

After recording, please return to:
Sutherland Asbill & Brennan LLP
999 Peachtree Street, Suite 2300
Atlanta, Georgia 30309
Attention: Charles M. Flickinger

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (hereinafter this "Conservation Easement") is made this 21st day of December 2006, by **Eugenia B. Langdale** (hereinafter "Grantor"), in favor of **Athens Land Trust, Inc.**, a Georgia nonprofit corporation ("ALT"), and the **Unified Government of Athens-Clarke County, Georgia**, a body politic and corporate and a political subdivision of the State of Georgia ("Athens-Clarke County") (ALT and Athens-Clarke County are each individually referred to as a "Grantee" or collectively as the "Grantees").

The designation Grantor and Grantees as used herein shall include said parties, their heirs, personal representatives, agents, successors, assigns, lessees and licensees, and shall include singular, plural, masculine, feminine or neuter usage as required by context.

WITNESSETH:

WHEREAS, Grantor is the sole owner in fee simple of certain real property consisting of approximately 63.6 acres located in Athens-Clarke County, Georgia; more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Property consists of productive agricultural lands and soils, and includes a natural habitat for wildlife and plants, and open space, and possesses agricultural, scenic, open space, historical, and cultural values (collectively, the "Conservation Values") of great importance to Grantor, the people of Athens-Clarke County, and the people of the State of Georgia and the United States of America, and are worthy of preservation and conservation; and

WHEREAS, Grantor intends that the Conservation Values of the Property be preserved and maintained by permitting only those land uses on the Property that do not impair or interfere with the Conservation Values; and

WHEREAS, ALT is a nonprofit corporation, one of whose purposes is to preserve and conserve areas such as the Property to preserve the Conservation Values; and

WHEREAS, each Grantee is a "qualified organization" (hereinafter a "Qualified Organization") within the meaning of Sections 170(h) and 501(c)(3), respectively, of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (hereinafter the "Code"); and

WHEREAS, each Grantee is a qualified "holder" within the meaning of O.C.G.A. § 44-10-2(2); and

WHEREAS, Grantor and ALT entered into that certain Agreement for Acquisition of an Agricultural Conservation Easement dated October 18, 2005 (the "Acquisition Agreement") for which the United States is contributing funding of a portion of the acquisition costs of this Conservation Easement under the Federal Farm and Ranch Lands Program (the "FRPP"), 16 U.S.C. Sections 3838h and 3838i, which program funds the purchase of conservation easements for the purpose of protecting prime, unique and other important soils from conversion to non-agricultural use and is administered by the United States Department of Agriculture Natural Resources Conservation Services ("NRCS" or generally referred to as "United States"), and ALT entered into a Cooperative Agreement dated August 1, 2005 (the "Cooperative Agreement") with the NRCS, as agent for the United States of America Commodity Credit Corporation (the "United States") entitling the United States to the rights set forth in this Conservation Easement; and

WHEREAS, by a letter dated March 2, 2005, Athens-Clarke County agreed to fund a portion of the acquisition costs of this Conservation Easement under the SPLOST 2005 Greenspace Program; and

WHEREAS, Grantor also intends to manage the Property in accordance with that certain Conservation Plan dated July 25, 2006, as amended (the "Conservation Plan"), prepared by the NRCS in accordance with NRCS guidelines and regulations, which Conservation Plan provides for improving the natural resources on the Property; and

WHEREAS, Grantor intends, as owner of the Property, to convey to Grantees a nonpossessory interest in the Property to preserve and protect the Conservation Values of the Property, in perpetuity, and Grantees intend to accept such conveyance from Grantor, to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and generations to come, but only upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of \$160,000.00, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Georgia and in particular O.C.G.A. § 44-10-1 *et seq.*, which expressly authorizes the conveyance herein contained, Grantor hereby voluntarily grants and conveys to each Grantee a perpetual, irrevocable conservation easement in perpetuity over, across and through the Property, together with all unreserved development rights associated with the Property, of the nature and character and to the extent hereinafter set forth (this "Conservation Easement"). Each Grantee, by its execution hereof, accepts the foregoing grant and the recordation of this Conservation Easement shall constitute a "recordation of the acceptance" by each Grantee within the meaning of O.C.G.A. § 44-10-3.

ARTICLE I. PURPOSE

The general purpose of the Conservation Easement is to preserve and protect the Conservation Values of the Property and to maintain permanently the agricultural, woodland, scenic, open space and natural character of the Property, including land and water resources; and to prevent any use of the Property that will impair or interfere with the Conservation Values or interests of the Property. Grantor intends that this Conservation Easement shall restrict the use of the Property to such activities, including those involving the use of the Property as open space, which are not inconsistent with the purposes of this Conservation Easement.

The specific Conservation Values of the Property are documented in an inventory of relevant features of the Property dated November, 2006 attached hereto as Exhibit B and incorporated by this reference (the "Baseline Documentation"), which consists of reports, maps, photographs, and other documentation that the parties agree provide, collectively, an accurate representation of the present condition and uses of the Property as it exists as of the date of this Conservation Easement and which is intended to serve as an objective, although a non-exclusive, information baseline for monitoring compliance with the terms of this Conservation Easement.

ARTICLE II. DURATION OF EASEMENT

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

ARTICLE III. RIGHTS OF GRANTEE

To accomplish the purpose of this Conservation Easement, the following rights are conveyed to Grantees:

A. To preserve and protect the Conservation Values of the Property; and

B. To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Conservation Easement, including without limitation, the right of the NRCS to enter upon the Property to monitor compliance with the Conservation Plan; provided that, except in case where either Grantee or the United States, their agents and assigns, determine that immediate entry is required to prevent, terminate or mitigate a violation of this Conservation Easement, such entry shall be upon prior reasonable notice to Grantor, and Grantees shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

C. To prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use, pursuant to this Conservation Easement; and

D. To display on the Property, at its discretion, such signs as it may customarily use to identify lands under conservation easement, the terms of this Conservation Easement and the Conservation Values being protected.

ARTICLE IV. PROHIBITED USES

Any activity on or use of the Property materially inconsistent with the purpose of this Conservation Easement is prohibited. The Property shall be used in a manner consistent with land use patterns as of the date of this Conservation Easement, including those uses related to the use of the Property as open space. Without limiting the generality of the foregoing and except as pursuant to expressed reservations, the following activities and uses on the Property are expressly prohibited:

A. Disturbance of Natural Features. Any change, disturbance, alteration or impairment of the natural, scenic, and aesthetic features of the Property, except as pursuant to express reservations, is prohibited.

B. Residential, Industrial, Institutional, and Commercial Use. Residential, industrial, institutional and commercial activities (except farming activities) are prohibited.

C. Silvicultural Uses. Commercial silvicultural uses and timber harvesting activities are prohibited, except as specifically permitted in Article V. The pruning, cutting or removal of trees and/or woodland under story vegetation shall be prohibited, except to cut and remove non-native invasive species and trees or under story vegetation which are dead, diseased or dangerous.

D. Prohibited Agricultural Uses. Notwithstanding the permitted agricultural uses set forth in Article V, concentrated animal feeding operations, commercial livestock production, commercial slaughtering activities, animal waste lagoons, rendering operations, feedlots, and future agricultural activities that constitute a public or private nuisance and are inconsistent with the purposes of this Conservation Easement are expressly prohibited.

E. Subdivision and Development. There shall be no legal or *de facto* division, subdivision or partitioning of the Property for any purpose.

F. Mineral Use, Excavation, Dredging. There shall be no filling, excavation, dredging, mining or drilling, no exploration for or removal of topsoil, sand, gravel, rock, peat, minerals or other materials; and no change in the topography of the land.

G. Signage. Display of billboards, signs or advertisements, except as pursuant to express reservations, is prohibited on or over the Property, except the posting of no trespassing signs, no hunting signs, signs identifying (i) lands under a conservation easement, (ii) the Conservation Values of the Property, and/or (iii) signs identifying the Grantor as owner of the Property. Any signs posted, other than the specific signage permitted hereunder, must be approved by Grantee prior to posting on the Property.

