexibility to the landowner to use current best practices. Requiring the plan to be approved and requiring 30 days notice for any

new wildlife food plots allows the Holder greater ability to monitor the wildlife management on the property and protect the conservation values.

3.14 Destruction of Dead, Diseased, Non-Native, Exotic, Feral, or Invasive Species. Landowner shall have the right to trap, destroy and/or remove dead, diseased, non-native, exotic, feral, or invasive species of plants and animals that threaten the conservation values of the Property, or allowed uses of the Property.

The Holder wants to encourage the reduction and removal of non-native or invasive species in particular, as they can be harmful to native species and habitats. At present, the property does not have any major invasive or exotic species concerns. Many properties in the region have issues with habitat damage from feral hogs, as an example of the type of species removal that could be permitted under this section.

3.15 Roads and Trails and Vehicle Use. With 30 days written notice to Holder, Landowner may construct new, permanent roads and trails with permeable surfaces (unless applicable governmental regulations require otherwise) to accommodate the activities allowed under this Conservation Easement. Ditches and swales that conform to Best Management Practices for access roads are permitted. Culverts are allowed, and any other ditching should be minimized but may be allowed with a drainage plan as approved by the Holder. Landowner may undertake maintenance activities on existing roads, trails, and associated ditches and culverts without giving notice to Holder. Use of vehicles on the Property, including all-terrain vehicles, shall be limited to designated roads and trails except for such equipment as is typically used in agriculture, recreation activities (including hunting), and forestry. Woods roads, or roads for forestry uses, may be constructed by Landowner without prior notice to Holder, if constructed to accommodate the timber and forestry activities allowed under this Conservation Easement.

Permeably surfaced roads are consistent with protecting the conservation values on the property. In order to create any additional ditches a drainage plan must be approved by the Holder, allowing greater ability to ensure minimal impact to the conservation values.

3.16 Archaeological Investigation. Landowner may conduct archaeological research on the Property provided that: (1) Landowner gives 30 days prior written notice to Holder and obtains necessary approval from the appropriate state or federal agency; and (2) any such disturbance and investigation is performed in such a manner as to minimize any adverse impact on the Purposes of this Conservation Easement, as set forth in paragraph 1 herein.

At present there is an archaeological site on the easement property, that has been the subject of study and it is possible that other sites could be discovered. Requiring 30 days prior written notice and the necessary approvals from a government agency allows greater ability to monitor the impact of this right to the conservation values.

3.17 Home Businesses. Any business that is conducted by, and in the home of, a person residing on the Property, is allowed provided that the traffic generated by the home business does not adversely impact the Purposes of this Conservation Easement.

No home businesses are conducted on site at this time.

3.18 Signage. No signs or billboards or other advertising displays are allowed on the Property, except those signs whose placement, number and design do not significantly diminish the scenic character of the Property may be displayed to state the name and address of the Property and the names of persons living on the Property, to advertise or regulate permitted on-site activities, including directional signage for permitted activities to advertise the Property for sale or rent, and to post the Property to control unauthorized entry or use. Signs displaying the historic names and features of the Property shall be permitted.

Currently there are no signs or billboards on the property.

3.19 Natural Resource Benefits. Landowner reserves the right to sell, trade, or exchange quantifiable Natural Resource Benefits associated with the Property, provided that such sales, trades or exchanges are (a) exercised in a manner that is consistent with the Conservation Values, and (b) will not diminish the rights either conveyed to Holder or extinguished under this Conservation Easement. The Landowner and Holder acknowledge that any compensation received by Landowner for all such agreements, exchanges or trades shall be payable to Landowner. Holder makes no representations as to whether such Natural Resource Benefits exist and shall have no obligation to participate in Landowner's efforts to sell, trade or exchange Natural Resource Benefits, other than to acknowledge that Holder has no claim to the Natural Resource Benefits.

Prior to Landowner's exercise of the rights under this section, Landowner shall provide notice to Holder pursuant to the terms of Section 4, sufficient to allow a reasonable opportunity for Holder to evaluate the impact of such sale, trade or exchange against the criteria specified in the first sentence of this section. The term "Natural Resource Benefits" as used herein shall mean any and all tax or other credits, benefits, renewable energy certificates, emissions reductions, offsets, and allowances (including but not limited to water, riparian/wetlands, greenhouse gas, carbon, beneficial use, threatened or endangered species habitat, and renewable energy).

There are no natural resource benefits projects on the property at present. Requiring notice to Holder allows the review of the utilization of this right, and any impact (positive or negative) it could cause to the conservation values.

MAPS

Exhibit A: Aerial Photograph

Exhibit B: Designated Building Areas

Exhibit C: Tax Map / Parcel Data

Exhibit D: Location of the Conservation Easement

Exhibit E: Regional Context with Nearby Conservation Lands

Exhibit F: TNC Resilience Data

Exhibit G: Topographic Map

Exhibit H: National Wetlands Inventory Map

Exhibit I: Soil Series

Exhibit J: Prime Farmland and Soils of Statewide Importance

Exhibit K: Bottomland Hardwood Preserves

Exhibit L: Landcover (CCAP)

