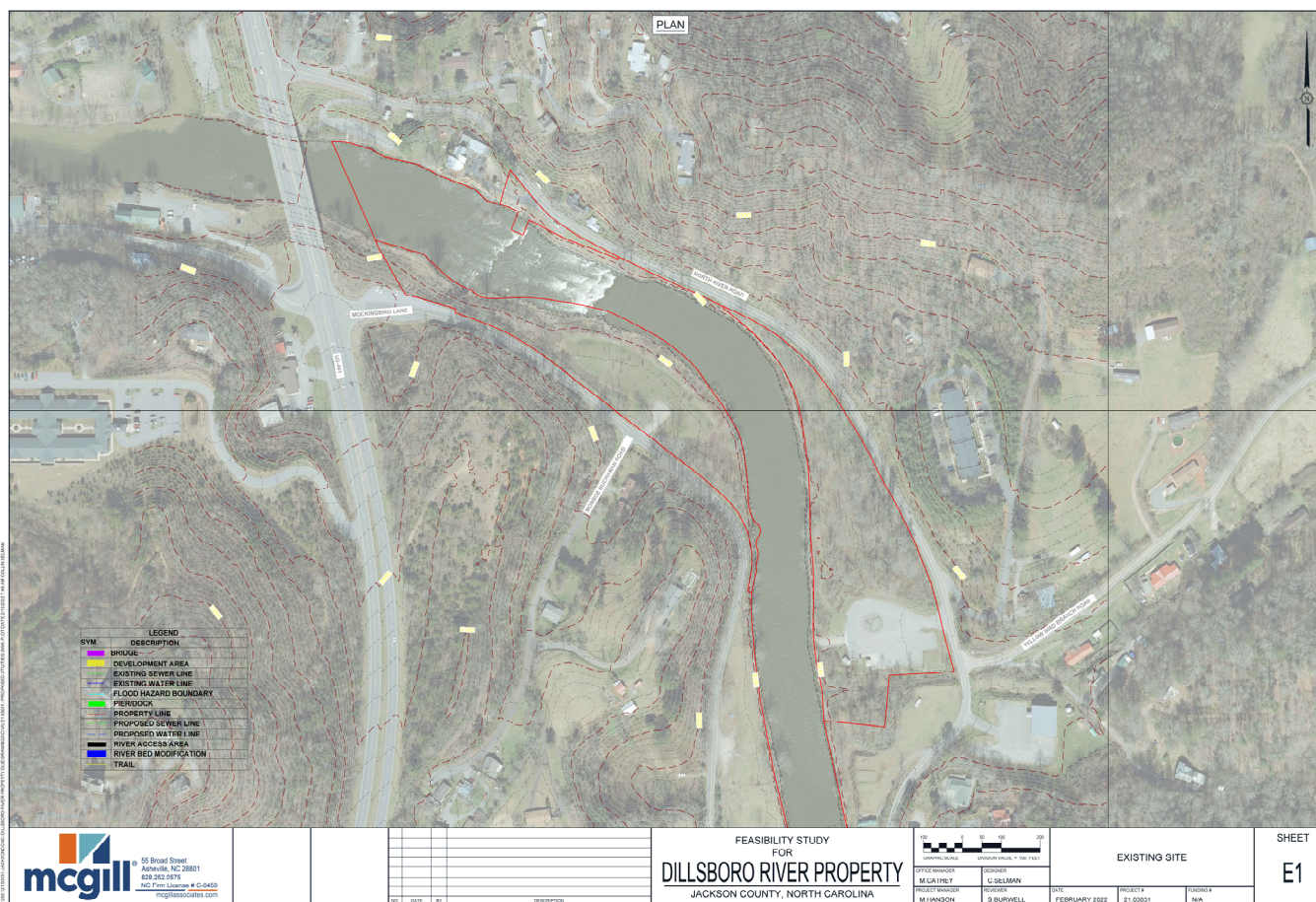




# DILLSBORO RIVER PROPERTY DUE DILIGENCE REPORT







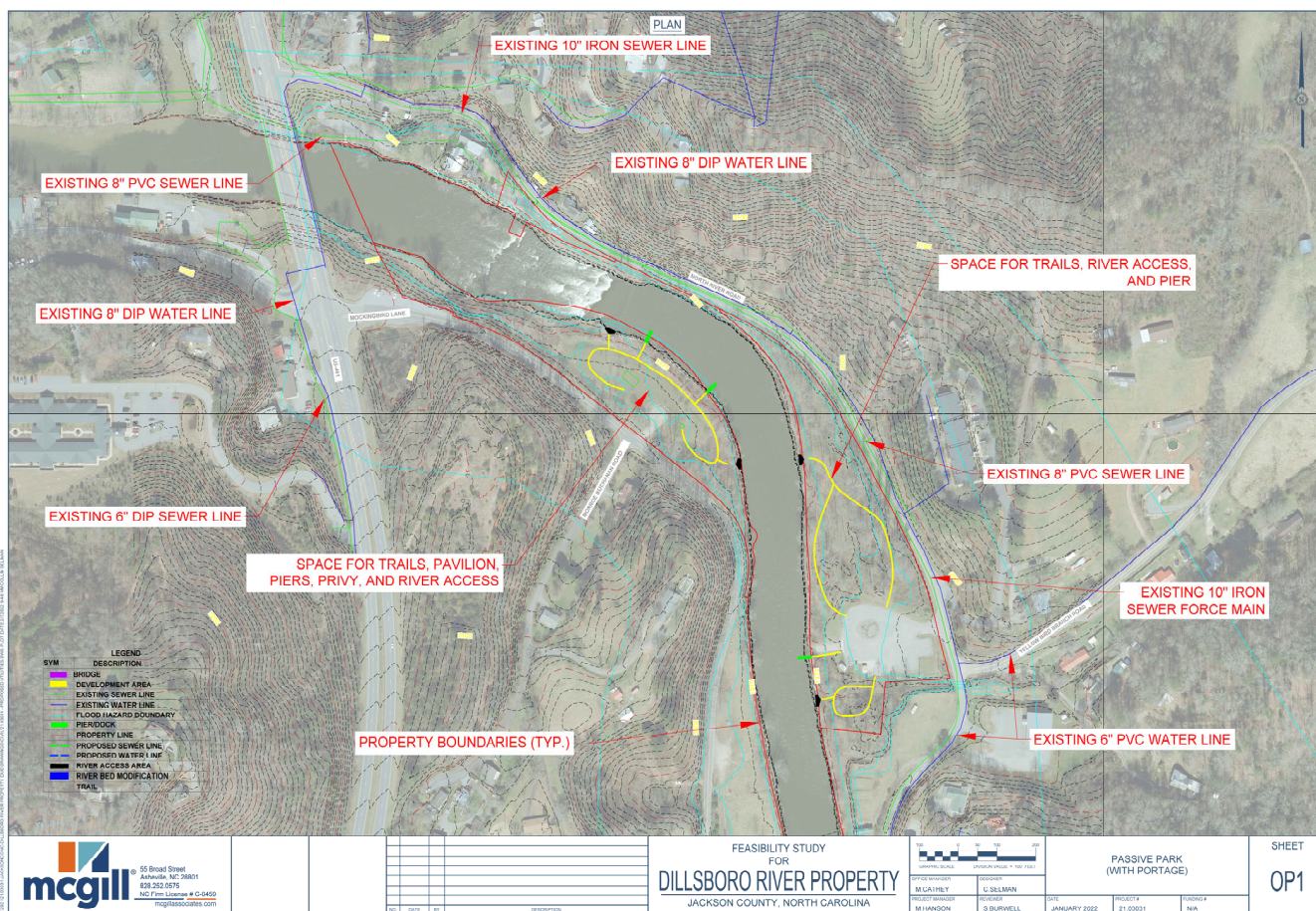
# Environmental Constraints

SPECIES REFERENCE TABLE			
Common Name	Scientific Name	Kingdom	Description
American Holly	<i>Ilex opaca</i>	Plant	Tree
American Sycamore	<i>Platanus occidentalis</i>	Plant	Tree
Appalachian Elktoe	<i>Alasmodonta raveneliana</i>	Animal	Freshwater mussel
Black walnut	<i>Juglans nigra</i>	Plant	Tree
Blackberry	<i>Rubus</i> sp.	Plant	Shrub
Bradford pear	<i>Pyrus calleryana</i>	Plant	Tree
Chinese Privet	<i>Ligustrum sinense</i>	Plant	Shrub
Eastern Hellbender	<i>Cryptobranchus alleganiensis</i>	Animal	Salamander
Elderberry	<i>Sambucus canadensis</i>	Plant	Shrub
English ivy	<i>Hedera helix</i>	Plant	Vine
Flowering Dogwood	<i>Cornus florida</i>	Plant	Tree
Gray Bat	<i>Myotis grisescens</i>	Animal	Bat
Greenbriar	<i>Smilax rotundifolia</i>	Plant	Vine
Hill Cane	<i>Arundinaria appalachiana</i>	Plant	Bamboo