H. Dumping. Processing, storage dumping or disposal of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery, or any other materials is prohibited.

I. Water Quality and Drainage Patterns. There shall be no pollution, manipulation, alteration, depletion or extraction of surface water, natural water courses, subsurface water, wetlands, marshes or any other water bodies. Riparian buffers shall be maintained for all surface waters, wetlands or other water bodies on the Property.

J. Lighting. No lights or lighting, outdoor or otherwise, may be installed.

K. Utility Systems. Except as expressly permitted by existing easements recorded prior to the date of this Conservation Easement and not subordinated to this Conservation Easement, the installation or expansion of new or existing utility systems is prohibited, including without limitation, telecommunication facilities, microwave towers and similar structures.

L. Uses, Improvements and Structures. There are currently no structures or improvements on the Property. Except as expressly permitted in Article V, the Property shall not be used for any commercial or industrial purposes (except agricultural activities), including the construction, installation or placement of any building, road, structure, facility or mobile home.

M. Tanks. Installation or construction of underground storage tanks or septic systems is prohibited.

N. Recreational Uses. Recreational activities are prohibited except for hiking, bird watching, hunting, horseback riding and similar types of recreational activities not involving any permanent structures or impervious surfaces, motorized vehicles or equipment.

ARTICLE V. PERMITTED USES

The following activities and uses are expressly permitted by this Conservation Easement:

A. Agricultural Operations. Current agricultural operations existing as of the date of this Conservation Easement, as described in the Conservation Plan or the Baseline Documentation, are expressly permitted; provided that the Grantor shall conduct all agricultural operations on the Property in a manner consistent with the Conservation Plan or, if the Conservation Plan is no longer in effect or the Property is not subject to a similar plan, consistent with good conservation practices and NRCS guidelines.

Without limiting the generality of the foregoing, the following activities and uses are expressly permitted:

- (i) Grantor may remove or install any fences as is customary for the agricultural practices on the Property consistent with the purposes of this Conservation Easement;
- (ii) Grantor may plant and cultivate any crop upon the Property;

- (iii) Grantor may discontinue commercial agricultural activities and allow the Property to return to its natural state;
- (iv) Grantor may bore or drill wells for water to be used to support the agricultural activities conducted on the Property; and
- (v) Grantor reserves the right to use, maintain and improve existing water sources, water courses and water bodies within the Property for the uses permitted by this Conservation Easement, consistent with good conservation practices and maintaining all existing and future wetlands, riparian buffers and water bodies on the Property.

B. Silvicultural Uses. Silvicultural uses and timber harvesting activities are permitted; provided that there shall be no timber clear cutting in excess of four (4) acres, and all timber harvesting activities shall be conducted in accordance with good conservation practices pursuant to forest management plans prepared by a qualified professional forester.

C. Removal of Vegetation. Removal of vegetation is permitted; provided that Grantor shall maintain the natural, scenic and aesthetic features of the Property.

Except as limited in this Conservation Easement, Grantor reserves all rights as fee owner of the Property, including without limitation the right to use the Property for all purposes not inconsistent with this Conservation Easement; provided, however, that Grantor shall notify Grantees in writing, and each Grantee shall have the right of consent, in each case as more particularly provided in Article VII below, prior to the exercise of any reserved right hereunder if the exercise thereof may be reasonably be expected to have an adverse impact on the Conservation Values or the purposes of this Conservation Easement; and provided further, that Grantor hereby acknowledges that, pursuant to O.C.G.A. § 44-10-4(b), each Grantee is a necessary party in any proceeding of or before any governmental agency which may result in a license, permit or order for any demolition, alteration or construction on the Property.

ARTICLE VI. TRANSFERABLE DEVELOPMENT RIGHTS

Grantor hereby grants to Grantees all transferable, cluster or other development rights that are now or hereafter allocated to, implied, reserved or inherent in the Property, and the parties hereto agree that any such rights are terminated and extinguished, and may not be used or transferred to any portion of the Property, or to any other property, nor used for the purpose of calculating permissible lot yield of the Property or any other property.

ARTICLE VII. NOTICE AND APPROVAL REQUIREMENT OF INTENTION TO UNDERTAKE CERTAIN PERMITTED ACTIONS

The purpose of requiring Grantor to notify Grantees prior to undertaking certain permitted activities is to afford each Grantee an opportunity to ensure that the activities in question are designed and carried out in a manner consistent with the purpose of this Conservation Easement. Whenever notice is required, Grantor shall notify each Grantee in writing not less than ninety (90) days prior to the date Grantor intends to undertake the activity in

question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purposes of this Conservation Easement. Where Grantees' approval is required, each Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor's written request, unless ALT determines that approval by the United States or Athens-Clarke County is appropriate or required for the proposed activity, in which case ALT may grant or withhold its approval until fifteen (15) days after it receives a final response from the United States and Athens-Clarke County as to the proposed activity. Either Grantee's approval may be withheld upon a reasonable determination by such Grantee that the action as proposed would be inconsistent with the purposes of this Conservation Easement.

ARTICLE VIII. ENFORCEMENT

A. Third Party Rights of Enforcement. Each of Grantor and Grantees intend and acknowledge that NRCS, as agent for the United States, is a third party beneficiary of this Conservation Easement and shall possess a "third-party right of enforcement" within the meaning of O.C.G.A. § 44-10-2(3) to enforce this Conservation Easement and the Easement. In the event that the Grantees fail to enforce any of the terms of this Conservation Easement, as determined in the sole discretion of the Secretary of the United States Department of Agriculture, the Secretary of Agriculture and his or her successors, assigns or agents shall have the right to enforce the terms of this Conservation Easement through any and all authorities available under Federal or state law.

B. Grantee Remedies. If either Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, either Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this Conservation Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, Grantee (a) may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Conservation Easement or injury to any Conservation Values protected by this Conservation Easement, including without limitation, the value of any minerals, timber, open space, other resources, or Conservation Values removed or eliminated from the Property, and to require the restoration of the Property to the condition that existed prior to any such injury, and/or (b) have the right (but not the obligation) to enter upon the Property and perform any necessary work to cure such violation and to collect the documented costs of such work from Grantee. Without limiting Grantor's liability therefore, each Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property. Each Grantee, in its sole discretion, may determine that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, and each such Grantee may take such action without the consent of the other Grantee. Each Grantee may

pursue its remedies under this Article without prior notice to Grantor. Each Grantee's rights under this Article apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement, and Grantor agrees that Grantees' remedies at law for any violation of the terms of this Conservation Easement, are inadequate and that either Grantee shall be entitled to injunctive relief, both prohibitive and mandatory, in addition to such other relief to which Grantees may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. All remedies described in this Conservation Easement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

C. Enforcement Discretion. Enforcement of the terms of this Conservation Easement shall be at the discretion of each Grantee, and any forbearance by either Grantee of the exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Grantor shall not be deemed nor construed to be a waiver by either Grantee of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any of Grantees' rights under this Conservation Easement. No delay or omission by either Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Notwithstanding the foregoing and without limiting the rights of either Grantee, it is the intent of the parties that ALT shall have primary responsibility for monitoring and enforcing this Conservation Easement.

D. Conservation Plan. As required by section 1238I of the Food Security Act of 1985, as amended, the Grantor shall conduct all agricultural operations on the Property in a manner consistent with a Conservation Plan, prepared in consultation with NRCS and approved by the Conservation District. The Conservation Plan shall be developed using the standards and specifications of the NRCS Field Office Technical Guide and 7 CFR part 12 that are in effect on the date of this Conservation Easement. The Grantor may develop and implement a Conservation Plan that proposes a higher level of conservation and is consistent with the NRCS Field Office Technical Guide standards and specifications. NRCS shall have the right to enter upon the Property, with advance notice to the Grantor, to monitor compliance with the Conservation Plan. Grantor shall furnish a copy of the Conservation Plan, as revised from time to time, to each Grantee.

