

10/26/10

Over night NPS

Red Book Conversion

12

100

FedEx US Airbill
Express

FedEx Tracking Number

8690 6746 8620

Form 10 No.

0215

MUR 11

1 From Please print and press hard.

Date 10/26/10

Sender's FedEx Account Number

4591-6302-6

Sender's Name

Larry Hillis

Phone

(615) 532-0051

Company TDEC RECREATION EDUCATIONAL SV

Address 401 CHURCH STREET, 10TH FLOOR

Dept./Floor/Suite/Room

City NASHVILLE

State TN

ZIP 37243-0001

2 Your Internal Billing Reference

First 24 characters will appear on invoice.

REF:00000000000000000000

3 To

Recipient's Name

Lydia Williams

Phone

404, 507-5687

Company

National Park Service, SE Regional office

Recipient's Address

Atlanta Federal Center, 1924 Building

Dept./Floor/Suite/Room

Address

100 Alabama St. S. W.

City

Atlanta

State

Ga

ZIP

30303

0398838508

fedex.com 1.800.GoFedEx 1.800.463.3339



Schedule a pickup at fedex.com

Simplify your shipping. Manage your account. Access all the tools you need.

4a Express Package Service

FedEx Priority Overnight
Next business morning.* Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected.

FedEx Standard Overnight
Next business afternoon.* Saturday Delivery NOT available.

Packages up to 150 lbs.

FedEx First Overnight
Earliest next business morning delivery to select locations.* Saturday Delivery NOT available.

FedEx 2Day
Second business day.* Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected.

FedEx Express Saver
Third business day.* Saturday Delivery NOT available.

* To most locations.

FedEx Envelope rate not available. Minimum charge: One-pound rate.

4b Express Freight Service

FedEx 1Day Freight*
Next business day.** Friday shipments will be delivered on Monday unless SATURDAY Delivery is selected.

FedEx 2Day Freight
Second business day.** Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected.

Packages over 150 lbs.

FedEx 3Day Freight
Third business day.** Saturday Delivery NOT available.

* Call for Confirmation.

** To most locations.

5 Packaging

FedEx Envelope*

FedEx Pak*
Includes FedEx Small Pak, FedEx Large Pak, and FedEx Sturdy Pak.

FedEx Box

FedEx Tube

Other

* Declared value limit: \$500.

6 Special Handling

Include FedEx address in Section 3.

SATURDAY Delivery
NOT Available for FedEx Standard Overnight, FedEx First Overnight, FedEx Express Saver, or FedEx 3Day Freight.

HOLD Weekday at FedEx Location
NOT Available for FedEx First Overnight.

HOLD Saturday at FedEx Location
Available ONLY for FedEx Priority Overnight and FedEx 2Day to select locations.

Does this shipment contain dangerous goods?
One box must be checked.

No Yes As per attached Shipper's Declaration. Yes Shipper's Declaration not required.

Dry Ice Dry Ice 9, UN 1845 _____ x _____ kg

Cargo Aircraft Only

Dangerous goods (including dry ice) cannot be shipped in FedEx packaging.

7 Payment Bill to:

Enter FedEx Acct. No. or Credit Card No. below.

Sender Acct. No. in Section 1 will be billed.

Recipient

Third Party

Credit Card

Cash/Check

FedEx Acct. No.
Credit Card No.

Exp. Date

Total Packages

Total Weight

Total Declared Value*

\$ _____ .00

*Our liability is limited to \$100 unless you declare a higher value. See back for details. By using this Airbill you agree to the service conditions on the back of this Airbill and in the current FedEx Service Guide, including terms that limit our liability.

8 Residential Delivery Signature Options

If you require a signature, check Direct or Indirect.

No Signature Required
Package may be left without obtaining a signature for delivery.

Direct Signature
Someone at recipient's address may sign for delivery. Fee applies.

Indirect Signature
If no one is available at recipient's address, someone at a neighboring address may sign for delivery. Fee applies.

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PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE CONTAINER



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Recreation Educational Services
10th floor - L&C Tower
401 Church Street
Nashville, Tennessee 37243
(615) 532-0748
(615) 532-0778 FAX

October 21, 2010

Ms. Edwolyn Dooley-Higgins, Branch Chief
National Park Service, Southeast Regional Office
Atlanta Federal Center, 1924 Building
100 Alabama St. SW
Atlanta, GA 30303

Re: City of Red Bank, Morrison Springs Park (LWCF Project 47-00065), Proposed Partial Conversion

Dear Ms. Dooley-Higgins:

Enclosed, please find the completed forms for the proposed partial conversion involving the above referenced project. Supporting documentation for the proposed conversion is enclosed. I concur with the analysis conducted by the Recreation Educational Services Division Staff and request that the conversion request be approved.

My staff is available to answer any questions you may have. Please contact Larry Hillis, Grants Analyst, Recreation Educational Services Division, at (615) 532-0051 if you have any questions pertaining to this conversion request.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald F. Parish, Jr.".

Gerald F. Parish, Jr., CPRP, CPSI
Assistant State Liaison Officer

cc: The Honorable Joe Glasscock, Mayor, City of Red Bank
The Honorable Bo Watson, The State Senate, Nashville, TN
Mr. Wayne Hamill, Public Works Director, City of Red Bank
Ms. Kristy Smedley, Senior Scientist, S&ME, Inc.

Enclosure

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 10/21/10	Applicant Identifier	
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier	
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application			
5. APPLICANT INFORMATION				
Legal Name: Tennessee Department of Environment and Conservation		Organizational Unit: Department: Tennessee Department of Environment and Conservation		
Organizational DUNS: 87-835-54		Division: Recreation Educational Services Division		
Address: Street: 10th Floor, L & C Tower, 401 Church Street		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Nashville		Prefix: Mr.	First Name: Larry	
County: Davidson		Middle Name W.		
State: TN		Last Name Hillis		
Zip Code 37243	Suffix:			
Country: USA		Email: larry.hillis@tn.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): [REDACTED]		Phone Number (give area code) 615-532-0051	Fax Number (give area code) 615-532-0778	
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) A. State Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program):		9. NAME OF FEDERAL AGENCY: U.S. Department of Interior, National Park Service		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Red Bank, Hamilton County, Tennessee		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Convert approx. 14.6 acres known as part of Morrison Springs Park in J Red Bank, Hamilton County, TN, to be replaced with approx. 13 acres in Red Bank, Hamilton County, TN known as the Stingers Ridge property (2 tracts) and one tract known as 3715 Dayton Boulevard.		
13. PROPOSED PROJECT Start Date: Ending Date:		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 05 b. Project 03		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$ 00	DATE:		
c. State	\$ 00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$ 00	<input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ 00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$ 00	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ 00			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name Gerald		Middle Name F.	
Last Name Parish		Suffix Jr.		
b. Title Interim Director, RES, Assistant, State Liaison Office		c. Telephone Number (give area code) 615 - 532-0748		
d. Signature of Authorized Representative 		e. Date Signed 10/21/09		

LAND AND WATER CONSERVATION FUND
DESCRIPTION AND NOTIFICATION FORM

(OMB No. 1024-0031, August 31, 2010)

State 47	Grant # 00065	Amend # 01	Date Received	Date Approved	Expiration Date	Start Date
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Grant Name: Morrison Springs Park

Element Name:

Sponsor Name: City of Red Bank

Address: 3117 Dayton Boulevard

Type <u>M</u>	A = Acquisition D = New development R = Renovation development	P = Planning C = Combination M = Administration	Sponsor <u>L</u>	L = Local C = County S = State
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Acreage Acquired	Donated Acres	Acquisition A

Financial Data Estimates:	
Total Cost	Fund Amount

PARK INFORMATION			
Park Name #1: Morrison Springs Park	County Name Hamilton	GPS Coordinates (Deg./Min./Sec./Dir.)	
Prior LWCF Assistance?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Fiscal Year	New 6(f) Acres at Park And/Or	Enhanced 6(f) Acres at Park <i>(Previously protected acres receiving development assistance by this action)</i>	Total Number of b(r) Acres at Park 33.6

Replacement Property Dayton Blvd to be known as Red Bank Square

SPECIAL INDICES		
<input type="checkbox"/> A. Lease land - private	<input type="checkbox"/> G. Lands transferred to federal agency	<input type="checkbox"/> N. National Historic Landmarks
<input type="checkbox"/> B. Leased land - federal	<input type="checkbox"/> I. Indian sponsored	<input type="checkbox"/> O. National Heritage Areas
<input type="checkbox"/> C. Coastal Grant	<input type="checkbox"/> J. National Historic Register property	<input type="checkbox"/> Q. Railroad - R-O-W
<input type="checkbox"/> D. Leased land - expired lease	<input type="checkbox"/> K. National Natural Landmarks	<input type="checkbox"/> R. National river
<input type="checkbox"/> E. Former federal surplus property	<input type="checkbox"/> L. Less than fee acquisition	<input type="checkbox"/> S. School park
<input type="checkbox"/> F. Flood plain	<input type="checkbox"/> M. Mined land	<input type="checkbox"/> T. National trail
		<input type="checkbox"/> U. Utility - R-O-W
		<input type="checkbox"/> V. American Heritage Rivers
		<input type="checkbox"/> W. Wetlands
		<input type="checkbox"/> X. Grant involved conversion
		<input type="checkbox"/> Y. Endangered species
		<input type="checkbox"/> Z. Contingency reserve

FACILITY CODES			
<input type="checkbox"/> A. 00. CAMPGROUNDS	<input type="checkbox"/> D. 00. GOLF COURSE	<input type="checkbox"/> H. 00. TRAILS	<input type="checkbox"/> N. 00. NATURAL AREA
<input type="checkbox"/> 01. Tent sites	<input type="checkbox"/> 01. Regular 18 hole	<input type="checkbox"/> 01. Hiking	<input type="checkbox"/> P. 00. PASSIVE PARKS
<input type="checkbox"/> 02. RV/ camp sites	<input type="checkbox"/> 02. Par 3	<input type="checkbox"/> 02. Horse	<input type="checkbox"/> Q. 00. SUPPORT FACILITY
<input type="checkbox"/> 03. Group camp ground	<input type="checkbox"/> 03. Driving range	<input type="checkbox"/> 03. Bicycle	<input type="checkbox"/> 01. Walkways
<input type="checkbox"/> 04. Day camp	<input type="checkbox"/> 04. Regular 9 hole	<input type="checkbox"/> 04. Motorized	<input type="checkbox"/> 02. Site improvement/landscaping
<input type="checkbox"/> B. 00. PICNIC AREAS	<input type="checkbox"/> 05. Miniature golf	<input type="checkbox"/> 05. Natural	<input type="checkbox"/> 03. Utilities
<input type="checkbox"/> 01. Family site	<input type="checkbox"/> 06. Pitch and putt	<input type="checkbox"/> 06. Exercise	<input type="checkbox"/> 04. Equipment
<input type="checkbox"/> 02. Group shelter	<input type="checkbox"/> E. 00. SWIMMING FACILITIES	<input type="checkbox"/> J. 00. WINTER SPORTS FACILITIES	<input type="checkbox"/> 05. Roads
<input type="checkbox"/> C. 00. SPORTS & PLAYFIELDS	<input checked="" type="checkbox"/> 01. Pool	<input type="checkbox"/> 01. Ski lift	<input type="checkbox"/> 06. Parking
<input checked="" type="checkbox"/> 01. General purpose playfields	<input type="checkbox"/> 02. Wading pool	<input type="checkbox"/> 02. Ski slope	<input type="checkbox"/> 07. Lighting
<input type="checkbox"/> 02. Baseball	<input type="checkbox"/> 03. Spray pool	<input type="checkbox"/> 03. Ski jump	<input type="checkbox"/> 08. Signs
<input type="checkbox"/> 03. Football	<input type="checkbox"/> 04. Swimming beach	<input type="checkbox"/> 04. Sled/toboggan run	<input type="checkbox"/> 09. Comfort station
<input type="checkbox"/> 04. Tot lot/playground	<input type="checkbox"/> 05. Bathhouse	<input type="checkbox"/> 05. Skating rink	<input type="checkbox"/> 10. Concession building
<input type="checkbox"/> 05. Tennis courts	<input type="checkbox"/> F. 00. BOATING FACILITIES	<input type="checkbox"/> 06. Ski trails	<input type="checkbox"/> 11. Maintenance building
<input type="checkbox"/> 06. Basketball	<input type="checkbox"/> 01. Launch ramp	<input type="checkbox"/> 07. Snowmobile trails	<input type="checkbox"/> R. 00. AMPHITHEATER/ BAND SHELL
<input type="checkbox"/> 07. Rifle/pistol range	<input type="checkbox"/> 02. Berths	<input type="checkbox"/> 08. Warming huts	<input type="checkbox"/> S. 00. LAKE IMPOUNDMENT
<input type="checkbox"/> 08. Trap/skeet field	<input type="checkbox"/> 03. Boat lift	<input type="checkbox"/> K. 00. ENCLOSED SHELTER	<input type="checkbox"/> T. 00. VISITOR INFORMATION CENTER
<input type="checkbox"/> 09. Archery range	<input type="checkbox"/> G. 00. FISHING FACILITIES	<input type="checkbox"/> 01. Pool	<input type="checkbox"/> U. 00. INTERPRETIVE CENTER
<input type="checkbox"/> 10. Rodeo area	<input type="checkbox"/> 01. Pier	<input type="checkbox"/> 02. Courts	<input type="checkbox"/> V. 00. OTHER
<input type="checkbox"/> 11. Track facility	<input type="checkbox"/> 02. Stream improvement	<input type="checkbox"/> 03. Picnic	
<input type="checkbox"/> 12. Skate board	<input type="checkbox"/> 03. Fishing access	<input type="checkbox"/> L. 00. SHELTERED ICE RINK	
<input type="checkbox"/> 13. Soccer		<input type="checkbox"/> M. 00. HUNTING	
<input type="checkbox"/> 14. Other courts			
<input type="checkbox"/> 15. Softball			

*Attach continuation sheet(s) for grants with 2 or more sites (one per additional site)

LAND AND WATER CONSERVATION FUND
DESCRIPTION AND NOTIFICATION FORM
(Continuation Sheet)

(OMB No. 1024-0031, August 31, 2010)

Grant # 00065	Amend # 01
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PARK INFORMATION					
Park Name # <u>2</u> : Stringers Ridge Property A		County Name Hamilton	City Name Red Bank	Cong Dist. 03	Zip Code 37415
Prior LWCF Assistance? <input type="checkbox"/> Yes <input type="checkbox"/> No		GPS Coordinates (Deg./Min./Sec./Dir.)	Latitude 35 4-50 N	Longitude 85 18 44 W	
Fiscal Year	New 6(f) Acres at Park 5	And/Or	Enhanced 6(f) Ac (Previously protected ac this action)	(f)	
SPECIAL INDICES					
<input type="checkbox"/> A. Lease land - private	<input type="checkbox"/> G. Lands transferred to federal agency	<input type="checkbox"/> N			
<input type="checkbox"/> B. Leased land - federal	<input type="checkbox"/> I. Indian sponsored	<input type="checkbox"/> C			
<input type="checkbox"/> C. Coastal Grant	<input type="checkbox"/> J. National Historic Register property	<input type="checkbox"/> Q			
<input type="checkbox"/> D. Leased land - expired lease	<input type="checkbox"/> K. National Natural Landmarks	<input type="checkbox"/> R			
<input type="checkbox"/> E. Former federal surplus property	<input type="checkbox"/> L. Less than fee acquisition	<input type="checkbox"/> S			
<input type="checkbox"/> F. Flood plain	<input type="checkbox"/> M. Mined land	<input type="checkbox"/> T			
FACILITY CODES					
<input type="checkbox"/> A. 00. CAMPGROUNDS	<input type="checkbox"/> D. 00. GOLF COURSE	<input type="checkbox"/> H			
<input type="checkbox"/> 01. Tent sites	<input type="checkbox"/> 01. Regular 18 hole	<input type="checkbox"/> I			
<input type="checkbox"/> 02. RV/ camp sites	<input type="checkbox"/> 02. Par 3	<input type="checkbox"/> J			
<input type="checkbox"/> 03. Group camp ground	<input type="checkbox"/> 03. Driving range	<input type="checkbox"/> K			
<input type="checkbox"/> 04. Day camp	<input type="checkbox"/> 04. Regular 9 hole	<input type="checkbox"/> L			
<input type="checkbox"/> B. 00. PICNIC AREAS	<input type="checkbox"/> 05. Miniature golf	<input type="checkbox"/> M			
<input type="checkbox"/> 01. Family site	<input type="checkbox"/> 06. Pitch and putt	<input type="checkbox"/> N			
<input type="checkbox"/> 02. Group shelter	<input type="checkbox"/> E. 00. SWIMMING FACILITIES	<input type="checkbox"/> O			
<input type="checkbox"/> C. 00. SPORTS & PLAYFIELDS	<input type="checkbox"/> 01. Pool	<input type="checkbox"/> P			
<input type="checkbox"/> 01. General purpose playfields	<input type="checkbox"/> 02. Wading pool	<input type="checkbox"/> Q			
<input type="checkbox"/> 02. Baseball	<input type="checkbox"/> 03. Spray pool	<input type="checkbox"/> R			
<input type="checkbox"/> 03. Football	<input type="checkbox"/> 04. Swimming beach	<input type="checkbox"/> S			
<input type="checkbox"/> 04. Tot lot/playground	<input type="checkbox"/> 05. Bathhouse	<input type="checkbox"/> T			
<input type="checkbox"/> 05. Tennis courts	<input type="checkbox"/> F. 00. BOATING FACILITIES	<input type="checkbox"/> U			
<input type="checkbox"/> 06. Basketball	<input type="checkbox"/> 01. Launch ramp	<input type="checkbox"/> V			
<input type="checkbox"/> 07. Rifle/pistol range	<input type="checkbox"/> 02. Berths	<input type="checkbox"/> W			
<input type="checkbox"/> 08. Trap/skeet field	<input type="checkbox"/> 03. Boat lift	<input type="checkbox"/> X			
<input type="checkbox"/> 09. Archery range	<input type="checkbox"/> G. 00. FISHING FACILITIES	<input type="checkbox"/> Y			
<input type="checkbox"/> 10. Rodeo area	<input type="checkbox"/> 01. Pier	<input type="checkbox"/> Z			
<input type="checkbox"/> 11. Track facility	<input type="checkbox"/> 02. Stream improvement	<input type="checkbox"/> AA			
<input type="checkbox"/> 12. Skate board	<input type="checkbox"/> 03. Fishing access	<input type="checkbox"/> AB			
<input type="checkbox"/> 13. Soccer	<input type="checkbox"/> K. 00. ENCLOSED SHELTER	<input type="checkbox"/> AC			
<input type="checkbox"/> 14. Other courts	<input type="checkbox"/> 01. Pool	<input type="checkbox"/> AD			
<input type="checkbox"/> 15. Softball	<input type="checkbox"/> 02. Courts	<input type="checkbox"/> AE			
	<input type="checkbox"/> 03. Picnic	<input type="checkbox"/> AF			
	<input type="checkbox"/> L. 00. SHELTERED ICE RINK	<input type="checkbox"/> AG			
	<input type="checkbox"/> M. 00. HUNTING	<input type="checkbox"/> AH			
	<input type="checkbox"/> 06. Parking	<input type="checkbox"/> AI			
	<input type="checkbox"/> 07. Lighting	<input type="checkbox"/> AJ			
	<input type="checkbox"/> 08. Signs	<input type="checkbox"/> AK			
	<input type="checkbox"/> 09. Comfort station	<input type="checkbox"/> AL			
	<input type="checkbox"/> 10. Concession building	<input type="checkbox"/> AM			
	<input type="checkbox"/> 11. Maintenance building	<input type="checkbox"/> AN			
	<input type="checkbox"/> R. 00. AMPHITHEATER/ BAND SHELL	<input type="checkbox"/> AO			
	<input type="checkbox"/> S. 00. LAKE IMPOUNDMENT	<input type="checkbox"/> AP			
	<input type="checkbox"/> T. 00. VISITOR INFORMATION CENTER	<input type="checkbox"/> AQ			
	<input type="checkbox"/> U. 00. INTERPRETIVE CENTER	<input type="checkbox"/> AR			
	<input type="checkbox"/> V. 00. OTHER	<input type="checkbox"/> AS			

*Replacement
Property
Stringers Ridge
Property*

Estimated Burden Statement: The public reporting burden for this collection of information is estimated to average 1 hour per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form should be sent to the National Park Service, State and Local Assistance Programs Division, 1849 C Street NW, Washington, DC 20240.

Paperwork Reduction Act Statement: This form is necessary to provide data input into an NPS project database which provides timely data on projects funded over the life of the program. Such data is used to monitor project progress and to analyze program trends. A Federal Agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. Any comments on the burden estimate or other aspects of this collection of information may be addressed to the National Park Service, State and Local Assistance Programs Division, 1849 C Street NW, Washington, DC 20240.

LAND AND WATER CONSERVATION FUND
DESCRIPTION AND NOTIFICATION FORM
(Continuation Sheet)

(OMB No. 1024-0031, August 31, 2010)

Grant # 00065	Amend # 01
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PARK INFORMATION					
Park Name # <u>3</u> : Stringers Ridge Property B		County Name Hamilton	City Name Red Bank	Cong Dist. 03	Zip Code 37415
Prior LWCF Assistance? <input type="checkbox"/> Yes <input type="checkbox"/> No		GPS Coordinates (Deg./Min./Sec./Dir.) Latitude 35 4-44 N		Longitude 85 18 29 W	
Fiscal Year	New 6(f) Acres at Park <u>5</u>	Enhanced 6(f) Acres at Park (Previously protected acres receiving development assistance by this action)		Total Number of 6(f) Acres at Park	
And/Or					
SPECIAL INDICES					
<input type="checkbox"/> A. Lease land - private	<input type="checkbox"/> G. Lands transferred to federal agency	<input type="checkbox"/> N.			
<input type="checkbox"/> B. Leased land - federal	<input type="checkbox"/> I. Indian sponsored	<input type="checkbox"/> O.			
<input type="checkbox"/> C. Coastal Grant	<input type="checkbox"/> J. National Historic Register property	<input type="checkbox"/> Q.			
<input type="checkbox"/> D. Leased land - expired lease	<input type="checkbox"/> K. National Natural Landmarks	<input type="checkbox"/> R.			
<input type="checkbox"/> E. Former federal surplus property	<input type="checkbox"/> L. Less than fee acquisition	<input type="checkbox"/> S.			
<input type="checkbox"/> F. Flood plain	<input type="checkbox"/> M. Mined land	<input type="checkbox"/> T.			
FACILITY CODES					
<input type="checkbox"/> A. 00. CAMPGROUNDS	<input type="checkbox"/> D. 00. GOLF COURSE	<input type="checkbox"/> H.			
<input type="checkbox"/> 01. Tent sites	<input type="checkbox"/> 01. Regular 18 hole	<input type="checkbox"/> 01.			
<input type="checkbox"/> 02. RV/ camp sites	<input type="checkbox"/> 02. Par 3	<input type="checkbox"/> 02.			
<input type="checkbox"/> 03. Group camp ground	<input type="checkbox"/> 03. Driving range	<input type="checkbox"/> 03.			
<input type="checkbox"/> 04. Day camp	<input type="checkbox"/> 04. Regular 9 hole	<input type="checkbox"/> 04.			
	<input type="checkbox"/> 05. Miniature golf	<input type="checkbox"/> 05.			
	<input type="checkbox"/> 06. Pitch and putt	<input type="checkbox"/> 06.			
<input type="checkbox"/> B. 00. PICNIC AREAS	<input type="checkbox"/> E. 00. SWIMMING FACILITIES	<input type="checkbox"/> J.			
<input type="checkbox"/> 01. Family site	<input type="checkbox"/> 01. Pool	<input type="checkbox"/> 01.			
<input type="checkbox"/> 02. Group shelter	<input type="checkbox"/> 02. Wading pool	<input type="checkbox"/> 02.			
	<input type="checkbox"/> 03. Spray pool	<input type="checkbox"/> 03.			
	<input type="checkbox"/> 04. Swimming beach	<input type="checkbox"/> 04.			
	<input type="checkbox"/> 05. Bathhouse	<input type="checkbox"/> 05.			
<input type="checkbox"/> C. 00. SPORTS & PLAYFIELDS	<input type="checkbox"/> F. 00. BOATING FACILITIES	<input type="checkbox"/> K. 00. ENCLOSED SHELTER			
<input type="checkbox"/> 01. General purpose playfields	<input type="checkbox"/> 01. Launch ramp	<input type="checkbox"/> 01. Pool			
<input type="checkbox"/> 02. Baseball	<input type="checkbox"/> 02. Berths	<input type="checkbox"/> 02. Courts			
<input type="checkbox"/> 03. Football	<input type="checkbox"/> 03. Boat lift	<input type="checkbox"/> 03. Picnic			
<input type="checkbox"/> 04. Tot lot/playground		<input type="checkbox"/> 04. Sled/toboggan run			
<input type="checkbox"/> 05. Tennis courts		<input type="checkbox"/> 05. Skating rink			
<input type="checkbox"/> 06. Basketball		<input type="checkbox"/> 06. Ski trails			
<input type="checkbox"/> 07. Rifle/pistol range		<input type="checkbox"/> 07. Snowmobile trails			
<input type="checkbox"/> 08. Trap/skeet field		<input type="checkbox"/> 08. Warming huts			
<input type="checkbox"/> 09. Archery range		<input type="checkbox"/> 09. Sign			
<input type="checkbox"/> 10. Rodeo area		<input type="checkbox"/> 10. Concession building			
<input type="checkbox"/> 11. Track facility		<input type="checkbox"/> 11. Maintenance building			
<input type="checkbox"/> 12. Skate board	<input type="checkbox"/> G. 00. FISHING FACILITIES	<input type="checkbox"/> R. 00. AMPHITHEATER/ BAND SHELL			
<input type="checkbox"/> 13. Soccer	<input type="checkbox"/> 01. Pier	<input type="checkbox"/> S. 00. LAKE IMPOUNDMENT			
<input type="checkbox"/> 14. Other courts	<input type="checkbox"/> 02. Stream improvement	<input type="checkbox"/> T. 00. VISITOR INFORMATION CENTER			
<input type="checkbox"/> 15. Softball	<input type="checkbox"/> 03. Fishing access	<input type="checkbox"/> U. 00. INTERPRETIVE CENTER			
		<input type="checkbox"/> V. 00. OTHER			

*Redevelopment
Property
Stringers Ridge
Property A*

Estimated Burden Statement: The public reporting burden for this collection of information is estimated to average 1 hour per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form should be sent to the National Park Service, State and Local Assistance Programs Division, 1849 C Street NW, Washington, DC 20240.