Indiana Bat	<i>Myotis sodalist</i>	Animal	Bat
Japanese honeysuckle	<i>Lonicera japonica</i>	Plant	Vine
Little Brown Bat	<i>Myotis lucifugus</i>	Animal	Bat
Multiflora rose	<i>Rosa multiflora</i>	Plant	Shrub
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Animal	Bat
Rainbow	<i>Villosa iris</i>	Animal	Freshwater mussel
Red Maple	<i>Acer rubrum</i>	Plant	Tree
River Birch	<i>Betula nigra</i>	Plant	Tree
River cane	<i>Arundinaria gigantea</i>	Plant	Bamboo
Rock Gnome Lichen	<i>Gymnoderma lineare</i>	Fungus	Lichen
Sedge	<i>Carex</i> spp.	Plant	Flowering herb
Small Whorled Pogonia	<i>Isotria medeoloides</i>	Plant	Flowering herb
Soft rush	<i>Juncus effuses</i>	Plant	Flowering herb
Swamp Pink	<i>Helonias bullata</i>	Plant	Flowering herb
Tag alder	<i>Alnus serrulata</i>	Plant	Tree
Tricolored Bat	<i>Perimyotis subflavus</i>	Animal	Bat
Tuckasegee Stream Crayfish	<i>Cambarus tuckasegee</i>	Animal	Crayfish
Tulip Poplar	<i>Liriodendron tulipifera</i>	Plant	Tree