In the event of Grantor's noncompliance with the Conservation Plan, NRCS in its sole discretion may give the Grantor a reasonable amount of time, not to exceed twelve (12) months, to take corrective action. If the Grantor does not comply with the Conservation Plan, NRCS shall inform Grantees and Grantor of the Grantor's noncompliance. Grantor shall comply with the Conservation Plan following written notification from NRCS that (a) there is a substantial, ongoing event or circumstance of noncompliance with the Conservation Plan, (b) NRCS has worked with the Grantor to correct such noncompliance, and (c) Grantor has exhausted its appeal rights under applicable NRCS regulations.

If the NRCS standards and specifications for highly erodible land are revised after the date of this Conservation Easement, NRCS will work cooperatively with the Grantor to develop and implement a revised Conservation Plan. The provisions of this Section apply to the highly erodible land conservation requirements of the FRPP and are not intended to affect any other natural resources conservation requirements to which the Grantor may be or become subject.

ARTICLE IX. COSTS OF ENFORCEMENT

Any costs incurred by Grantees or the United States of America in enforcing the terms of this Conservation Easement against Grantor, including without limitation, costs of suit and attorneys' fees, monitoring fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Conservation Easement and the value of any lost Conservation Values shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Conservation Easement, each party shall bear its own costs.

ARTICLE X. WAIVER OF CERTAIN DEFENSES

Grantor hereby waives any defense of laches, estoppel, or prescription.

ARTICLE XI. ACTS BEYOND GRANTOR'S CONTROL

Nothing contained in this Conservation Easement shall be construed to entitle Grantees to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. In the event the terms of this Conservation Easement are violated by acts of trespassers that Grantor could not reasonably have anticipated or prevented, Grantor agrees, at either Grantee's option, to join in any suit, to assign its right of action to Grantees, or to appoint Grantees their attorney-in-fact for the purposes of pursuing enforcement action against the responsible parties.

ARTICLE XII. COSTS AND LIABILITIES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate liability insurance coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor. Grantees and the United States shall have no obligation for the upkeep and maintenance of the Property.

ARTICLE XIII. TAXES

Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Grantee with satisfactory evidence of payment upon request. In the event Grantee is ever required to pay any taxes or assessments on its interest in the Property, Grantor shall reimburse Grantee within ten (10) days of Grantee's payment of such taxes or assessments.

ARTICLE XIV. EXTINGUISHMENT AND PROCEEDS

A. Valuation. This Conservation Easement constitutes a real property interest immediately vested in Grantees, which, for the purposes of this Conservation Easement, the parties stipulate to have fair market value as of the date of this grant of \$160,000.00, which amount is equal to forty-five percent (45%) of the fair market value of the Property unencumbered by this Conservation Easement (the "Easement Percentage"). For the purposes of this Conservation Easement, the Easement Percentage shall not be less than forty-five percent (45%).

B. Extinguishment and Proceeds. If circumstances arise in the future such as to render the purpose of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction. The amount of the proceeds to which Grantees and the United States shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be at least equal to the Easement Percentage, unless otherwise provided by Georgia or federal law. The amount of proceeds paid to Grantees and the United States shall be allocated among the Grantees and the United States as follows: (i) the United States shall be entitled to fifty percent (50%) of any proceeds, and (ii) Athens-Clarke County and ALT shall be entitled to equal portions of the remaining fifty percent (50%) of any proceeds. Grantee shall use all such proceeds in a manner consistent with the conservation purposes of this grant.

Notwithstanding anything in this Conservation Easement to the contrary, in the event that Grantees terminate, transfer, or otherwise divest themselves of any rights, title, or interests in this Conservation Easement or extinguish this Conservation Easement without the prior consent of the United States, then at the option of the Secretary of the United States Department of Agriculture, all right, title, and interest in this Conservation Easement shall vest in the United States of America.

C. Condemnation. If all or any portion of the Property is taken by exercise of the power of eminent domain each Grantee shall be entitled to compensation in accordance with applicable law and this Conservation Easement, and Grantor and Grantees agree to join in all necessary and appropriate actions to recover the full value of such compensation, including all incidental damages. Given its interest in this Conservation Easement, the United States must consent to any condemnation action.

ARTICLE XV. ASSIGNMENT

This Conservation Easement is transferable, but either Grantee may assign its rights and obligations under this Conservation Easement only to a Qualified Organization authorized to acquire and hold conservation easements under O.C.G.A. § 44-10-1 et seq. (or any successor provision then applicable) and only with the prior written approval of the United States. As a condition of such transfer, each Grantee shall require that the conservation purposes that this Conservation Easement is intended to advance continue to be carried out. Each Grantee agrees

to give written notice to Grantor of an assignment of at least twenty (20) days prior to the date of such assignment. The failure of Grantees to give such notice shall not affect the validity of such assignment nor shall it impair the validity of this Conservation Easement or limit its enforceability in any way.

ARTICLE XVI. SUBSEQUENT TRANSFERS; NO MERGER

Grantor agrees to incorporate the terms of this Conservation Easement in any deed or other legal instrument by which Grantor divests herself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least sixty (60) days prior to the date of such transfer. The failure of Grantor to perform any act required by this Article shall not impair the validity of this Conservation Easement or limit its enforceability in any way. The Grantor and Grantee agree that it is the express intent of the parties that the provisions of this Conservation Easement remain in perpetuity, and no purchase or transfer of the fee interest in the Property to either Grantee or to the United States or any successor or assignee shall be deemed to terminate this Conservation Easement pursuant to the doctrine of merger or any other legal doctrine. The Grantor and Grantee agree not to take any action that would result in the vesting of the fee and this Conservation Easement in one holder.

ARTICLE XVII. ESTOPPEL CERTIFICATES

Upon written request by Grantor and at Grantor's sole expense, each Grantee shall within sixty (60) days of such request execute and deliver to Grantor any document, including an estoppel certificate, which certifies Grantor's compliance with any obligation of Grantor contained in this Conservation Easement and otherwise evidences the status of this Conservation Easement as may be requested by Grantor; provided that Grantor shall reimburse each Grantee for all costs, including any update to the Baseline Documentation, incurred by either Grantee and associated with Grantor's request.

ARTICLE XVIII. MEDIATION

If a dispute arises between the parties concerning the consistency of any proposed use or activity with the purpose of this Conservation Easement, and Grantor agrees not to proceed with the use or activity pending resolution of the dispute, the parties may agree to refer the dispute to mediation. Within thirty (30) days of the agreement to mediate such dispute, the parties shall select a single trained and impartial mediator. If the parties are unable to agree on the selection of a single mediator, then the parties shall, jointly apply to a proper court for the appointment of a trained and impartial mediator. Mediation shall then proceed in accordance with the following guidelines:

A. Purpose. The purpose of the mediation is to (a) promote discussion between the parties; (b) assist the parties to develop and exchange pertinent information concerning the issues in dispute; and (c) assist the parties to develop proposals which will enable them to arrive at a mutually acceptable resolution of the controversy. The mediation is not intended to result in any

express or de facto modification or amendment of the terms, conditions, or restrictions of this Conservation Easement.

B. Participation. The mediator may meet with the parties and their counsel jointly or ex parte. The parties agree that they will participate in the mediation process in good faith and expeditiously, attending all sessions scheduled by the mediator. Representatives of the parties with settlement authority will attend mediation sessions as requested by the mediator.

C. Confidentiality. All information presented to the mediator shall be deemed confidential and shall be disclosed by the mediator only with the consent of the parties or their respective counsel. The mediator shall not be subject to subpoena by any party. No statements made or documents prepared for mediation sessions shall be disclosed in any subsequent proceeding or construed as an admission of a party.

D. Time Period. Neither party shall be obligated to continue the mediation process beyond a period of ninety (90) days from the date of receipt of the initial request or if the mediator concludes that there is no reasonable likelihood that continuing mediation will result in a mutually agreeable resolution of the dispute.

E. Costs. The costs of the mediator shall be borne equally by Grantor and Grantee. Each party shall bear its own expenses, including attorneys' fees.

