Johnston County, North Carolina
CRAIG OLIVE Register of Deeds
The following certificate(s) of

JANICE H FOGGIANO

notary/notaries public
is/are certified to be correct.

Deputy ~~Assistant~~ Register of Deeds

FILED
JOHNSTON COUNTY
CRAIG OLIVE
REGISTER OF DEEDS

FILED	Aug 24, 2005
AT	02:16:00 pm
BOOK	02962
START PAGE	0797
END PAGE	0798
INSTRUMENT #	79564

Prepared by and return to: William P. Aycock II, Esquire
Schell Bray Aycock Abel & Livingston P.L.L.C.
P. O. Box 21847
Greensboro, North Carolina 27420

SPO 51-AC

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

ASSIGNMENT

THIS DEED OF ASSIGNMENT, made this 24th day of August, 2005, by and between **RESTORATION SYSTEMS, LLC**, a North Carolina limited liability company, whose mailing address is 1101 Haynes Street, Suite 107, Raleigh, North Carolina 27604, ("RS") and the **STATE OF NORTH CAROLINA**, whose mailing address is c/o The State Property Office, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321, ("STATE").

WITNESSETH:

THAT WHEREAS, Charles L. Hill and wife, Kay R. Hill, heretofore executed and delivered to RS a Conservation Easement upon certain lands therein described, dated August 24, 2005, and recorded in Book [illegible], Page [illegible], in the office of the Register of Deeds of Johnston County, North Carolina (the "Conservation Easement"); and

WHEREAS, RS has agreed to transfer and assign the Conservation Easement to STATE and STATE has agreed to accept such assignment.

NOW, THEREFORE, RS, as aforesaid, in consideration of One Dollar ($1.00), has assigned, bargained and sold and does hereby assign, bargain, sell and convey unto STATE, its successors and assigns, except as set forth herein, all right, title and interest of RS in and to said Conservation Easement and in and to the lands therein described and conveyed, together with all rights and powers therein given to RS. Said Conservation Easement is incorporated herein by reference as if set out herein in full.

SUBJECT TO a reservation unto RS of the rights described in Articles III and IV of the Conservation Easement until such time as the wetlands mitigation and restoration project on the Easement Area has been completed by RS.

TO HAVE AND TO HOLD the same to it, STATE, its successors and assigns, in the same manner and to the same extent as RS now holds the same.

IN TESTIMONY WHEREOF, RS has caused this instrument to be executed on its behalf by its Manager, who has hereunto set his hand and seal the day and year first above written.

RESTORATION SYSTEMS, LLC,
a North Carolina limited liability company

By: _____ (SEAL)
Name: _____
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Janice H. Fogleman, a Notary Public, do hereby certify that George C. Hoomes, a Manager of RESTORATION SYSTEMS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and official seal this the 24th day of August, 2005.

Janice H. Fogleman
Notary Public

My commission expires:
10/24/2009

FILED
JOHNSTON COUNTY
CRAIG OLIVE
REGISTER OF DEEDS

Johnston County, North Carolina
CRAIG OLIVE Register of Deeds
The following certificate(s) of
DICKIE G BATTEN

notary/notaries public
is/are certified to be correct.
Deputy ~~Assistant~~ Register of Deeds

FILED	Aug 24, 2005
AT	02:15:00 pm
BOOK	02962
START PAGE	0790
END PAGE	0796
INSTRUMENT #	79563

Johnston County 08-24-2005
NORTH CAROLINA
Real Estate
Excise Tax $300.00

STATE OF NORTH CAROLINA

CONSERVATION EASEMENT DEED

JOHNSTON COUNTY

Prepared by and return to: William P. Aycock II, Esquire
Schell Bray Aycock Abel & Livingston P.L.L.C.
P. O. Box 21847
Greensboro, North Carolina 27420