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LAND AND WATER CONSERVATION FUND
DESCRIPTION AND NOTIFICATION FORM
(Continuation Sheet)

(OMB No. 1024-0031, August 31, 2010)

Grant #	Amend #
00065	01

PARK INFORMATION				
Park Name # <u>4</u> : Red Bank Square	County Name Hamilton	City Name Red Bank	Cong Dist. 03	Zip Code 37415
Prior LWCF Assistance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GPS Coordinates (Deg./Min./Sec)		Latitude	Longitude
Fiscal Year	New 6(f) Acres at Park 3	And/Or	Enhanced 6(f) A (Previously protected this action)	6(f)
SPECIAL IND				
<input type="checkbox"/> A. Lease land - private	<input type="checkbox"/> G. Lands transferred to federal agency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> B. Leased land - federal	<input type="checkbox"/> H. Indian sponsored	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> C. Coastal Grant	<input type="checkbox"/> I. National Historic Register property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> D. Leased land - expired lease	<input type="checkbox"/> J. National Natural Landmarks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> E. Former federal surplus property	<input type="checkbox"/> K. Less than fee acquisition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> F. Flood plain	<input type="checkbox"/> L. Mined land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FACILITY CC				
<input type="checkbox"/> A. 00. CAMPGROUNDS	<input type="checkbox"/> D. 00. GOLF COURSE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 01. Tent sites	<input type="checkbox"/> 01. Regular 18 hole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 02. RV/ camp sites	<input type="checkbox"/> 02. Par 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 03. Group camp ground	<input type="checkbox"/> 03. Driving range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 04. Day camp	<input type="checkbox"/> 04. Regular 9 hole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> B. 00. PICNIC AREAS	<input type="checkbox"/> 05. Miniature golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 01. Family site	<input type="checkbox"/> 06. Pitch and putt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 02. Group shelter	<input type="checkbox"/> E. 00. SWIMMING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> C. 00. SPORTS & PLAYFIELDS	<input type="checkbox"/> 01. Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 01. General purpose playfields	<input type="checkbox"/> 02. Wading pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 02. Baseball	<input type="checkbox"/> 03. Spray pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 03. Football	<input type="checkbox"/> 04. Swimming beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 04. Tot lot/playground	<input type="checkbox"/> 05. Bathhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 05. Tennis courts	<input type="checkbox"/> F. 00. BOATING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 06. Basketball	<input type="checkbox"/> 01. Launch ramp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 07. Rifle/pistol range	<input type="checkbox"/> 02. Berths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 08. Trap/skeet field	<input type="checkbox"/> 03. Boat lift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 09. Archery range	<input type="checkbox"/> G. 00. FISHING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 10. Rodeo area	<input type="checkbox"/> 01. Pier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 11. Track facility	<input type="checkbox"/> 02. Stream improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 12. Skate board	<input type="checkbox"/> 03. Fishing access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 13. Soccer	<input type="checkbox"/> J. 00. WINTER SPORTS FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 14. Other courts	<input type="checkbox"/> 01. Ski lift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 15. Softball	<input type="checkbox"/> 02. Ski slope	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 03. Ski jump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 04. Sled/toboggan run	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 05. Skating rink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 06. Ski trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 07. Snowmobile trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 08. Warming huts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> K. 00. ENCLOSED SHELTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 01. Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 02. Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 03. Picnic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> L. 00. SHELTERED ICE RINK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> M. 00. HUNTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> R. 00. AMPHITHEATER/ BAND SHELL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> S. 00. LAKE IMPOUNDMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> T. 00. VISITOR INFORMATION CENTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> U. 00. INTERPRETIVE CENTER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> V. 00. OTHER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33.6 Acres to remain 6(f) Morrison Springs Park

Estimated Burden Statement: The public reporting burden for this collection of information is estimated to average 1 hour per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form should be sent to the National Park Service, State and Local Assistance Programs Division, 1849 C Street NW, Washington, DC 20240.

Paperwork Reduction Act Statement: This form is necessary to provide data input into an NPS project database which provides timely data on projects funded over the life of the program. Such data is used to monitor project progress and to analyze program trends. A Federal Agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. Any comments on the burden estimate or other aspects of this collection of information may be addressed to the National Park Service, State and Local Assistance Programs Division, 1849 C Street NW, Washington, DC 20240.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE Tennessee
Project Amendment No. _____

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT To Project Agreement No. 47-00065 is hereby made and agreed upon by the United States of America, acting through the Director of the National Park Service and by the State of Tennessee pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above mentioned agreement is amended by adding the following:

Delete 14.63 acres ± valued at \$350,000 from the Section 6(f)(3) boundary of Morrison Springs Park, and replace it with tracts known as the Stringers Ridge property (2 tracts) and 3715 Dayton Boulevard property all measuring 13 acres ± valued at \$451,518.

TN - Hamilton County - Red Bank - 47-065-61960

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness thereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA

STATE

By _____
(Signature)

Tennessee
(State)

(Title)

By Gerald F. Parish, Jr.
(Signature)

National Park Service
United States Department of the Interior

Gerald F. Parish, Jr.
(Name)

Date _____

Assistant State Liaison Officer
(Title)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE Tennessee

Project Amendment No. _____

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(Signature)

Tennessee
(State)

(Title)

By Gerald F. Parish, Jr.
(Signature)

National Park Service
United States Department of the Interior

Gerald F. Parish, Jr.
(Name)

Date _____

Assistant State Liaison Officer
(Title)

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DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Project Amendment No. _____

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National Park Service
United States Department of the Interior

Gerald F. Parish, Jr.
(Name)

Date _____

Assistant State Liaison Officer
(Title)



LWCF Proposal Description and Environmental Screening Form

The purpose of this Proposal Description and Environmental Screening Form (PD/ESF) is to provide descriptive and environmental information about Land and Water Conservation Fund (LWCF) proposals for National Park Service (NPS) review and decision. The PD/ESF becomes part of the federal administrative record in accordance with the National Environmental Policy Act (NEPA) and its implementing regulations. The PD portion of the form captures administrative and descriptive details to enable NPS understanding of the proposal. The ESF portion is designed for use as a tool by States/project sponsors to draft out as early as possible in project planning to assist in the identification of potential environmental impacts and related issues. Upon completion, the ESF will indicate the potential degree of environmental impact so that the State/project sponsor will more accurately be able to select an appropriate pathway for NEPA analysis: a categorical exclusion (CE), an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). The ESF should also be used to document previously conducted and still viable environmental analysis. The completed PD/ESF must be submitted as part of the State's LWCF application or proposal to NPS.

Except for the proposals listed below, the completed PD/ESF must be completed and signed by the State and accompany each new federal application for LWCF assistance (Standard Form 424), and amendments for scope changes that alter or add facilities and/or acres, including proposals for conversions, public facility exceptions, sheltering outdoor facilities, and changing the original intended use of an area from that which was approved in an earlier LWCF agreement. Consult the LWCF Grants Manual (www.nps.gov/lwcf) for detailed guidance on additional information required for your type of proposal and for further guidance on how to comply with NEPA.

For the following types of proposals, only this cover page is required because these proposals are categorically excluded from further NEPA environmental analysis. NPS will complete the NEPA Categorical Exclusion Form for you. Simply check the applicable box below, and complete and submit this Cover Page to NPS along with the other items required for your type of proposal as explained in the LWCF Grants Manual.

- SCORP planning proposal
- Time extension with no change in project scope or with a reduction in project scope
- To delete work and no other work is added back into the project scope
- To change project cost with no change in project scope or with a reduction in project scope

Name of LWCF Proposal:

Date Submitted to NPS:

Partial Conversion 6 (f) – City of Red Bank (Morrison Springs Park) 10/21/10

Prior LWCF Project Number(s) List all prior LWCF project numbers and other park names associated with site(s):

47-00065

Local or State Sponsoring Agency:

City of Red Bank

Local or State Sponsor Contact:

Name/Title:

Larry Hillis, Grants Analyst

Office/Address:

TDEC/RES, 10th Floor, L&C Tower, 401 Church Street, Nashville, TN 37243

Phone/Fax:

615-532-0051

Email:

Larry.Hillis@tn.gov

Cover Page

Using a separate sheet for narrative descriptions and explanations, address each item and question in the order it is presented, keying it to the associated item, such as Step 1-A1, A2; Step 3-B1; Step 6-A1, A29; etc.

Step 1. Type of LWCF Proposal

New Project Application

- Acquisition *Go to Step 2A* Development *Go to Step 2B* Combination (Acquisition & Development) *Go to Step 2C*

Project Amendment

- Increase in scope or change in scope from original agreement. *Complete Steps 3A, and 5 through 7.*
- 6(f) conversion proposal. *Complete Steps 3B, and 5 through 7.*
- Request for public facility in a Section 6(f) area. *Complete Steps 3C, and 5 through 7.*

Request for temporary non-conforming use in a Section 6(f) area. *Complete Steps 4A, and 5 through 7.*

Request for significant change in use/intent of original LWCF application. *Complete Steps 4B, and 5 through 7.*

Request to shelter existing/new facility within a Section 6(f) area regardless of who funds the work. *Complete Steps 4C, and 5 through 7.*

Step 2. New Project Application (See LWCF Manual for guidance.)

A. For an Acquisition Project

1. Provide a brief narrative about the proposal that provides the reasons for the acquisition, number of acres to be acquired with LWCF assistance, and describes the property. Describe and quantify the types of existing resources and features on the site (for example, 50 acres wetland, 2,000 feet beachfront, 200 acres forest, scenic views, 100 acres riparian, vacant lot, special habitat, any unique or special features, recreation amenities, historic/cultural resources, hazardous materials/ contamination history, restrictions, institutional controls, easements, rights-of-way, above ground/underground utilities, including wires, towers, etc.)
2. Will this acquisition create a **new** public park/recreation area where none previously existed and is not an addition to an existing public park/recreation area? Yes ____ (go to #4) No ____ (go to #3)
3. a. What is the name of the pre-existing public area that this newly acquired site will be added to?
b. Is the pre-existing public park/recreation area already protected under Section 6(f)? Yes ____ No ____
If no, will it now be included in the 6(f) boundary? Yes ____ No ____
4. What will be the name of this **new** public park/recreation area?
5. How will the site be made immediately open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?
6. Describe future development plans, if any, proposed for the site(s) within the next three (3) years.
7. SLO must complete the State Appraisal Review certification in Step 7 certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." State should retain copies of the appraisals and make them available if needed.
8. Address each item in "D" below.

B. For a Development Project

1. Describe the physical improvements and/or facilities that will be developed with federal LWCF assistance, including where and how the public will access the site, including parking, if any. Indicate entrances on 6(f) map. Indicate to what extent the project involves new development, rehabilitation, and/or replacement of existing facilities.
2. Will this proposed development create a **new** park for the first time on land that has not been previously designated as park and recreation land, such as public vacant or undeveloped land? (Do not count development on land previously dedicated for public park and recreation use.) Yes _____ No _____
3. When will the project be completed and the public allowed onto the improved site?
4. Address each item in "D" below.

C. For a Combination Project

1. For the acquisition part of the proposal:
 - a. Provide a brief narrative about the proposal that provides the reasons for the acquisition, number of acres to be acquired with LWCF assistance, and describes the property. Describe and quantify the types of existing resources and features on the site (for example, 50 acres wetland, 2,000 feet beachfront, 200 acres forest, scenic views, 100 acres riparian, vacant lot, special habitat, any unique or special features, recreation amenities, historic/cultural resources, hazardous materials/contamination history, restrictions, institutional controls, easements, rights-of-way, above ground/underground utilities, including wires, towers, etc.)
 - b. Will this acquisition create a **new** public park/outdoor recreation area where non previously existed **and** is not an addition to an existing public park/recreation area? Yes _____ (go to "e" below) No _____ (go to "c")
 - c. What is the name of the pre-existing public park/recreation area to which this newly acquired site will be added?
 - d. Is the pre-existing public park/recreation area already protected under Section 6(f)? Yes _____ No _____
If no, will it now be included in the 6(f) boundary? Yes _____ No _____
 - e. What will be the name of this **new** public park/recreation area?
 - f. How will the site be made immediately open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?
 - g. Describe future development plans, if any, proposed for the site(s) within the next three (3) years.
 - h. SLO must complete the State Appraisal Review certification found in the box at Step 7 certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." State should retain copies of the appraisals and make them available if needed.
2. For the development part of the proposal:
 - a. Describe the physical improvements and/or facilities that will be developed with federal LWCF assistance, including where and how the public will access the site, including parking, if any. Indicate access points on 6(f) map. Indicate to what extent the project involves new development, rehabilitation, and/or replacement of existing facilities.
 - b. When will the project be completed and the public allowed onto the improved site?
3. Address each item in "D" below.

D. Additional items to address for a new application and amendments

1. a. Who will hold title to the property benefiting from LWCF assistance?
- b. What is the type of control/tenure? Check one:
 - Fee simple ownership
 - Less than fee simple. Explain:
 - Lease. Describe terms of lease including renewable clauses and number of years remaining on lease. Submit copy of lease with this PD/ESF. (See LWCF Manual for detailed guidance on leases.)
2. Explain who, other than public agency owner, will retain any right-of-ways/easements to or will be leasing the area to be placed under Section 6(f)? Indicate the location on 6(f) map. Do the parties understand that a Section 6(f) park land conversion may occur if private or non-recreation activities take place on the right-of-way/easement/leased areas?
3. Who will manage and operate the site(s)?
4. As a result of this project, describe **new** types of outdoor recreation opportunities and capacities, and short and long term public benefits.
5. Explain any existing non-recreation and non-public uses that will continue on the site(s) and/or proposed for the future within the 6(f) boundary.
6. Describe the planning process that led to the development of this proposal. Your narrative should address:
 - a. How was the interested and affected public notified and provided opportunity to be involved in planning for and developing your LWCF proposal? Who was involved and how were they able to review the **completed** proposal? Include state, local, federal agency professionals, subject matter experts, members of the public and Indian Tribes. Describe any public meetings held and/or formal public comment periods, including dates and length of time provided the public to participate in the planning process and/or to provide comments.
 - b. What information was made available to the public for review and comment? Did the sponsor provide written responses addressing the comments?
7. How does this proposal implement statewide outdoor recreation goals as presented in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) (include references), and explain why this proposal was selected using the State's Open Project Selection Process (OPSP).
8. List the source(s) and amounts of financial match to the LWCF federal share of the project. The value of the match can consist of cash, donation, and in-kind contributions:

Source	Type of Match	Value
		\$
		\$
		\$

9. Is this LWCF project/proposal part of a larger effort not reflected on the SF-424 (*Application for Federal Assistance*) and grant agreement? If so, briefly describe the larger effort, funding amount(s) and source(s). This will capture information about partnerships and how LWCF plays a role in leveraging funding for projects beyond the scope of this federal grant.
10. List all required federal, state, and local permits needed for the proposal and explain their purpose and status.

Proceed to Steps 5 through 7

Step 3. Project Amendment (See LWCF Manual for guidance.)

A. Increase/Change in Project Scope

1. **For Acquisition Projects:** To acquire additional property that was not described in the original project proposal and NEPA documentation, follow Step 2A-Acquisition Project and 2D.
2. **For Development Projects:** To change the project scope for a development project that alters work from the original project scope by adding elements or enlarging facilities, follow Step 2B-Development Project and 2D.
3. **For Combination Projects:** Follow Step 2C as appropriate.

B. Section 6(f) Conversion Proposal

Prior to developing your Section 6(f) conversion proposal, you must consult the LWCF Manual and 36 CFR 59 for complete guidance on conversions. Local sponsors are encouraged to consult early with the State LWCF manager when a conversion is under consideration or has been discovered. States are also encouraged to consult with their NPS-LWCF manager as early as possible in the conversion process for guidance and to sort out and discuss details of the conversion proposal to avoid mid-course corrections and unnecessary delays. An important first step is for the State and NPS to agree on the size of the Section 6(f) parkland impacted by any non-recreation, non-public use, especially prior to any appraisal activity.

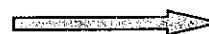
For NPS review and decision, the following elements are required to be included in the State's completed conversion proposal to be submitted to NPS:

1. A letter of transmittal from the SLO recommending the proposal. (**see separate sheet for answers**)
2. Describe in detail the sponsor's need to convert the Section 6(f) parkland including all efforts to consider other practical alternatives to this conversion, how they were evaluated, and the reasons they were not pursued.
3. Provide a statement on how the conversion is in accord with the State Comprehensive Outdoor Recreation Plan (SCORP).
4. Complete the State Appraisal Review certification in Step 7 for both the converted and replacement parcels certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." States should retain copies of the appraisals and make them available if needed.
5. For the parkland proposed for conversion:
 - a. Identify the specific location, 9-digit zip code, and name of park or recreation area proposed for conversion.
 - b. Describe the area proposed for the conversion including the acreage to be converted and any acreage remaining. For determining the size of the conversion, consider not only the physical footprint of the non-recreation development/activities but how the development/activities will impact the entire 6(f) park area. In many cases the size of the converted area is larger than the physical footprint. Describe the recreation resources, facilities, and recreation opportunities that will be impacted, displaced or lost by the proposed conversion. For proposals to partially convert a Section 6(f) park area, the remaining 6(f) parkland must remain recreationally viable and not be impacted by the non-recreation activities that are triggering the conversion. If it is anticipated that the non-recreation activities overlap and impact the remaining Section 6(f) area, the proposed area for the conversion should be expanded to encompass all impacted parkland.
 - c. Describe the community and population served by the park, including who uses the park and how?
 - d. For partial conversions, where only a portion of the Section 6(f) area is proposed for conversion, produce a revised 6(f) map clearly indicating both the portion that is being converted and the portion remaining intact under Section 6(f).

6. For the proposed replacement site(s):
 - a. Produce a location map indicating specific location of site(s) and associated 9-digit zip code(s), clearly indicating major roadways and waterways. If site(s) will be added to an existing public park/outdoor recreation area, indicate on map. Show geographical relationship between replacement site(s) and Section 6(f) converted parkland.
 - b. Describe the site's physical characteristics and resource attributes and quantify the types of resources and features on the site (for example, 15 acres wetland, 2,000 feet beachfront, 50 acres forest, scenic views, 75 acres riparian, vacant lot, special habitat, any unique or special features, structures, recreation amenities, historic/cultural resources, hazardous materials/contamination history, restrictions, institutional controls, easements, rights-of-way, overhead/underground utilities including overhead wires, towers, etc.
 - c. Identify the replacement site (s) owner(s) and its recent history of use/function up to the present.
 - d. Explain in detail how the proposed replacement site(s) is of reasonably equivalent usefulness and location as the property being converted. Describe the recreation needs that will be met by the new replacement parks, populations to be served, and new outdoor recreation resources, facilities, and opportunities to be provided.
 - e. Who will own and manage the new replacement park(s)?
 - f. What will be the name(s) of the new replacement park(s)? If replacement park(s) will be added to an existing public park area, will the existing area be included within the 6(f) boundary? What is the name of the existing public park area?
 - g. Provide a timeframe for completing the new park area(s) and making it available for public outdoor recreation use.
 - h. Produce new Section 6(f) map(s) for the new replacement park(s).

Environmental analysis must be conducted for converted and replacement sites.

Proceed to Steps 5 through 7



C. Proposal for a Public Facility in a Section 6(f) Area

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. In summary, NPS must review and decide on requests to construct a public facility within a Section 6(f) area. In certain cases NPS approval may be given to construct public facilities within a Section 6(f) area where it can be shown that there is a gain or increased benefit to public recreational opportunity. In most cases, development of non-recreation public facilities within a Section 6(f) area constitutes a conversion. Describe in detail the public facility proposed and include the following information, if appropriate:

1. A letter of transmittal from the SLO recommending the proposal.
2. Indicate the location of the proposed public facility on a Section 6(f) map.
3. Describe the design of the proposed public facility and explain how it will be compatible with outdoor recreation, how it supports the outdoor recreation resources of the site whether existing or planned, how it will increase outdoor recreation use, and how outdoor recreation use remains the primary function of the site. (The public's outdoor recreation use must continue to be greater than that expected for any indoor use, unless the site is a single facility, such as a swimming pool, which virtually occupies the entire site.)
4. Explain the location alternatives considered for the public facility and why they were not pursued.
5. When will the facility be open to the public and what will they be able to do there? Describe all functions of the facility including any offices, residential uses or lodging.

6. Explain any memberships or user fees that will be instituted, including the fee structure.
7. Consult the LWCF Manual for any additional requirements and guidelines prior to developing the proposal.

Proceed to Steps 5 through 7



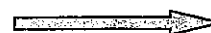
Step 4. Proposals for Temporary Non-Conforming Use, Significant Change in Use, and Sheltering Facilities (See LWCF Manual for guidance.)

A. Proposal for Temporary Non-Conforming Use

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. NPS must review and decided on requests for temporary uses that do not meet the requirements of allowable activities within a Section 6(f) area. A temporary non-conforming use is limited to a period of six months (180 days) or less. Continued use beyond six-months will not be considered temporary, and may result in a Section 6(f)(3) conversion of use requiring the replacement of converted parkland. For NPS review, describe the temporary non-conforming use (activities other than public outdoor recreation) in detail including the following information:

1. A letter of transmittal from the SLO recommending the proposal.
2. Describe in detail the proposed temporary non-conforming use, why it is needed, and alternative locations that were considered and why they were not pursued.
3. Explain length of time needed for the temporary non-conforming use and why.
4. Describe the size of the parkland area affected by a temporary non-conforming use and the impacts to public use of the Section 6(f) area. The proposal should explain efforts to keep the size of the area impacted by the non-recreation use to a minimum. Indicate the location of the non-conforming use on the site's 6(f) map.
5. Describe any anticipated temporary/permanent impacts to the Section 6(f) area and how the sponsor will mitigate them during and after the non-conforming use ceases.
6. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7

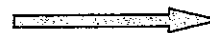


B. Proposal for Significant Change in Use

Prior to developing the proposal, you must consult the LWCF Manual for complete guidance. NPS approval must be obtained prior to any change from one eligible use to another when the proposed use would significantly contravene the original plans or intent for the area outlined in the original LWCF application for federal assistance. NPS approval is not required for each and every facility use change. For proposals that will **significantly** change the use of a LWCF-assisted site (e.g., from passive to active recreation), address the following points:

1. A letter of transmittal from the SLO recommending the proposal.
2. Describe proposed changes and how they significantly contravene the original plans or intent of LWCF agreements.
3. Explain the need for the change in use and how the change is consistent with local plans and the SCORP.
4. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7



C. Proposal for Sheltering Facilities

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. NPS must review and decide on all proposals to shelter an existing outdoor recreation facility or construct a new sheltered recreation facility within a Section 6(f) area with or without LWCF assistance. The proposal must demonstrate that there is a gain or increased benefit to public recreation opportunity. Describe the sheltering proposal in detail, including the following information:

1. A letter of transmittal from the SLO recommending the proposal.
2. Describe the proposed sheltered facility, how it would operate, how the sheltered facility will include recreation uses that could typically occur outdoors, and how the primary purpose of the sheltered facility is recreation use.
3. Explain how the sheltered facility would not substantially diminish the outdoor recreation values of the site including how the sheltered facility will be compatible and significantly supportive of the outdoor recreation resources present and/or planned.
4. Explain how the sheltered facility will benefit the total park's outdoor recreation use.
5. Describe efforts provided to the public to review the proposal to shelter the facility and has local support.
6. Document that the sheltered facility will be under the control and tenure of the public agency which sponsors and administers the original park area.
7. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7



Step 5. Summary of Previous Environmental Review

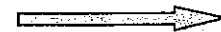
Describe any prior environmental review undertaken at any time and still viable for this proposal or related efforts that could be useful to understanding potential environmental impacts. Consider previous local, state, federal (e.g. HUD, EPA, USFWS, FHWA, DOT) and other environmental reviews. At a minimum, address the following:

1. Date of review. 10/13/10
2. Purpose for the review and for whom. Environmental Clearance – Bill Avant, Lands Manager
3. Project scope and proposed actions and alternatives. See enclosed copy of CE.
4. Who was involved in identifying resource impact issues and developing the proposal including the interested and affected public, government agencies, and Indian tribes. See enclosed copy of CE
5. Environmental resources analyzed and determination of impacts. See copy of CE.
6. Any mitigation measures stipulated in the plan to be part of the proposed action. See Copy of CE.
7. Public comment periods (how long, when in the process, who was invited to comment) and agency response to public comments. Public Hearing was held at Red Bank, Public was invited, no negative public comments received.
8. Any formal decision regarding degree of potential impacts to the human environment. See Copy of CE.
9. Was the LWCF federal action and/or any other federal actions analyzed/reviewed in previous environmental reviews? If so, how and what impacts were identified? Provide specific references. N/A

Use resource impact information generated during previous environmental reviews and from recently conducted site inspections to complete the Environmental Screening Form (ESF) portion of this PD/ESF under Step 6. Your responses should indicate your proposal's potential for impacting each resource as identified in the previous environmental review, including a reference to where the analysis can be found in the document. If the previous environmental review proposed actions to mitigate impacts, summarize the mitigation for each resource as

appropriate. The environmental review document(s) must be included with this PD/ESF in the proposal package submitted to NPS for federal review.