Wavyrayed Lampmussel	<i>Lampsilis fasciola</i>	Animal	Freshwater mussel
Wounded Darter	<i>Etheostoma vulneratum</i>	Animal	Fish



# Option 1 – Passive Park







## Option 1 – Passive Park

Activity	Option 1	Option 2	Option 3
	trails/ Piers/ Access/ add well and restrooms W	Commercial/ Retail	trails/ Piers/ Access/ add well and restrooms W/ water and sewer E/River Bed Mod
Env Permitting	\$ 63,240	\$ 136,000	\$ 108,570
Flood Permitting	\$ 25,100	\$ 84,000	\$ 66,000
Utilities (incl. design, const. & impact fees)	\$ -	\$ 1,286,346	\$ 256,613
Trails/Piers/Access/Bathrooms (incl. design & const.)	\$ 384,000	\$ 400,000	\$ 400,000
River Bed Mods (incl. design & const.)	\$ -	\$ 300,000	\$ 222,000
Roads (incl. design & const.)	\$ -	\$ 948,000	\$ 129,000
<b>Total</b>	<b>\$ 472,340</b>	<b>\$ 3,154,346</b>	<b>\$ 1,182,183</b>
Bridge (incl. design & const.)	\$ -	\$ 4,774,150	\$ 2,123,450
<b>Total</b>		<b>\$ 7,928,496</b>	<b>\$ 3,305,633</b>
Permitting Time (days)	240	570	570