F. Venue. The venue for the mediation shall be located in Athens, Georgia or such other location mutually agreeable to Grantor and Grantees.

ARTICLE XIX. GRANTOR REPRESENTATIONS AND WARRANTIES; INDEMNIFICATION

A. Title. Grantor hereby represents and warrants that she has good and marketable title to the Property in fee simple and has the right to grant and convey this Conservation Easement, that the Property is free and clear of any and all encumbrances except as set forth on Exhibit C to this Conservation Easement, and that Grantees and their successors and assigns shall have the use of and enjoy all of the benefits derived from and arising out of this Conservation Easement. Grantor hereby warrants and shall forever defend title to the Property against the claims of all persons whomsoever. In the event of a failure of title, Grantor shall reimburse the Grantees and the United States for the fair market value of the Conservation Easement, less any proceeds received by the Grantees from title insurance.

B. Environmental Compliance. Grantor represents and warrants that to the best of her knowledge:

1. No substance defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment exists or has been released, generated, treated, stored, used, disposed of, deposited, abandoned, or transported in, on, from, or across the property;

2. There are not now any underground storage tanks located on the Property, whether presently in service or closed, abandoned, or decommissioned, and no underground storage tanks have been removed from the Property in a manner not in compliance with applicable federal, state, and local laws, regulations, and requirements;

3. Grantor and the Property are in compliance with all federal, state and local laws, regulations, and requirements applicable to the Property and its uses;

4. There is no pending or threatened litigation in any way affecting, involving, or relating to the Property; and

5. No civil or criminal proceedings or investigations have been instigated at any time or are now pending, and no notices, claims, demands, or orders have been received, arising out of any violation or alleged violation of, or failure to comply with, any federal, state, or local law, regulation, or requirement applicable to the Property or its use, nor do there exist any facts or circumstance that Grantor might reasonably expect to form the bases for any such proceedings, investigations, notices, claims, demands, or orders.

C. Remediation. If, at any time, there occurs, or has occurred, a release in, on, or about the Property of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, upon written request by either Grantee, Grantor agree to take all steps necessary to assure its containment and remediation, including any cleanup that may be required.

D. Control. Nothing in this Conservation Easement shall be construed as giving rise, in the absence of a judicial decree, to any right or ability in either Grantee or the United States to exercise physical or managerial control over the day-to-day operations of the Property, or any of Grantor's activities on the Property, or otherwise to become an owner or operator with respect to the Property within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA"), and Georgia's hazardous waste statutes.

E. Indemnification. Grantor hereby releases and shall hold harmless, indemnify, and defend each Grantee and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against any and all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demand, orders, judgments, or administrative actions, including without limitation, reasonable attorneys' fees, arising from or in any way connected with: (1) the Property, including the violation or alleged violation of, or other failure to comply with, any state, federal or local law, rule, regulation, requirement or ordinance, including without limitation, CERCLA and state hazardous waste statutes, by any person other than any of the Indemnified Parties, in any way affecting, involving, or relating to the Property; and (2) Grantor's breach of any representation, warranty, covenant or provision of this Conservation Agreement, including the failure of title to the Property.

ARTICLE XX. NOTICES

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by commercial courier service or first class mail, postage prepaid, return receipt requested, addressed as follows:

To Grantor: Eugenia B. Langdale
129 Orchard Knob
Athens, Georgia 30605

With a copy to: Kelly C. Holloway
Fortson, Bentley & Griffin
440 College Avenue, N., Suite 220
Athens, Georgia 30613-1744

To Grantee: Athens Land Trust, Inc.
2109 Broad Street
Athens, Georgia 30606
Attention: Conservation Director

With a copy to: Charles M. Flickinger
Sutherland Asbill & Brennan LLP
999 Peachtree Street, Suite 2300
Atlanta, Georgia 30309

To Grantee: Athens-Clarke County Board of Commissioners
P.O. Box 427
Athens, Georgia 30603
Attention: Attorney's Office

To NRCS: Natural Resources Conservation Service
United States Department of Agriculture
355 E. Hancock Avenue
Athens, Georgia 30601
Attn: State Conservationist

or to such other address as such parties from time to time shall designate by written notice to the others.

ARTICLE XXI. RECORDATION

Grantees shall record this instrument in timely fashion in the official records of the Clerk of the Superior Court of Athens-Clarke County, Georgia and may re-record it at any time as may be required to preserve their rights in this Conservation Easement.

ARTICLE XXII. GENERAL PROVISIONS

A. Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of Georgia and the United States.

B. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of the grant to effect the purposes of this Conservation Easement and the policy and purpose of O.C.G.A. § 44-10-1 et seq. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability. If any provision of this Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Conservation Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

D. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to this Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Conservation Easement, all of which are merged herein.

E. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

F. Joint Obligations. If there is more than one Grantor, the obligations imposed by this Conservation Easement upon Grantor shall be joint and several.

G. Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

H. Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

I. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

J. Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

K. Legal Counsel. Each party represents to the other that each has independent legal advice, by counsel of his or her or its own selection, in the negotiation of this Conservation Easement. Each party understands the facts, and has been fully informed in regard to his or her legal rights and obligations, and each has signed this Conservation Easement freely and voluntarily, intending to be bound by it.

L. Baseline Documentation. Grantees acknowledge, by their acceptance of this Conservation Easement, that Grantor's historical and present uses of the Property are compatible with the purposes of this Conservation Easement. To establish a present condition of the Conservation Values so as to be able to monitor future uses of the Property and assure compliance with the terms hereof, the Grantees have prepared or caused to be prepared the Baseline Documentation. The Baseline Documentation shall be used to assist in establishing the condition of the Property as of the date of this Conservation Easement. Grantor and Grantees acknowledge and agree that, in the event that a controversy arises with respect to the nature and extent of Grantor's historical and present use or the physical condition of the Property subject to the Conservation Easement as of the date hereof, the parties may look beyond the Baseline Documentation, if necessary, to other relevant or material documents, surveys, reports and other evidence showing conditions at the time of execution of this Indenture to assist in the resolution of the controversy.

M. Time is of the Essence. Time is of the essence of the Conservation Easement.

SCHEDULE OF EXHIBITS

- Exhibit A Legal Description of the Property
- Exhibit B Baseline Documentation
- Exhibit C Permitted Exceptions

TO HAVE AND TO HOLD this Conservation Easement unto Grantees and their successors and assigns, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only property use, benefit and behoove of Grantees forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall not only be binding upon Grantor but also her personal representatives, heirs, executors, administrators, successors and assigns, and shall continue as an easement and servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed, sealed and delivered this Deed of Conservation Easement, and each Grantee has caused those presents to be accepted and signed in its corporate name as of the day and year first above written.

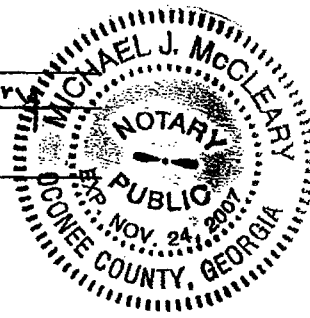
Signed, sealed and delivered in the presence of

GRANTOR:

Nancy W. Stangle
Name: Nancy W. Stangle
Unofficial Witness

Eugenia B. Langdale
Eugenia B. Langdale

Michael J. McCleary
Name: Michael J. McCleary
Notary Public
My Commission Expires: _____



[Affix Notary Seal]

Signed, sealed and delivered in the presence of

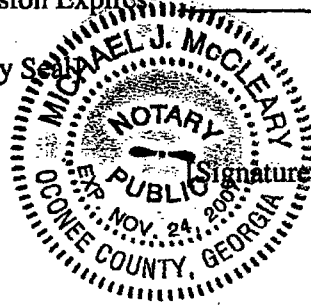
GRANTEE:

Nancy W. Stangle
Name: Nancy Stangle
Unofficial Witness

Athens Land Trust, Inc., a Georgia nonprofit corporation

By: Jonathan L. Biron
Name: Jonathan L. Biron
Title: President

Michael J. McCleary
Name: Michael J. McCleary
Notary Public
My Commission Expires: _____



[Affix Notary Seal]

[Corporate Seal]

Signatures continue on following pages]

Signed, sealed and delivered in the presence of

Clara J. Corstlin
Name: Clara J. Corstlin
Unofficial Witness Attest

Deborah L. Arnold
Name: Deborah L. Arnold
Notary Public
My Commission Expires: June 29, 2008

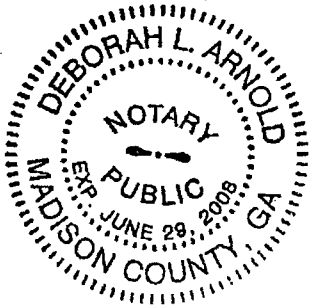
GRANTEE:

Unified Government of Athens-Clarke County

By: Heidi Davison
Name: Heidi Davison
Title: Mayor

[Corporate Seal]

[Signatures continue on following page]



IN WITNESS WHEREOF, the undersigned have executed, sealed and delivered this Deed of Conservation Easement solely for the purpose of acknowledging and confirming its rights hereunder on behalf of the United States of America.