Proceed to Steps 6 through 7



Step 6. Environmental Screening Form (ESF)

This ESF portion of this PD/ESF is a working tool for planners and decision-makers to use to identify the degree of potential impacts to resources that may occur as a result of federal approval of the proposal. It also serves as the administrative record documenting the project sponsor's efforts to identify and consider impacts during proposal development. Your ESF responses may change as the planning process refines the proposal that will ultimately be submitted along with the final completed ESF for federal review and decision.

The scope of the required environmental analysis will vary according to the type of LWCF proposal. For example, the scope for a new LWCF project will differ from the scope for a conversion. Consult the LWCF Manual for guidance on defining the scope or extent of environmental analysis needed for your LWCF proposal. As early as possible in your planning process, consider how your proposal/project may have direct, indirect and cumulative impacts on the human environment. By early identification of possible environmental resource impacts, the information will be useful during proposal development, including ways to lessen impacts. Initiating or completing environmental analysis after a decision has been made is contrary to both the spirit and letter of the law of the National Environmental Policy Act.

The ESF should be completed with input from resource experts and in consultation with relevant local, state, tribal and federal governments, as applicable. The interested and affected public should be notified of the proposal and invited to provide input as well. At a minimum, a site inspection of the affected area must be conducted by individuals who are familiar with the type of affected resources, possess the ability to identify potential resource impacts, and to know when to seek additional data when needed.

At the time of proposal submission to NPS for federal review, the completed ESF should reflect the project sponsor's final determination of the extent to which the proposal will impact the list of resources on the form. The results of the completed ESF will inform the State's choice of which NEPA pathway to follow, i.e., categorical exclusion (CE), environmental assessment (EA), environmental impact statement (EIS). Also, the completed ESF will identify the resource topics and issues that should be presented and analyzed in an EA or an EIS, if required. Consult the LWCF Manual for further guidance on LWCF and NEPA.

The ESF contains two parts that must be completed:

A. Impacts to Environmental Resources

B. Mandatory Criteria

Part A: For each environmental resource topic, choose an impact estimate level (none, negligible, minor, exceeds minor) that describes the degree of potential negative impact that may occur directly, indirectly and cumulatively as a result of federal approval of your proposal. These impact levels should be used to estimate specific impact levels on each separate resource and must be accompanied with a brief explanation of how the resource might be affected, how the impact level was determined, and why the chosen impact level is appropriate. If an environmental review has already been conducted on your proposal and it includes planned mitigation, explain this for each applicable resource and choose an impact level as mitigated. If the resource does not apply to your proposal, mark NA in the first column. Add any relevant resources (see A23) if not included in the list.

Part B: This is a list of mandatory impact criteria that preclude the use of categorical exclusions. If you answer "yes" or "maybe" for any of the mandatory criteria, you must proceed to develop an EA or EIS regardless of your answers in Part A.

Use a separate sheet to explain all potential negative impacts (negligible, minor and those exceeding minor) as well as to indicate the type of data that still needs to be determined for each of the applicable resources listed below. Describe direct, indirect and cumulative impacts as well as explain any planned mitigation already addressed in previous environmental reviews. For the Mandatory Criteria, explain all "yes" and "maybe" answers.

A. ENVIRONMENTAL RESOURCES	No Impacts or Not Applicable	Negligible Impacts	Minor Impacts	Impacts Exceed Minor EA/EIS required	More Data Needed to Determine EA/EIS required
1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	x				
2. Air quality	x				
3. Sound (noise impacts)	x				
4. Water quality/quantity	x				
5. Stream flow characteristics	x				
6. Marine/estuarine	x				
7. Floodplains/wetlands	x				
8. Land use/ownership patterns; property values; community livability	x				
9. Circulation, transportation	x				
10. Plant/animal/fish species of special concern and habitat; state/federal listed or proposed for listing	x				
11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	x				
12. Unique or important wildlife/wildlife habitat	x				
13. Unique or important fish/habitat	x				
14. Introduce or promote invasive species (plant or animal)	x				
15. Recreation resources, including parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc.)	x				
16. Overall aesthetics, special characteristics/features	x				
17. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO determination.	x				
18. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	x				
19. Minority and low-income populations	x				
20. Energy resources (geothermal, fossil fuels, etc.)	x				
21. Other agency or tribal land use plans or policies	x				
22. Land/structures with history of contamination/hazardous materials even if remediated	x				
23. Other important environmental resources that should be addressed	x				

B. MANDATORY CRITERIA If your LWCF proposal is approved, would it...	Yes	No	To be determined
1. Have significant impacts on public health or safety?		X	
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O. 11988); and other ecologically significant or critical areas.		X	
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?		X	
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X	
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X	
6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		X	
7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office. (Attach SHPO Comments)		X	
8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.		X	
9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		X	
10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?			
11. Limit access to access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		X	
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		X	

Environmental Reviewers

The following individual(s) provided input in the completion of the environmental screening form.
List all reviewers including name, title, agency, field of expertise. Keep all environmental review records and data on this proposal in state compliance file for any future program review and/or audit.

1. See Completed CE form
- 2.
- 3.

The following individuals conducted a site inspection to verify field conditions.
List name of inspector(s), title, agency, and date(s) of inspection.

1. See Completed CE form
- 2.
- 3.

Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts. If impacts remain at the greater than minor level, an EA must be prepared for your proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports and inspector signatures are stored in the state's NEPA file for this proposal and available upon request.

On the basis of the environmental impact information for this LWCF proposal as presented in this LWCF PD/ESF with which I am familiar, I recommend the following NEPA pathway:

- This proposal qualifies for a Categorical Exclusion (CE)
- CE Item #
 - Explanation: See CE packet.
- This proposal requires an Environmental Assessment (EA) which is attached and has been produced in accordance with the LWCF Grants Manual.
- This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Grants Manual.

State Appraisal Review - If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address:

South of Morrison Springs Rd

Date of appraisal transmittal letter:

11/19/09

Fair market value: \$ 350,000

Effective Date of Value: 11/19/09

SLO/ASLO Original Signature:



Date: 10-21-10

Typed Name, Title, Agency: Gerald F. Parish, Jr., Interim Director, RES, ASLO, State of Tennessee, Department of Environment and Conservation

TOWN OF RED BANK – MORRISON SPINGS PARK
LWCF PROJECT # 47-00065
CONVERSION-SUMMARY

Delete 14.633 acres \pm valued at \$362,000 from the Section 6(f) (3) boundary of Morrison Springs Park, and replace it with a three tracts measuring 13 acres \pm valued at \$431,518

Approximately 14 acres \pm acres will remain in the Section 6(f) (3) boundary of Morrison Springs Park.

The conversion of the 14 acres \pm of land making up the present day Morrison Springs Park in the City of Red Bank, Hamilton County, TN due to change in neighborhood area. The replacement property amount of acreage and value is of greater value then the property proposed to be deleted and with the recreational is of equal recreational utility. The replacement property will add to the diversity of recreational opportunities in this fast developing City.

GPS Coodinates:	Latitude	Longitude
14.6 acres \pm know as part of Morrison Springs Park (Property to be taken)	36 15 20 N	82 39 91W
10 acres \pm know as Stringers Ridge Trails 3 acres \pm know as Red Bank Square (Replacement Property)	36 34 53 N	82 39 06 W

Prerequisites to Consideration of a Partial Conversion Request
City of Red Bank
Morrison Springs Park
October 19, 2010

Project #: 47-00065

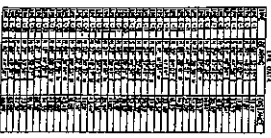
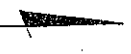
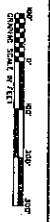
- 1. All practical alternatives to the conversion have been evaluated and rejected on a sound basis. Yes they have been considered and rejected.**
- 2. Fair market value of converted and replacement properties have been established. Fair market value has been established.**
- 3. The property proposed for replacement is of reasonably equivalent usefulness and location as that being converted. Yes it is.**
- 4. The property proposed for substitution meets the eligibility requirements for L&WCF assisted acquisition. Yes it does.**
- 5. The unconverted area of a partially converted site is recreationally viable. Yes it is. The replacement property is located elsewhere in the city but are recreationally viable sites.**
- 6. All necessary coordination with other Federal agencies has been satisfactorily accomplished. Yes they have.**
- 7. The guidelines for environmental evaluation have been satisfactorily completed and considered by NPS during its review of the proposed conversion. This proposed conversion qualifies as a categorical exclusion as defined in 516 DM 6 Appendix 7. Specifically, A.(1) applies because the proposed conversion will cause no or only minimal environmental impact and A.(3) applies because the proposed conversion will result in minor boundary changes.**
- 8. Intergovernmental Review System (E.O. 12372) review procedures have been adhered to if the proposed conversion and substitution constitute significant changes to the original L&WCF project. Intergovernmental Review System (E.O. 12372) procedures have been adhered to where appropriate and necessary.**
- 9. The proposed conversion and substitution are in accord with the SCORP. They are in accord.**

City of Red Bank
Morrison Springs Park
October 19, 2010
Page 2

10. Staff consideration of the above points reveals no reason for disapproval and the project files are so documented. Appropriate staff members have reviewed the conversion request and see no reason for disapproval and the project files are so documented.

11. The acquisition of one parcel of land may be used in satisfaction of several approved conversions. This step is not applicable to this conversion request.

12. The restrictive leasing policy. This step is not applicable to this conversion request since a lease agreement is not involved.

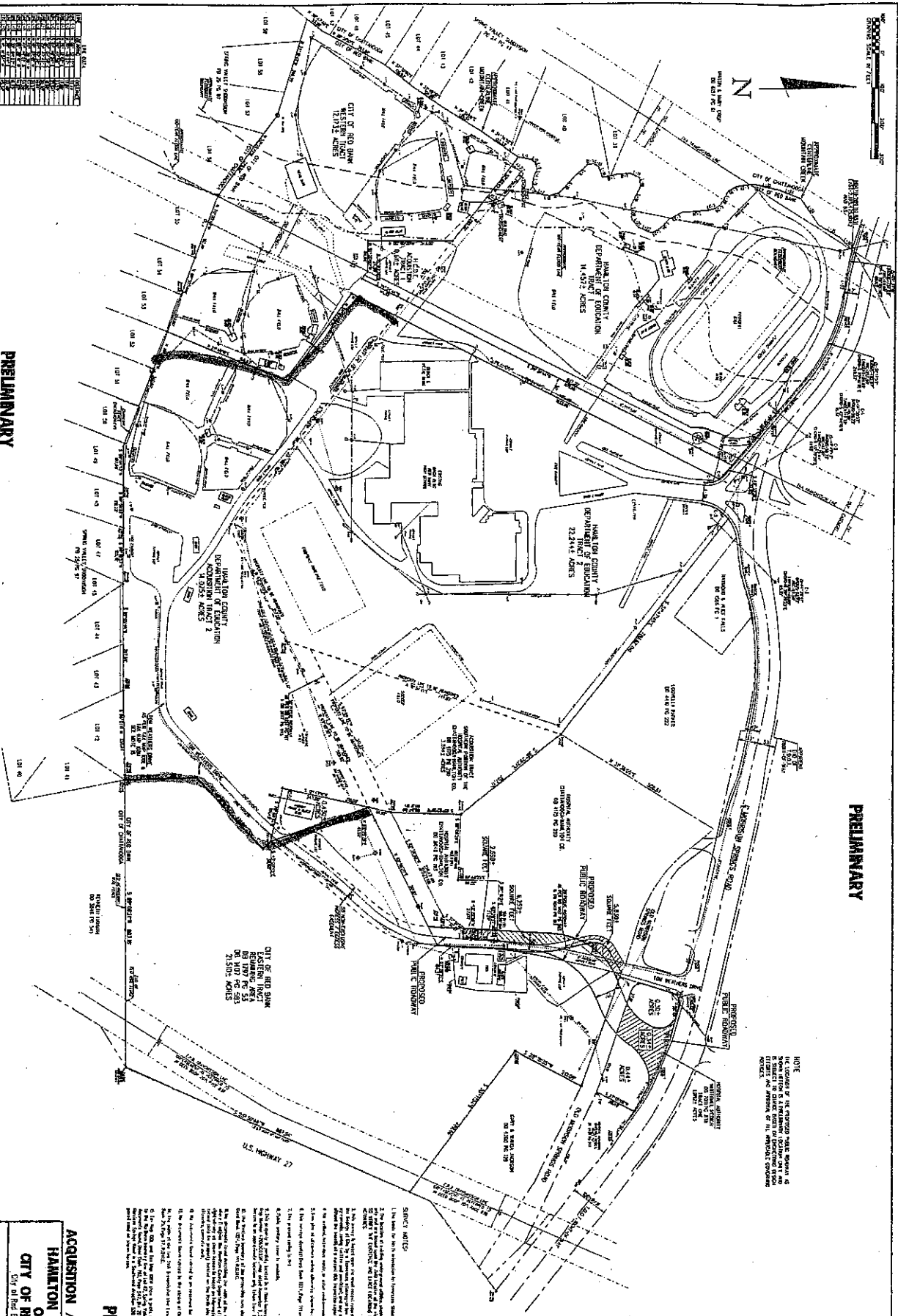


Certificate of Survey
Made and filed by the Surveyor
in accordance with the Act
of the General Assembly
approved March 27, 1907.

HAMILTON COUNTY DEPARTMENT OF EDUCATION, TRACT 1 - 14,424 ACRES
HAMILTON COUNTY DEPARTMENT OF EDUCATION, TRACT 2 - 22,442 ACRES
HAMILTON COUNTY DEPARTMENT OF EDUCATION, TRACT 3 - 14,022 ACRES
HAMILTON COUNTY DEPARTMENT OF EDUCATION, TRACT 4 - 14,022 ACRES
HAMILTON COUNTY DEPARTMENT OF EDUCATION, TRACT 5 - 14,022 ACRES
TOTAL - 57,932 ACRES

PRELIMINARY

PRELIMINARY



NOTE:
The location of the proposed water tower is shown in red ink. The location of the proposed electrical substation is shown in blue ink. The location of the proposed gas station is shown in green ink. The location of the proposed parking lot is shown in yellow ink. The location of the proposed playground is shown in orange ink. The location of the proposed picnic grounds is shown in purple ink. The location of the proposed tennis courts is shown in pink ink. The location of the proposed swimming pool is shown in light blue ink. The location of the proposed ice skating rink is shown in light green ink. The location of the proposed roller skating rink is shown in light orange ink. The location of the proposed bowling alley is shown in light purple ink. The location of the proposed movie theater is shown in light pink ink. The location of the proposed restaurant is shown in light blue ink. The location of the proposed bar is shown in light green ink. The location of the proposed nightclub is shown in light orange ink. The location of the proposed casino is shown in light purple ink. The location of the proposed racetrack is shown in light pink ink. The location of the proposed horse park is shown in light blue ink. The location of the proposed golf course is shown in light green ink. The location of the proposed country club is shown in light orange ink. The location of the proposed yacht club is shown in light purple ink. The location of the proposed marina is shown in light pink ink. The location of the proposed boat launch is shown in light blue ink. The location of the proposed fishing pier is shown in light green ink. The location of the proposed fishing dock is shown in light orange ink. The location of the proposed fishing boat ramp is shown in light purple ink. The location of the proposed fishing boat storage area is shown in light pink ink. The location of the proposed fishing boat repair shop is shown in light blue ink. The location of the proposed fishing boat sales area is shown in light green ink. The location of the proposed fishing boat rental area is shown in light orange ink. The location of the proposed fishing boat storage area is shown in light purple ink. The location of the proposed fishing boat repair shop is shown in light pink ink. The location of the proposed fishing boat sales area is shown in light blue ink. The location of the proposed fishing boat rental area is shown in light green ink.

LEGEND

1	Proposed Water Tower
2	Proposed Electrical Substation
3	Proposed Gas Station
4	Proposed Parking Lot
5	Proposed Playground
6	Proposed Picnic Grounds
7	Proposed Tennis Courts
8	Proposed Swimming Pool
9	Proposed Ice Skating Rink
10	Proposed Roller Skating Rink
11	Proposed Bowling Alley
12	Proposed Movie Theater
13	Proposed Restaurant
14	Proposed Bar
15	Proposed Nightclub
16	Proposed Casino
17	Proposed Racetrack
18	Proposed Horse Park
19	Proposed Golf Course
20	Proposed Country Club
21	Proposed Yacht Club
22	Proposed Marina
23	Proposed Boat Launch
24	Proposed Fishing Pier
25	Proposed Fishing Dock
26	Proposed Fishing Boat Ramp
27	Proposed Fishing Boat Storage Area
28	Proposed Fishing Boat Repair Shop
29	Proposed Fishing Boat Sales Area
30	Proposed Fishing Boat Rental Area

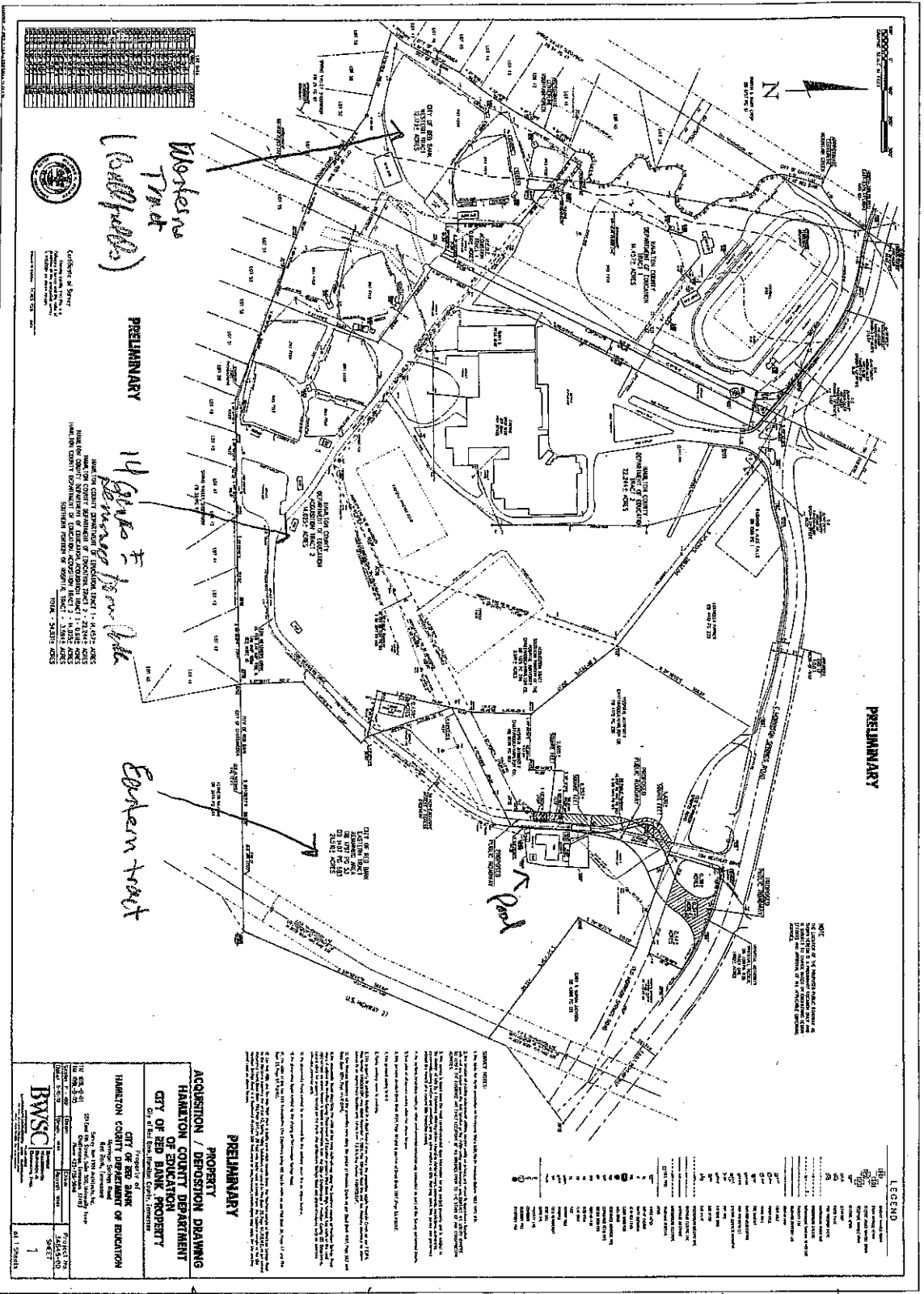
PROPERTY ACQUISITION / DEPOSIT DRAWING

HAMILTON COUNTY DEPARTMENT OF EDUCATION
CITY OF RED BANK PROPERTY
CITY OF RED BANK

HAMILTON COUNTY DEPARTMENT OF EDUCATION
City of Red Bank, Tennessee
Survey for Red Bank, Tennessee
14,022-01-01
14,022-01-02
14,022-01-03
14,022-01-04
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14,022-01-06
14,022-01-07
14,022-01-08
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14,022-01-30

BWSC
BANKERS WAREHOUSE SURVEYING & CONSULTING, INC.
1000 W. MAIN ST., SUITE 100
MEMPHIS, TENNESSEE 38103
PH: 901-525-1100
FAX: 901-525-1101
WWW.BWSC-SURVEYING.COM

Project No. 14,022-01-01
Sheet 1 of 1



Western Spruce Park
 Lot 47-00061

Presently 47.16 acres in
 (yellow line)

city water (4 acres
 removed (hatched park))

(Blue hatched property
 plus East and West line

Approx 33.6 acres to
 remain Western Spruce
 Park.

To Remain East ~~Eastern~~ tract
 21.5 ± acres
 (to include swimming
 pool).

To Remain Western tract
 12.1 ± acres
 (hatched)

ACQUISITION / DEPOSITION DRAWING
 HAMILTON COUNTY DEPARTMENT
 OF EDUCATION
 CITY OF RED BANK PROPERTY
 HAMILTON COUNTY DEPARTMENT
 OF EDUCATION
 CITY OF RED BANK PROPERTY
 PROJECT NO. 1455-10
 SHEET 1
 OF 1 SHEETS
 BWSC

Western
 Tract
 (hatched)
 PRELIMINARY
 14 Acres ±
 to Remain Western Tract

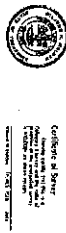
Eastern tract

Pool

Yellow line

Blue line

Legend



City of Red Bank
 Department of Education
 Hamilton County Department of Education
 City of Red Bank Property
 Project No. 1455-10
 Sheet 1 of 1

Property to be Taken from 6(f) Boundary

Morrison Springs Park

City of Red Bank, TN

Hamilton County

Project # 47 - 00065

85-18-20 W
35-7-13 N

14 ± acres

\$350,000 value

Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

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State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports, and inspector signatures are stored in the state's NEPA file for this proposal and available upon request.

On the basis of the environmental impact information for this LWCF proposal as presented in this LWCF PD/ESF with which I am familiar, I recommend the following NEPA pathway:

- This proposal qualifies for a Categorical Exclusion (CE):
- CE Item #: _____
 - Explanation: See CE packet.
- This proposal requires an Environmental Assessment (EA) which is attached and has been produced in accordance with the LWCF Grants Manual.
- This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Grants Manual.

State Appraisal Review - If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address:
South of Morrison Springs Rd

Date of appraisal transmittal letter:
11/19/09

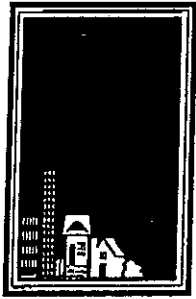
Fair market value: \$ 350,000

Effective Date of Value: 11/19/09

SLO/ASLO Original Signature: _____

Date: 10-21-10

Typed Name, Title, Agency: Gerald F. Parish, Jr., Interim Director, RES, ASLO, State of Tennessee, Department of Environment and Conservation



The Haisten Group Inc.
Residential & Commercial Appraisers

11/19/2009

City of Red Bank
3117 Dayton Blvd
Red Bank, TN 37415

To Whom It May Concern:

In accordance with your request, I have appraised the property located at "Tract 2 Hamilton Co. Dept of Education Acquisition" for the purpose of estimating the market value of the property. It is owned by the City of Red Bank. The date of the inspection is November 19, 2009. This is a summary appraisal report performed under Standards Rule 2-2(a).