Exhibit M: Photo Point Map

Exhibit A: Aerial Photograph

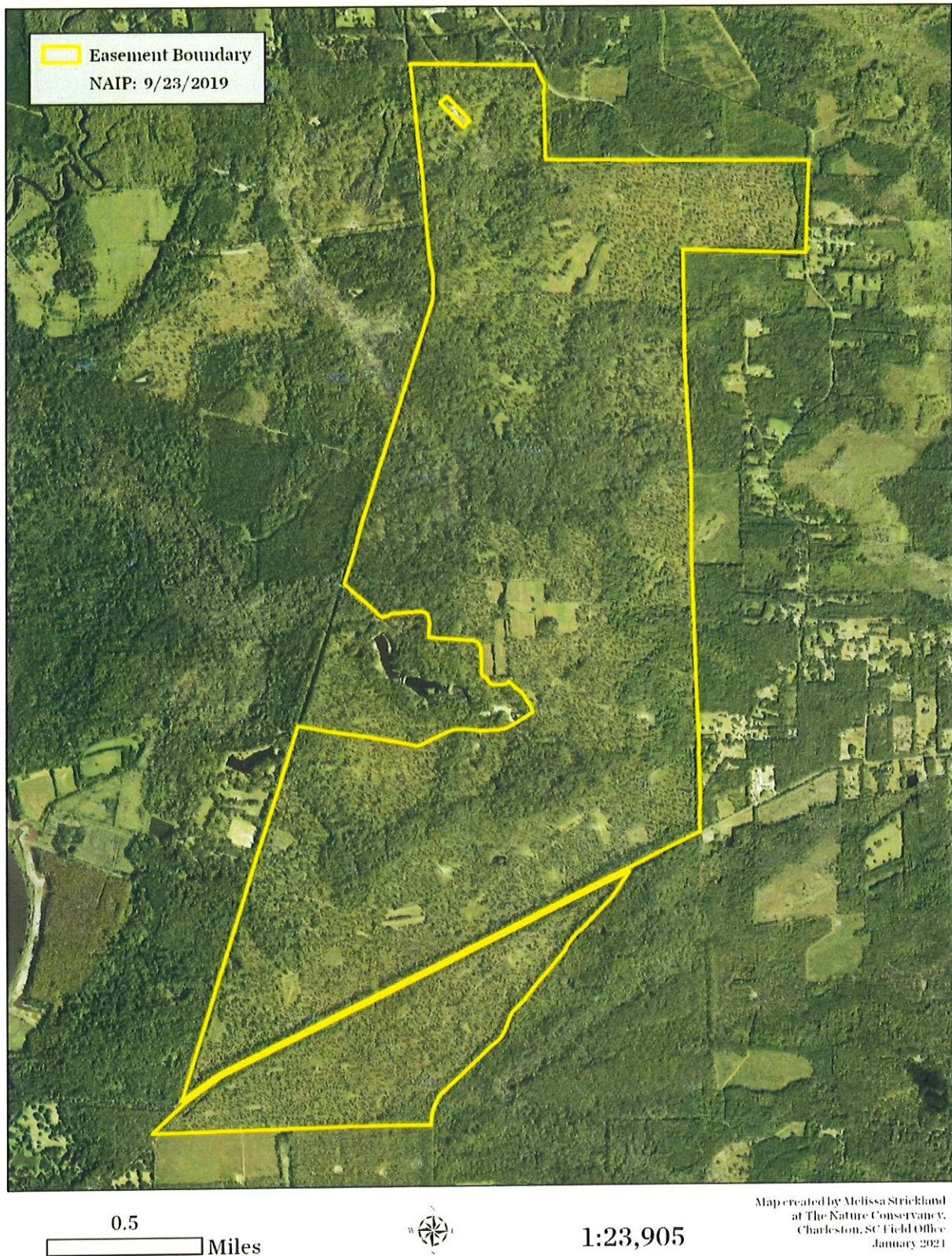
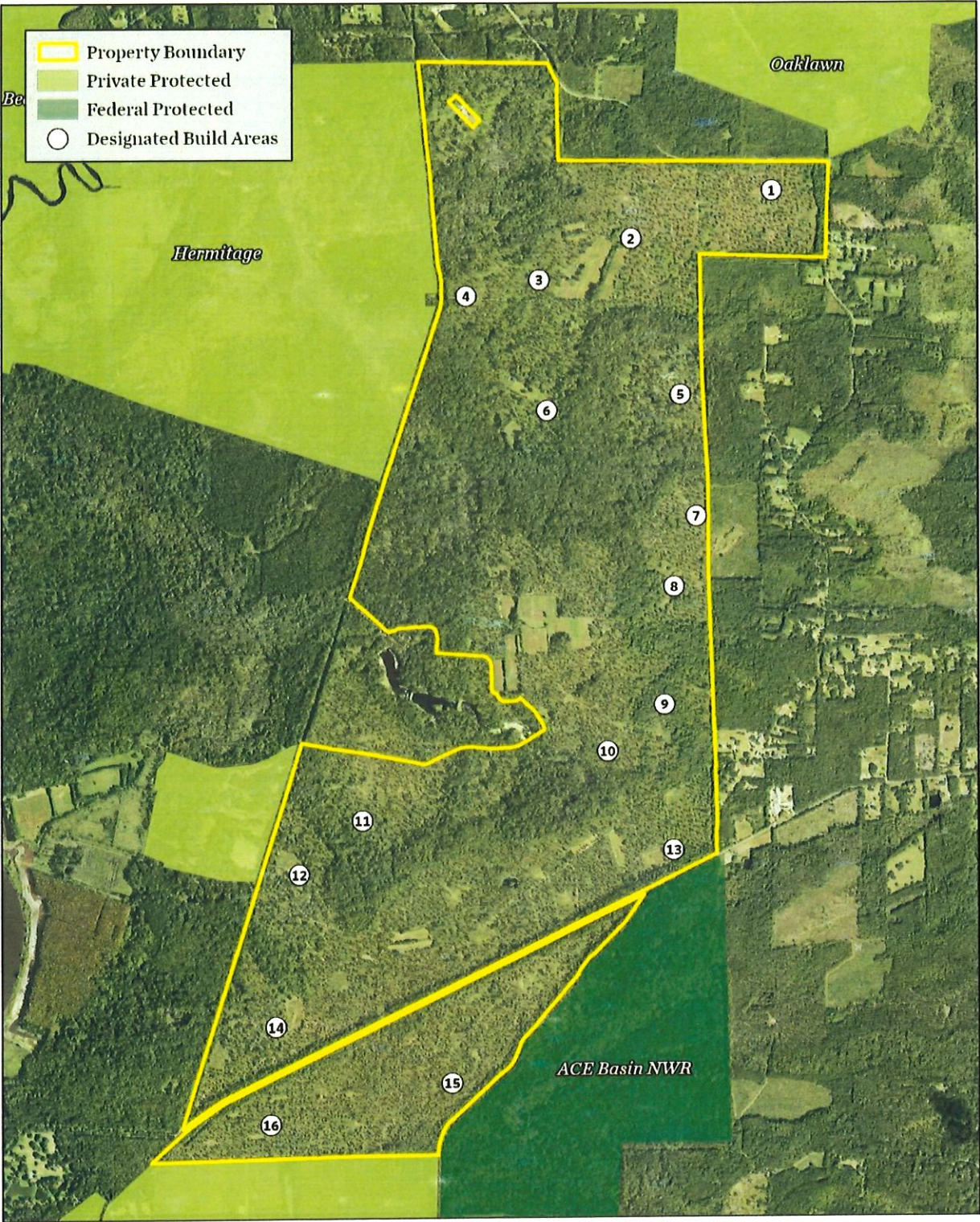


