

WILLIAM H. LOCK & ASSOCIATES, INC.
Consulting Forester * Certified Arborist * Real Estate Broker
P. O. Box 49571 * Greensboro, NC 27419
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INVITATION TO BID BY SEALED BID ON STANDING TIMBER

SALE DATE: Thursday, January 28, 2016 at my office

FROGS HAVEN LIMITED PARTNERSHIP TRACT – GUILFORD COUNTY, NC

TIMBER VOLUMES – 54 +/- acres main sale (clear-cut) plus 19.4 +/- acres of scrub (clear-cut) that is not included in volumes.

(Tract is within the Randleman Lake watershed and High Point, NC city limits)

<u>Timber Species</u>	<u>Est. Vol.</u>	<u>BdFt/Tree</u>
Virginia Pine	54,230	126
Shortleaf Pine	59,710	136
Loblolly Pine	13,120	208
Yellow Poplar	50,820	239
Red Oak	73,560	214
White Oak	68,870	159
Sweetgum	64,890	162
Blackgum	2,370	132
Hickory	46,440	139
Black Locust	1,060	133
Beech	560	56
Maple	7,950	106
Ash	14,440	162
Miscellaneous	3,670	122
Totals	461,690	160

Pine Pulpwood was estimated at 43 Cords and Hardwood Pulpwood was estimated at 165 Cords. No topwood or crownwood is included in these numbers.

This information is supplied for your information only. I do not guarantee any volumes or acreage. Volumes were calculated using International Log Rule, FC 78. Pine Sawtimber was estimated to an 8" top and Hardwood Sawtimber was estimated to a 10" top. Volumes were estimated from fifty-eight (58) 1/10th acre field plots.

Page Two

Frogs Haven Tract - Timber Sale

Sale Date: Thursday – January 28, 2016

LOCATION:

This tract is located on the north and south sides of US 311 Bypass and is accessed from Old Mill Road off of Skeet Club Road and Mulberry Lane and Green Point Court. See attached location maps.

BIDS:

The Frogs Haven Tract is being sold on a lump sum sealed bid basis. Bids will be accepted by **regular mail** if received by 5:00 pm on Wednesday, January 27, 2016 **OR** bids will be accepted by **email (whlock@whlock.com) , telephone (336-632-9088), fax (336-632-9088), or in-person** at my office until 11:00 am on Thursday, January 28, 2016. At 11:00 am on Thursday, January 28, 2016 all bids received will be recorded. The successful bidder will be notified within 24 hours of the bid openings. A 10% deposit may be requested to be delivered to William H. Lock & Associates, Inc. within 72 hours of the bid opening. The balance of the sales price is to be delivered at the sale closing. The seller reserves the right to refuse or accept any and all bids. Seller will consider all bids. The seller will be responsible for the timber deed preparation, revenue stamps if recorded, and the forestry consultant fees. The buyer will be responsible for all other closing costs. A \$1,500 performance deposit will be payable at closing and held in a non-interest bearing trust account until satisfactory completion of logging. The performance deposit does not limit the buyer's liability. Seller is not requiring the use of a whole tree chipper but consideration will be given if a whole tree chipping operation is committed.

PLACE OF SALE:

The timber sale will be held at the office of William H. Lock & Associates, Inc. in Greensboro, NC. The office address is 375 S. Swing Road, Greensboro, NC 27409. Telephone and Fax: 336-632-9088; [Email: whlock@whlock.com](mailto:whlock@whlock.com)

CONDITIONS OF SALE:

1. The Buyer shall have 24 months from the date of the timber deed to cut and remove all merchantable timber within the "Sale Areas". "Creek Buffers" have been marked with Blue paint. No blue painted trees marking the buffer boundaries may be cut and no trees within the buffers may be harvested. The sale boundaries are marked with pink flagging. No trees marked with pink flagging and no trees beyond the pink flagging are to be harvested. There are several trees marked with pink flagging within the "homesite" area on the north tract that are not to be harvested or damaged. The tract is within the Randleman Lake Watershed and the City Limits of High Point. Buyer must comply with all applicable rules and regulations regarding timber harvesting

Page Three

Frogs Haven Tract - Timber Sale

Sale Date: Thursday – January 28, 2016

2. The Buyer shall access the tract from Old Mill Road, Daveler Drive, Mulberry Lane and/or Greenpoint Court. Any existing roadways used for access into the parcels, especially the roadway leading into the existing home on the southern block, must remain open and passable by ordinary traffic at all times. The roadways must be left in similar condition at the completion of the harvesting operation as they were at the beginning of the harvesting operation, reasonable wear and tear accepted. All access routes will need to be installed and/or maintained according to all North Carolina Best Management Practices, Forest Practice Guidelines, and any applicable river basin or watershed rules. All Call W.H. Lock & Associates, Inc. if there are questions concerning access routes. Several sewer and utility lines and one gas line cross the parcels. Buyer must comply with any necessary requirements pertaining to the crossing of these areas and must immediately repair any damage caused by the timber harvesting operation.