Submitted is my report containing the analysis and conclusions developed during my investigation. Based upon my analysis, it is my judgment that the market value of the fee simple interest of the subject property, as of November 19, 2009, subject to the Basic Assumptions and Limiting Conditions Herein, is:

THREE HUNDRED FIFTY THOUSAND
(\$350,000)

It has been a pleasure serving you in this assignment. If you have any questions, please do not hesitate to call.

Sincerely,

William C. Haisten, Jr.

State Certified General Real Estate Appraiser No. CG-206

*Morrison Springs Property A

Licensed in Tennessee and Georgia

6005 Century Oaks Drive • Chattanooga, TN 37416
(423) 899-1928 • Fax (423) 899-1929
www.thehaistengroup.com

Morrison Springs Property A

The Haisten Group, Inc.
Land Appraisal Report

File No. 09111604

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User: City of Red Bank
 Client Address: 3117 Dayton Blvd
 Client City: City Red Bank, State TN, Zip 37415
 Additional Intended User(s): Hamilton Co. Dept of Education

Intended Use: Land Acquisition

Property Address: South of Morrison Springs Road, City Chattanooga, State TN, Zip 37415-7116
 Owner of Public Record: City of Red Bank, County Hamilton

Legal Description: Tract 2 Hamilton Co. Dept. of Education Acquisition
 Assessor's Parcel #: Out of 005, Tax Year 2008, R.E. Taxes \$ 0.00
 Neighborhood Name: Red Bank, Map Reference: Out of 108L D 005, Census Tract 0109.00

Property Rights Appraised: Fee Simple, Leasehold, Other (describe)

Appraiser's research: did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date N/A, Price N/A, Source(s) MLS/Courthouse Records

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable): History of subject properties and comparable sales taken from Hamilton County Courthouse Records.

Offerings, options and contracts as of the effective date of the appraisal: No current offerings, options, and/or contracts are noted at this time.

Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	92 %
Multi-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demand/Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$(000)	(yrs)	2-4 Unit	2 %
Growth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marketing Time	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60 Low	New	Multi-Family	2 %
Neighborhood Boundaries	The Red Bank area is bordered on the north by Highland Plaza, west by City of Red Bank, East by Tennessee River, south by North Chattanooga.							1,000 High	98	Commercial	2 %
Neighborhood Description	The subject is located in a suburban area with adequate access to all necessary facilities including schools, shopping, recreation, employment, and major traffic arteries. Overall employment security and appeal to the market is considered average. The subject improvements conform to the surrounding properties and area maintenance levels are considered average.										
Market Conditions (including support for the above conclusions)	In area 07 in the past 12 months, a total of 131 sales have occurred in the price range of \$13000 to \$1,800,000, with an average of 99 DOM. There are a total of 61 active listings ranging from \$39000 to \$470,000 with an average of 152 DOM. Sales price to list price ratio is 96.8.										
Dimensions	14.022 acres	Area	14.022 acres	Shape	Irregular	View	None				
Specific Zoning Classification	R-1	Zoning Description	Single Family Residential								
Zoning Compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)							
Highest and best use of the subject property	Development										

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>		
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None			
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	470076 0331F	FEMA Map Date	11/07/2002
Site Comments	Site is typical for the area in terms of size and appeal with no adverse easements of encroachments evident. Site is improved with ball fields and sheds. Client has requested land value only.							

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	South of Morrison Springs Road Chattanooga	7611 Gann Road Hixson, TN 37343	0 Green Grove Drive Hixson, TN 37343	12700 Old Dayton Pike Soddy Daisy, TN 37379	
Proximity to subject		6.66 miles ENE	8.25 miles ENE	15.50 miles NE	
Sales Price	\$	\$ 75,000	\$ 85,000	\$ 125,000	
Price \$/		25,000	8,500	8,621	
Data Source		MLS	MLS	MLS	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust	DESCRIPTION	+(-) Adjust
Time Adjustment		06/23/2008		02/22/2008	
Location	Good/Average	Good/Average	3,500	Average	3,500
Site View	14.022 acres/None	3 Acres	-5,000	10 Acres	14.5 Acres
	R-1	A-1		A-1	
Sales or Financing					
Concessions					
Net Adj. (Total)		+ \$ 5,000	+ \$ 3,500	+ \$ 3,500	
Indicated Value of Subject		\$ 20,000	\$ 12,000	\$ 12,121	

Summary of Sales Comparison Approach: In an analysis of comparable land sales eight were utilized as comparisons for the subject site in order to gain market insight into what comparable site have been selling for. The analysis indicates a value range of \$12000 per acre to \$42084 per acre. Each sale is given similar emphasis as an indicator of value. Based on these sales and analysis, the subject property is estimated to have a per acre value of \$25000/ac. The calculation of the land value estimate for the subject property is as follows:
 14.022/ac x \$25000 = \$350,550 rounded to \$350,000.

This appraisal is made "as is," subject to the following: At client request improvements on site have not been assigned value. LAND ONLY / VALUE HAS BEEN CONSIDERED.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 350,000 as of 11/19/2009, which is the effective date of this appraisal.

The Haisten Group, Inc.
Land Appraisal Report

File No. 09111604

ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
Address	South of Morrison Springs Road Chattanooga	5 Osage Drive Soddy Daisy, TN 37379			7906 N Dent Road Hixson, TN 37343			3660 NE Brass Lantern Way Chattanooga, TN 37415		
Proximity to subject		13.50 miles NE			6.90 miles NE			1.13 miles SSW		
Sales Price	\$		\$ 148,000		\$ 196,029		\$ 126,600		\$ 126,600	
Price \$/			13,516		11,531				18,482	
Data Source		MLS			MLS			MLS		
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	
Location	Good/Average	Average	3,500	Average	3,500	Average		Average		
Site/View	14.022 acres/None R-1	10.95 Acres A-1		17 Acres A-1		6.85 Acres R-1				
Sales or Financing Concessions										
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$			
Indicated Value of Subject		Net Adj. 259 Gross Adj. 26,996	\$ 17,016	Net Adj. 0 Gross Adj. 30,724	\$ 15,031	Net Adj. 0 Gross Adj. 18,482	\$		18,482	

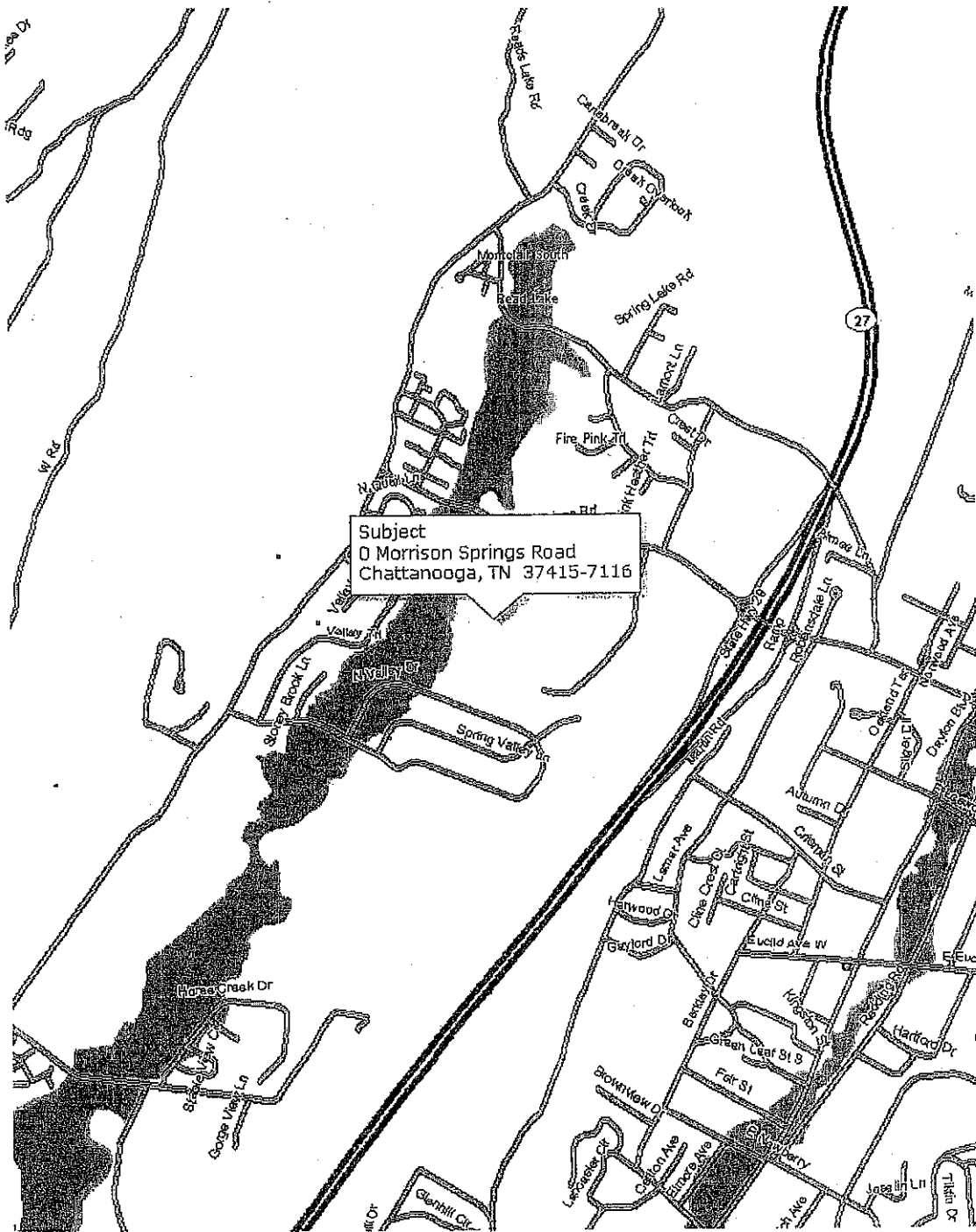
Summary of Sales Comparison Approach

ITEM	SUBJECT	COMPARABLE NO. 7			COMPARABLE NO. 8			COMPARABLE NO. 9		
Address	South of Morrison Springs Road Chattanooga	0 Mountain Creek, Lot 2 Chattanooga 37415			5137 Mountain Creek Rd Chattanooga 37415					
Proximity to subject		1.15 miles SSW			1.06 miles NNE					
Sales Price	\$		\$ 199,900		\$ 60,000		\$		\$	
Price \$/			52605		34762					
Data Source		MLS/Tax Rcrds			MLS/Deeds					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	
Location	Good/Average	Average		Average						
Site/View	14.022 acres/None R-1	3.8 Acres R-1	-10,521	1.726 Acres R-1	-12,167					
Sales or Financing Concessions										
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,521	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 12,167	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Indicated Value of Subject		Net Adj. 270 Gross Adj. 2,040	\$ 42,084	Net Adj. 356 Gross Adj. 9,510	\$ 22,595	Net Adj. 0 Gross Adj. 17,991	\$			

Summary of Sales Comparison Approach

Client: City of Red Bank
 Property Address: South of Morrison Springs Road
 City: Chattanooga

File No.: 09111604
 Case No.:
 State: TN
 Zip: 37415-7116



Subject
 0 Morrison Springs Road
 Chattanooga, TN 37415-7116

Flood Information

Community: 470076 - RED BANK, CITY OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 470076 0331F
 Panel: 0331F
 Zone: X
 Map Date: 11/07/2002
 FIPS: 47065

FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRMs

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

35-7-00N

85-17-34W

Replacement Property

3715 Dayton Boulevard

(To be known as Red Square Park)

City of Red Bank, TN

Hamilton County

3± acres

\$341,518 value

Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts. If impacts remain at the greater than minor level, an EA must be prepared for your proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each knowledge, the information provided in this LWCF Prop (PD/ESF) is accurate based on available resource data are stored in the state's NEPA file for this proposal and

On the basis of the environmental impact information PD/ESF with which I am familiar, I recommend the following:

- This proposal qualifies for a Categorical Exclusion
 - CE Item #
 - Explanation: See CE packet
- This proposal requires an Environmental Assessment. An EA has been produced in accordance with the
- This proposal may require an Environmental Assessment. An EA is requested per the LWCF Grants Manual

Certification

3 acre
School
Property
Replacement
Property

State Appraisal Review - If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address: 3715 Dayton Boulevard Date of appraisal/transmittal letter: 11/11/09

Fair market value: \$ 341,518.00 Effective Date of Value: 10/30/09

SLO/ASLO Original Signature: Gerald F. Parish, Jr. Date: 10-21-10

Typed Name, Title, Agency: Gerald F. Parish, Jr., Interim Director, RES, ASLO, State of Tennessee, Department of Environment and Conservation

STATEMENT

ED BLAKE COMPANY

Real Estate Appraisers · Consultants
Post Office Box 4277
Chattanooga, Tennessee 37405

35-7-0.2 N
8517-34 W

Phone: (423) 265-2777
Fax: (423) 266-4414

Tax ID # (

**Hamilton County Department of Education
Purchasing Department
3074 Hickory Valley Road
Chattanooga, Tennessee 37421**

November 11, 2009

**APPRAISAL FEE FOR SERVICES RENDERED:
Commercial Full Summary /**

3715 Dayton Boulevard
Chattanooga, Tennessee 37405

TOTAL AMOUNT DUE: \$700.00

Replacement

File No.: L09LAND180.word

Please return a

Thank You!

When
All amounts are due upon receipt
Purchasers &

of 1 ½ % per month.
penalty.

REAL ESTATE APPRAISAL

OF

3715 Dayton Boulevard
Chattanooga, Tennessee 37415

FOR

Hamilton County Department of Education
Purchasing Department
3074 Hickory Valley Road
Chattanooga, Tennessee 37421

AS OF

October 30, 2009

BY

E. WELLS BLAKE JR.
ED BLAKE COMPANY
POST OFFICE BOX 4277
240 FORREST AVENUE,
SUITE 601
CHATTANOOGA, TENNESSEE 37405

ED BLAKE COMPANY
Real Estate Appraiser · Consultants · RELATORS®
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Phone: (423) 265-2777 · Fax: (423) 266-4414
appraisals@edblakeco.com

EDWARD W. BLAKE, SRA, SRPA

E. WELLS BLAKE, JR.

November 11, 2009

Hamilton County Department of Education
Purchasing Department
3074 Hickory Valley Road
Chattanooga, Tennessee 37421

To Whom It May Concern:

In accordance with your request, I have appraised the property at 3715 Dayton Boulevard for the purpose of estimating the market value of the property. It is owned by Red Bank Middle School. The date of the inspection is October 30, 2009. This is a summary appraisal report performed under Standards Rule 2-2(a).

Submitted is my report containing the analysis and conclusions developed during my investigation. Based upon my analysis, it is my judgment that the market value of the fee simple interest of the subject property, as of October 30, 2009, subject to the Basic Assumptions and Limiting Conditions herein, is:

**ONE MILLION TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS
(\$1,275,000)**

It has been a pleasure serving you in this assignment. If you have any questions, please do not hesitate to call me.

Sincerely,



E. Wells Blake, Jr.
State Certified General Real Estate Appraiser No. CG-1688

EWBjr/tfm

File No.: L09LAND180.word

EXECUTIVE SUMMARY

Owner:	Red Bank Middle School
Location:	3715 Dayton Boulevard Chattanooga, TN 37415
Existing Use:	Vacant land
Property Rights Appraised:	Fee Simple
Site:	11.12 Acres
Zoning:	N/A
Improvements:	N/A
Year Built:	N/A
Tax Assessment:	Exempt
Annual Property Taxes:	Exempt
Estimated Potential Gross Income:	N/A
Estimated Net Operating Income:	N/A
Estimated Land Value:	N/A
Value Indicated by Cost Approach:	N/A
Value Indicated by Direct Sales Comparison Approach:	\$1,275,000
Value Indicated by Income Approach:	N/A
Estimated Market Value:	\$ 1,275,000
Date of Appraisal:	October 30, 2009

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PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the fee simple interest of the land and improvements at 3715 Dayton Boulevard, Chattanooga, Tennessee 37415.

For the purpose of this appraisal, Market Value is defined as, "the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed, or well advised, and each acting in what he considers to be his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTENDED USE OF THE REPORT

The intended use of the report is for the sole purpose of assisting the client, *Hamilton County Department of Education Purchasing Department*, in estimating the value of the property.

DEFINITION OF MARKET VALUE

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions by which: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers because of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and management. It is appraised free and clear of any and all liens and encumbrances, unless otherwise stated in this report. This appraisal report is prepared for the sole and exclusive use of the appraiser's client, **Hamilton County Department of Education Purchasing Department**. No third parties are authorized to rely upon this report without the express written consent of the appraiser.
2. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to the accuracy is expressed or implied, unless otherwise stated in this report. No survey has been made for the purpose of this report. All engineering is assumed to be correct.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility and warranty for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute, with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, nor copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, and state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.

9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

10. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the Appraiser become aware of such during the Appraiser's inspection. The Appraiser has no knowledge of the existence of such materials on or in the property, unless otherwise stated. The Appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, not for any expertise or engineering knowledge required to discover them.

11. The Appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, no possible noncompliance with the requirements of the ADA in estimating the value of the property was considered.

12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated in the report.

13. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

14. It is assumed that all required licenses, certificates or occupancy, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization has been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

15. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is not encroachment or trespass unless otherwise stated in this report.

16. The report will function as a guide for foreclosing on a mortgage that uses the subject property as collateral.

CERTIFICATION

The Appraiser certifies and agrees that:

1. FIRREA Standards: This appraisal conforms to the Uniform Standards of Professional Practice adopted by the Appraisal standards Board of the Appraisal Foundation, except that the Departure Provision of the USPAP shall not apply.

2. This addendum serves as the signed certification as required by the USPAP that the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan, nor does the appraiser have any present or contemplated future interest in the property.

3. The appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

4. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.

5. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).

6. The Appraiser's opinions and conclusions were developed, and this report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics, Standards of Professional Conduct of the Appraisal Institute, with which the appraiser is affiliated, and the Uniform Standards of Professional Appraisal Practices.

7. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

8. No one provided significant professional assistance to the Appraiser signing this report.

The date of the inspection and the effective date, as shown in the appraisal, is the same, unless noted in the report.



E. Wells Blake, Jr.
State Certified General Real Estate Appraiser No. CG-1688
November 11, 2009
EWBjr/tfm

File No.:L09LAND180.word

APPRAISAL PROCEDURES

Three approaches to value are generally accepted as standard in the appraisal of real estate, namely the Cost, Direct Sales Comparison and Income Approaches. These techniques are explained below.

The Cost Approach is based upon the principle of substitution, which states an informed buyer will pay no more than the cost of producing a substitute property with the same utility as the subject property. The value by this approach is estimated by adding land value (as if vacant) to the cost to replace the existing improvements less depreciation. It is useful with new facilities and with properties that constitute the highest and best use of the land.

The Direct Sales Comparison Approach is also based upon the principle of substitution that implies a prudent person will not pay more to buy or rent a property than it would cost to buy or rent a comparable substitute property. It reflects the actions and reactions of sellers, users and investors in the marketplace. To obtain an indication of value by this technique, similar property sales have been selected and adjusted for dissimilarities. This is reliable for properties purchased for owner occupancy and for special use buildings that are purchased regularly.

The Income Approach is an appraisal technique designed to estimate Market Value by deriving the income potential of the property and subtracting vacancy and collection losses, operating and fixed expenses, and reserves for periodic replacement. The remaining income is referred to as net income and is generally capitalized by means of an overall rate to arrive at value. This process is excellent for investment properties that are regularly purchased as income properties, but is not reliable for special-purpose or owner-occupied facilities.

SCOPE OF APPRAISAL

In undertaking an appraisal assignment, the appraiser considers many aspects of the property being appraised and undertakes numerous investigations and analyses and covers a wide scope of material, data and conclusions in reaching a final value estimate. Shown below is the scope of the appraisal and the various processes undertaken:

1. Identify and define the appraisal problem.
2. Plan the appraisal.
3. Inspect the property, including measuring the improvements and taking photographs.
4. Inspect the neighborhood to determine neighborhood characteristics.
5. Select the appropriate approaches to value.
6. Collect the necessary market data.
7. Develop a value estimate, using relevant approaches.
8. Consider strengths and weaknesses of each approach.
9. Arrive at a final value conclusion.
10. Prepare the appropriate appraisal report.

OWNERSHIP AND LEGAL

The subject property was purchased by Red Bank Middle School on January 1, 1936. The deed is recorded in Book D29, Page 328 with the Register's Office of Hamilton County, Tennessee.

The tax map number is 109P D 001. In the State of Tennessee, properties are appraised for tax purposes by the Assessor of Property of the county in which the property is found. On commercial properties, the tax assessment is 40 percent of the appraised value of the property. The land is appraised for \$125,700 and the improvements for \$0.00, giving a total of \$125,700. The assessment is \$0.00, and the 2008 property taxes were \$0.00.

HIGHEST AND BEST USE

Highest and best use is defined as follows: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability." (The Dictionary of Real Estate Appraisal, Third Addition, [Chicago: Appraisal Institute, 1993] p. 171.)

Highest and best use of a property is an economic concept that measures the interaction of the four criteria. The determination of a property's highest and best use is a critical appraisal component that provides the valuation framework upon which comparable market information is developed. Such comparable information includes cost, sales, and income and expense data pertaining to the property's concluded best use.

To render a reliable use and value estimate, the highest and best use of the property, as if vacant, must be considered separately from the highest and best use of the property, as improved. This is because the site must be valued as though vacant and available for development to its highest and best use whether or not the property's existing improvements represent the highest and best use of the site. The following discussions separately address highest and best use considerations of the subject, as though vacant and as improved, including supporting analyses and conclusions. The highest and best use of the subject property as vacant or improved is as a site for residential or commercial development.

REGIONAL ANALYSIS

Chattanooga is in the southeast corner of Tennessee, and the southern limits of the city extend to the Georgia State Line. The metropolitan area, which includes areas of North Georgia and several adjoining counties, has a population of, approximately, 435,000.

There is a wide employment base in the area, as manufacturing provides about 44,000 jobs, with 1,100 manufacturers. There are more than 1,500 classified products manufactured in the area, which include textiles, steam boilers, electric buses, auto parts, castings, stoves, plumbing supplies, electronics, machinery, structural steel, bakery products, chemicals, yarn, carpet, furniture and paper. Dupont has a large yarn plant that is undergoing an expansion of over \$100-million. About 19,000 people are employed in insurance, financial institutions and real estate, and about 11,000 people are employed in construction. About 22,000 people are employed in transportation, communication and public utilities, and about 12,000 people are employed in textile and printing industries.

The economy is also supported by, approximately, 33,000 employees in various government agencies, including the Tennessee Valley Authority (TVA). Wholesaling, warehousing, and distributing are also important sectors of the economy. In addition, banking and insurance have become major employers in the area, with Provident Life and Accident Insurance Company employing over 2,000 persons and being one of the largest insurance companies in the country. It was announced on November 23, 1998 that they were being purchased by UNUM Insurance Company of Portland, Maine, and the new name of the company would be UNUM Provident, with the headquarters in Chattanooga. Blue Cross-Blue Shield of Tennessee has their main offices here, and employs a large number of people. Cigna Insurance moved to the TVA complex in the downtown area. Overall, there are, approximately, 202,000 non-agricultural workers in the area. Local unemployment is slightly less than 3 percent.

According to the 2000 Census figures, the population of the City of Chattanooga has increased from 152,828 in 1990 to 147,110 in 2000. This is a 3.7 percent decrease. It appears that the population has not actually declined, as a majority of these people have moved into the county and unincorporated areas. In 1990, the population of Hamilton County was 285,536, but the 2000 Census shows 307,896.

Tourism is a major industry in Chattanooga, with over \$8-million tourists visiting the area annually, making it nearly a \$700-million industry. The Chattanooga area ranks fifth in the state in capturing tourist dollars, and its strategic location on the interstate highway network makes it a fine tourist location. Interstate 24 and Interstate 75 are main interstates from the North and Midwest to the South and Florida. These highways pass directly through Chattanooga. Interstate 124 connects with Interstate 24 and Interstate 75, with Interstate 24 going north to Nashville and Interstate 75 going south to Atlanta. It is a day's drive from such large cities as Cincinnati, Indianapolis and St. Louis. As a result, there are, approximately, 4,000 motel and hotel rooms in this area.

The Tennessee Aquarium opened May 1, 1992 on the Chattanooga river front at a cost of, approximately, \$45-million. This is the only freshwater aquarium in the United States and may be the only one in the world. The Aquarium is attracting, approximately, 1-million visitors per year. A saltwater aquarium opened in 2007 and it is adjacent to the original aquarium. There is other development going on in this area, with the new \$15-million An area known as Southside is under redevelopment, which is south of downtown and in an area that is just north of the junction of Interstate 24 and U.S. Highway 27. A new 20,000-seat stadium opened in this area

in the Fall of 1997, and the cost was, approximately, \$28-million. A new 6,000- seat minor league baseball park opened downtown in 2000, and the team is affiliated with the Los Angeles Dodgers.