Exhibit B: Designated Building Areas



0.5
Miles



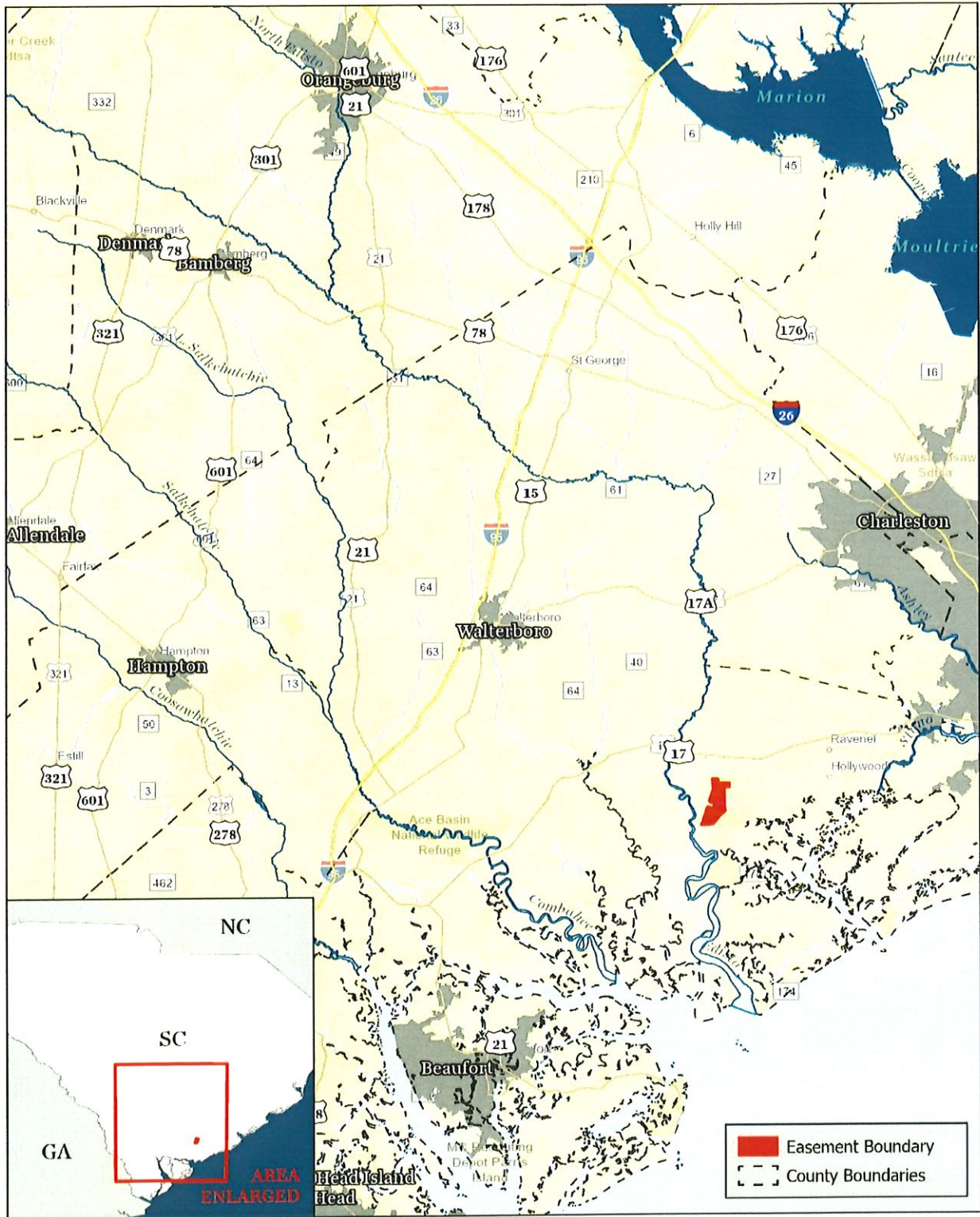
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Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

Exhibit C: Tax Map / Parcel Data



Exhibit D: Location of the Conservation Easement

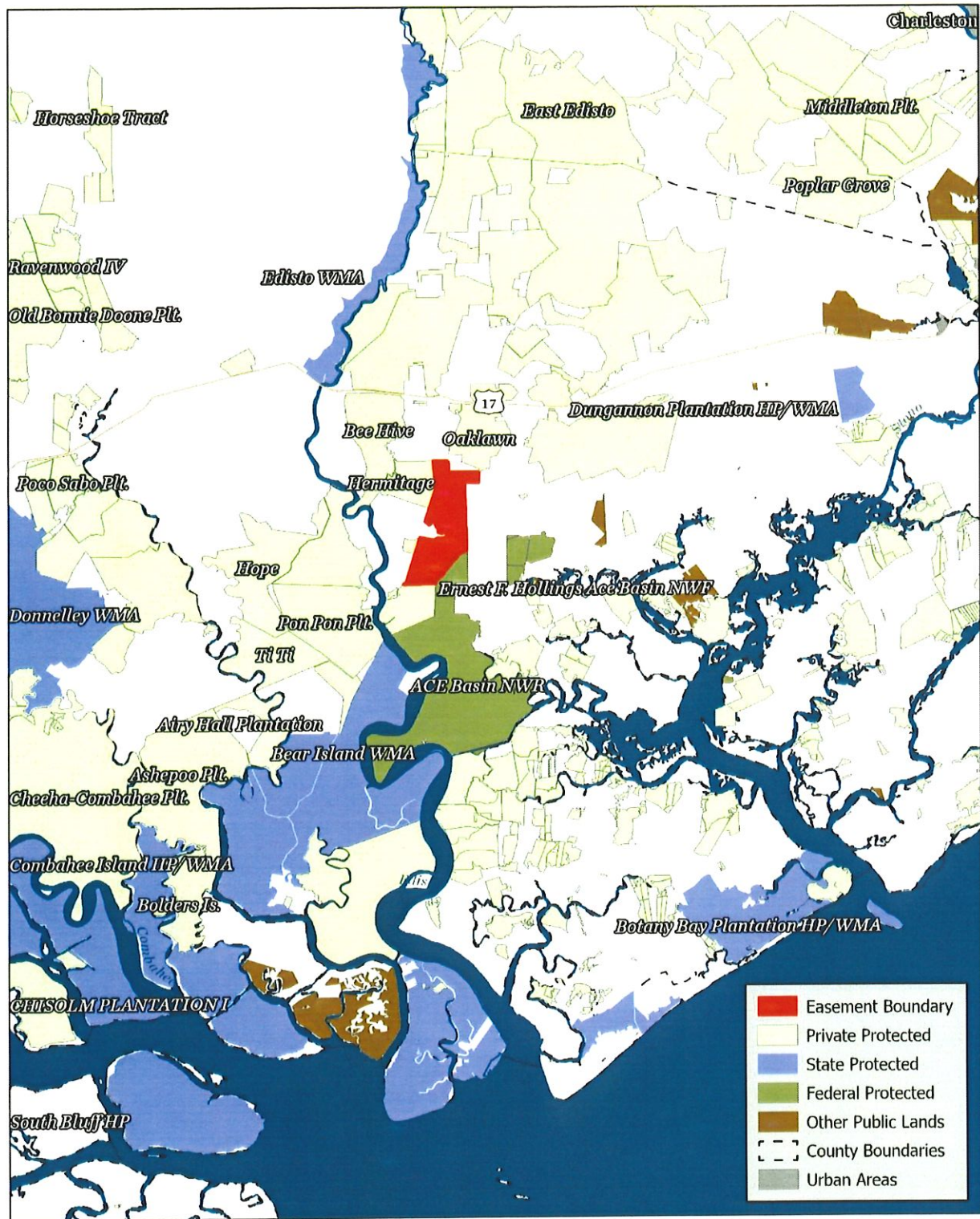


10
Miles



Map created by Melissa Strickland
at The Nature Conservancy
Charleston, SC Field Office
January 2021