3. The Buyer is responsible for maintaining a clean site. No equipment parts, trash, tires or other debris created as a result of the harvesting operation shall be left on the property. It shall be the Buyer's responsibility to clean up any hazardous material or chemical waste spills including but not limited to Diesel Fuel, Hydraulic Fluid, Machine Oil, and/or Gasoline upon the subject property if deposited as a result of the harvesting operation. Responsibility will include any required remediation including but not limited to the removal of contaminated soils.

4. Harvesting operations must not interfere with any farming operations and farming operations must not interfere with any harvesting operations. Decking, loading or hauling will not be permitted in any existing open fields or pastures immediately adjacent to the timber unless approved by William H. Lock & Associates, Inc. If approved, open areas must be free of logging debris, smoothed when completed, and re-seeded if necessary. All loading decks and truck parking areas must be reseeded when the harvesting operation is completed.

5. The Buyer is responsible for following all Federal, State, and local regulations regarding timber harvesting activities. If required, Buyer is responsible for obtaining any necessary permits or licenses required for timber harvesting. All logging operations must conform to North Carolina Best Management Practices, Forest Practices Guidelines, and any applicable river basin or watershed rules. In the event that a non-compliance situation is identified on the tract as a result of the harvesting operation, William H. Lock & Associates, Inc. will have the express right to suspend the harvesting operation until the situation is brought into compliance. No trees or other logging debris shall be left in or across the property boundary, sale cutting lines or access roads and paths.

6. All necessary property lines, corners and sale harvest boundaries have been marked with pink flagging. No flagged trees denoting the property and/or sale boundary shall be cut and no trees outside the boundary lines shall be cut. If trees marking the property

Page Four

Frogs Haven Tract – Timber Sale

Sale Date: Thursday, January 28, 2016

lines or sale boundary are cut, North Carolina timber trespass laws may apply. No trees shall be cut to fall on a neighboring landowner's property or where potential damage may occur. If existing property corners are damaged or removed as a result of the harvesting operation, Buyer agrees to replace the markers at the correct surveyed location at their own expense.

7. Buyer agrees to notify William H. Lock & Associates, Inc., P. O. Box 49571, Greensboro, NC 27419 at least 3 days in advance of the beginning of the harvesting operation and at least 3 days in advance of the completion of the harvesting operation. The buyer and/or logger must complete a pre-harvest inspection with WHL & Associates prior to beginning any logging activity.

8. Seller or their Agent reserves the right, in its sole discretion, to require the termination of all timber harvesting in the event that weather conditions cause the land to become so wet that continued logging will cause excessive site damage and rutting. Seller agrees to extend the cutting time automatically for the number of days of required termination if he exercises this item. If work is allowed to continue during the determination process, Buyer agrees to repair any excessively rutted areas.

9. The Buyer shall indemnify and hold harmless the Owner, his agent or assigns, from any and all liability and any and all loss, including attorney's fees and other reasonable expenses incurred, arising from the operations, activities, or omission of Buyer incident or related to this contract or upon the Sale Area, including such liability or loss caused by acts of omissions of Buyer's employees, contractors, sub-contractors, employees of contractors or sub-contractors, or licensees of Buyer, or to any others for property damage, personal injury, death, or otherwise. Buyer guarantees their loggers will be covered by Workers Compensation and General Liability Insurance in the amount of one million dollars and will provide satisfactory evidence of coverage at closing and maintain same throughout all logging operations.

10. Once purchased, the Timber shall not be assigned by the Buyer, either in whole or in part without the prior written consent of the Seller.

11. Seller warrants his title to said timber and agrees to defend said title against any and all claims for taxes, mortgages, or any other encumbrances at his own expense.

12. Seller or their Agent reserves the right to inspect the harvesting operations of the Buyer upon the Seller's lands at reasonable times and intervals. In the event the Seller or his Agent detects any violations of the timber deed or contract, the Seller or his Agent reserves the right to suspend all harvesting operations until the violations are corrected. Any questions regarding this sale should be directed to William H. Lock & Associates, Inc. in Greensboro, NC.