Signed, sealed and delivered in the presence of

United States of America
Commodity Credit Corporation

Karen W. Parrish
Name: Karen W. Parrish
Unofficial Witness

By: David A. Lamm
Name: David A. Lamm
Title: State Conservationist (Acting)

Michael J. McCleary
Name: Michael J. McCleary
Notary Public
My Commission Expires:

[Corporate Seal]

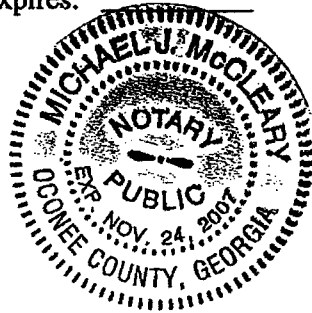


Exhibit A
Legal Description of the Property

ALL that tract or parcel of land, together with all improvements thereon, containing 63.691 acres, more or less, lying and being in 220th GMD, Athens-Clarke County, Georgia and being shown as "TRACT 1, 63.691 ACRES" on that certain plat of survey entitled "Survey for: EUGENIA B. LANGDALE", dated June 26, 2006, prepared by Woods & Chastain Surveyors, Inc., Ray N. Woods GRLS No. 2049, said plat being recorded in Plat Book _____, Page _____, in the Office of the Clerk of Superior Court of Athens-Clarke County, Georgia.

Exhibit B
Baseline Documentation

Property Information

The 63.69 acres of land to be protected by conservation easement constitutes the majority of the 69.9 acre Langdale Farm, which includes three tracts. The farm is located less than a quarter mile northwest of Winterville, Georgia and within the legal jurisdiction of the Unified Government of Athens-Clarke County. Access is from an easement through property at the northwest end of Carney Lake Road, which intersects with Athens Road just inside the Winterville city limits.

The two smaller tracts on the Langdale Farm not to be protected under conservation easement include (a) a 3.8 acre railroad easement along the northern property line and (b) a 2.4 acre area at the eastern extreme of the property, reserved as a potential future house site, which includes an agricultural shed and two large metal storage tanks which previously stored water pumped from a small lake that is within the easement tract. The two water tanks are enclosed by a wire farm fence.

Adjacent to this easement is Thomas Farms, a residential development which has 46 acres protected by conservation easement held by the Oconee River Land Trust. The Thomas Farms easement protects hardwood forest and pasture.

Conservation Plan

A Conservation Plan prepared by the Natural Resources Conservation Service (NRCS) and dated July 2006 addresses the entire 69.9 acre Langdale Farm. Within the 63.69 acres to be protected by conservation easement are three fields currently enrolled in the USDA Conservation Reserve Program (CRP). These areas are indicated on the accompanying Vegetation Map as Field 2 (1.5 acres), Field 3 (1.3 acres) and Field 4 (2.2 acres). Field 4 is a narrow buffer (60 ft. in width) between an area planted in loblolly pines in about 2001. The CRP contract is 10 years in length.

The property owner, Mrs. Eugenia Langdale, has consulted with NRCS staff about planting 27.5 acres of Field 1 in Piedmont longleaf pines. This action will go forward in the winter of 2007.

Vegetation, soils and hydrology

Approximately 31 acres of the full 69.9-acre tract is currently open land primarily planted with sericea lespedeza and a bean or pea species. This area (Fields 1 and 3 on Vegetation Map) also contains scattered fruit trees and loblolly pine trees approximately 20' tall. A forested area (Field 5 on Vegetation Map) includes 40.5 acres and is situated primarily along the western edge of the property and to the south surrounding a small pond. The forested area is dominated by Sweetgum, Water oak and Scarlet oak. There are also mature Loblolly pine within the forest and a planted loblolly pine buffer (approximately 20' -30' tall) along the southeastern edge of the property (Field 4 on

Vegetation Map). A tributary of Shoals Creek runs along the entire western property line. There is a series of five ponds fed by spring water that flows into Shoals Creek adjacent to the southeastern edge of the property. Four of these ponds flow into a small fifth pond that is within the easement area and is located in the southern portion of the property. The pond has several small islands of vegetation including willow trees. (The other four ponds are not on the Langdale property.)

The 69.9-acre tract has a total of approximately 15% Prime Farmland soils and 70% soils of statewide Importance.

Wildlife

The wildlife present at the Langdale Farm is typical for the area and includes songbirds, hawks, and deer.

Public Benefit

Surrounding the property is farmland and open space protected by conservation easement as well as a several residences on large lots south of the Langdale farm. Also, the creek and pond on the Langdale tract are adjacent to part of an existing wetlands area designated on the Athens-Clarke County Environmental Areas Map. The conservation area on the Langdale Farm will forever remain in a natural state and will never be developed in any way, providing beneficial open space in this part of Athens-Clarke County in perpetuity. In combination with the 46 acres of protected land at the adjacent Thomas Farms development, this will constitute a significant conservation achievement. Furthermore, the Langdale property is located along the south side of an abandoned railroad right-of-way slated to become a recreational trail.

History

This property was acquired by Dr. George Langdale in 1996 upon his retirement from the USDA. Dr. Langdale utilized the farm as, in his words, "retirement therapy" and undertook to improve soil quality and wildlife habitat and generally restore the property. He participated in the Conservation Reserve Program (CRP) and created a riparian buffer, established through planting trees and other vegetation along 180 feet of stream. Dr. Langdale also installed a ram pump system used to irrigate his crops from the pond on the property. He also planted more than 1,000 loblolly pine, white oak and pecan trees in coordination with the Georgia Forestry Commission. Finally, Dr. Langdale planted 500 sericea lespedeza to replenish soil nitrogen that had been depleted due to erosion. Since Dr. Langdale's death in December of 2003, Mrs. Eugenia Langdale has maintained the lespedeza crop and has continued the CRP activities her husband initiated on the farm.

George Wilfred Langdale had a distinguished career in agriculture and conservation, beginning in 1950 when he began employment with the USDA's Soil Conservation Service in Walterboro, South Carolina. Langdale earned B.S. and M.S. degrees from Clemson University in 1957 and 1961, respectively, and in 1969 was awarded a Ph.D. in Soil Science from the University of Georgia. After a brief period with the USDA in Texas, Dr. Langdale returned to Georgia and began what would be 25 years of employment with the USDA's Southern Piedmont Conservation Research Center in Watkinsville. During that time Dr. Langdale became widely known for innovations in soil improvement strategies including no-till farming as a means of improving environmental quality and decreasing farm chemical dependency. His contributions to agricultural science and technology were felt world-wide.