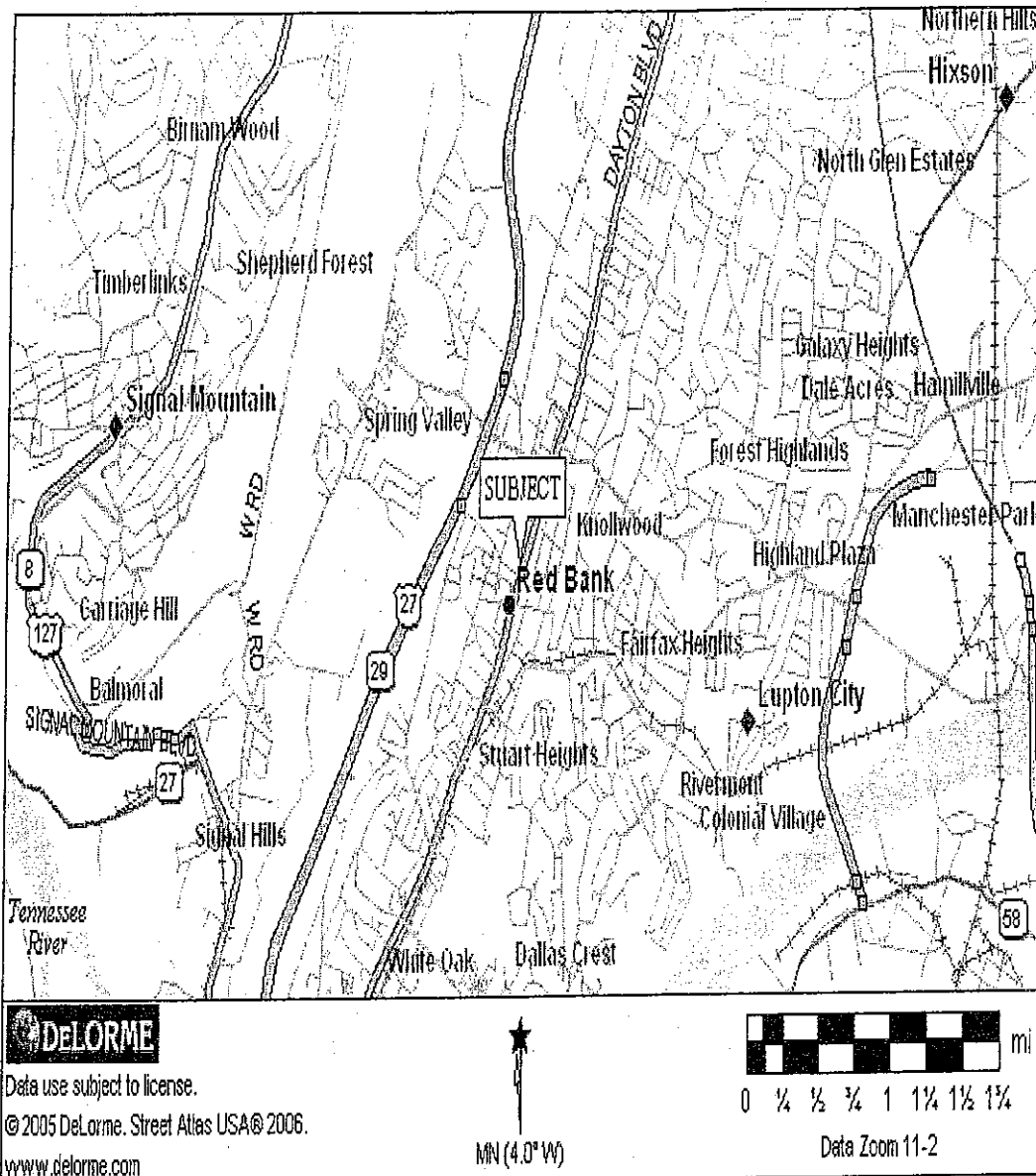
Overall, the economy in the metropolitan area has been stable. There have been some layoffs and cutbacks, with several small textile mills closing, but overall, there have not been any recent large layoffs. AT&T has opened a phone center in the Eastgate Center, which services Citibank, catalog companies and others. It was the largest new employer in Tennessee during 1997 and currently employs 1,000 people. Part of the old Volunteer Ordinance property, off Bonny Oaks Drive, west of Interstate 75 and containing over 6,000 acres, has been turned over to the city and county for future commercial and industrial development known as Enterprise South.

The newest addition to the metropolitan area is the Volkswagen Automotive Plant currently under construction in Ooltewah, approximately fifteen miles north of downtown Chattanooga. This plant is located in Enterprise South, a recognized mega site. It is scheduled for completion in 2010. The cost to complete this plant will be \$1 billion dollars and it will employ 2,000 people. It is also anticipated this plant will bring additional parts suppliers to the area.

The June 8, 1998 issue of U.S. News & World Report listed six "smart cities" around the world that are delivering services at a reasonable price. This includes improving services, making themselves suitable for children, maintaining green space, picking up garbage on time, and delivering clean water and clean air. Chattanooga was one city listed, with the others being Vancouver, British Columbia, Minneapolis, Minnesota, Curitiba, Brazil, Tilburg, The Netherlands and Melbourne, Australia. The future prospects for Chattanooga appear to be slightly better than nationally, and the low unemployment rate is an indication of the stability of the area.

LOCATION

The property is located on Dayton Boulevard in Red Bank, approximately five miles north of downtown Chattanooga. It is located at the southwest corner of the intersection of Dayton Boulevard and West Leawood Avenue. This is an established commercial area with a Subway sandwich shop, Typhoon restaurant and Regions Bank all located nearby. A Bi-Lo Grocery Store is just to the north. There are residential uses to the west.



SITE

The subject site contains 11.12 acres. The site is irregular in shape and is level to sloping.

The site is served by electricity, gas, sewer, telephone and water.
The street is asphalt with concrete curbs and gutters and street lights.

The subject is zoned AE and conforms with zoning. It is found in Census Tract No. 0107.00. According to FEMA Map Number 470076 0331 F, dated November 11, 2002, the subject is in Zone AE, which appears to be in a flood zone. See map below





Subject
 3715 Dayton Boulevard
 CHATTANOOGA, TN 37415-4098

FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Information

Community: 470076 - RED BANK, CITY OF
 Property is in a FEMA special flood hazard area.
 Property is Within 250 feet of a FEMA special flood hazard area.
 Map Number: 470076 0331F Map Date: 11/07/2002
 Panel: 0331F FIPS: 47065
 Zone: AE

Neither Tennessee Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of the flood report shall have any liability to any third party for any use or misuse of this flood report.

IMPROVEMENTS

There are currently improvements on the site, but they will be demolished. The site is being appraised as vacant land.



EXTERIOR VIEW



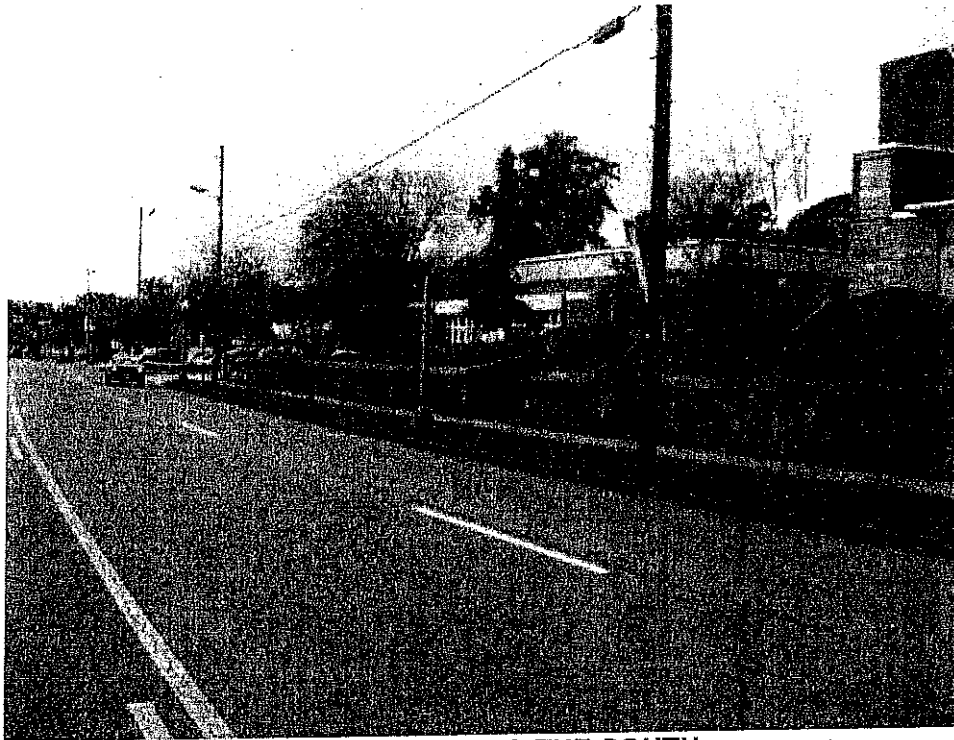
EXTERIOR VIEW



EXTERIOR VIEW



STREET SCENE TO THE NORTH



STREET SCENE TO THE SOUTH

PERSONAL PROPERTY

Personal property, such as furniture, appliances, televisions, fixtures and equipment, is not included in the estimate of value in this report.

COST APPROACH

The Cost Approach to value is developed in several steps. First, the land value, as if vacant, is estimated from comparable sales. Second, an estimate is made of the current replacement cost of the improvements. The estimate of the land value is developed in the Direct Sales Comparison Approach.

Cost Approach was not used, as the subject site is vacant land.

DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach, as defined by the Appraisal Institute, is "Traditionally, an appraisal procedure in which the market value estimate is predicted upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (price wise), and fixing the higher limit in any market. It is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data, (c) the degree of comparability of extent of adjustments necessary for time differences, and (d) the absence of nontypical conditions affecting the sales price."

In essence, all approaches to value (particularly when the purpose of the appraisal is to establish market value) are market data approaches, since the data inputs are presumably market-derived.

Land Sales

Land sales were utilized below.

Comparable Sales Analysis

The comparables used are the best available due to the lack of similar properties in the immediate area.

Comparable sales information was obtained from the local tax records, MLS, commercial and residential Realtors.

SUMMARY OF ANALYSIS AND VALUATION

Sales Comparison Approach: The following sales were considered (among others) in the Sales Comparison Approach:

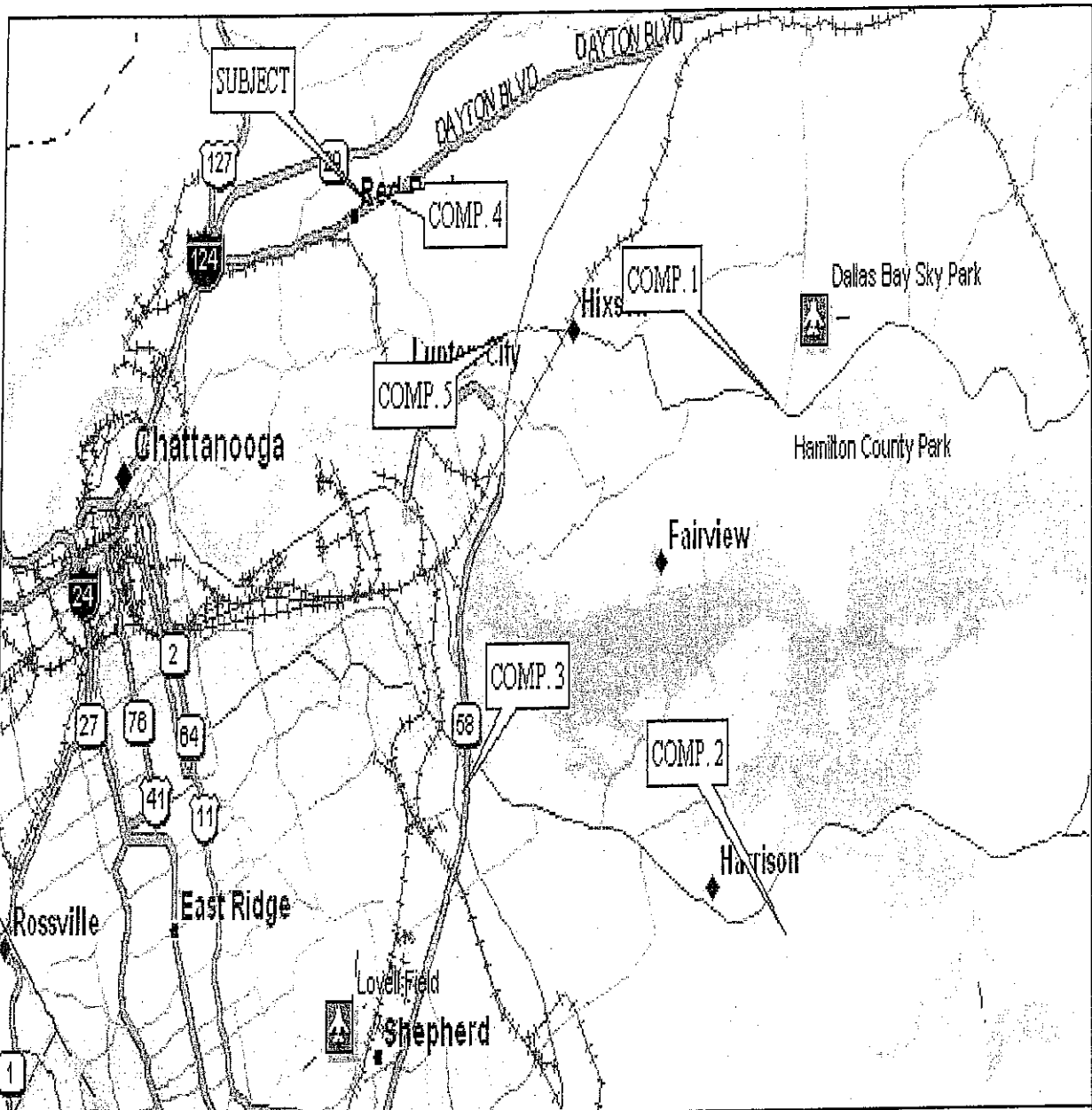
Sale No.	Address	Date of Sale	Sale Price	Price/Acre	Lot Size (Acres)
1	7327 Hixson Pike	03/19/07	\$825,000	\$56,623	14.57 Acres
2	5921 Highway 58	09/19/07	\$570,000	\$62,983	9.05 Acres
3	2200 Polymer Drive	02/15/07	\$1,239,000	\$177,000	7 Acres
4	3901 Dayton Boulevard	01/04/01	\$690,000	\$121,908	5.66 Acres
5	4854 Hixson Pike	12/07/06	\$676,710	\$100,700	6.72 Acres

The subject has an estimated value of \$115,000 per acre, times 11.12 acres, equals \$1,278,800, say \$1,275,000.

The market value of the subject property, as of October 30, 2009, is estimated to be \$1,275,000.

This appraisal relies solely on the Sales Comparison Approach.

The improved property sales indicated that exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been about 6 to 12 months. The estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is estimated to be 6 to 12 months.



DeLORME

Data use subject to license.

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www.delorme.com



MN (4.1° W)



0 1 2 3 4 mi

Data Zoom 9-7

INCOME APPROACH

The Income Approach was not considered in this report.

RECONCILIATION AND FINAL VALUE ESTIMATE

When appraising real estate, the appraiser normally considers three approaches to value, being the Cost, Direct Sales Comparison and Income approaches. Only the Sales Comparison Approach was applied, as the site is vacant land.

The Cost Approach often sets the upper limit of value, but in this report this is not the case, as it is not applicable.

Sales of properties were found in the area and were compared to the subject to give an estimated value from the Direct Sales Comparison Approach. There are few comparable sales in the area and the comparables used were the best available.

The estimated value of the subject as of October 30, 2009, is:

ONE MILLION TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS
(\$1,275,000)

If the subject were placed on the market for sale, it is estimated that it would take from six to twelve months to sell the property.



E. Wells Blake, Jr.
State Certified General Real Estate Appraiser No. CG-1688
EWBjr/tfm

File No.: L09LAND180.word

PROPERTY OBSERVATION CHECKLIST

LIMITED SCOPE ANALYSIS

The property Observation Checklist is a limited scope analysis voluntarily prepared by the appraiser during the normal course of his/her inspection of the subject property in the preparation of a real estate appraisal. In completing the checklist, only visual observations are recorded. The intent of the checklist is to identify possible environmental factors that could be observable by a non-environmental professional. The appraiser did not search title, interview the current or prior owners, or do any research beyond that normally associated with the appraisal process, unless otherwise stated.

The user of this checklist is reminded that all responses to the questions are provided by an appraiser who is not an environmental professional and is not specifically trained or qualified to identify potential environmental problems; therefore, it should be used only to assist the appraiser's client in determining whether an environmental professional is required. The checklist was not developed for use with single-family residential or agricultural properties.

The appraiser is not liable for the lack of detection or identification of possible environmental factors. The appraisal report and/or the Property Observation Checklist must not be considered under any circumstances to be an environmental site assessment of the property as would be performed by an environmental professional.

GENERAL INSTRUCTIONS

The appraiser should distinguish, as appropriate, between the physical presence of possible environmental factors and the economic effect such factors may have in the marketplace or on the value estimate. In completing the checklist, the appraiser should attach reports, photographs, interview records, notes, public records, etc., as documentation for specific observations. The instructions for each section of the checklist specify the kinds of documentation required.

If, for any reason this checklist is prepared as a stand – alone document, it must be accompanied by an attached statement of limiting conditions and certification of the appraiser's qualifications.

TERMINOLOGY AND APPRAISAL STANDARDS

The following checklist terms appear in *The Dictionary of Real Estate Appraisal*, third edition (Chicago: Appraisal Institute, 1993) and are specifically referenced in the Property Observation Checklist: *adjoining properties*; *environmental professional*; *environmental site assessment*; and *pits, ponds or lagoons*. Please refer to *The Dictionary of Real Estate Appraisal*, third edition, for discussions of these terms.

Please refer to Guide Note 8, "The Consideration of Hazardous Substances in the Appraisal Process," *Guide Notes to the Standards of Professional Appraisal Practice* (Chicago, Appraisal Institute, 1995); Advisory Opinion G-9, "Responsibility of Appraisers Concerning Toxic or Hazardous Substance Contamination." *Uniform Standards of Professional Practice* (Washington, D.C.: The Appraisal Foundation, 1995 ed.); and other appropriate statements in the professional standards documents for additional information.

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SECTION 1 Extent of Appraiser's Inspection of the Property

Describe the appraiser's on – site inspection of the subject property and, as applicable, the adjoining properties:

SECTION 2 Possible Environmental Factors Observed by the Appraiser

Indicate below if any of the following possible environmental factors were observed during the appraiser's visual inspection (s) of the subject property and, as applicable, the adjoining properties. A written description of possible environmental factors should be provided for all questions where "Yes" is checked.

1. Did the appraiser observe an indication of current or past industrial/manufacturing use on the subject property or adjoining properties?

Yes No If observed, describe below:

2. Did the appraiser observe any containers, storage drums, or disposal devices not labeled or identified as to contents or use on the subject property?

Yes No If observed, describe below:

3. Did the appraiser observe any stained soil or distressed vegetation on the subject property?

Yes No If observed, describe below:

4. Did the appraiser observe any pits, ponds, or lagoons on the subject property?

Yes No If observed, describe below:

5. Did the appraiser observe any evidence of above – ground or under ground storage tanks (e.g., tanks, vent pipes, etc.) on the subject property?

Yes • No If observed, describe below:

6. Did the appraiser observe any flooring, drains, or walls associated with the subject property that are stained or that emit unusual odors?

Yes • No If observed, describe below:

7. Did the appraiser observe any water being discharged on or from the subject property?

Yes • No If observed, describe below:

8. Did the appraiser observe any indication of dumping, burying, or burning on the subject property?

Yes • No If observed, describe below:

9. Did the appraiser observe any chipped, blistered, or peeled paint on the subject property?

Yes • No If observed, describe below:

10. Did the appraiser observe any sprayed – on insulation, pipe wrapping, duct wrapping, etc., on the subject property?

Yes • No If observed, describe below:

11. Did the appraiser observe any transmission towers (electrical, microwave etc.) on the subject property or adjoining properties?

Yes • No If observed, describe below:

12. Did the appraiser observe any coastal area, rivers, streams, springs, lakes, swamps, marshes, or water – courses on the subject property or adjoining properties?

Yes • No If observed, describe below:

13. Did the appraiser observe any other factors that might indicate the need for investigation (s) by an environmental professional?

Yes • No If observed, describe below:

SECTION 3 Possible Environmental Factors Reported by Others

Indicate below if in completing this assignment the appraiser was in – verbally or in writing – of any information concerning possible environmental factors reported by others. “Others” may include the client, the property owner, the property owner’s agent, or any other person conveying such information. Documentation should be provided for all instances where “Yes” is checked. If the information was presented verbally, then a written description of the source and circumstance of the communication should be attached to this checklist and/or the appraisal report. Copies of printed reports provided to the appraiser should be attached to this checklist and/or the appraisal report.

14. Has the appraiser been informed about federal – or state – maintained records indicating that environmentally sensitive sites are located on the subject property or adjoining properties?

Yes • No If observed, describe below:

15. Has the appraiser been informed about past or current violations (e.g., liens, government notifications, etc.) of environmental laws concerning the subject property?

Yes • No If observed, describe below:

16. Has the appraiser been informed about past or current environmental lawsuits or administrative proceedings concerning the subject property?

Yes • No If observed, describe below:

QUALIFICATIONS OF APPRAISER

E. Wells Blake, Jr.

Office Address: 240 Forrest Avenue, Suite 601, P.O. Box 4277, Chattanooga, TN 37405
Office Phone/Fax: (423) 265-2777 / Fax (423) 266-4414
E-mail Address: appraisals@edblakeco.com
Web Site Address: www.edblakeco.com
Residence Address: 823 Cherokee Lane, Signal Mountain, TN 37377
Residence Phone: (423) 886-3689
Date of Birth: April 13, 1959
Tax ID No.: 62-1591504

From June 1, 1993 to present, employed by Ed Blake Company, as a real estate appraiser.

From October 1981 to May 1993, worked for Southern Cross Corporation, in Birmingham, Alabama, as Regional Manager of a seven-state territory. Conducted natural gas leak surveys and sold safety equipment to natural gas companies in the Southeast.

EDUCATION

1981: Auburn University, Bachelor in Business Administration, with a Major in Marketing.