Exhibit E: Regional Context with Nearby Conservation Lands



4.5 Miles



1:211,929

Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

Exhibit F: TNC Resilience Data

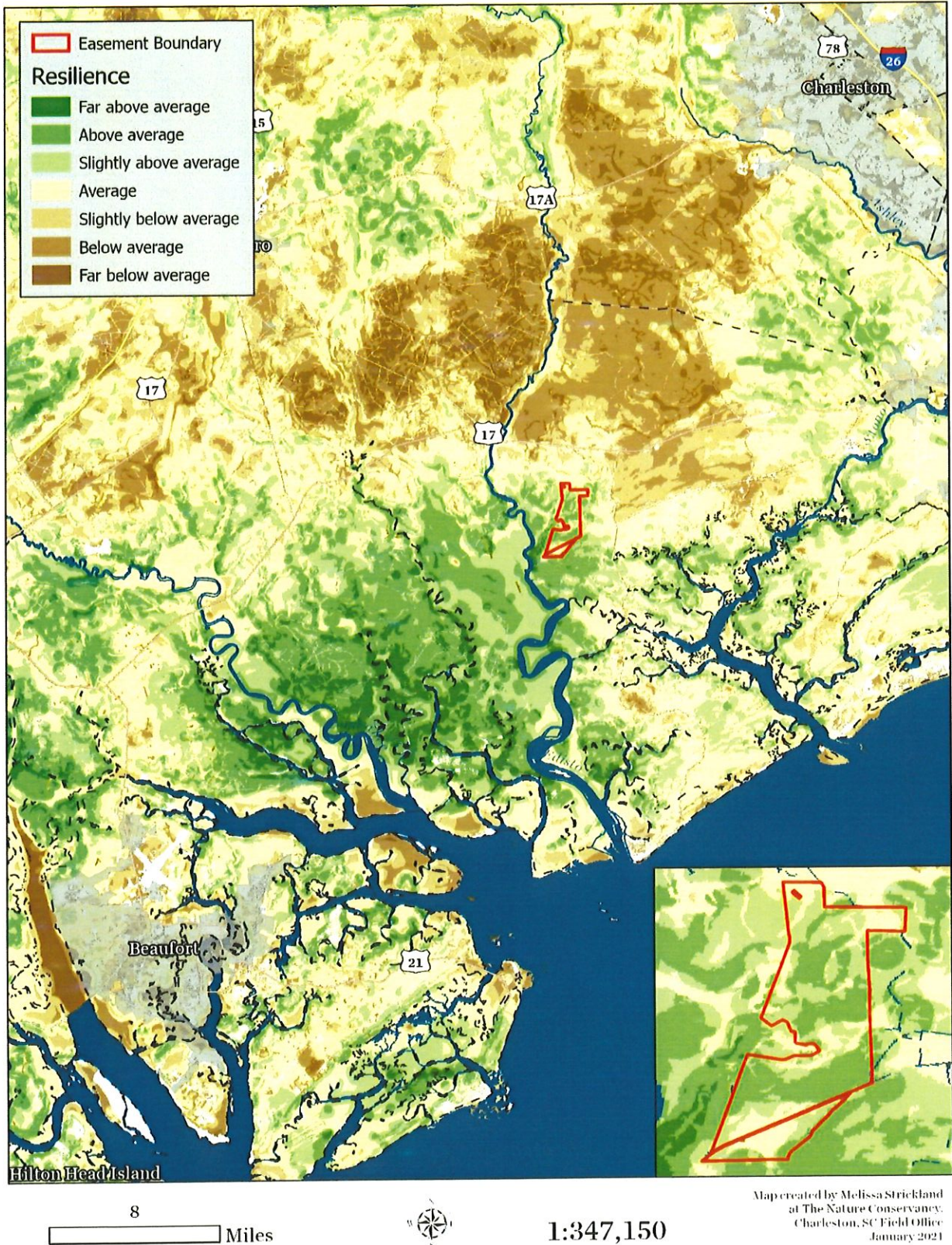


