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Jackson County, NC
Joe Hamilton Register of Deeds
BK 1720 PG 238-248

STATE OF NORTH CAROLINA

CONSERVATION EASEMENT PROVIDED PURSUANT TO FULL DELIVERY MITIGATION CONTRACT

JACKSON COUNTY
SPO File Number 50-F
Prepared by: Office of the Attorney General
Property Control Section
Return to: NC Department of Administration
State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

THIS CONSERVATION EASEMENT DEED, made this 27th day of December, 2007, by Cow Rock Mountain, Inc., successor in interest to LVC-1, Inc. ("**Grantor**"), whose mailing address is Cow Rock Mountain, c/o Thomas Bates, PO Box 3269, Cashiers, NC 28717, to the State of North Carolina, ("**Grantee**"), whose mailing address is State of North Carolina, Department of Administration, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations of Grantor and Grantee as used herein shall include said parties, their heirs, successors, administrators, agents, 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 (formerly known as the Wetlands Restoration Program) within the Department of Environment and Natural Resources for the purposes of acquiring, maintaining, restoring, enhancing, creating and preserving 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, this Conservation Easement from Grantor to Grantee has been negotiated, arranged and provided for as a condition of a full delivery contract between Baker Engineering NY, Inc., and the North Carolina Department of Environment and Natural

Resources, to provide stream, wetland and/or buffer mitigation pursuant to the North Carolina Department of Environment and Natural Resources Purchase and Services Contract Number D06046-A.

WHEREAS, The State of North Carolina is qualified to be the Grantee of a Conservation Easement pursuant to N.C. Gen. Stat. § 121-35; 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 entered into a Memorandum of Agreement, (MOA) duly executed by all parties in Greensboro, NC on July 22, 2003, which recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land, water and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina was granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, the Ecosystem Enhancement Program in the Department of Environment and Natural Resources, which has been delegated the authority authorized by the Governor and Council of State to the Department of Administration, has approved acceptance of this instrument; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Cashiers Township, Jackson County, North Carolina (the "**Property**"), and being more particularly described as that certain parcel of land containing approximately 733 acres and being conveyed to the Grantor's predecessor by deed as recorded in **Deed Book 190 at Page 54** of the Jackson County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement over the herein described areas of the Property, thereby restricting and limiting the use of the included areas of the Property to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to accept such Conservation Easement. This Conservation Easement shall be for the protection and benefit of Logan Creek, portions 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 Property legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereafter as the "**Easement Area**", for the benefit of the people of North Carolina, and being all of the tract of land as shown on a

plat of survey entitled "Logan Creek Conservation Easement Survey for State of North Carolina Ecosystem Enhancement Program" dated May 28, 2007, certified by Lloyd DeWayne Brown of Vaughn & Melton, and recorded in **Cabinet 16 at Slide 816** of the Jackson County Registry.

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 ACTIVITES

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 hiking, bird watching, hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited, except as they are used exclusively for management, maintenance, or stewardship purposes, and on existing trails, paths or roads.

B. Educational Uses. The Grantor reserves the right to engage in and permit others 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 property shall not alter vegetation, hydrology or topography of the site.

C. Vegetative Cutting. Except as related to the removal of non-native plants, diseased or damaged trees, and vegetation that obstructs, destabilizes or renders unsafe the Easement Area to persons or natural habitat, 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 paving in the Easement Area except as described herein. Existing roads or trails located in the Easement Area may be maintained by Grantor in order to minimize runoff, sedimentation and for access to the interior of the Property for management, maintenance, stewardship purposes, or undeveloped recreational and educational uses of the Easement Area. Existing roads, trails or paths may be maintained with loose gravel or permanent vegetation to stabilize or cover the surfaces. The existing trail network includes a planned wildlife observation deck and suspension bridge across the stream, immediately downstream of the largest wetland along Logan Creek. Grantor retains the right to construct this deck and bridge, the foundations of which may fall within the Easement Area. The bridge will be suspended at least 6 feet above the floodplain and span at least 30 feet on both sides of the channel.

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 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.

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 diverting, causing, allowing or permitting the diversion of surface or underground water. No altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. 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 all 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. Grantor voluntarily agrees that no subdivision, partitioning, or dividing of the underlying fee that is subject to this Easement is allowed. Unless agreed to by the Grantee in writing, any future conveyance of the underlying fee for the Easement Area and the rights as conveyed herein shall be as a single block of property. Any future transfer of the fee simple shall be subject to this Conservation Easement. Any transfer of the fee is subject to the Grantee's right of ingress, egress, and regress over and across the Property to the Easement Area for the purposes set forth herein.

M. Development Rights. All development rights are removed from the Easement Area and shall not be transferred.

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 by Grantor is prohibited.

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 N.C. Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

III. GRANTEE RESERVED USES

A. Ingress, Egress, Regress and Inspection. The Grantee, its employees and agents, successors and assigns, receive the perpetual right of general ingress, egress, and regress to the Easement Area over the Property at 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 restoration activities or a long-term management plan. Unless otherwise specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

B. Restoration Activities. These activities include planting of trees, 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.

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 Property; 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 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 Property 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, delay or omission by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be construed to be a waiver by Grantee.

V. MISCELLANEOUS

A. 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.

B. 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.

C. Grantor shall notify Grantee in writing of the name and address and any party to whom the 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 Property is conveyed subject to the Conservation Easement herein created.

D. The Property is subject to certain Deeds of Trust described in Exhibits B and C hereto, and such Deeds of Trust have been subordinated by their holders to this Conservation Easement in accordance with Exhibits B and C.

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 Property or any portion thereof.