Courses completed and examinations passed, sponsored by the Appraisal Institute:

- Course No. 430 - Standards of Professional Practice, Part C (USPAP), September 1998
- Course No. 310 - Basic Income Capitalization, March, 1995
- Course No. 420 - Standards of Professional Practice, Part B (USPAP), November 1994
- Course No. 120 - Appraisal Procedures, September 1994
- Course No. 110 - Appraisal Principles, May 1994
- Course No. 410 - Standards of Professional Practice, Part A (USPAP), November 1993

Courses completed and examinations passed, sponsored by the Tennessee Real Estate Education System, Inc.:

- Uniform Standards of Professional Appraisal Practice, September 2002
- Valuation of Partial Interests, July 2002
- Uniform Residential Appraisal Report Forms, September 1997
- HP12C Calculator Class, February 1994
- Course 100 - Foundations of Real Estate Appraisal, June 1993

Courses completed and examinations passed, sponsored by the Tennessee Real Estate Commission:

- Pre-Licensing Class for Real Estate Profession, July 1993

Courses completed and exam passed, sponsored by the Continual Learning Institute:

- Communicating the Appraisal, November 1997

Courses completed and exam passed, sponsored by the Georgia MLS Training Institute:

- 7 hour National USPAP Update Course - February 2007
- 7 hour National USPAP Update Course - February 2005

Courses completed and exam passed, sponsored by the McKissock Real Estate & Appraisal School
Even Odder – More Oddball Appraisals – March 2009
7 hour National USPAP Update Course – January 2009
7 hour National USPAP Update Course – February 2007

Courses and seminars attended, with no examination required, sponsored by the Appraisal Institute:

REO Appraisal – Appraisal of Residential Property for Foreclosure and Pre-foreclosure, May 2009
Appraisal Challenges – Declining Markets and Sales Concessions, January 2009
Introduction to Valuing Green Buildings, January 2009
Appraisal of Local Retail Properties, February 2007
Appraising High – Value and Historic Homes, February 2006
Professional's Guide to the Uniform Residential Appraisal Report, August 2005
Evaluating Residential Construction, March 2004
Appraising Manufactured Housing, September 2004
Loss Prevention, July 2003
Analyzing Commercial Lease Clauses, July 2003
Real Estate Disclosure, June 2002
The Application and Use of the Streamlined Appraisal Process, February 2001
State of the Profession, December 2000
Residential Demonstration Appraisal Report Writing, April 2000
Appraisal Office Management, August 1999
Alternative Residential Reporting Forms, August 1997
Challenge of New Technology, April 1997
Fair Lending and The Appraiser, August 1996
Appraisal of Retail Properties, November 1995
Electronic Data Seminar, October 1995
FNMA REO Seminar, October 1993
Uniform Residential Appraisal Report, September 1993

LICENSES

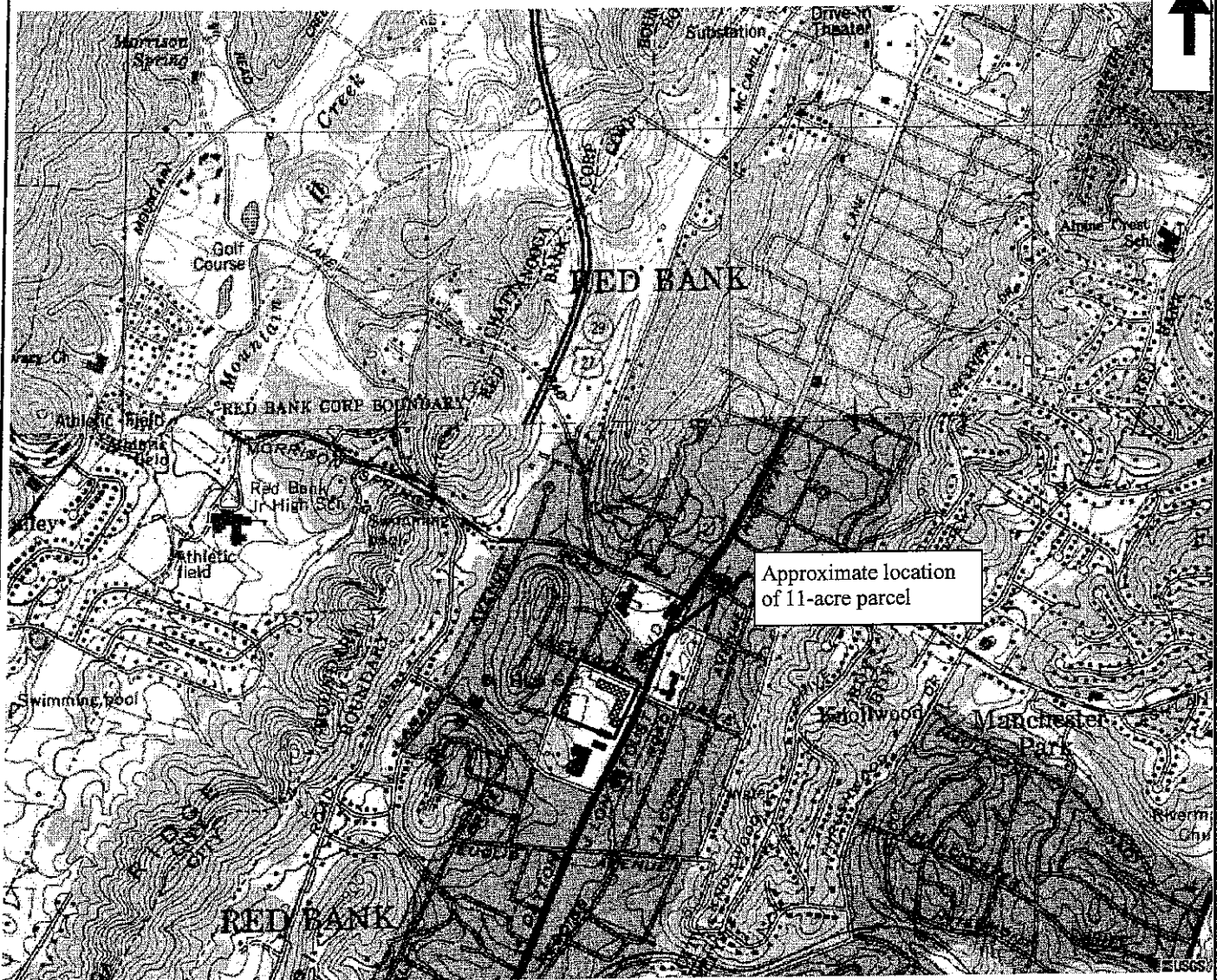
State of Tennessee Real Estate Affiliate Broker No. 252167
State of Tennessee Certified General Real Estate Appraiser No. 5421
State of Georgia Certified General Real Estate Appraiser No. 5421
State of Alabama Certified General Real Estate Appraiser No. G00753

PROFESSIONAL ORGANIZATIONS AND MEMBERSHIPS

Chattanooga Association of REALTORS®
Appraisal Institute - SRA Candidate
Chattanooga Mortgage Bankers Association

CLIENTS

Clients include banks, savings and loans, mortgage companies, credit unions, various corporations, attorneys, governmental agencies and individuals. References will be furnished upon request.



SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	-HOR. SCALE - 1"= 2,250'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1C
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SITE LOCATION PLAN
PARCEL 109P D 001
RED BANK, HAMILTON COUNTY, TENNESSEE



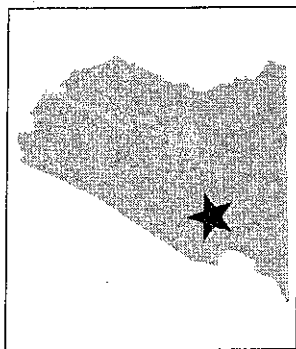
Aerial and parcel boundaries obtained from Hamilton County, TN GIS website.

DATE: 8/20/10	FILE: 1811101220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ SCALE -	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1D
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AERIAL LOCATION
 PARCEL 109P D 001
 RED BANK, HAMILTON COUNTY, TENNESSEE

Parcel 109P D 001 GIS Flood Map



- Legend**
- Interstates
 - Railways
 - Roads
 - Parcels
 - LOMA
 - LOMAR
 - Floodways
 - 100 Year Flood
 - 500 Year Flood
 - Water Bodies
 - cover

Scale: 1:6,601

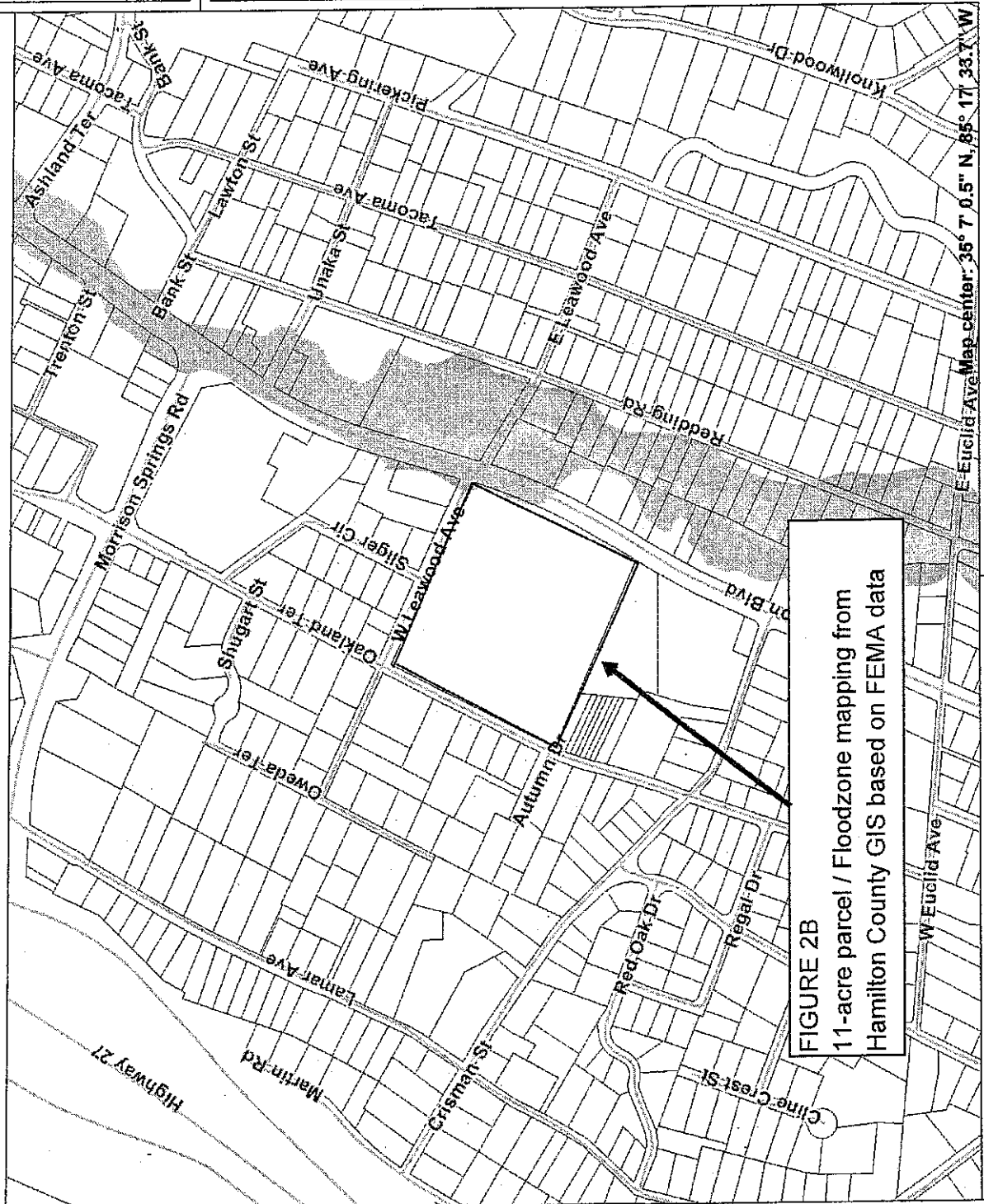


FIGURE 2B
 11-acre parcel / Floodzone mapping from
 Hamilton County GIS based on FEMA data

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.


Photo 5	
	
Date: 3/22/10	
Photographer: Barry Burnette	
Location/Orientation	Near northwest corner of 11-acre school property looking southeast
Remarks	View of subject property parking area and athletic field from West Leawood Ave.


Photo 6	
	
Date: 3/22/10	
Photographer Barry Burnette	
Location/Orientation	Near northeast corner of 11-acre school property looking west-southwest.
Remarks	View of portion of school facing West Leawood Ave.




Photo 7		
		Date: 3/22/10 Photographer Barry Burnette
Location/Orientation	Near southeast corner of 11-acre school property looking northwest.	
Remarks	View of portion of school facing Dayton Boulevard. School gym on left side of Photo and school auditorium on right side of photo.	

Photo 8		
		Date: 3/22/10 Photographer: Barry Burnette
Location/Orientation	Near southeast corner of 11-acre school property to south looking west.	
Remarks	Former service station on adjoining property to the south.	

Red Bank Parkland Property Conversion
 Red Bank, Tennessee
 Project #: 1811-10-220
 Sheet 5 of 5

S&ME
 4291 Highway 58
 Chattanooga, TN 37416

Photo 9		
		Date: 3/22/10 Photographer: Barry Burnette
Location/Orientation	From near the northern corner of the 11-acre school property looking northeast	
Remarks	Typical view of residential development along the western and northern boundaries	

Replacement Property

Stringers Ridge Property A

85-18-44.7 W

35-4-50.6 N

City of Red Bank , TN

Hamilton County

5± acres

\$50,000 value

Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts. If impacts remain at the greater than minor level, an EA must be prepared for your proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports and inspector signatures are stored in the state's NEPA file for this proposal and available upon request.

On the basis of the environmental impact information for this LWCF proposal as presented in this LWCF PD/ESF with which I am familiar, I recommend the following NEPA pathway:

- This proposal qualifies for a Categorical Exclusion (CE):
- CE Item #
 - Explanation: See CE packet
- This proposal requires an Environmental Assessment (EA) which is attached and has been produced in accordance with the LWCF Grants Manual.
- This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Grants Manual.

State Appraisal Review - If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address:
0 Hamilton Street

Date of appraisal transmittal letter:
11/19/09

Fair market value: \$ 60,000

Effective Date of Value: 6/5/09

SLO/ASLO Original Signature:



Date: 10-21-10

Typed Name, Title, Agency: Gerald F. Parish, Jr., Interim Director, RES, ASLO, State of Tennessee, Department of Environment and Conservation

PARCEL B

LEGAL DISCRIPTION OF THE PROPERTY

To locate the point of beginning, begin at the intersection of the North line of Matlock Street with the West line of Hamilton Avenue, and then go North 01 degree 08 minutes 25 seconds East, with and along the West line of Hamilton Avenue, One Hundred Fifty-eight and Forty Hundredths (158.40) feet to the point beginning; thence North 88 degrees 36 minutes 16 seconds West Eight Hundred Nineteen and Four Hundredths (819.04) feet; thence North 09 degrees 59 minutes 05 seconds East Fifty-seven and Seventy-three Hundredths (57.73) feet; thence North 61 degrees 27 minutes 26 seconds East Eighty-four and Sixty-four Hundredths (86.84) feet; thence North 76 degrees 46 minutes 28 seconds East Ninety-seven and Eighteen Hundredths (97.18) feet; thence North 79 degrees 32 minutes 24 seconds East Ninety-two and Thirty-nine Hundredths (92.39); thence North 76 degrees 02 minutes 23 seconds East Eighty-one (81) feet; thence North 29 degrees and 46 minutes 25 seconds East Ninety-two (92) feet; thence North 02 degrees 57 minutes 35 seconds West One Hundred Thirteen and Seventy Hundredths (113.70) feet; thence North 15 degrees 34 minutes 34 seconds West One Hundred Sixty and Ninety-six Hundredths (160.96) feet; thence North 42 degrees 58 minutes 01 second West Seventy-three and Sixty-eight Hundredths (73.68) feet; thence South 69 degrees 03 minutes 02 seconds East Four Hundred Sixty-two and One Hundredths (462.01) feet; thence North 10 degrees 57 minutes 00 seconds East Five Hundred Forty-five and Eighty-five Hundredths (548.85); thence South 77 degrees 37 minutes 00 seconds East Seven and Seventy Hundredths (7.70) feet to a point in the West line of Hamilton Avenue; thence South 01 degrees 08 minutes 25 seconds West, with and along the West line of Hamilton Avenue; Nine Hundred Forty-seven and Thirty-six Hundredths (947.36) feet to the point of beginning.

REFERENCE is made for prior title to Deed of record in Book 827, page 357, in the Register's Office of Hamilton County, Tennessee.

Morrison Springs Property A
The Haisten Group, Inc.
Land Appraisal Report

File No. 09171604

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
Client Name/Intended User: City of Red Bank
Client Address: 3117 Dayton Blvd
Additional Intended User(s): Hamilton Co. Dept of Education
Intended Use: Land Acquisition

SUBJECT
Property Address: South of Morrison Springs Road
City: Chattanooga
State: TN
Zip: 37415-7116
Owner of Public Record: City of Red Bank
County: Hamilton
Legal Description: Tract 2 Hamilton Co. Dept. of Education Acquisition
Assessor's Parcel #: Out of 005
Tax Year: 2008
R.E. Taxes: \$ 0.00
Neighborhood Name: Red Bank
Map Reference: Out of 108L D 005
Census Tract: 0109.00
Property Rights Appraised: Fee Simple Leasehold Other (describe)

SALES HISTORY
My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date N/A Price N/A Source(s): MLS/Courthouse Records
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable): History of subject properties and comparable sales taken from Hamilton County Courthouse Records.
Offerings, options and contracts as of the effective date of the appraisal: No current offerings, options, and/or contracts are noted at this time.

NEIGHBORHOOD

Neighborhood Characteristic				One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	92 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	60 Low	New	Multi-Family	2 %
Neighborhood Boundaries: The Red Bank area is bordered on the north by Highland Plaza, west by City of Red Bank, East by Tennessee River, south by North Chattanooga.								1,000 High	98	Commercial	2 %
Neighborhood Description: The subject is located in a suburban area with adequate access to all necessary facilities including schools, shopping, recreation, employment, and major traffic arteries. Overall employment security and appeal to the market is considered average. The subject improvements conform to the surrounding properties and area maintenance levels are considered average.								160 Pred.	50	Other Vacant	2 %
Market Conditions (including support for the above conclusions): In area 07 in the past 12 months, a total of 131 sales have occurred in the price range of \$130,000 to \$1,800,000, with an average of 99 DOM. There are a total of 61 active listings ranging from \$39,000 to \$470,000 with an average of 152 DOM. Sales price to list price ratio is 96.8.											
Dimensions	14.022 acres			Area	14.022 acres		Shape	Irregular		View None	
Specific Zoning Classification	R-1			Zoning Description	Single Family Residential						
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)										
Highest and best use of the subject property: Development											
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private				
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>					
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None						
FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X FEMA Map #: 470076 0331F FEMA Map Date: 11/07/2002											
Site Comments: Site is typical for the area in terms of size and appeal with no adverse easements of encroachments evident. Site is improved with ball fields and sheds. Client has requested land value only.											
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3							
Address	South of Morrison Springs Road Chattanooga	7611 Gann Road Hixson, TN 37343	0 Green Grove Drive Hixson, TN 37343	12700 Old Dayton Pike Soddy Daisy, TN 37379							
Proximity to subject		6.66 miles ENE	8.25 miles ENE	15.50 miles NE							
Sales Price	\$	\$ 75,000	\$ 85,000	\$ 125,000							
Price \$/		25,000	8,500	8,621							
Data Source		MLS	MLS	MLS							
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.						
Time Adjustment		06/23/2008		02/22/2008							
Location	Good/Average	Good/Average	3,500	Average	3,500						
Site/View	14.022 acres/None	3 Acres	-5,000	10 Acres	14.5 Acres						
	R-1	A-1		A-1							
Sales or Financing											
Concessions											
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,500							
Indicated Value of Subject		Net Adj. -20.0% Gross Adj. -20.0% \$ 20,000	Net Adj. -41.2% Gross Adj. -41.2% \$ 12,000	Net Adj. -40.6% Gross Adj. -40.6% \$ 12,121							
Summary of Sales Comparison Approach: In an analysis of comparable land sales eight were utilized as comparisons for the subject site in order to gain market insight into what comparable site have been selling for. The analysis indicates a value range of \$12,000 per acre to \$42,084 per acre. Each sale is given similar emphasis as an indicator of value. Based on these sales and analysis, the subject property is estimated to have a per acre value of \$25,000/ac. The calculation of the land value estimate for the subject property is as follows: 14.022/ac x \$25,000 = \$350,550 rounded to \$350,000.											
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: At client request improvements on site have not be assigned value. LAND ONLY VALUE HAS BEEN CONSIDERED.											
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 350,000 as of 11/19/2009, which is the effective date of this appraisal.											

The Halsten Group, Inc.
Land Appraisal Report

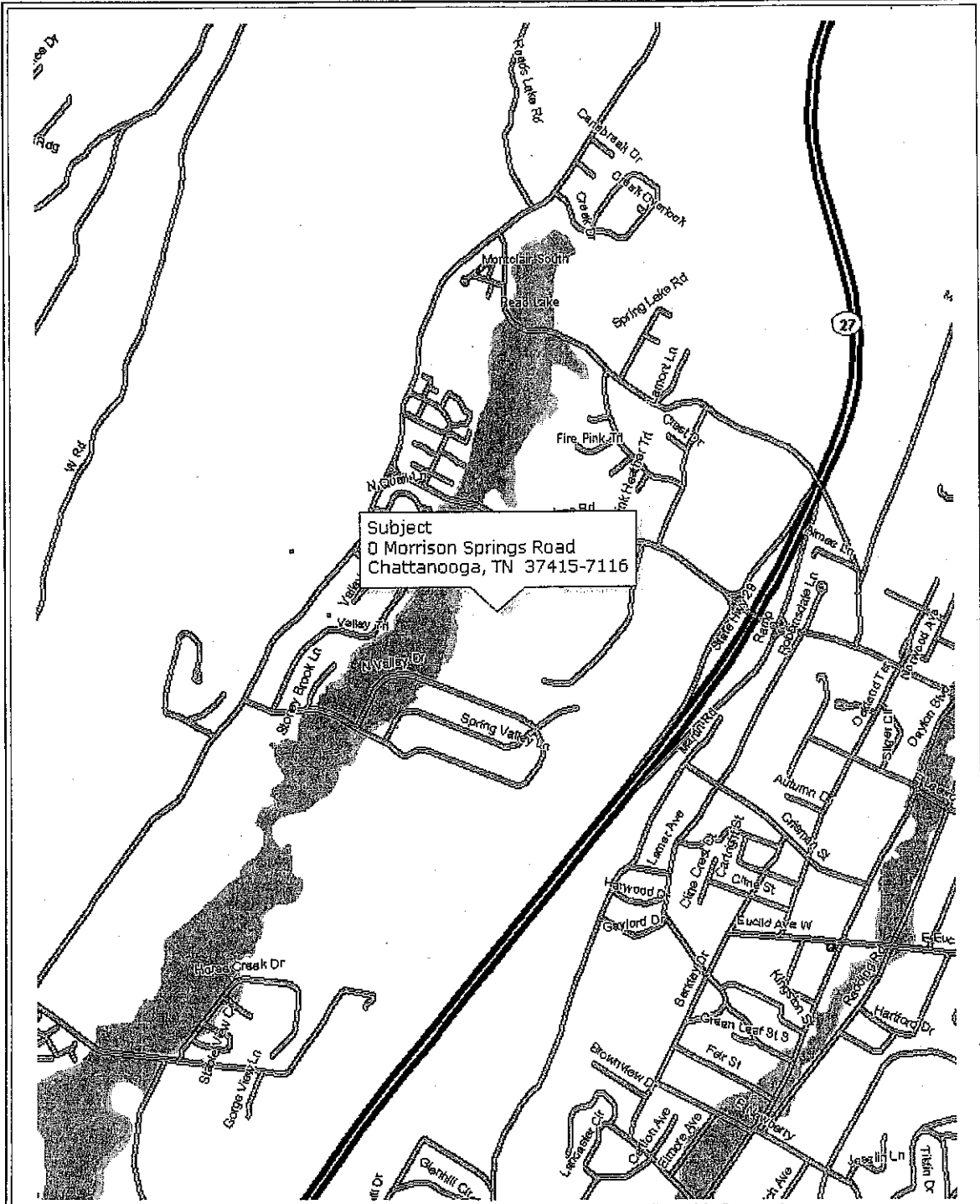
File No. 09111604

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	South of Morrison Springs Road Chattanooga	5 Osage Drive Soddy Daisy, TN 37379		7906 N Dent Road Hixson, TN 37343		3660 NE Brass Lantern Way Chattanooga, TN 37415	
Proximity to subject		13.50 miles NE		6.90 miles NE		1.13 miles SSW	
Sales Price	\$		\$ 148,000		\$ 196,029		\$ 126,600
Price \$/			13,516		11,531		18,482
Data Source		MLS		MLS		MLS	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		03/24/2008		05/11/2007		04/30/2008	
Location	Good/Average	Average	3,500	Average	3,500	Average	
Site/View	14.022 acres/None R-1	10.95 Acres A-1		17 Acres A-1		6.85 Acres R-1	
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Net Adj. 25.9%		Net Adj. 30.4%		Net Adj. 0.0%	
		Gross Adj. 25.9%	\$ 17,016	Gross Adj. 30.4%	\$ 15,031	Gross Adj. 0.0%	\$ 18,482
Summary of Sales Comparison Approach							

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	South of Morrison Springs Road Chattanooga	0 Mountain Creek, Lot 2 Chattanooga 37415		5137 Mountain Creek Rd Chattanooga 37415			
Proximity to subject		1.15 miles SSW		1.06 miles NNE			
Sales Price	\$		\$ 199,900		\$ 60,000		\$
Price \$/			52605		34762		
Data Source		MLS/Tax Rcrds		MLS/Deeds			
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		01/03/2007		08/27/2007			
Location	Good/Average	Average		Average			
Site/View	14.022 acres/None R-1	3.8 Acres R-1	-10,521	1.726 Acres R-1	-12,167		
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,521	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 12,167	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Net Adj. 20.0%		Net Adj. 35.0%		Net Adj. %	
		Gross Adj. 20.0%	\$ 42,084	Gross Adj. 35.0%	\$ 22,595	Gross Adj. %	\$
Summary of Sales Comparison Approach							

MARKET DATA ANALYSIS

MARKET DATA ANALYSIS



Subject
 0 Morrison Springs Road
 Chattanooga, TN 37415-7116

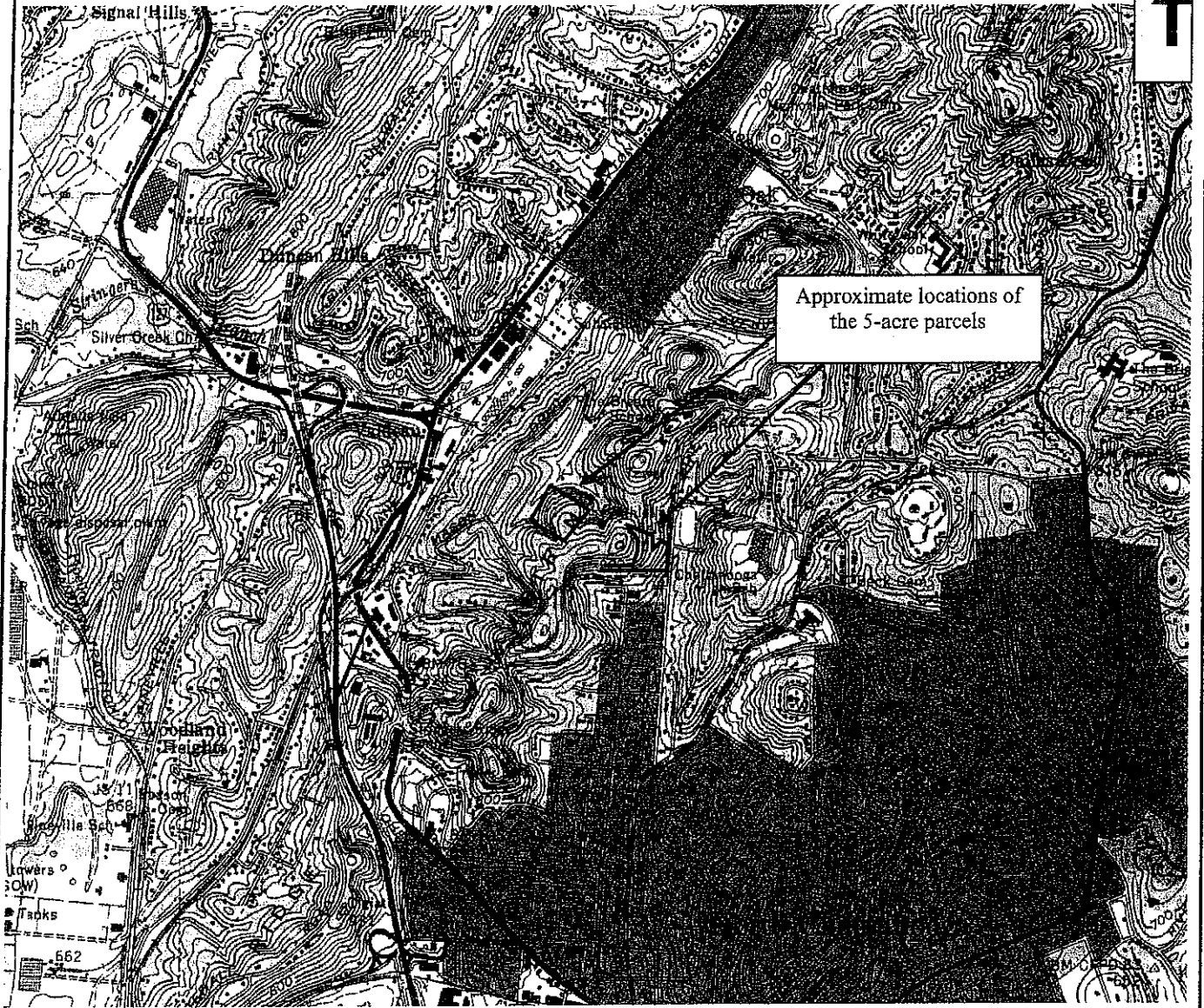
FloodMap Legend

- Flood Zones**
- Areas inundated by 500-year flooding
 - Areas outside of the 100- and 500-year floodplains
 - Areas inundated by 100-year flooding
 - Areas inundated by 100-year flooding with velocity hazard
 - Floodway areas
 - Floodway areas with velocity hazard
 - Areas of undetermined but possible flood hazards
 - Areas not mapped on any published FIRMA

Flood Information

Community: 470076 - RED BANK, CITY OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 470076 0331F Map Date: 11/07/2002
 Panel: 0331F FIPS: 47065
 Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.