Plant List
November 2006

Common name **Botanical name**

Forested Areas

Trees

Sweetgum	<i>Liquidambar styraciflua</i>
Water oak	<i>Quercus nigra</i>
White oak	<i>Quercus alba</i>
Loblolly Pine	<i>Pinus taeda</i>
Pecan	<i>Carya illinoensis</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Bamboo	

Cropland area

Trees

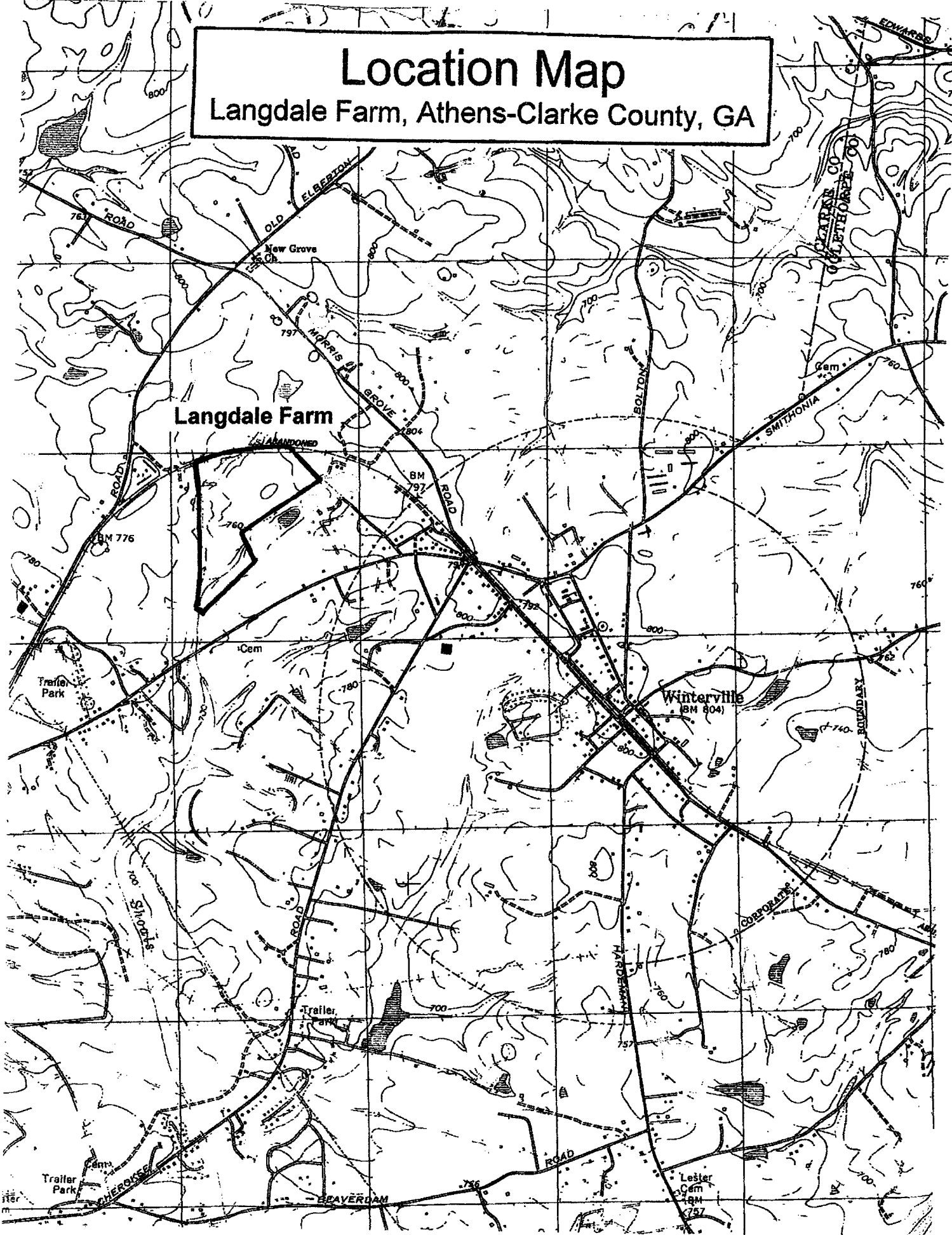
Cherry trees	
Bradford pear	<i>Pyrus calleryana</i>
Loblolly pine	<i>Pinus taeda</i>

Herbaceous

Sericea Lespedeza	<i>Lespedeza cuneata</i>
Bermuda grass	<i>Cynodon dactylon</i>
Crab grass	<i>Digitaria sanguinalis</i>
Gamma grass	<i>Tripsacum dactyloides</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Switch grass	<i>Panicum virgatum</i>

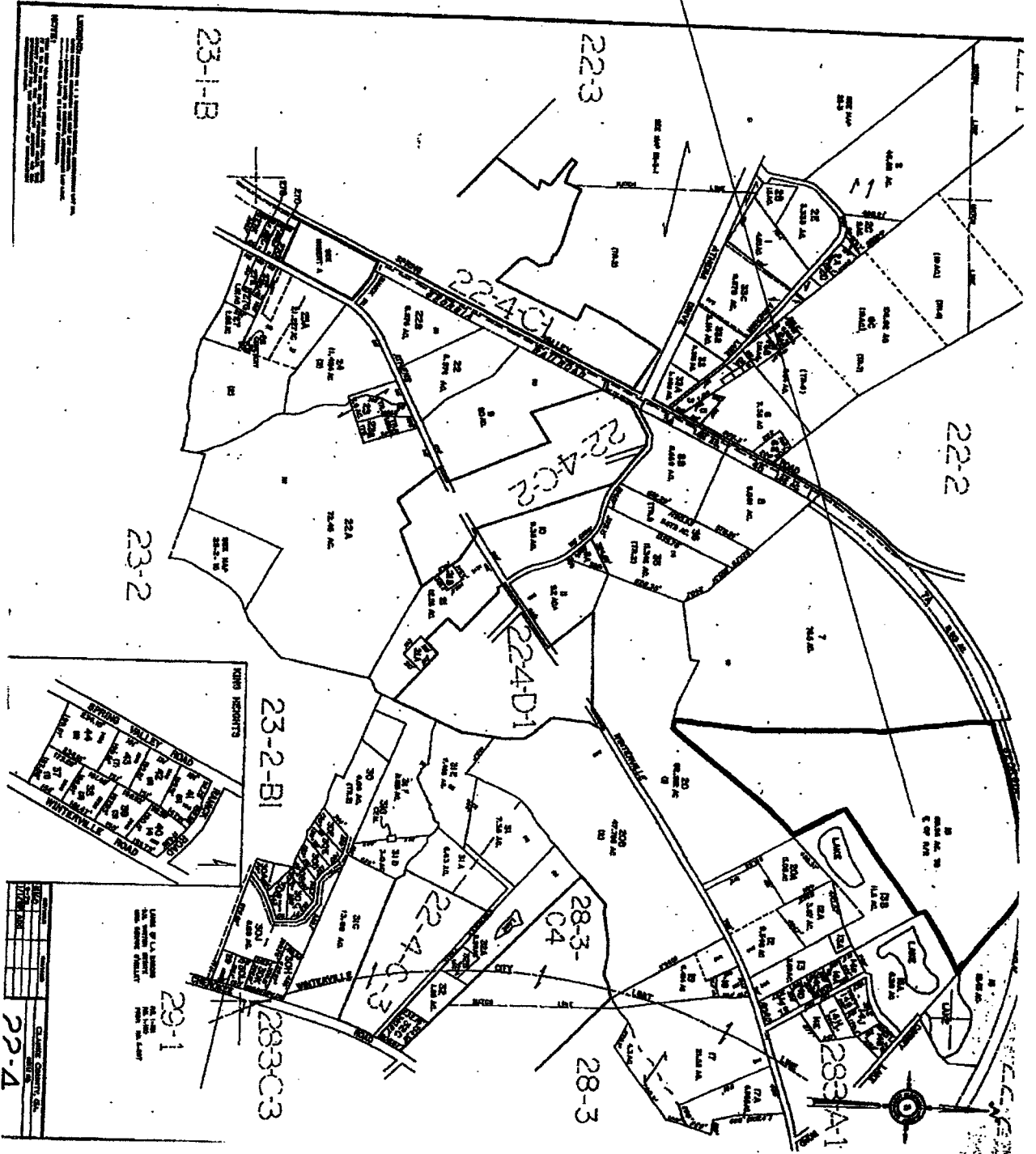
Location Map

Langdale Farm, Athens-Clarke County, GA



Langdale Farm

Clarke Co. Tax Map 22-4



Parcel ID	Area (Acres)	Owner Name
22-2	100.00	Clarke County, GA
22-3	100.00	Clarke County, GA
22-4	100.00	Clarke County, GA
23-1	100.00	Clarke County, GA
23-2	100.00	Clarke County, GA
23-3	100.00	Clarke County, GA
28-3	100.00	Clarke County, GA