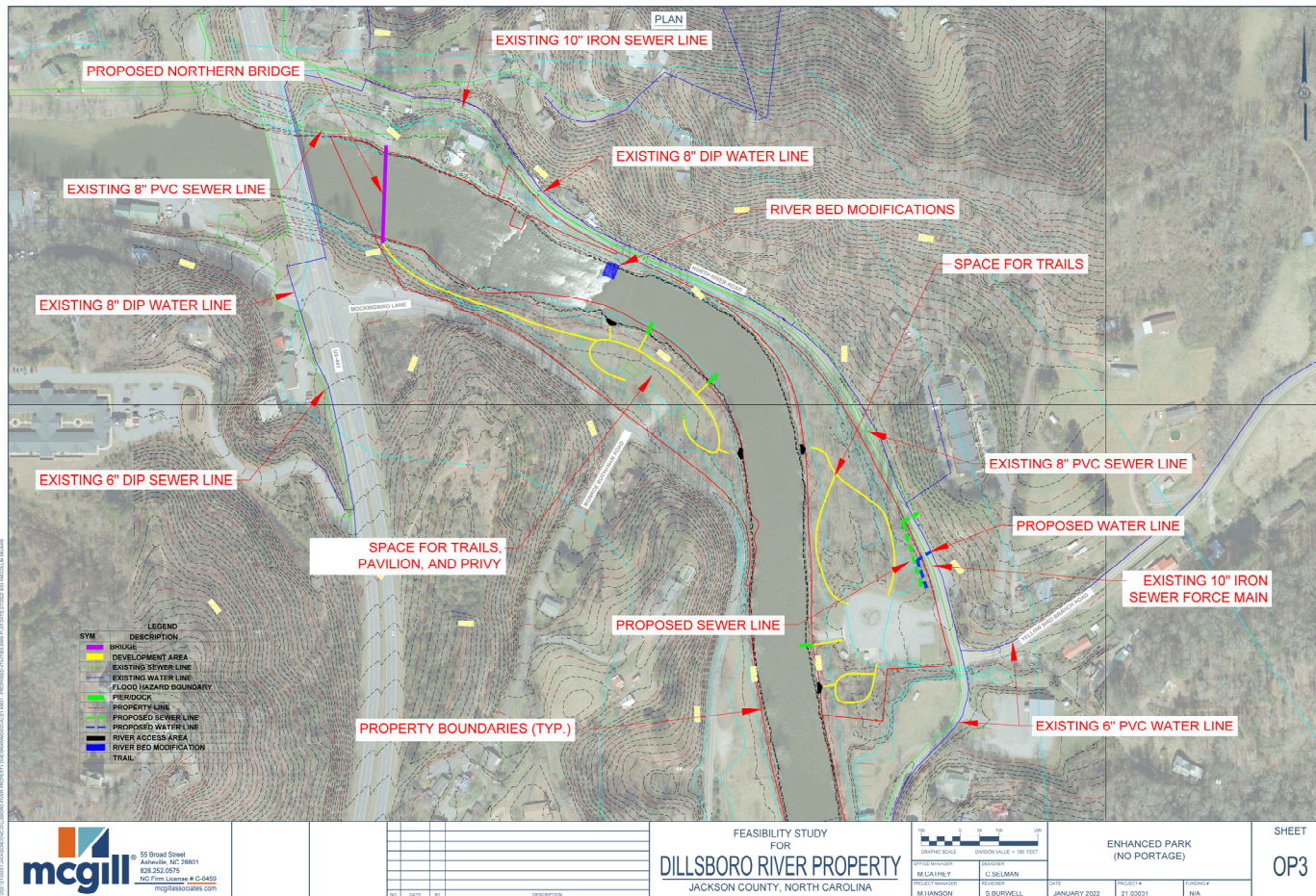
Notes: Cost of site improvements for Commercial/Retail development are not included

## Option 3 – Enhanced Park and River Sports





# Option 3 – Enhanced Park and River Sports







## Option 3 – Enhanced Park and River Sports

Activity	Option 1	Option 2	Option 3
	trails/ Piers/ Access/ add well and restrooms W	Commercial/ Retail	trails/ Piers/ Access/ add well and restrooms W/ water and sewer E/River Bed Mod
Env Permitting	\$ 63,240	\$ 136,000	\$ 108,570
Flood Permitting	\$ 25,100	\$ 84,000	\$ 66,000
Utilities (incl. design, const. & impact fees)	\$ -	\$ 1,286,346	\$ 256,613
Trails/Piers/Access/Bathrooms (incl. design & const.)	\$ 384,000	\$ 400,000	\$ 400,000
River Bed Mods (incl. design & const.)	\$ -	\$ 300,000	\$ 222,000
Roads (incl. design & const.)	\$ -	\$ 948,000	\$ 129,000
<b>Total</b>	<b>\$ 472,340</b>	<b>\$ 3,154,346</b>	<b>\$ 1,182,183</b>
Bridge (incl. design & const.)	\$ -	\$ 4,774,150	\$ 2,123,450
<b>Total</b>		<b>\$ 7,928,496</b>	<b>\$ 3,305,633</b>
Permitting Time (days)	240	570	570