Exhibit G: Topographic Map

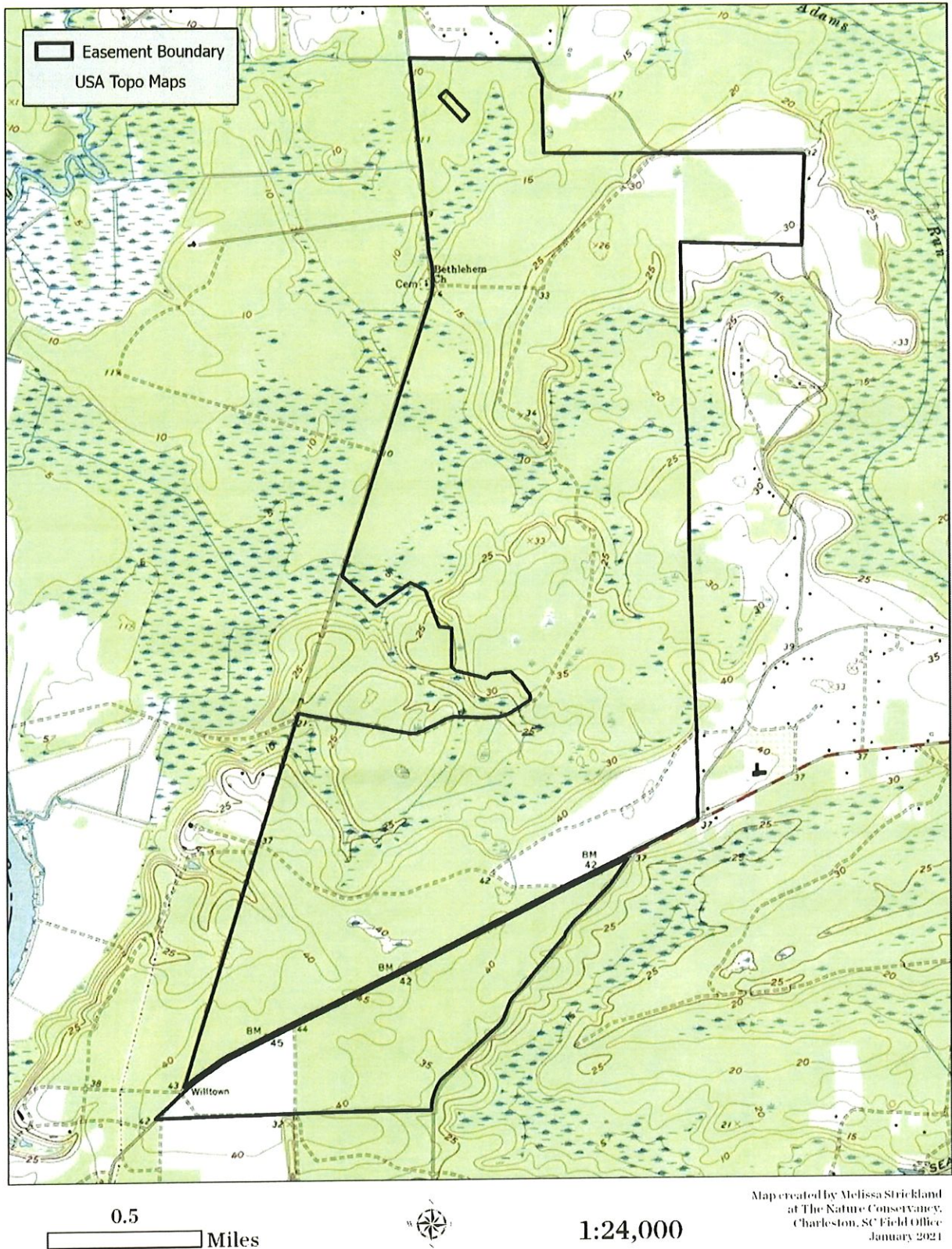


Exhibit H: National Wetlands Inventory Map

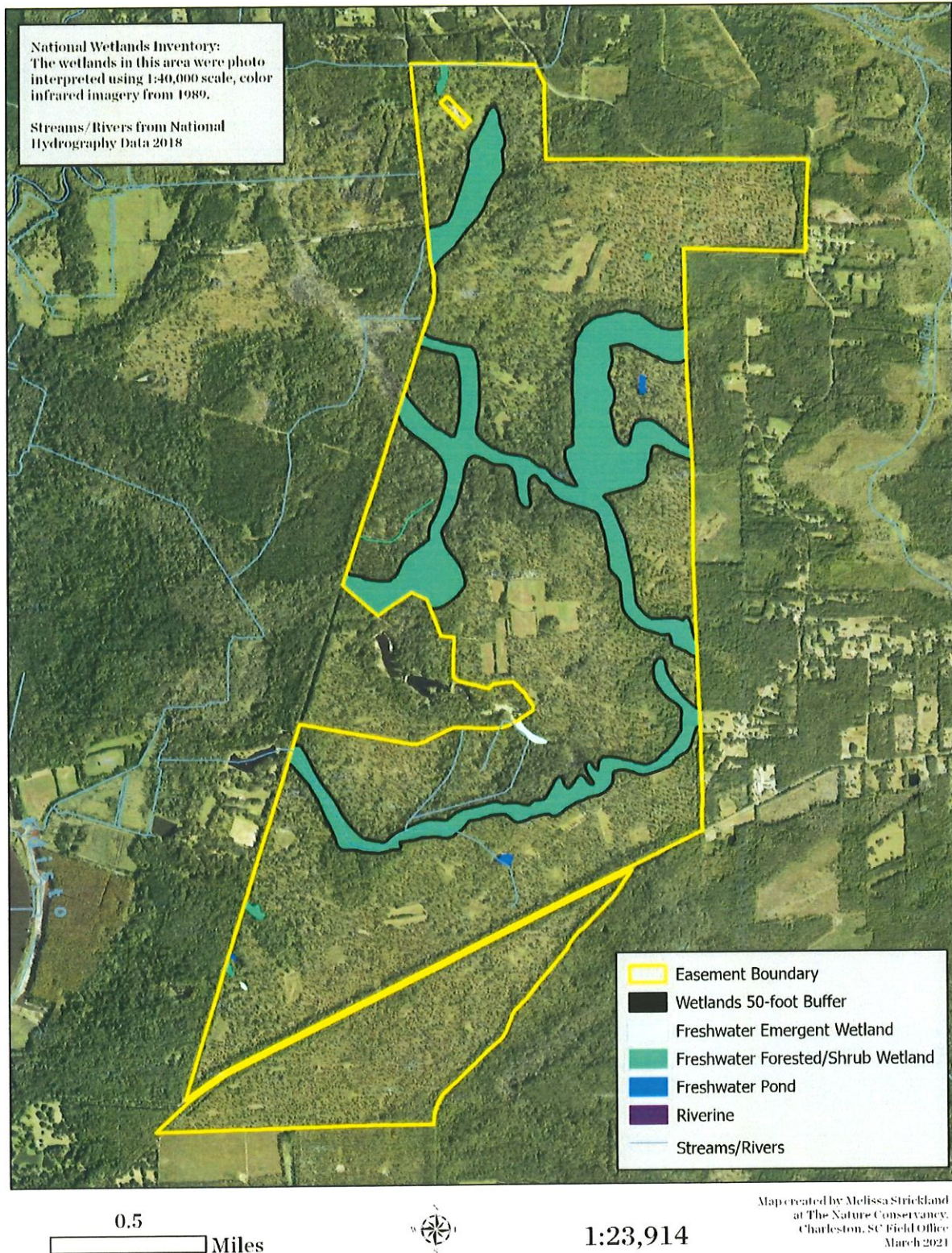
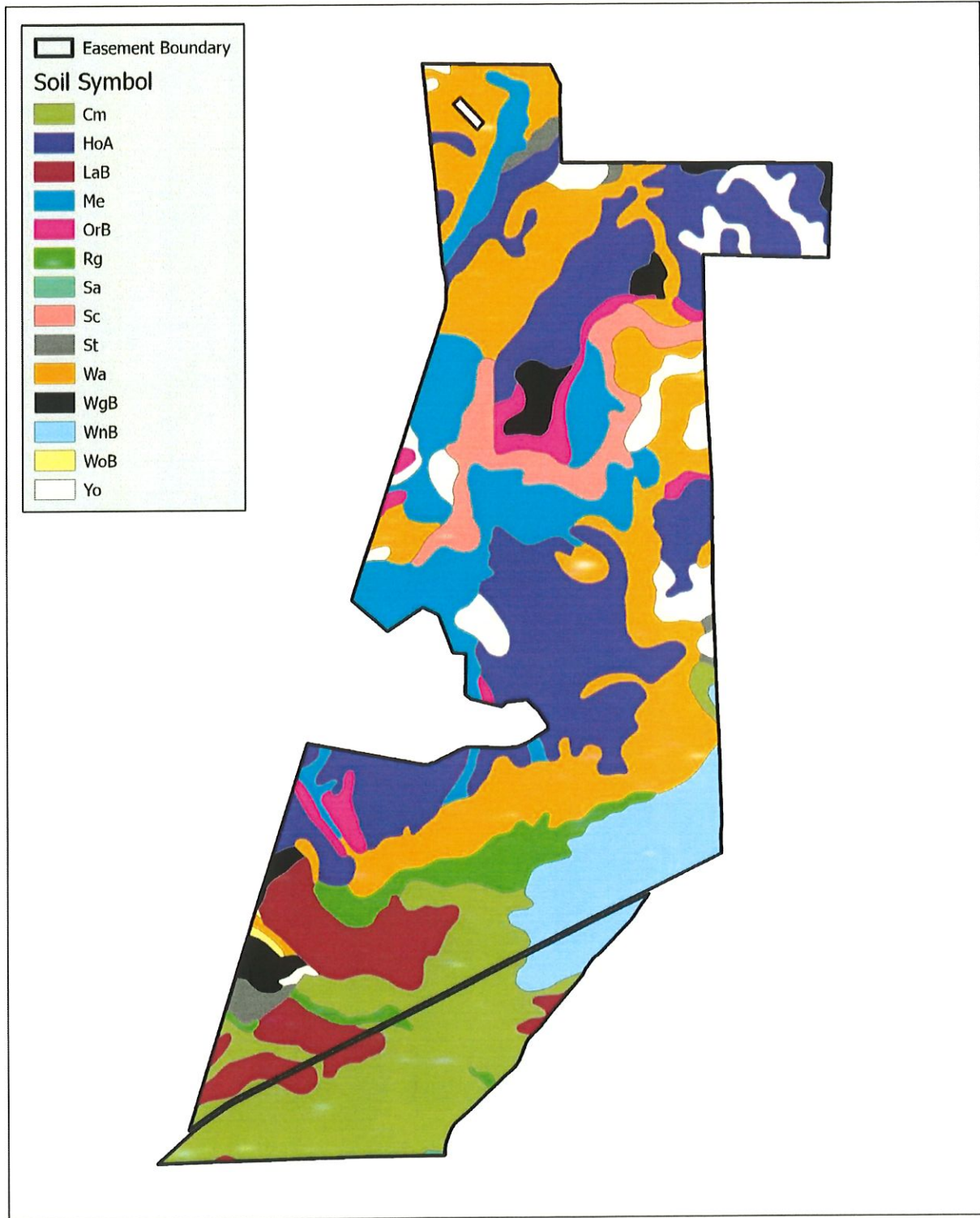