SPO 51-AC

THIS CONSERVATION EASEMENT DEED, made this 22 day of August, 2005, by and between **CHARLES L. HILL and wife, KAY R. HILL,** Grantor, and **RESTORATION SYSTEMS, LLC, a North Carolina limited liability company,** Grantee, whose mailing address is 1101 Haynes Street, Suite 107, Raleigh, North Carolina, 27604. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program within the Department of Environment and Natural Resources for the purposes of funding, acquiring, maintaining, restoring, enhancing, and creating wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, the Department of Environment and Natural Resources, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District have entered into a Memorandum of Agreement, (MOA) duly executed by all parties on July 22, 2003. This MOA recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Smithfield Township, Johnston County, North Carolina (the "**Grantor's Property**"), and being more particularly described in **Deed Book 2422 at Page 0681,** of the Johnston County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement over the herein described areas of the Grantor's Property, thereby restricting and limiting the use of the included and described areas of the Grantor's Property to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to

accept such easement. This Conservation Easement shall be for the protection and benefit of the waters of Buckhorn Creek, certain of its tributaries and associated wetlands.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a described area of the Grantor's Property, referred to hereafter as the "**Easement Area**," for the perpetual protection of the Easement Area, and being more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantor and Grantee acknowledge the restoration, enhancement, creation, and preservation of the Easement Area is a condition of any funding as provided by the Ecosystem Enhancement Program. Grantor and Grantee further agree that third-party rights of access, monitoring, enforcement and completion of any Easement Area encumbered by this Conservation Easement shall be held by the Ecosystem Enhancement Program (to include any successor State agencies), and that these rights are in addition to, and do not limit, the rights of enforcement under this Conservation Easement.

The purposes of this Conservation Easement are to maintain, restore, enhance, create and preserve wetland and/or riparian resources in the Easement Area that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITIES

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited.

B. Educational Uses. The Grantor reserves the right to engage in educational uses in the Easement Area not inconsistent with this Conservation Easement, and the right of access to the Easement Area for such purposes including organized educational activities such as site visits and observations. Educational uses of the Easement Area shall not alter vegetation, hydrology or topography of the site.

C. Vegetative Cutting. Except as related to the removal of diseased or damaged trees and vegetation that obstructs, destabilizes or renders unsafe the Easement Area, all cutting, removal, mowing, harming, or destruction of any trees and vegetation in the Easement Area is prohibited.

D. Industrial, Residential and Commercial Uses. All are prohibited in the Easement Area.

E. **Agricultural Use**. All agricultural uses within the Easement Area including any use for cropland, waste lagoons, or pastureland are prohibited.

F. **New Construction**. There shall be no building, facility, mobile home, antenna, utility pole, tower, or other structure constructed or placed in the Easement Area.

G. **Roads and Trails**. There shall be no construction of roads, trails, walkways, or asphalt or concrete paving in the Easement Area.

H. **Signs**. No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Grantor's Property and the holder of the Conservation Easement, signs giving directions, or signs prescribing rules and regulations for the use of the Easement Area may be allowed.

I. **Dumping or Storing**. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances or machinery, or other material in the Easement Area is prohibited.
3

J. **Grading, Mineral Use, Excavation, Dredging**. There shall be no grading, filling, excavation, dredging, mining, or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.

K. **Water Quality and Drainage Patterns**. There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or related activities, or altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. In addition, any activity by the Grantor diverting, causing, allowing or permitting the diversion of surface or underground water into, within or out of the Easement Area is not allowed. All removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited. In the event of an emergency interruption or shortage of other water sources, water from within the Easement Area may temporarily be used for good cause shown as needed for the survival of livestock and agricultural production.

L. **Subdivision and Conveyance**. No further subdivision, partitioning, or dividing of the Easement Area is allowed. Unless agreed to by the Grantee in writing, any future conveyance of the Easement Area and the rights as conveyed herein shall be as a single block of property. Any future division of the remaining fee simple rights shall be subject to this Conservation Easement.

M. **Development Rights**. No development rights that have been encumbered or extinguished by this Conservation Easement shall be transferred pursuant to a transferable development rights scheme or cluster development arrangement or otherwise.

