

Deed 6 ~ Itemized Tracts / Acreage Worksheet

The following is a compilation of the Tracts & Acreage involved in the April 14 2016 “Land Deal” purchase, as part of “Deed 6”, which was filed in Pickens County Records Book 1080 Pages 508-527; with associated PT61 112-2018-000630 showing the sales value at **\$2,884,500** dollars.

Tract A	---	20.67 acres
Tract D	---	13.48 acres
Tract E-1	---	0.13 acres
Tract E-2	---	0.17 acres
Tract E-1	---	0.33 acres
Tract F	---	3.27 acres
Tract G	---	0.66 acres
Tract I	---	13.81 acres
Tract J	---	4.41 acres
Tract K	---	2.03 acres
Tract N	---	8.36 acres
Tract O-1	---	2.21 acres
Tract O-2	---	1.72 acres
Tract Q-1	---	1.69 acres
Tract Q-2	---	33.28 acres
Tract U	---	2.03 acres
Tract V-1	---	2.51 acres
Tract V-2	---	0.16 acres
Tract Z-1	---	21.80 acres (Road R/W)
Tract Z-2	---	4.87 acres (Road R/W)
Tract Z-3	---	0.29 acres (Road R/W)
Tract Z-4	---	0.14 acres (Road R/W)
Tract BB	---	49.98 acres

Total in Deed - 188.0 acres

Note: Road R/W is NOT Chargeable to the POA for sales value as our Declarations of Covenants require the Developer to turn these over to us at no charge. **So to get the Total “Billable Acres” in this sale, we must subtract out the Road R/W acreage.**

“Billable” Land Total (less Road R/W) = 160.9 Acres

Calculating the Cost in the Deed for Tract “BB” (*The Common Area in “The Bluffs”*)

Tract “BB” was conveyed to us in Deed 6, the Sum Total of which we paid \$2,884,500 for a total 160.9 “Billable” acres. Tract “BB” contained a total of 49.98 acres. To calculate the total acreage value of that land as part of the sale, we divide 49.98 acres into 160.9 acres for a percentage total of 31.06%. In the case of Tract “BB”, that is $0.3106 \times \$2,884,500 = \underline{\$896,005.00}$ (\$17,927 per acre)

On an Acreage Basis, the Big Canoe Property Owners Paid the Developer \$896,005 for 49.98 acres of “The Bluffs Common Area Greenspace” as part of the 2016 Land Deal.

Adding Injury, the Big Canoe Property Owners had already been paying the property taxes on this same land (*Parcel 045-038*) for 6 years prior to purchasing it.