Exhibit I: Soil Series



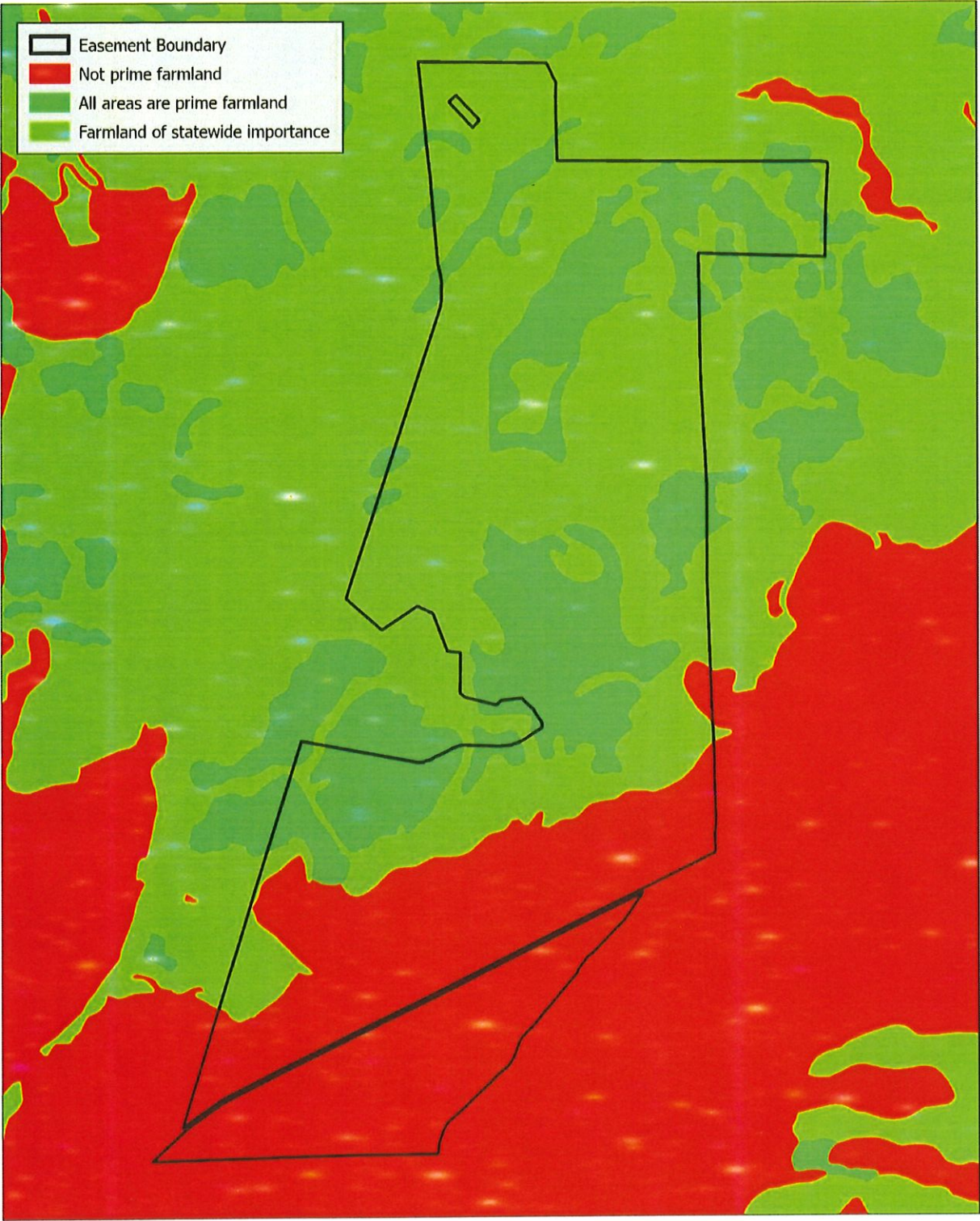
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Miles



