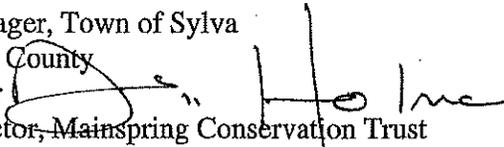


THE
CONSERVATION FUND

77 Wilcom Center Drive #340 Chapel Hill, North Carolina 27514 | (919) 967-2223
www.conservationfund.org

Memorandum

To: Paige Roberson Dowling, Manager, Town of Sylva
Don Adams, Manager, Jackson County
From: Bill Holman, NC State Director 
Copy: Sharon Taylor, Executive Director, Mainspring Conservation Trust
Re: Blackrock/Expansion of Pinnacle Park
Date: May 3, 2018

The Conservation Fund and Mainspring Conservation Trust have been working with America's Homeplace (AHP) to acquire and conserve 912.32 acres they own in the Plott Balsam Mountains in Jackson County. The Fund expects to be under contract with AHP in May, 2018 to purchase the property in two phases starting in 2018.

The AHP property adjoins Pinnacle Park, future Blue Ridge Parkway (now owned by Southern Appalachian Highlands Conservancy) and Nantahala National Forest.

The Fund will take the lead in acquiring and conserving the 441.53 acre Blackrock Creek tract at a cost of about \$2,162,450 and expanding the Town of Sylva's Pinnacle Park. Mainspring Conservation Trust will take the lead in working with the Eastern Band of Cherokee Indians in acquiring and conserving the 470.79 acre Shut-In Creek tract.

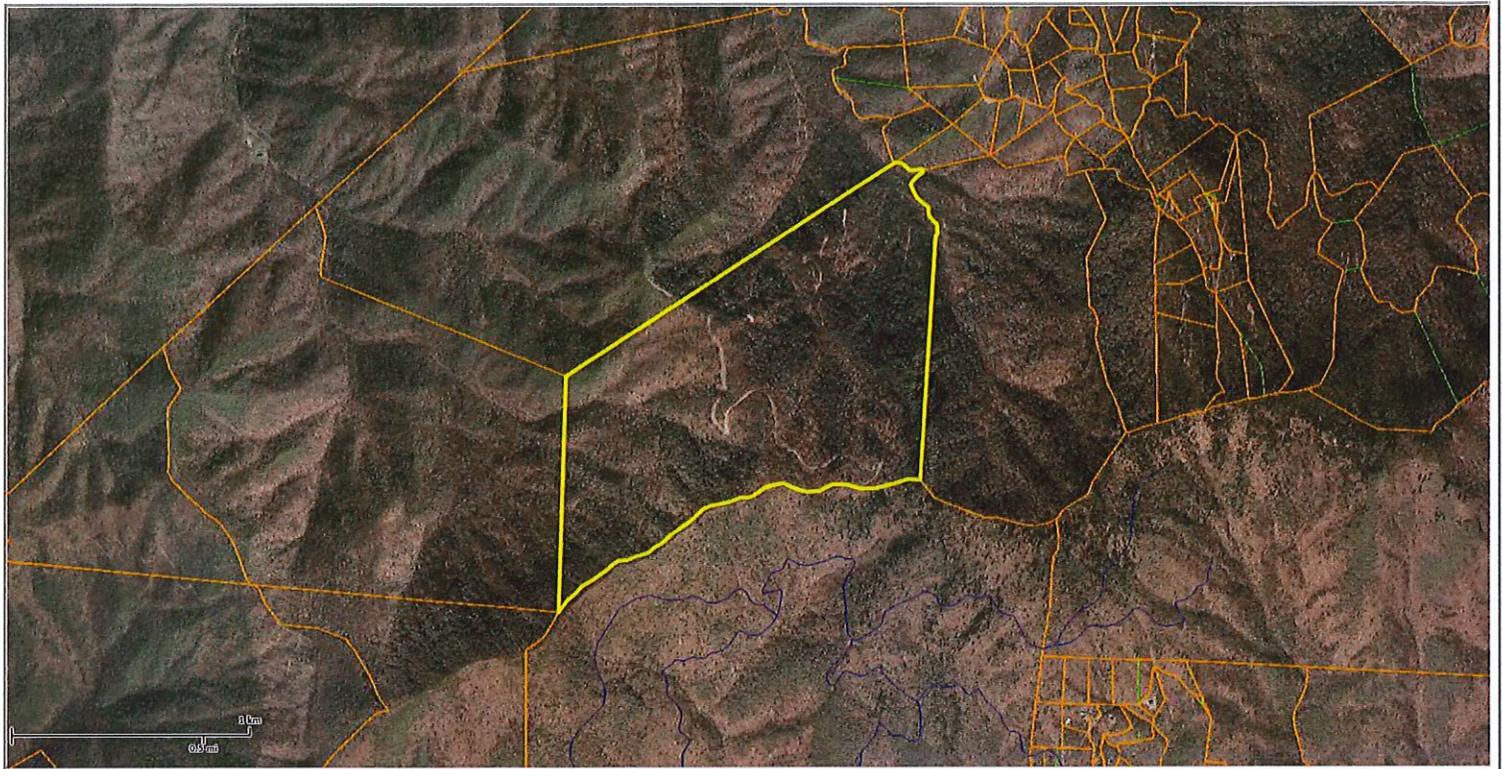
In February, 2018 the Fund applied to the NC Clean Water Management Trust Fund (CWMTF) for a grant of \$1,005,000 (CWMTF Project #2018-60). CWMTF will request project and budget updates on June 1, 2018. Commitments of matching funds are critical to competitive projects. The CWMTF Board of Trustees will review and approve grants at its September meeting.

I am writing on behalf of the Fund to respectfully request that the Town of Sylva and Jackson County each contribute \$250,000 to help the Fund acquire the property for future conveyance to the Town of Sylva and write a letter to Walter Clark, Executive Director of the CWMTF on or before June 1. The funds would need to be available in FY 2018-2019. The commitment letter can be contingent upon approval of the CWMTF grant, new appraisal and an acceptable conservation easement.

The Fund is working to raise the balance of funds from private sources.

Like the Town of Sylva and Jackson County, the Fund and CWMTF cannot pay more than fair market value for the property. The Fund will commission an appraisal of the property and will ask that Sylva, Jackson County and CWMTF be listed as users of the appraisal.

Thank you for your consideration. Please let me know if you have questions or need more information.



***WARNING: THIS IS NOT A SURVEY!* This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.**



| | |
|-------------------------|-------------------------|
| Owner 1: | AMERICAS HOME PLACE INC |
| Owner 2: | |
| Physical Address: | BLACK ROCK RD |
| Property Description: | TR F3 FIRESCALD RIDGE |
| Account Number: | 75064 |
| PIN: | 7654-24-5944 |
| Mailing Address1: | CORP OFFICE |
| Mailing Address2: | PO BOX 1316 |
| City State: | GAINESVILLE GA |
| Zip Code: | 30503 |
| Deed Reference: | 1425/290 |
| Deed Date: | 2004-05-28 00:00:00.0 |
| Sales Price: | \$1,654,500.00 |
| Assessed Acreage: | 403.40 |
| Map Sheet: | 7654.03 |
| Plat Reference: | 12/998 |
| Fire District: | QUALLA PC 10 |
| Appraisal Neighborhood: | BLACK ROCK |
| Neighborhood Code: | 19002 |
| Township: | QUALLA |
| Township Code: | 19 |
| Total Building Value: | \$0.00 |
| Land Value: | \$580,900.00 |
| Total Value: | \$580,900.00 |