N. **Disturbance of Natural Features**. Any change, disturbance, alteration or impairment of the natural features of the Easement Area or any intentional introduction of non-native plants, trees and/or animal species is prohibited.

III. GRANTEE RESERVED USES

The Grantee, authorized representatives of the Grantee and their successors or assigns shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Grantor's Property, at all reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area, in accordance with a long-term management plan. These activities include planting of frees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterraneous water flow. Unless otherwise

specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

IV. ENFORCEMENT AND REMEDIES

A. Enforcement. To accomplish the purposes of this Conservation Easement, Grantee is allowed to prevent any activity within the Easement Area that is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Easement Area that may have been damaged by such activity or use. Upon any breach of the terms of this Conservation Easement by Grantor, their successors or assigns, that comes to the attention of the Grantee, the Grantee shall, except as provided below, notify the Grantor, their successors or assigns in writing of such breach. The Grantor shall have ninety (90) days after receipt of such notice to correct the conditions constituting such breach. If the breach remains uncured after ninety (90) days, the Grantee may enforce this Conservation Easement by appropriate legal proceedings including damages, injunctive and other relief. The Grantee shall also have the power and authority, consistent with its statutory authority: (a) to prevent any impairment of the Easement Area by acts which may be unlawful or in violation of this Conservation Easement; (b) to otherwise preserve or protect its interest in the Easement Area; or (c) to seek damages from any appropriate person or entity. Notwithstanding the foregoing, the Grantee reserves the immediate right, without notice, to obtain a temporary restraining order, injunctive or other appropriate relief if the breach of the term of this Conservation Easement is or would irreversibly or otherwise materially impair the benefits to be derived from this Conservation Easement. The Grantor and Grantee acknowledge that under such circumstances damage to the Grantee would be irreparable and remedies at law will be inadequate. The rights and remedies of the Grantee provided hereunder shall be in addition to, and not in lieu of, all other rights and remedies available to Grantee in connection with this Conservation Easement.

B. Inspection. The Grantee, its employees and agents, successors and assigns, have the right, with reasonable notice, to enter the Easement Area over the Grantor's Property at reasonable times for the purpose of inspection to determine whether the Grantor, their successors or assigns are complying with the terms, conditions and restrictions of this Conservation Easement.

C. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor, their successors or assigns, for any injury or change in the Easement Area caused by third parties, resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life, damage to property or harm to the Easement Area resulting from such causes.

D. Costs of Enforcement. Beyond regular and typical monitoring, any costs incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, their successors or assigns, including, without limitation, any costs of restoration necessitated by Grantor's acts or omissions in violation of the terms of this Conservation Easement, shall be borne by Grantor.

E. No Waiver. Enforcement of this Easement shall be at the discretion of the Grantee and any forbearance by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be deemed or construed to be a waiver by Grantee. No delay or omission by Grantee in exercise of any right or remedy shall impair such right or remedy or be construed as a waiver.

V. MISCELLANEOUS

A. This Conservation Easement shall be construed to promote the purposes of N.C. Gen Stat. § 143-214.8 et seq., the Ecosystem Enhancement Program.

B. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Grantor's Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Grantor's Property is conveyed subject to the Conservation Easement herein created.

E. The Grantor and Grantee agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interests in the Easement Area or any portion thereof.

F. This Conservation Easement may be amended, but only in a writing signed by all parties hereto, and provided such amendment does not affect the qualification of this Conservation Easement or the status of the Grantee under any applicable laws, and is consistent with the purposes of the Conservation Easement.

G. The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable provided, however, that the Grantee hereby covenants and agrees, that in the event it transfers or assigns this Conservation Easement, the organization receiving the interest will be a qualified holder under N.C. Gen. Stat. § 121-34 et seq. and § 170(h) of the Internal Revenue Code, and the Grantee further covenants and agrees that the terms of the transfer or assignment will be such that the transferee or assignee will be required to continue in perpetuity the conservation purposes described in this document.