1:23,914

Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

Exhibit J: Prime Farmland and Soils of Statewide Importance



0.5
Miles



1:23,914

Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

Exhibit K: Bottomland Hardwood Preserves

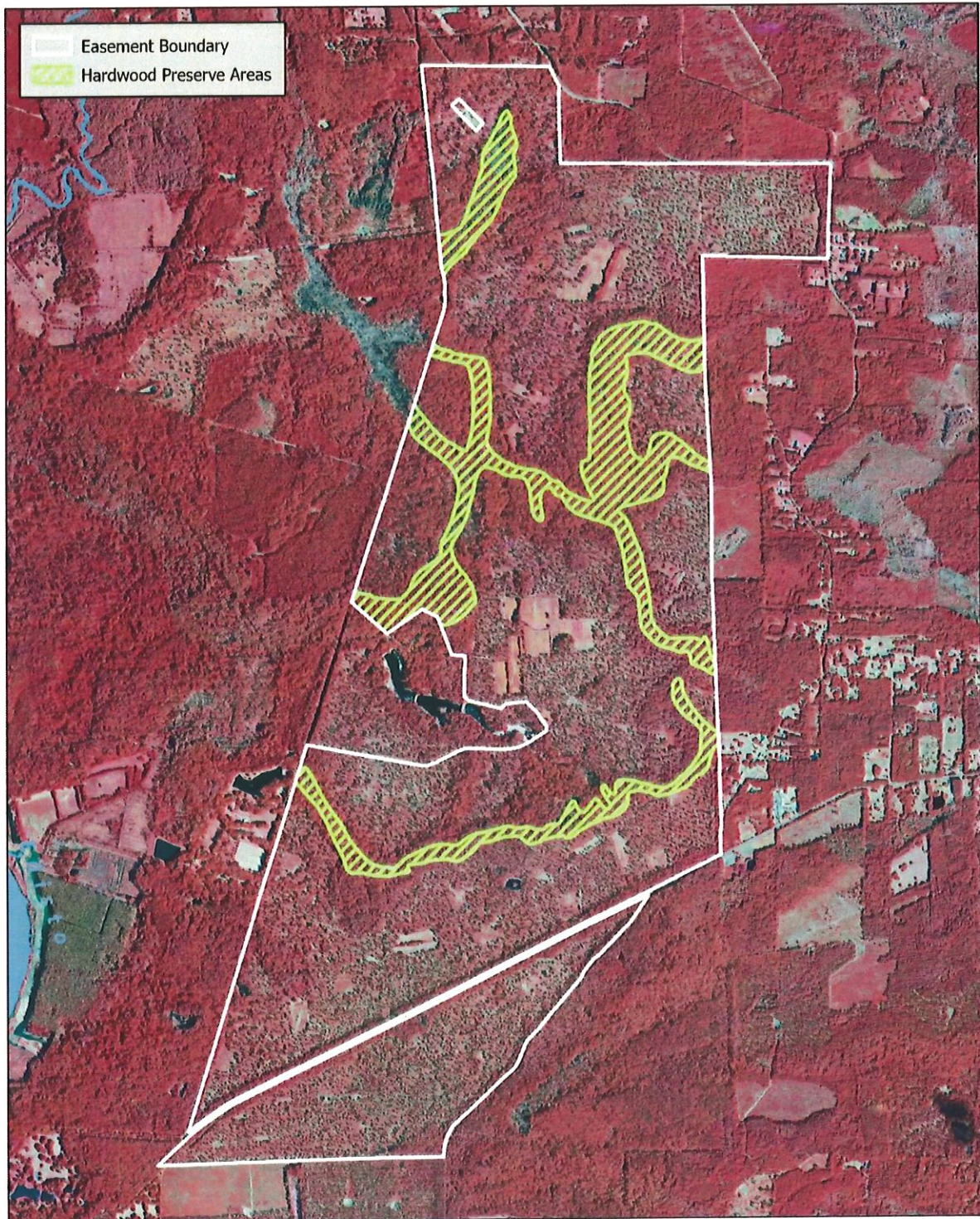
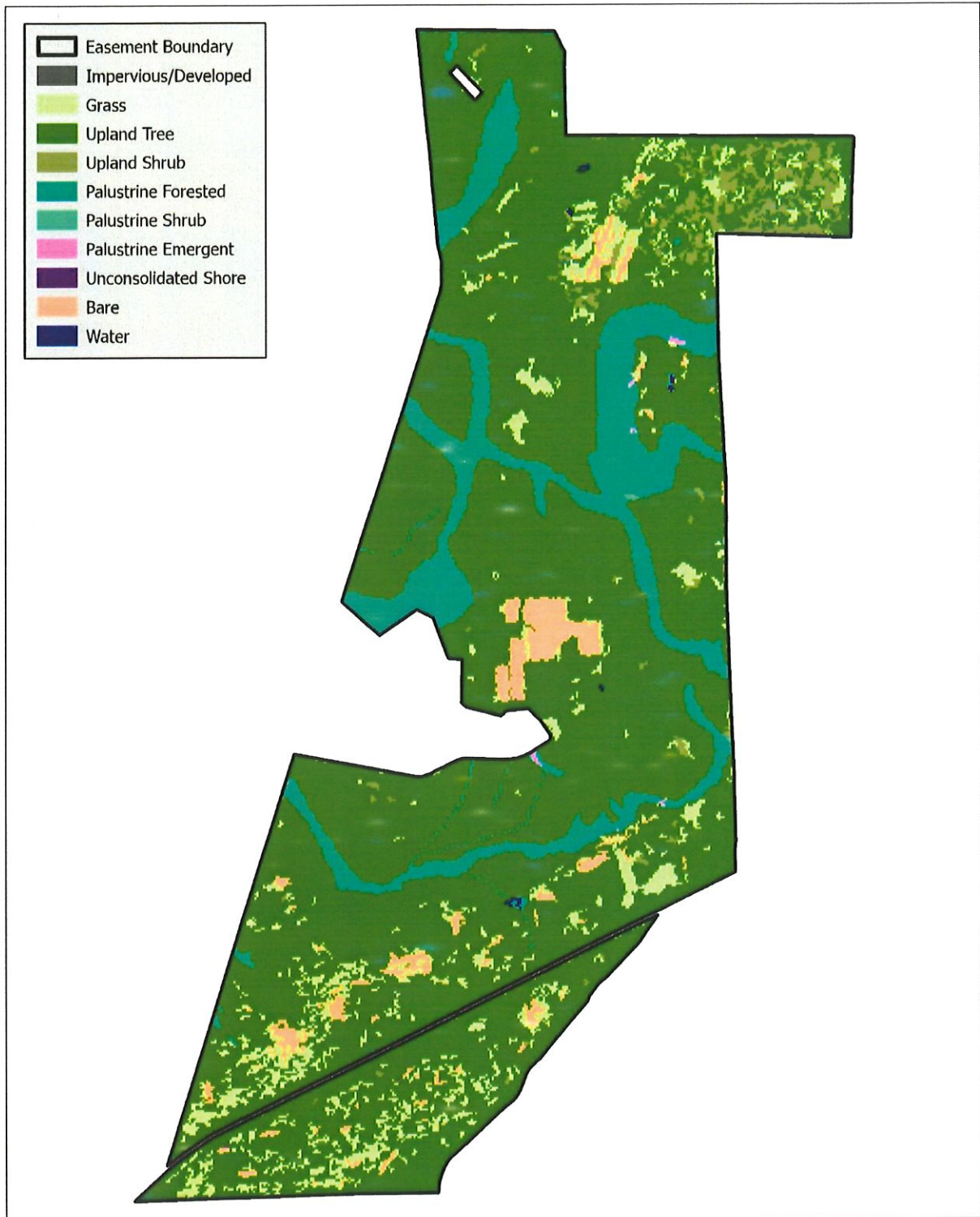


Exhibit L: Landcover (CCAP)