F. This Conservation Easement may be amended, but only in 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 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 the State of North Carolina for the aforesaid purposes.

AND Grantor covenants and warrants 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 except those specifically referenced in Article V, paragraph D above, and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor, as a fully authorized act of the corporation, has hereunto set its hand and seal, the day and year first above written.

COW ROCK MOUNTAIN, INC.

By: _____ (CORPORATE SEAL)
Printed name: Richard G. Jennings, III
Its _____

Attest: _____
Printed name: _____
Its _____Secretary

NORTH CAROLINA

COUNTY OF Buncombe

I, Robert L. Weathers III, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard G. Jennings III, who is known personally to me or who has presented satisfactory evidence of his identity, personally appeared before me this day, and, being duly sworn, acknowledged that he is the _____ Secretary of Cow Rock Mountain, Inc., a corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its ___-Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal this the 27 day of December, 2007.

_____ III
Robert L. Weathers III Notary Public
(printed name of notary)

My commission expires:

8/26/2012

ROBERT L. WEATHERS III
NOTARY PUBLIC
BUNCOMBE COUNTY, N.C.

EXHIBIT A
LEGAL DESCRIPTION

In Cashiers Township, being all of that Property designated E1, E2, E3, E4, and E5, consisting of 20.79 acres, more or less, as shown on a plat of survey entitled "Logan Creek Conservation Easement Survey for State of North Carolina Ecosystem Enhancement Program" dated May 28, 2007, certified by Lloyd DeWayne Brown of Vaughn & Melton, and recorded in Cabinet 16 at Slide 816 of the Jackson County Registry, to which reference is hereby specifically made, and

Being a portion of that same tract of land described in the deed to Lonesome Valley Company from M.C. Jennings and wife, Louise J. Jennings, and R.G. Jennings, unmarried, dated February 7, 1948 and recorded in Deed Book 190 at Page 54 of the Jackson County Registry, to which reference is specifically made.

EXHIBIT "B"

JOINDER AND CONSENT OF MORTAGEE

Carolina First Bank, ("Mortgagee"), the holder of the mortgage encumbering the Property in the amount of $ 12,398,745.00 recorded at Book 1661, Page 835 in the office of the Jackson County, North Carolina Register of Deeds (the "Mortgage"), hereby consents to the terms of this Conservation Easement and agrees that the lien of the Mortgage shall be fully subordinate to this Conservation Easement and the rights of the Grantee to enforce this Conservation Easement.

Without limitation of the foregoing, Mortgagee agrees that, in the event of the foreclosure of the Mortgage or a judgment obtained under the Mortgage or any promissory note secured thereby, the Property described in the Conservation Easement shall remain under and subject to the covenants and restrictions set forth in this Conservation Easement, as fully as if the Mortgage was executed, delivered, and recorded after the dates of the execution, delivery, and recording of this Conservation Easement.

This Joinder and Consent of Mortgagee shall be binding upon Mortgagee's successors and assignees as holders of the Mortgage and any amendment thereof.

MORTGAGEE:
Carolina First Bank

By: _____ (seal)
Printed name: Lisa Shelnutt
Its SVP (title)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
I, Julie A. McCarson, a Notary Public in and for said County and State do hereby certify that Lisa Shelnutt personally appeared before me this day and duly acknowledged that is the duly qualified SVP of Carolina First Bank, a South Carolina corporation, and that by authority duly given, the foregoing instrument was signed by him for the purposes stated therein, on behalf of and as a duly authorized act of the corporation.

WITNESS my hand and notarial seal, this 27 day of December, 2007.

Julie A. McCarson
Julie A. McCarson, Notary Public
My commission expires: 10-28-15

JULIE A. McCARSON NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT "C"

JOINDER AND CONSENT OF MORTAGEE

LVC-1, Inc., ("Mortgagee"), the holder of the mortgages encumbering the Property in the amount of $10,890,552.00 recorded at Book 1649, Page 845 and in the amount of $6,819,342.90 recorded at Book 1635, Page 851 in the office of the Jackson County, North Carolina Register of Deeds (the "Mortgages"), hereby consents to the terms of this Conservation Easement and agrees that the lien of the Mortgage shall be fully subordinate to this Conservation Easement and the rights of the Grantee to enforce this Conservation Easement.

Without limitation of the foregoing, Mortgagee agrees that, in the event of the foreclosure of the Mortgage or a judgment obtained under the Mortgage or any promissory note secured thereby, the Property described in the Conservation Easement shall remain under and subject to the covenants and restrictions set forth in this Conservation Easement, as fully as if the Mortgage was executed, delivered, and recorded after the dates of the execution, delivery, and recording of this Conservation Easement.

This Joinder and Consent of Mortgagee shall be binding upon Mortgagee's successors and assignees as holders of the Mortgage and any amendment thereof.

MORTGAGEE:
LVC-1, Inc.

By: _____ (seal)
Printed name: Richard G. Jennings, III
It's President

STATE OF NORTH CAROLINA
COUNTY OF ~~JACKSON~~ Buncombe
I, Robert L. Weathers III, a Notary Public in and for said County and State do hereby certify that Richard G. Jennings III personally appeared before me this day and duly acknowledged that is the duly qualified President of LVC-1, Inc. a North Carolina corporation, and that by authority duly given, the foregoing instrument was signed by him for the purposes stated therein, on behalf of and as a duly authorized act of the corporation.

WITNESS my hand and notarial seal, this 27 day of December, 2007.
Robert L. Weathers III
_____, Notary Public
My commission expires: 8/26/2012

ROBERT L. WEATHERS, III
NOTARY PUBLIC
BUNCOMBE COUNTY, N.C.