VI. QUIET ENJOYMENT

Grantor reserves all remaining rights accruing from ownership of the Grantor's Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements perpetually unto Grantee for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent Conservation Easement herein granted; that the same are free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

TO HAVE AND TO HOLD the said rights and easements perpetually unto Grantee for the aforesaid purposes.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed of Conservation Easement to be duly executed, the day and year first above written.

Charles L. Hill (SEAL)
Charles L. Hill

Kay R. Hill (SEAL)
Kay R. Hill

STATE OF NORTH CAROLINA

COUNTY OF [illegible]

I, [illegible], a Notary Public, do hereby certify that CHARLES L. HILL and wife, KAY R. HILL, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the [illegible] day of August, 2005.

[illegible]
Notary Public

My commission expires:

[illegible]

DICKIE G. BATTEN NOTARY PUBLIC GUILFORD COUNTY, N.C.

EXHIBIT "A"

BEGINNING at an iron stake set in the eastern margin of the property of the Grantor herein (see Deed Book 2422, Page 681 and Plat Book 25, Page 239, Johnston County Registry) and in the western line (now or formerly) of Smith (see Deed Book 1408, Page 800), which iron pin is located South 01° 33' 39" West 1094.87 feet from an existing concrete monument, Hill's northwest corner, having NC Grid coordinates N=634,525.0654'; E=1,196,782.2491'; thence from said beginning point with Hill's eastern line and Smith's western line, South 01° 33' 39" West 213.50 feet to an iron stake set; thence a new line, South 40° 30' 00" West 386.75 feet to an iron stake set; thence continuing South 40° 30' 00" West 386.75 feet to an iron stake set; thence South 66° 54' 14" West 274.77 feet to an iron stake set; thence North 63° 42' 11" West 388.82 feet to an iron stake set; thence South 67° 45' 30" West 287.14 feet to an iron stake set; thence South 63° 25' 40" West 456.10 feet to an iron stake set in the eastern margin of NCSR 1007 (Brogden Road having a 60-foot right-of-way); thence with the eastern right-of-way of NCSR 1007, North 14° 03' 00" West 117.18 feet to an iron stake set; thence North 63° 52' 38" East 439.89 feet to an iron stake set; thence North 43° 20' 20" East 304.81 feet to an iron stake set; thence North 29° 15' 59" East 66.24 feet to an iron stake set; thence North 07° 04' 32" East 211.04 feet to an iron stake set in the southeastern right-of-way of NCSR 2546 (Old Dupree Road having a 60-foot right-of-way); thence with the southeastern right-of-way of NCSR 2546, North 52° 04' 56" East 13.84 feet to an iron stake set; thence continuing with the southeastern margin of NCSR 2546, North 47° 18' 10" East 31.10 feet to an iron stake set; thence North 77° 16' 54" East 19.36 feet to an existing iron pipe in the line of Guin (see Deed Book 1381, Page 154); thence South 49° 20' 17" East 68.25 feet to an iron stake set; thence south 29° 42' 01" East 204.60 feet to an iron stake set; thence South 71° 14' 25" East 187.54 feet to an iron stake set; thence North 39° 47' 34" East 712.83 feet to an iron stake set; thence South 81° 38' 26" East 312.84 feet to an iron stake set, the point and place of Beginning, and containing 15.00 acres, more or less, and as shown on a Preliminary Plat of Conservation Easement for Restoration Systems, LLC prepared by K2 Design Group, P.A., dated 7/5/05 (DWG. NO.: RSS530MR05).

Real Property

File no: 051-ac

Creation Date: 08/24/2005 **Status:** Active **Agent :** BR

Complex Name: Brogden Road Buffer Site

County: Johnston **Complex Number** 0 0 0

Division name: DENR WetLands Restoration Program

Grantor or grantee: Restoration Systems, LLC

Mailing Address: 1101 Haynes Street, Raleigh NC 27604

Work Phone: 755-9490

Total Acreage: 15.000

Location/Description: RFP-full delivery project. Real property considered donation.

Transaction: abe Acquisition by Easement

Instrument Type: Conservation Easement