22-4

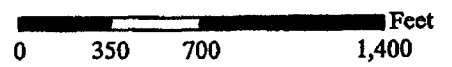
Langdale Farm Aerial Map



Legend

 Langdale Farm



 Feet
0 350 700 1,400

Athens-Clarke County Aerial Photography, March 2003

Produced by the GIS/Graphics Division
Athens-Clarke County Planning Department
September 21, 2006

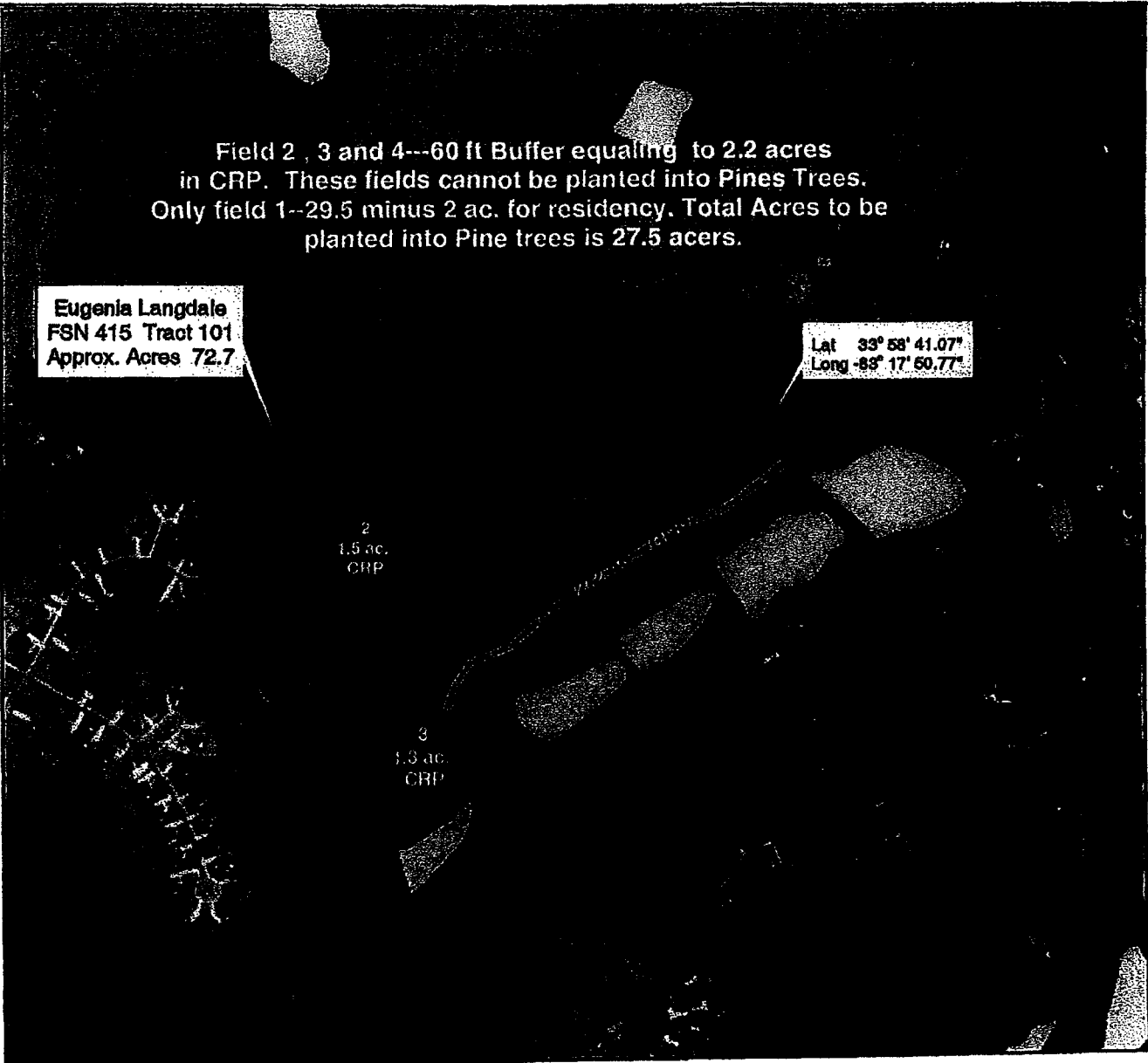
Vegetation Map

Langdale Farm, Athens-Clarke County, GA

Field 2, 3 and 4--60 ft Buffer equaling to 2.2 acres in CRP. These fields cannot be planted into Pines Trees. Only field 1--29.5 minus 2 ac. for residency. Total Acres to be planted into Pine trees is 27.5 acers.

Eugenia Langdale
FSN 415 Tract 101
Approx. Acres 72.7

Lat 33° 58' 41.07"
Long -83° 17' 50.77"



Legend







-  ConsplanT101
-  Buffer_Output.shp
-  Farm Boundary
-  Pond
-  lake
-  river



Image: naip_1-1_2n_s_ga059_2005_1.sid



SOIL SURVEY OF CLARKE AND OCONEE COUNTIES, GEORGIA

Soil Survey Map



SOIL SURVEY OF CLARKE AND OCONEE COUNTIES, GEORGIA

Soil Survey Map

MAP LEGEND

- Soil Map Units
- Cities
- ▭ Detailed Counties
- ▭ Detailed States
- ▭ Interstate Highways
- ▭ Roads
- ▭ Rails
- ▭ Water
- ▭ Hydrography
- ▭ Oceans
- ▭ Escarpment, bedrock
- ▭ Escarpment, non-bedrock
- ▭ Gully
- ▭ Levee
- ▭ Slope
- ▭ Blowout
- ▭ Borrow Pit
- ▭ Clay Spot
- ▭ Depression, closed
- ▭ Eroded Spot
- ▭ Gravel Pit
- ▭ Gravelly Spot
- ▭ Gully
- ▭ Lane Row
- ▭ Landfill
- ▭ Marsh or Swamp
- ▭ Miscellaneous Water
- ▭ Rock Outcrop
- ▭ Saline Spot
- ▭ Sandy Spot
- ▭ Slide or Slip
- ▭ Sinkhole
- ▭ Sodic Spot
- ▭ Spoil Area
- ▭ Stony Spot
- ▭ Very Stony Spot
- ▭ Potential Water
- ▭ Wet Spot

MAP INFORMATION

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM, Zone 17
 Soil Survey Area: Clarke and Oconee Counties, Georgia
 Spatial Version of Data: 4
 Soil Map Compilation Scale: 1:15840