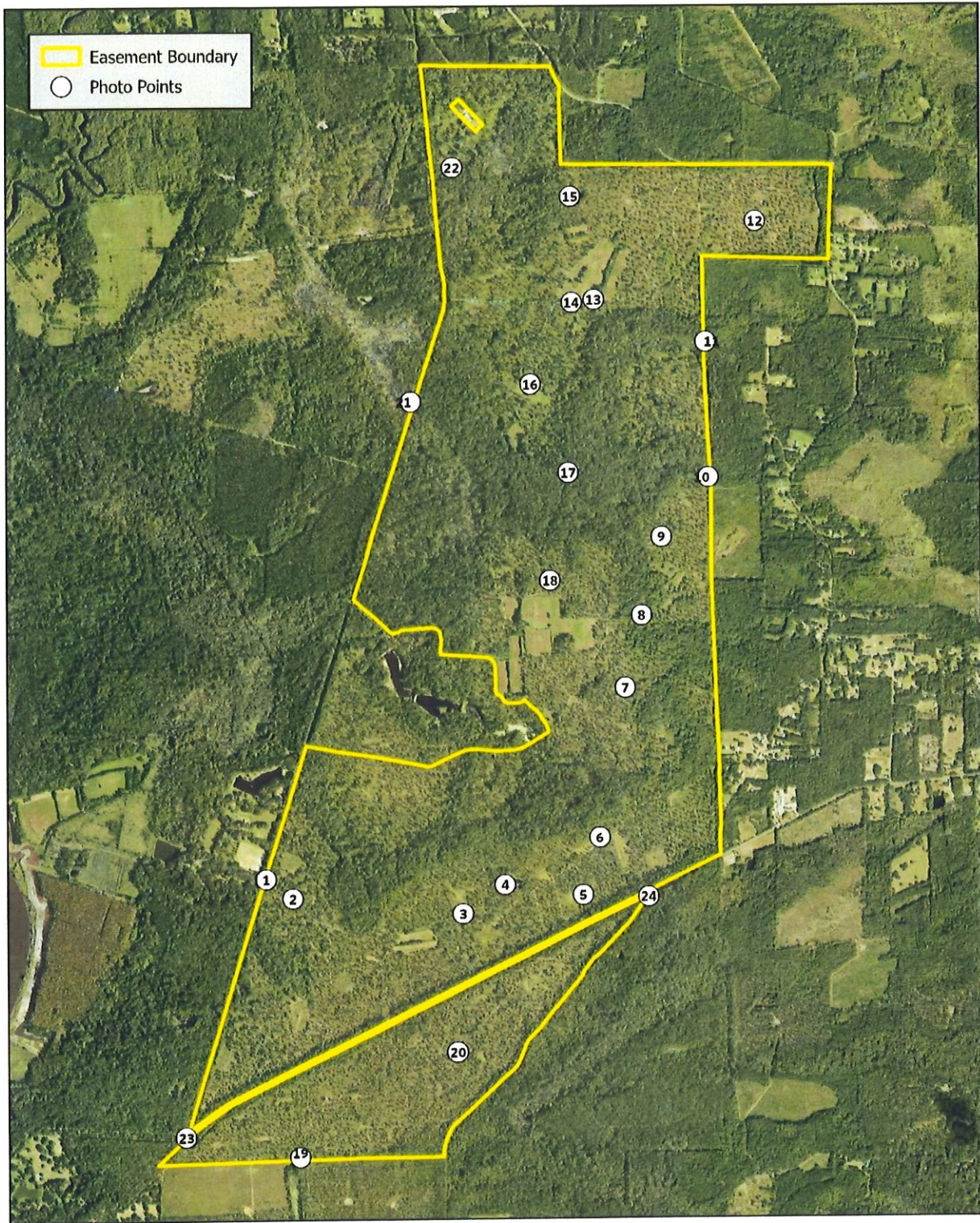
0.5 Miles



1:22,500

Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

Exhibit M: Photo Point Map



Map created by Melissa Strickland
at The Nature Conservancy,
Charleston, SC Field Office
January 2021

SITE CONDITION PHOTOGRAPHS

Photo 1
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69744431
Longitude -80.40200076
Description Entrance to property and typical gate



Photo 2
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69655641
Longitude -80.40057079
Description Mixed upland pine and hardwoods and potential building site.



Photo 3
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69577833
Longitude -80.39144798
Description Pine flatwoods



Photo 4
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69707286
Longitude -80.38921591
Description Wood duck hole pond



Photo 5
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69657469
Longitude -80.38502499
Description Upland pines and potential building site



Photo 6
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69916696
Longitude -80.3841011
Description Stockpiled dirt and old borrow pit



Photo 7
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.70588309
Longitude -80.38264973
Description Pine flatwoods



Photo 8
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.70914126
Longitude -80.3817129
Description Forested wetland



Photo 9
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71267947
Longitude -80.38061201
Description Upland pines and potential building site



Photo 10
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71533819
Longitude -80.37807103
Description Road through forested wetland



Photo 11a
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72141806
Longitude -80.37814261
Description Culvert



Photo 11b
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72141806
Longitude -80.37814261
Description Road through forested wetland



Photo 12
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72684614
Longitude -80.3754283
Description Pine flatwoods



Photo 13
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72336142
Longitude -80.38414451
Description Berkeley cemetery



Photo 14
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72324401
Longitude -80.38533945
Description Upland pines and potential building site



Photo 15
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72805213
Longitude -80.38536046
Description Emily's Pond



Photo 16
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71960034
Longitude -80.38760612
Description Pole shed covering archaeological site (foundation of parsonage).



Photo 17
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71561443
Longitude -80.38559374
Description Culvert and bulkhead



Photo 18
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71074744
Longitude -80.38663784
Description Pine flatwoods and field



Photo 19
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.6849584
Longitude -80.40031675
Description Property boundary on south side. Knox property on the left side of the road.



Photo 20
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.68959413
Longitude -80.39181901
Description Pine flatwoods



Photo 21
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.71886522
Longitude -80.39398304
Description Forested wetland on boundary along Parkers Ferry Road

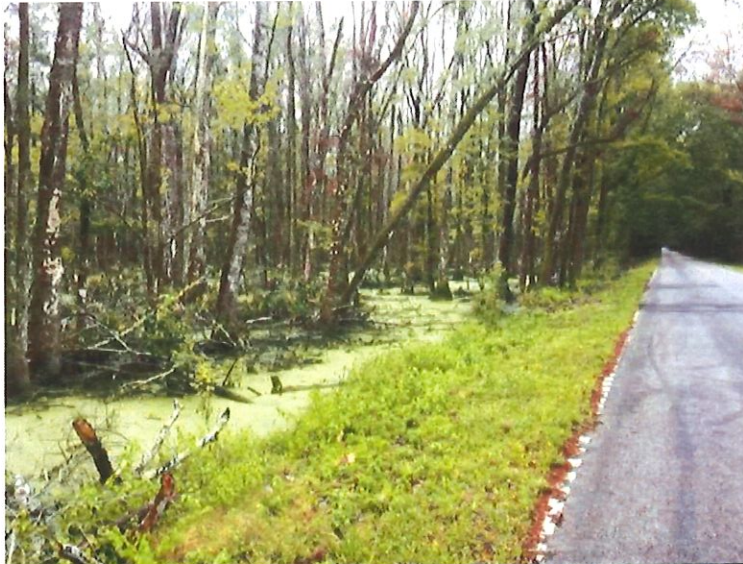


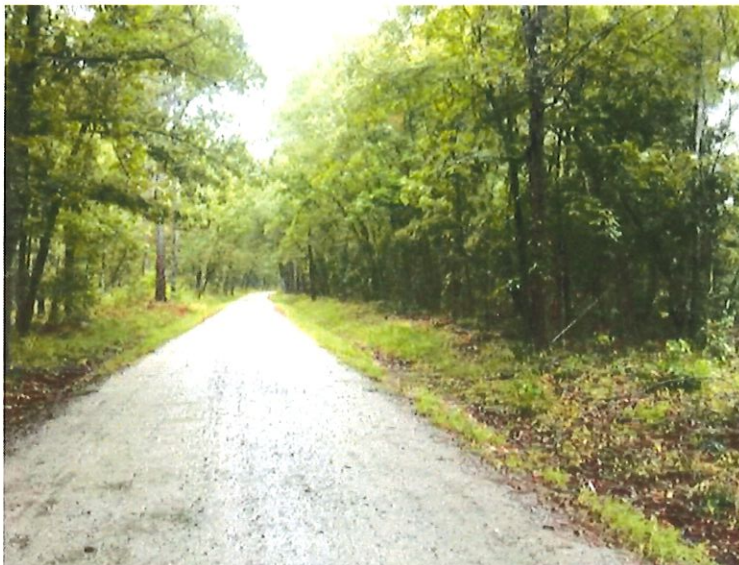
Photo 22
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.72941485
Longitude -80.39166552
Description Gravel road to get to carve out parcel (mobile home)



Photo 23
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.68593642
Longitude -80.40643799
Description Intersection of Willtown Road and Parkers Ferry Road



Photo 24
Photo Date 9/11/2020
Photographer David Bishop
Latitude 32.69647113
Longitude -80.38150015
Description Boundary with
NWR. Knox CE on
right side of the
road.



APPENDICES

Appendix A. Copies of surveys and plats

Appendix B. Willtown Parsonage Historical Surveys from 2003, 2006 and 2010