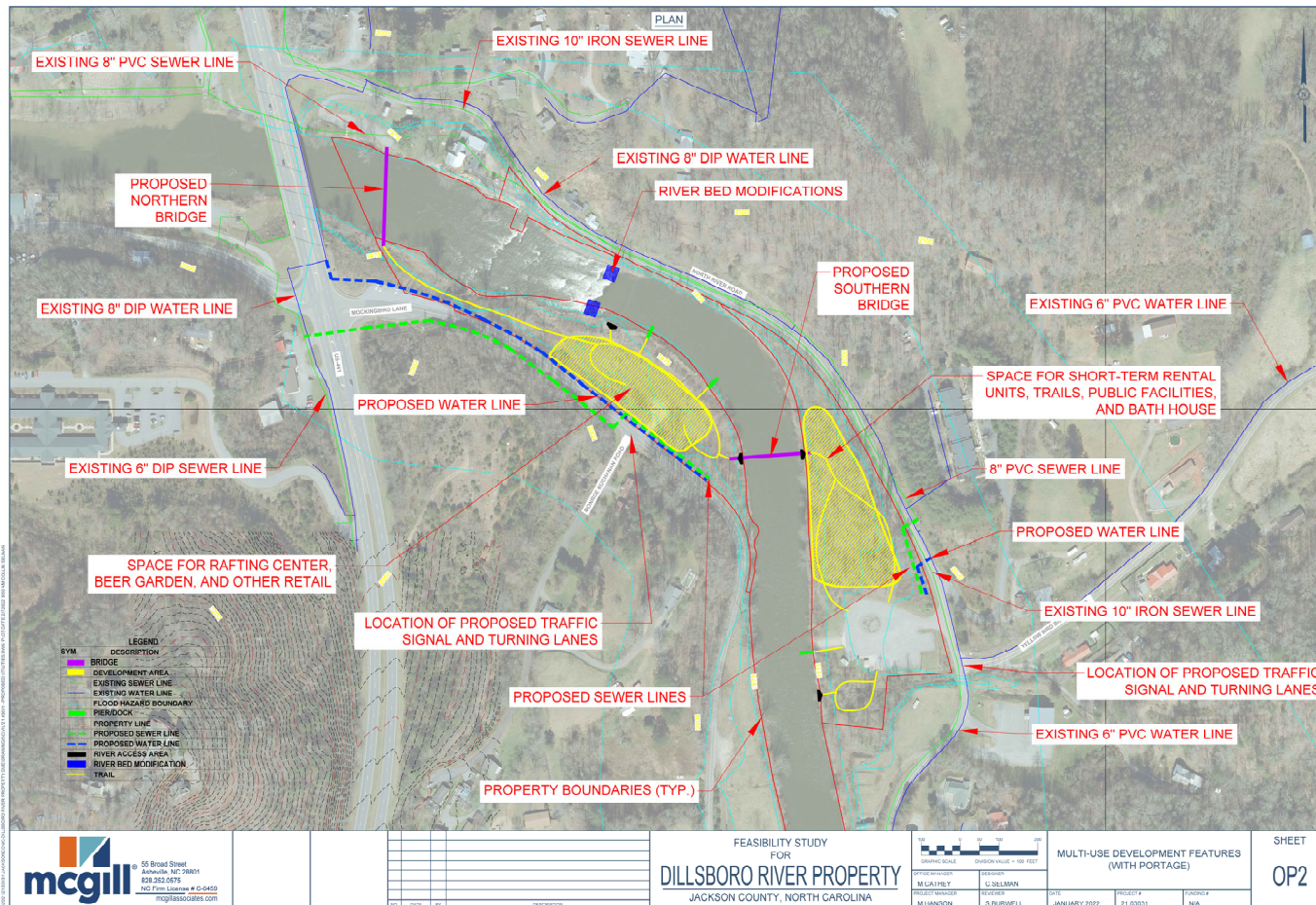
Notes: Cost of site improvements for Commercial/Retail development are not included

## Option 2 – Commercial/Retail





# Option 2 – Commercial/Retail





## Option 2 – Commercial/Retail

Activity	Option 1	Option 2	Option 3
	trails/ Piers/ Access/ add well and restrooms W	Commercial/ Retail	trails/ Piers/ Access/ add well and restrooms W/ water and sewer E/River Bed Mod
Env Permitting	\$ 63,240	\$ 136,000	\$ 108,570
Flood Permitting	\$ 25,100	\$ 84,000	\$ 66,000
Utilities (incl. design, const. & impact fees)	\$ -	\$ 1,286,346	\$ 256,613
Trails/Piers/Access/Bathrooms (incl. design & const.)	\$ 384,000	\$ 400,000	\$ 400,000
River Bed Mods (incl. design & const.)	\$ -	\$ 300,000	\$ 222,000
Roads (incl. design & const.)	\$ -	\$ 948,000	\$ 129,000
<b>Total</b>	<b>\$ 472,340</b>	<b>\$ 3,154,346</b>	<b>\$ 1,182,183</b>
Bridge (incl. design & const.)	\$ -	\$ 4,774,150	\$ 2,123,450
<b>Total</b>		<b>\$ 7,928,496</b>	<b>\$ 3,305,633</b>
Permitting Time (days)	240	570	570

Notes: Cost of site improvements for Commercial/Retail development are not included