Map comprised of aerial images photographed on these dates:
 1993

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend Summary

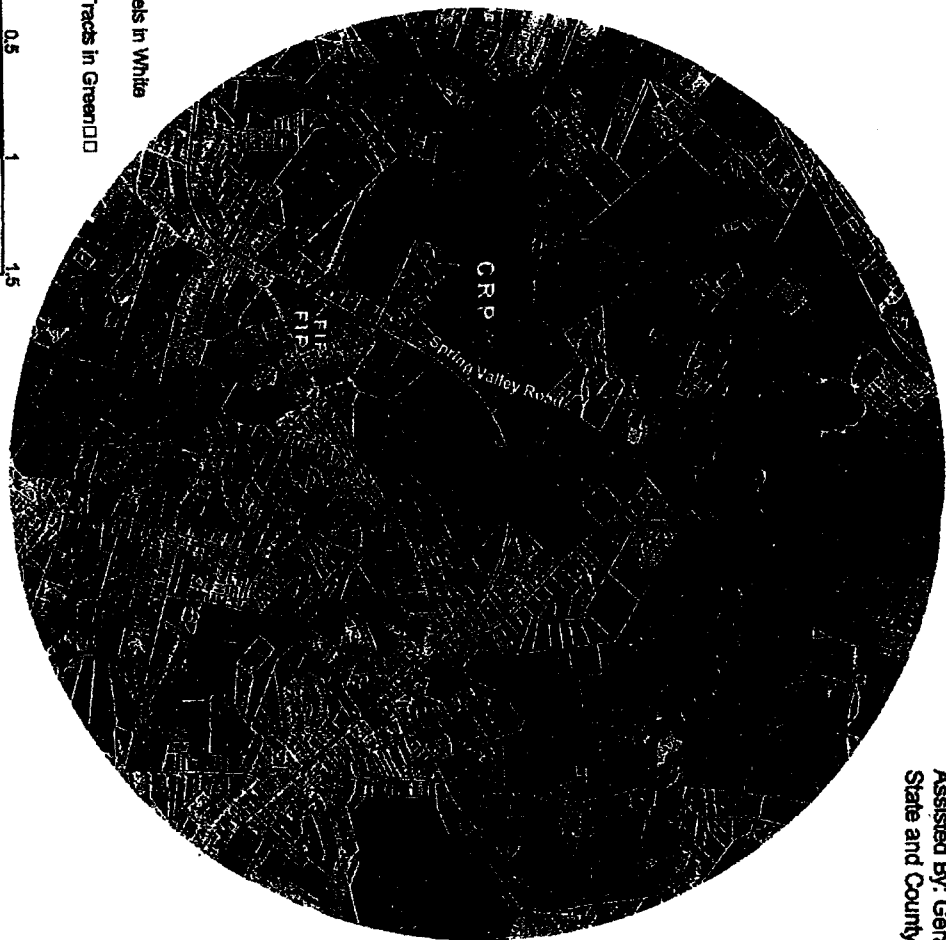
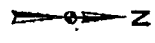
Clarke and Oconee Counties, Georgia

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AxB2	Appling coarse sandy loam, 2 to 6 percent slopes, eroded	8.5	11.1
AxC2	Appling coarse sandy loam, 6 to 10 percent slopes, eroded	8.8	11.4
C1B	Colfax sandy loam, 2 to 6 percent slopes	6.6	8.5
Cob	Chewacla soils and alluvial land	8.8	11.4
CYB2	Cecil sandy loam, 2 to 6 percent slopes, eroded	4.8	6.3
CYC2	Cecil sandy loam, 6 to 10 percent slopes, eroded	16.2	21.0
PgC3	Pacolet sandy clay loam, 6 to 10 percent slopes, severely eroded	23.2	30.2

Customer(s): EUGENIA B LANGDALE
District: OCONEE RIVER SOIL & WATER CONSERVATION DISTRICT
Approximate Acres: 71.0

Farmland Block Surrounding Langdale Property Area Shown is a Two Mile Radius

Date: 3/31/2005
Field Office: WATKINSVILLE SERVICE CENTER
Agency: USDA - NRCS
Assisted By: Gerald Grace
State and County: GA, CLARKE



Tract Parcels in White
Farmland Tracts in Green/D



CRP Acres
Langdale Acres 5.0
R.D. Chissem 40.2
Lewis Stroggshire 33.4

- Legend**
- CALC ACRES**
- 0.0 - 25.1
 - 25.2 - 448.6
 - 448.726 - 8,940.59
- Farm Boundary

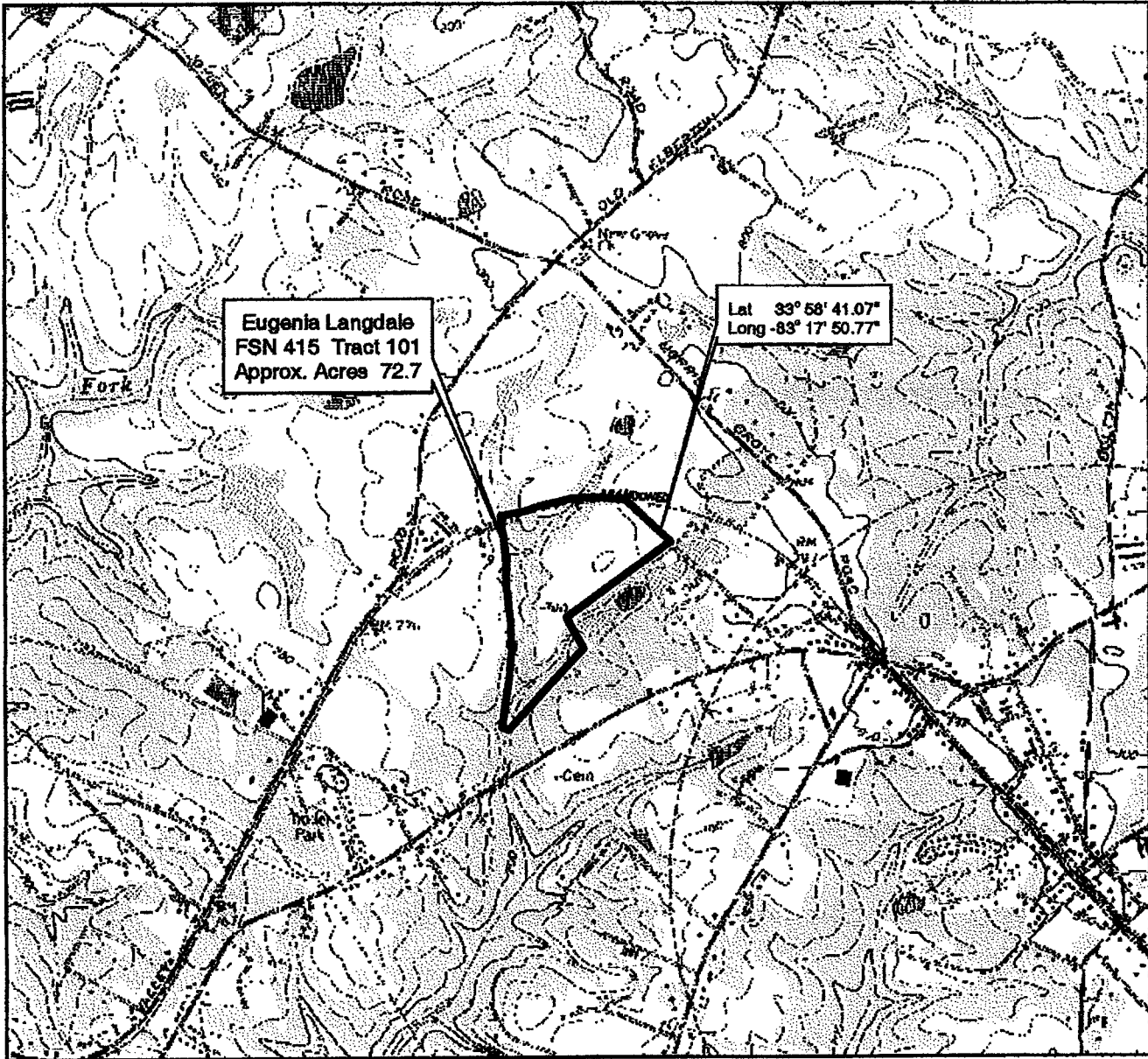
Image: athenseast.tif

Geological Survey Map

Date: 4/24/2006

Customer(s): EUGENIA B LANGDALE
District: OCONEE RIVER SOIL & WATER CONSERVATION DISTRICT
Approximate Acres: 72.7

Field Office: WATKINSVILLE SERVICE CENTER
Agency: USDA - NRCS
Assisted By: Gerald J Grace
State and County: GA, OCONEE



Legend



 Farm Boundary

Image: naip_1-1_2n_s_ga059_2005_1.sld