Approximate locations of
the 5-acre parcels

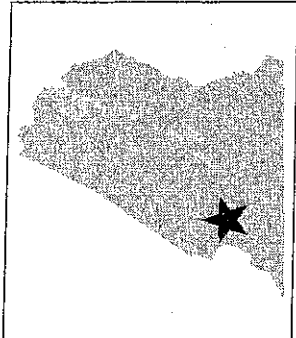
SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE 1"=2,000'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1A
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SITE LOCATION PLAN
PARCELS 126L A 001 AND 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE

Area Floodzone Mapping



Legend

- Interstates
- Railways
- Roads
- Parcels
- LOMAR
- Floodways
- 100 Year Flood
- 500 Year Flood
- Water Bodies
- cover

Scale: 1:13,206

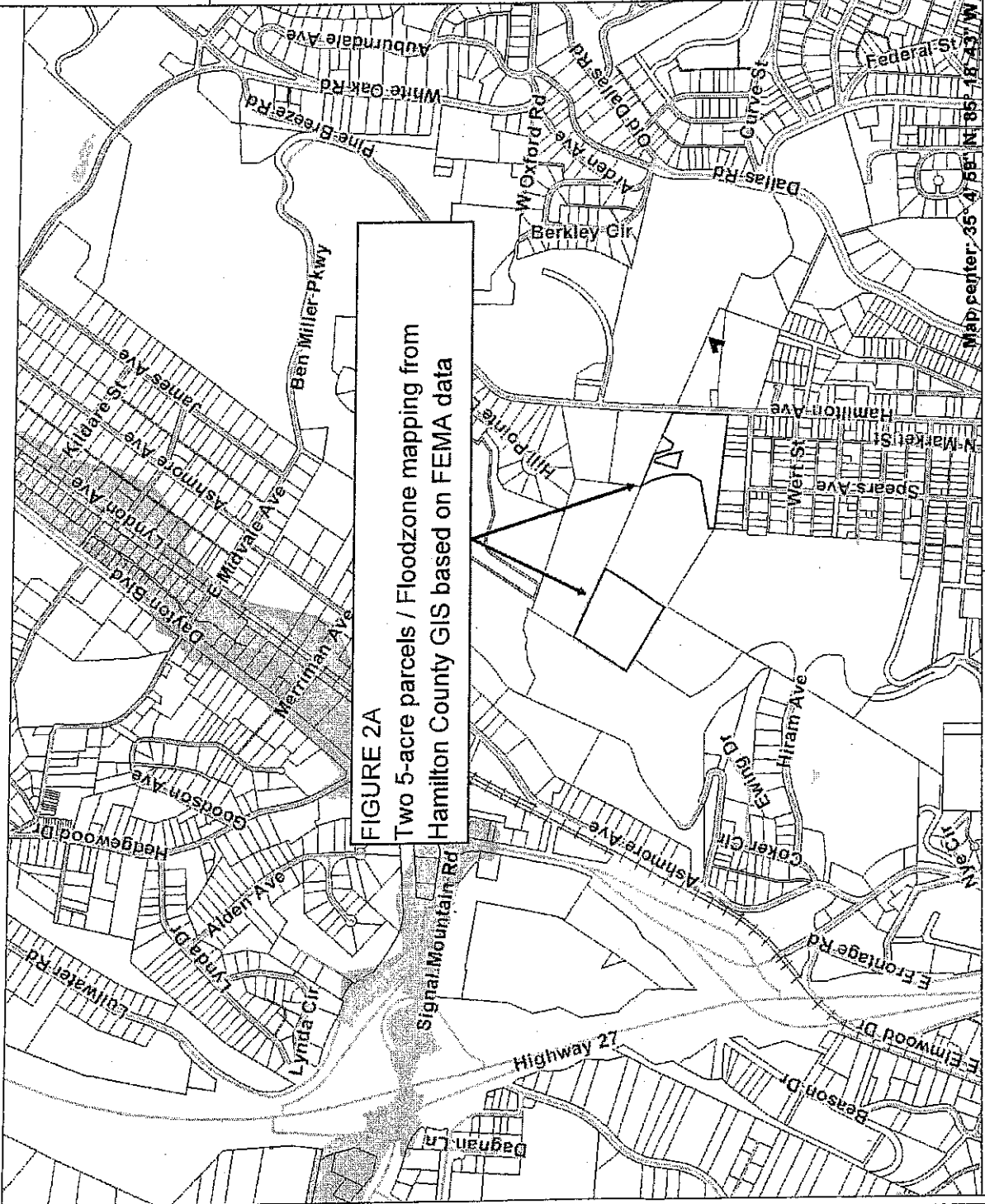


FIGURE 2A
 Two 5-acre parcels / Floodzone mapping from
 Hamilton County GIS based on FEMA data

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Map center: 35° 4' 58" N, 85° 16' 43" W



5-acre Parcel 126L A 001.04
 Center of property located at:
 35° 4' 49.89" N and
 85° 18' 44.45" W

5-acre Parcel 126L A 001
 Center of property located at:
 35° 4' 44.47" N and
 85° 18' 29.60" W

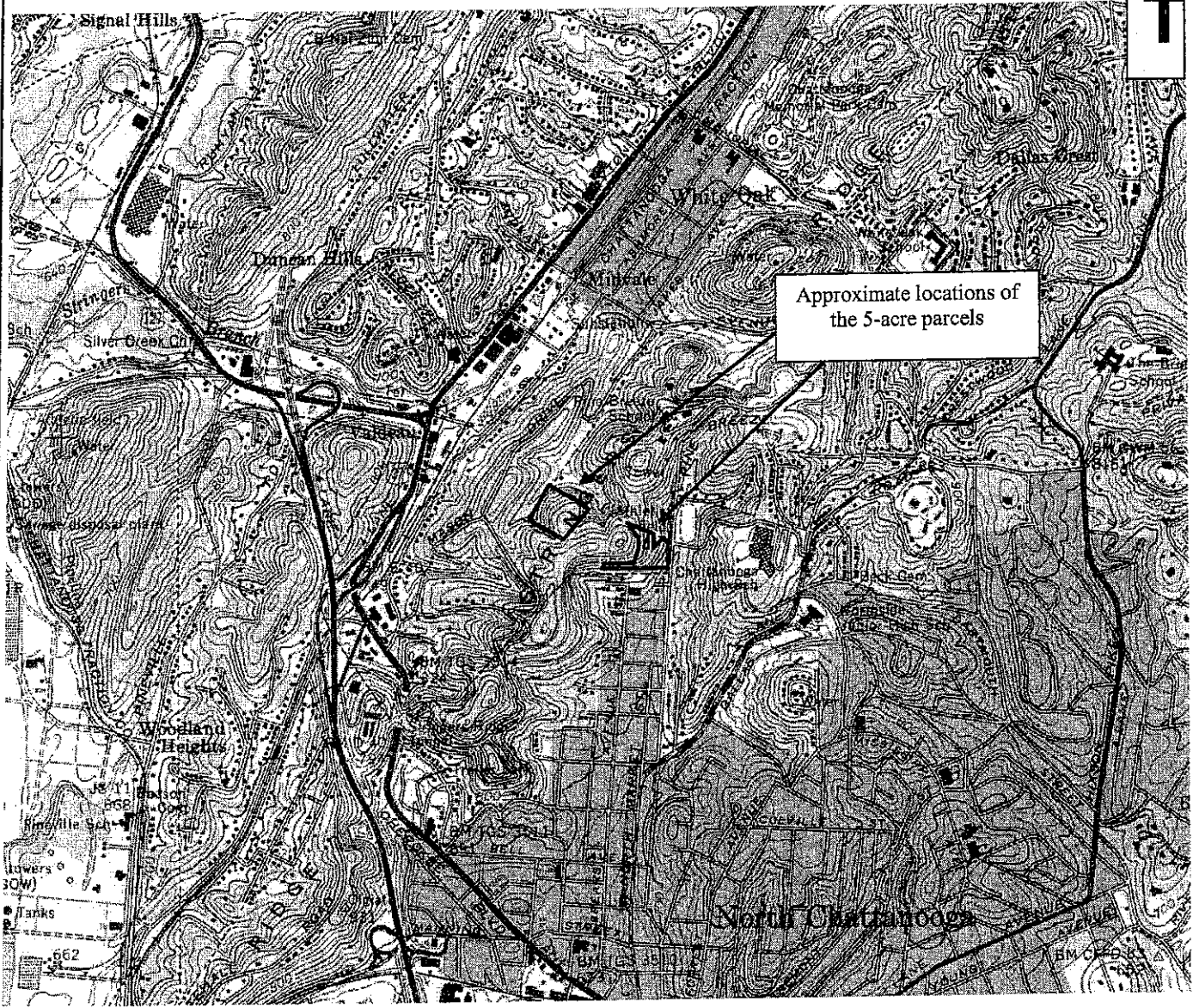


Aerial and parcel boundaries obtained from Hamilton County, TN GIS website.

DATE: 8/20/10	FILE: 1811101220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE -	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1B
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AERIAL LOCATION
 PARCELS 126L A 001 and 126L A 001.04
 RED BANK, HAMILTON COUNTY, TENNESSEE



Approximate locations of
the 5-acre parcels

SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE 1"=2,000'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1A
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SITE LOCATION PLAN
PARCELS 126L A 001 AND 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE

Red Bank Parkland Property Conversion
 Red Bank, Tennessee
 Project #: 1811-10-220
 Sheet 1 of 5

S&ME
 4291 Highway 58
 Chattanooga, TN 37416


Photo 1		
		Date: 9/28/10 Photographer: Rick Setzer
Location / Orientation	One of the 5-acre parcels (126LA001) from the east looking west	
Remarks	Typical view of the densely wooded parcel	

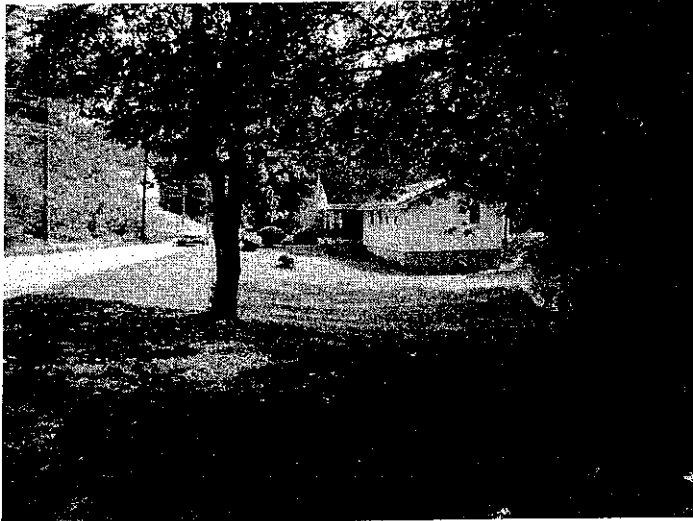
Photo 2		
		Date: 9/28/10 Photographer: Rick Setzer
Location / Orientation	Off Hamilton Avenue near southeast corner of parcel 126LA001 looking south	
Remarks	View of residential property just south of subject parcel	

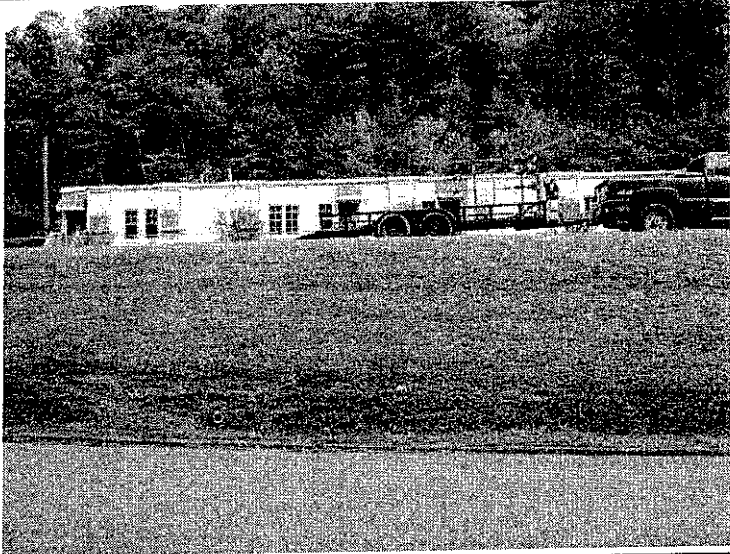

Photo 3	
	
Date: 9/28/10	
Photographer: Rick Setzer	
Location / Orientation	From the west looking east
Remarks	View of childcare center just northeast of one of the 5-acre parcels (126LA001)

Photo 4	
	
Date: 9/28/10	
Photographer: Rick Setzer	
Location/Orientation	From the east looking west
Remarks	Typical view of the other 5-acre parcel (126LA001.04)

85-18-29.7 W
35-4-44.5 N

Replacement Property

Stringers Ridge Property B

City of Red Bank , TN

Hamilton County

.5± acres

\$60,000 value

Step 7. NEPA Pathway Recommendation and Certifications

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts. If impacts remain at the greater than minor level, an EA must be prepared for your proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State LWCF Environmental Recommendations and Appraisal Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports and inspector signatures are stored in the state's NEPA file for this proposal and available upon request.

On the basis of the environmental impact information for this LWCF proposal as presented in this LWCF PD/ESF with which I am familiar, I recommend the following NEPA pathway:

- This proposal qualifies for a Categorical Exclusion (CE).
 - CE Item #
 - Explanation: See CE packet
- This proposal requires an Environmental Assessment (EA) which is attached and has been produced in accordance with the LWCF Grants Manual.
- This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Grants Manual.

State Appraisal Review-If applicable, complete this certification for each appraisal.

I certify that the State has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.

Property Address:
0 Pine Breeze Road

Date of appraisal transmittal letter:
11/19/09

Fair market value: \$ 50,000

Effective Date of Value: 6/5/09

SLO/ASLO Original Signature:



Date: 10-21-10

Typed Name, Title, Agency: Gerald F. Parish, Jr., Interim Director, RES ASLO, State of Tennessee, Department of Environment and Conservation

PARCEL A

LEGAL DISCRPTION OF THE PROPERTY

To locate the point of beginning, begin at the intersection of the North line of Matlock Street with the West line of Hamilton Avenue, and then go North 01 degrees 08 minutes 25 seconds East, with and along the West line of Hamilton Avenue, One Thousand One Hundred Five and Seventy-six Hundredths (1,105.06), and then go North 77 degrees 37 minutes 00 seconds West One Thousand Four Hundred Fifty-one and Thirty-one Hundredths (1,451.31) feet, and then South 30 degrees 19 minutes 14 seconds West Three Hundred Twenty-five and Eighty-six Hundredths (325.86) feet to the point of beginning; thence, from said point of beginning, South 71 degrees 08 minutes 25 seconds East Four Hundred Sixty and Eighty-six Hundredths (460.86) feet to a point; thence South 30 degrees 05 minutes 17 seconds West Five Hundred Forty-four and Thirty-six Hundredths (544.36) feet; thence North 59 degrees 12 minutes 25 seconds West Four Hundred Fifty-three and Ninety-three Hundredths (453.93) feet, thence North 30 degrees 19 minutes 14 seconds East Four Hundred Forty-nine and Four Hundredths (449.04) feet to the point of beginning.

REFERENCE is made for prior title to Deed of record in Book 827, page 357, in the Register's Office of Hamilton County, Tennessee.

*Stringers Ridge Property B

The Haisten Group, Inc.
Land Appraisal Report

File No. 09060103

PURPOSE
The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

CLIENT INFORMATION
Client Name/Intended User: Dale Mabrey
Client Address: 1014 Dallas Road, Suite 104
City: Chattanooga
State: TN
Zip: 37405

SUBJECT
Intended Use: Fair Market Value
Property Address: 0 Hamilton Street
City: Chattanooga
State: TN
Zip: 37405-2148
Owner of Public Record: Harriet South L.P. c/o John W. McCrahey MD
County: Hamilton
Legal Description: Riverdale Addn
Assessor's Parcel #: 001
Tax Year: 2008
R.E. Taxes: \$ 165.53
Neighborhood Name: Red Bank
Map Reference: 126L A 001
Census Tract: 0107.00

SALES HISTORY
Property Rights Appraised: Fee Simple Leasehold Other (describe)
My research: did did not reveal any prior sales or leases of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date: N/A Price: N/A Source(s): MLS/Courthouse Records
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable): History of subject properties and comparable sales taken from Hamilton County Courthouse Records.

Offerings, options and contracts as of the effective date of the appraisal: No current offerings, options, and/or contracts are noted at this time.

MARKET DATA ANALYSIS

Location	Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	- Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One Unit	85 %
Build-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Overhead/Supply	Shortage	<input checked="" type="checkbox"/> In Balance	Over Supply	\$ (000)	(yr)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	75 Low	90 New	Multi-Family	5 %
Neighborhood Boundaries	The Red Bank area is bordered on the north by Chattanooga City Limits, south and west by Stringers ridge, and east by Highway 27.							90-135 Prod.	45	Other	4 %

Neighborhood Description: Local shopping and other amenities are located within a reasonable proximity. This is a quite neighborhood composed of average quality homes that show average maintenance, and reflect a reasonable level of curb appeal. Historically, this neighborhood has demonstrated average marketability. Scattered foreclosures in area typical and accepted by market. SMSA #1660.
Market Conditions (including support for the above conclusion): In area 07 in the past 12 months, a total of 131 sales have occurred in the price range of \$19000 to \$1,800,000, with an average of 79 DOM. There are a total of 81 active listings ranging from \$38000 to \$470,000 with an average of 152 DOM. Sales price to list price ratio is 98.5%.

Dimensions: 5 acres Area: 5 acres Shape: Irregular View: None
Specific Zoning Classification: R-1 Zoning Description: Single Family Residential
Zoning Compliance: Legal Legal Misclassification (Grandfathered Use) No Zoning Illegal (describe)
Highest and best use of the subject property:

UTILITIES
Electricity: Public Other (describe) Water: Public Other (describe) Off-site Improvements—Type: Street: Asphalt Private:
Gas: Sanitary Sewer: Alley: None

FEMA Special Flood Hazard Area: Yes No FEMA Flood Zone: X FEMA Map #: 470076 0333F FEMA Map Date: 11/07/2002
Site Comments: This lot is typical for the neighborhood in terms of size and appeal with no adverse easements or encroachments evident.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	0 Hamilton Street Chattanooga	770 Intermont Circle Chattanooga, TN 37415	0 McCaffie Ferry Rd #2B Soddy Daisy, TN 37379	1182 Montlake Road Soddy Daisy, TN 37379
Proximity to subject		2.29 miles NE	21.77 miles NE	12.21 miles NNE
Sales Price	\$	\$ 54,000	\$ 52,500	\$ 65,000
Price \$/		7,714	10,500	10,833
Date of Sale and Time Adjustment		11/28/2006	08/18/2006	09/28/2006
Location	Average	Average	Average	Average
Site/View	5 acres/None	7 Acres	5 Acres	6 Acres
Sales or Financing Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> + \$ 0	<input checked="" type="checkbox"/> + \$ 0	<input checked="" type="checkbox"/> + \$ 0
Indicated Value of Subject		\$ 7,714	\$ 10,500	\$ 10,833

Summary of Sales Comparison Approach: In an analysis of comparable land sales six were used as comparables for the subject site in order to gain market insight into what comparable site have been selling for. The analysis indicates a value range of \$7714 per acre to \$13818 per acre. Each sale is given similar emphasis as an indicator of value. Based on these sales and analysis, the subject property is estimated to have a per acre value of \$12000. The calculation of the land value estimate for the subject property is as follows: 5 acres x \$12000 = \$60,000.

This appraisal is made as to subject to the following: Cost and income approach lack rational for vacant land.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 60,000 as of 08/05/2009, which is the effective date of this appraisal.



William C. Haisten

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A4

PARCEL B
EXHIBIT A

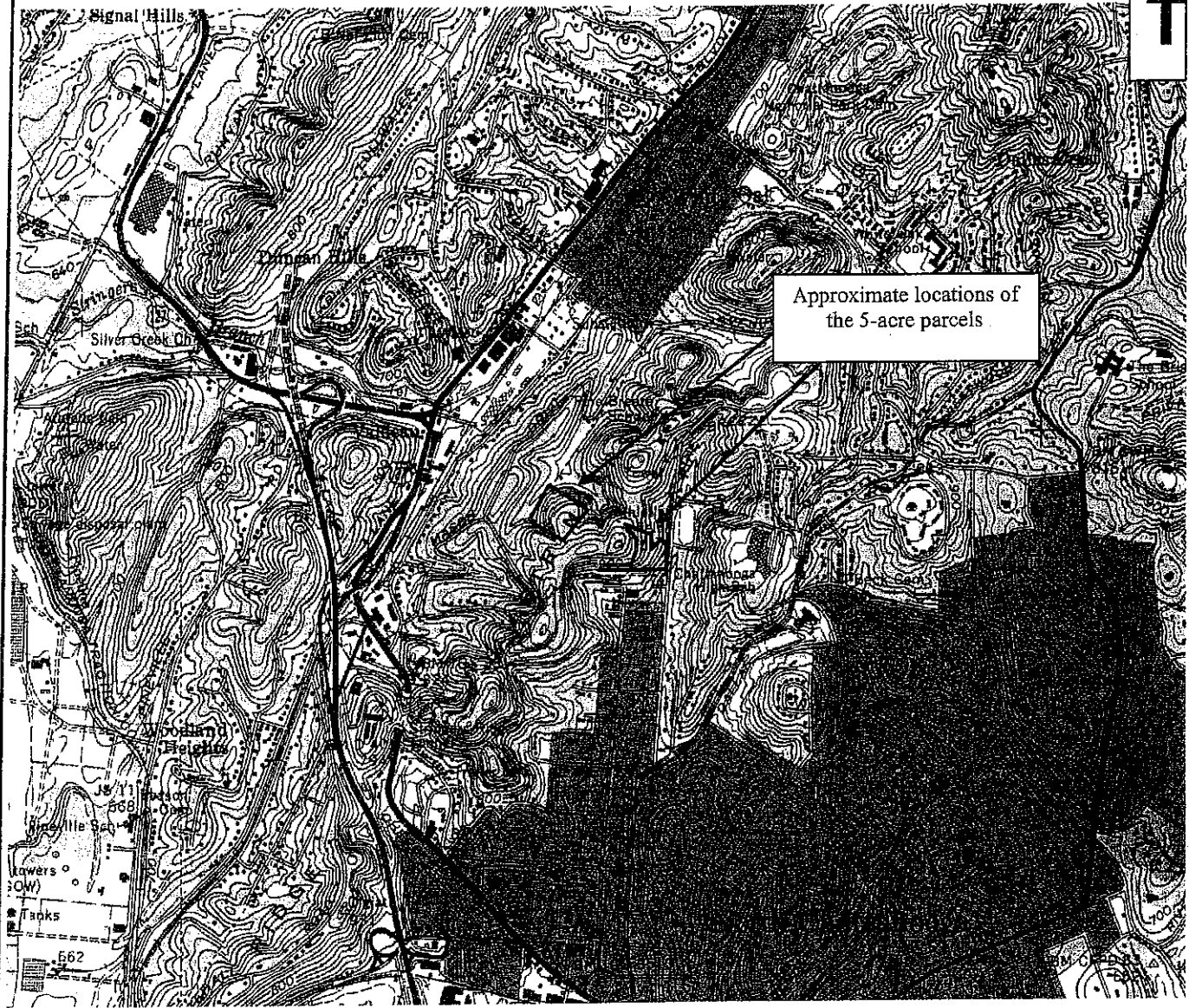
LEGAL DESCRIPTION OF THE PROPERTY

TRACT THREE (3): An undivided three-fifths (3/5) interest in the following described Real Estate: To locate the true point of beginning, begin at the intersection of the North line of Matlock Street with the West line of Hamilton Avenue, and then go North 01 degree 08 minutes 25 seconds East, with and along the West line of Hamilton Avenue, One Hundred Fifty-eight and Forty Hundredths (158.40) feet to the point of beginning; thence North 88 degrees 36 minutes 16 seconds West Eight Hundred Nineteen and Four Hundredths (819.04) feet; thence North 09 degrees 59 minutes 05 seconds East Fifty-seven and Seventy-three Hundredths (57.73) feet; thence North 61 degrees 27 minutes 26

seconds East Eighty-four and Sixty-four Hundredths (84.64) feet; thence North 76 degrees 46 minutes 28 seconds East Ninety-seven and Eighteen Hundredths (97.18) feet; thence North 79 degrees 32 minutes 24 seconds East Ninety-two and Thirty-nine Hundredths (92.39) feet; thence North 76 degrees 02 minutes 23 seconds East Eighty-one (81) feet; thence North 29 degrees 46 minutes 25 seconds East Ninety-two (92) feet; thence North 02 degrees 57 minutes 35 seconds West One Hundred Thirteen and Seventy Hundredths (113.70) feet; thence North 15 degrees 34 minutes 34 seconds West One Hundred Sixty and Ninety-six Hundredths (160.96) feet; thence North 42 degrees 58 minutes 01 second West Seventy-three and Sixty-eight Hundredths (73.68) feet; thence South 69 degrees 03 minutes 02 seconds East Four Hundred Sixty-two and One Hundredths (462.01) feet; thence North 10 degrees 57 minutes 00 seconds East Five Hundred Forty-five and Eighty-five Hundredths (545.85) feet; thence South 77 degrees 37 minutes 00 seconds East Seven and Seventy Hundredths (7.70) feet to a point in the West line of Hamilton Avenue; thence South 01 degree 08 minutes 25 seconds West, with and along the West line of Hamilton Avenue; Nine Hundred Forty-seven and Thirty-six Hundredths (947.36) feet to the point of beginning. EXCEPTING THEREFROM all roads and alleys shown on plat of Riverdale of record in Plat Book 2, page 8, in the Register's Office of Hamilton County, Tennessee.

EXCEPTING THEREFROM Lots 54, 55, 56, and 60, Riverdale, as shown by plat of record in Plat Book 2, page 8, in the Register's Office of Hamilton County, Tennessee.

REFERENCE is made for prior title to Deed of record in Book 827, page 357, in the Register's Office of Hamilton County, Tennessee.



Approximate locations of
the 5-acre parcels

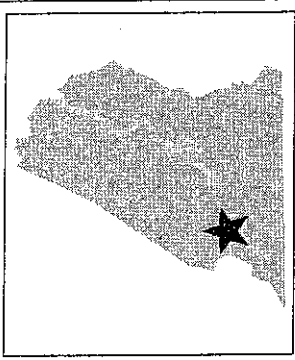
SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE 1"=2,000'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1A
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SITE LOCATION PLAN
PARCELS 126L A 001 AND 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE

Area Floodzone Mapping



Legend

- Interstates
- Railways
- Roads
- Parcels
- LOMA
- LOMAR
- Floodways
- 100 Year Flood
- 500 Year Flood
- Water Bodies
- cover

Scale: 1:13,206


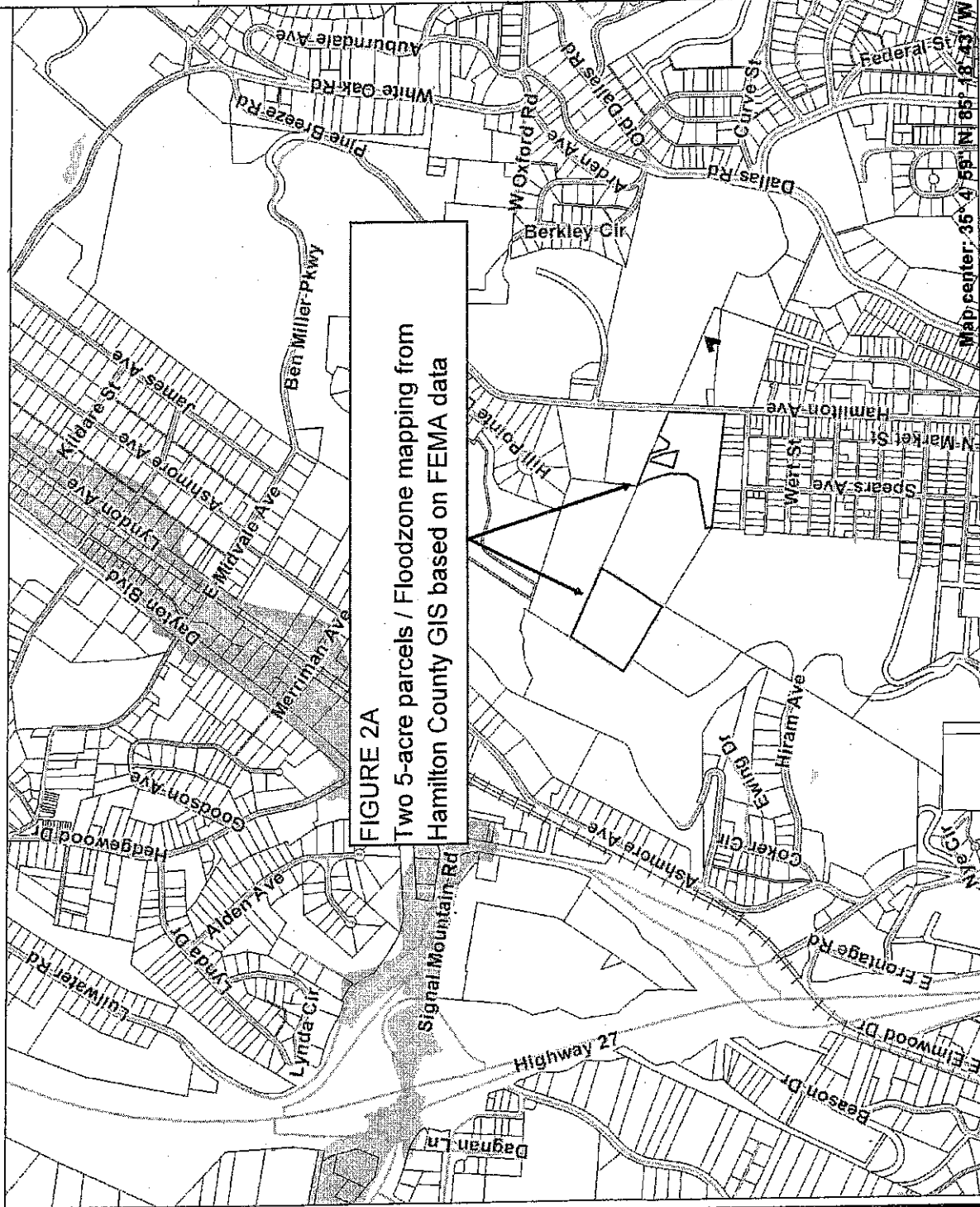



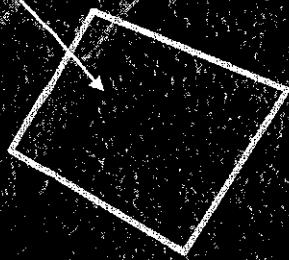
FIGURE 2A
 Two 5-acre parcels / Floodzone mapping from
 Hamilton County GIS based on FEMA data

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Map center: 35° 4' 59" N 95° 18' 43" W



5-acre Parcel 126L A 001.04
Center of property located at:
35° 4' 49.69" N and
85° 18' 44.35" W



5-acre Parcel 126L A 001
Center of property located at:
35° 4' 44.47" N and
85° 18' 29.60" W

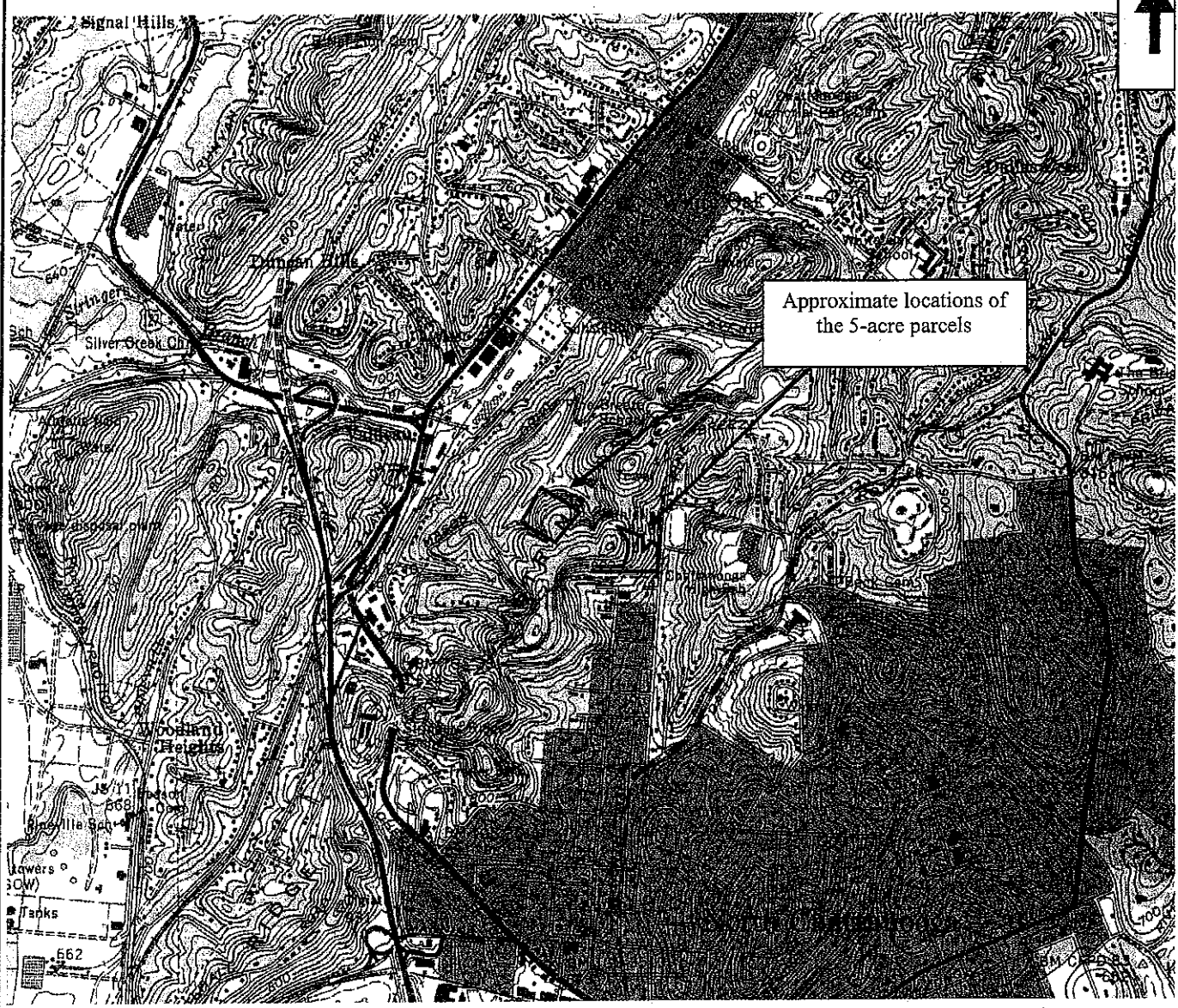


Aerial and parcel boundaries obtained from Hamilton County, TN GIS website.

DATE:	FILE:	DRAWN BY:	CHECKED BY:	VERT. SCALE	HORZ. SCALE	REPORT NO.	PROJECT NO.	FIGURE NO.
8/20/10	1811101220	KLS	BB	N/A	-	-	181110220	1B



AERIAL LOCATION
PARCELS 126L A 001 and 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE



Approximate locations of
the 5-acre parcels

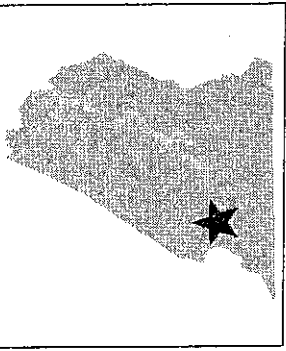
SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE 1"=2,000'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1A
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SITE LOCATION PLAN
PARCELS 126L A 001 AND 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE

Area Floodzone Mapping



Legend

- Interstates
- Railways
- Roads
- Parcels
- LOMA
- LOMAR
- Floodways
- 100 Year Flood
- 500 Year Flood
- Water Bodies
- cover

Scale: 1:13,206

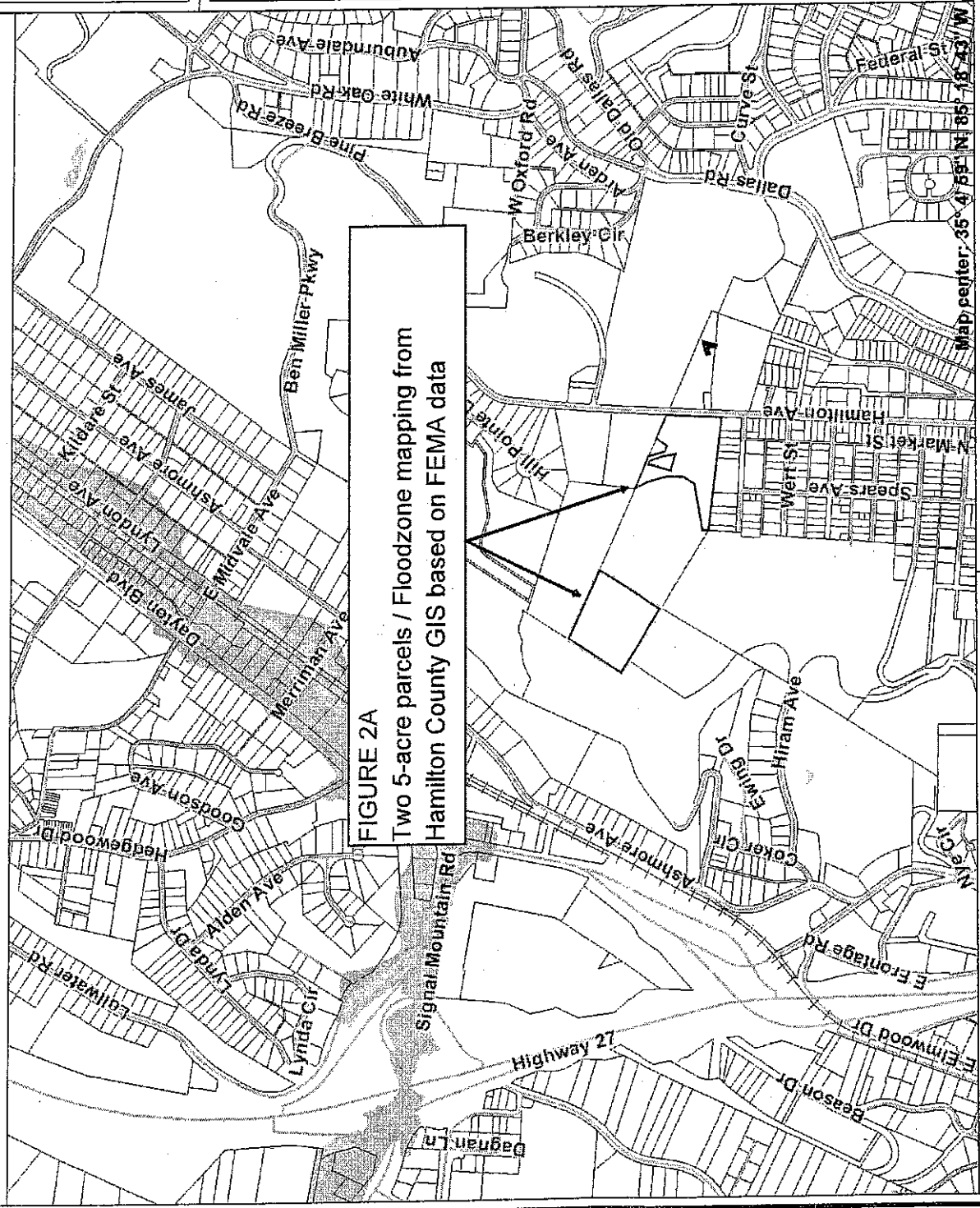


FIGURE 2A
 Two 5-acre parcels / Floodzone mapping from
 Hamilton County GIS based on FEMA data

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Red Bank Parkland Property Conversion
Red Bank, Tennessee
 Project #: 1811-10-220
 Sheet 1 of 5

S&ME
 4291 Highway 58
 Chattanooga, TN 37416


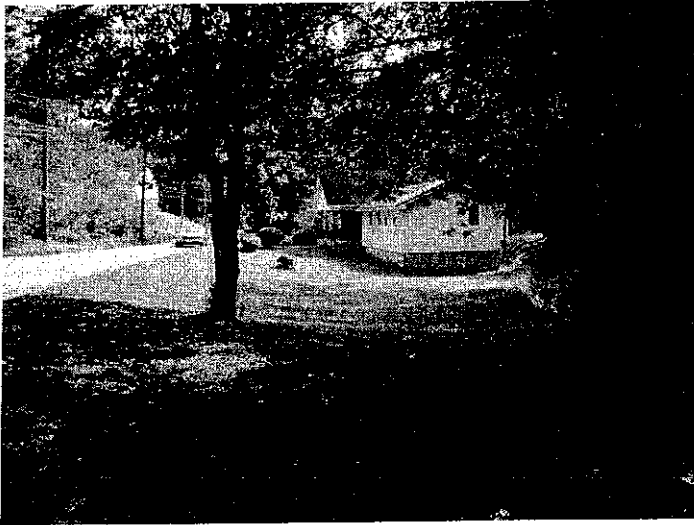
Photo 1		
		Date: 9/28/10
		Photographer: Rick Setzer
Location / Orientation	One of the 5-acre parcels (126LA001) from the east looking west	
Remarks	Typical view of the densely wooded parcel	

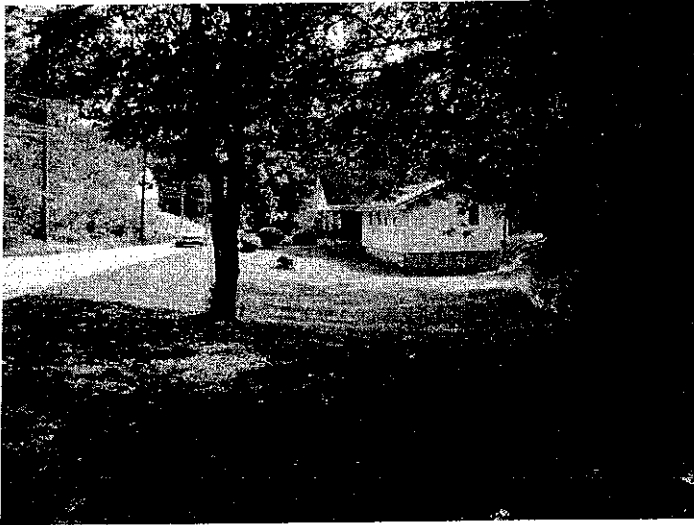
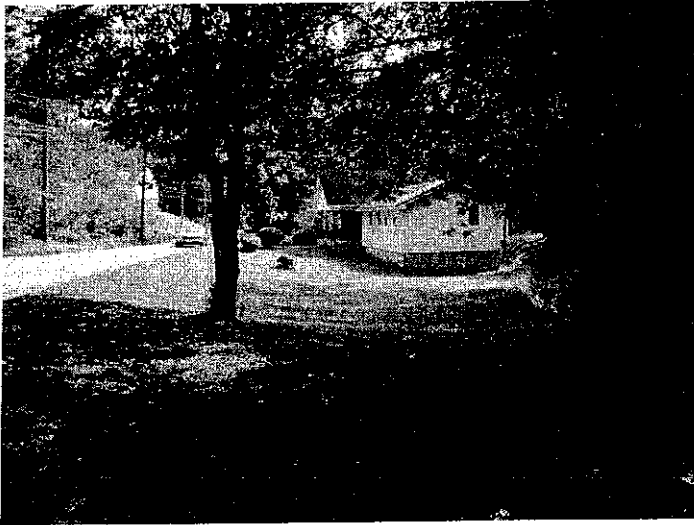
Photo 2		
		Date: 9/28/10
		Photographer: Rick Setzer
Location / Orientation	Off Hamilton Avenue near southeast corner of parcel 126LA001 looking south	
Remarks	View of residential property just south of subject parcel	

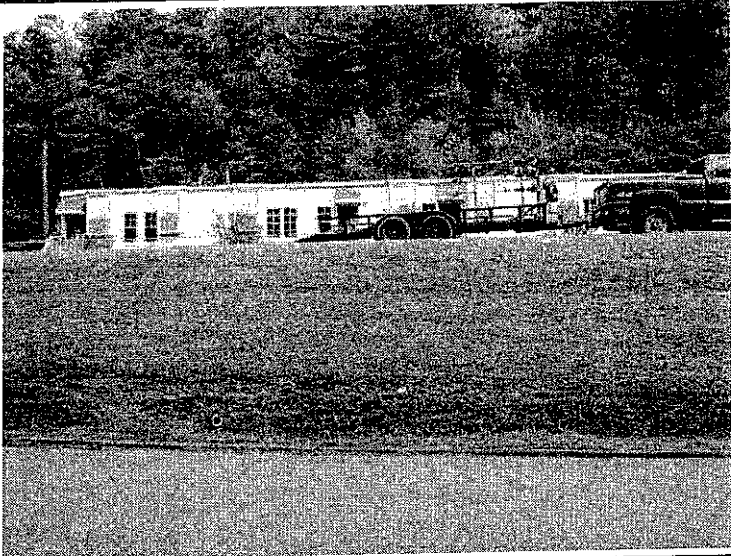
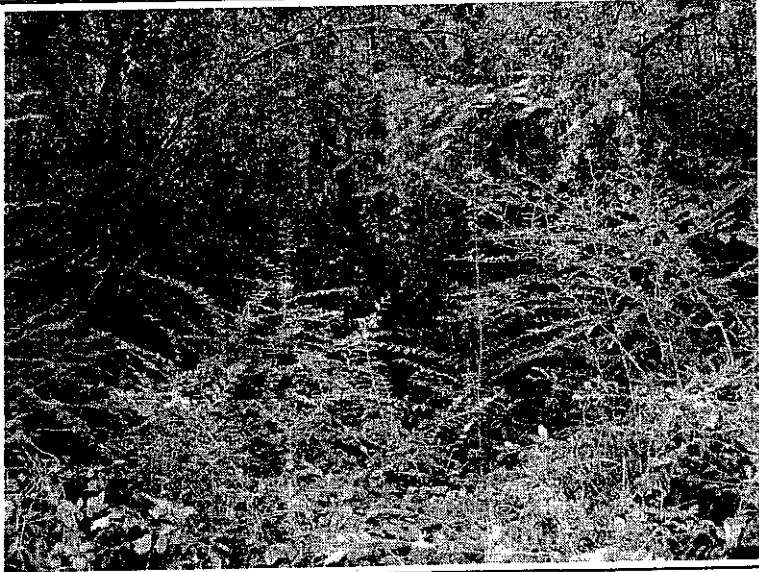
Photo 3	
	
Date: 9/28/10	
Photographer: Rick Setzer	
Location / Orientation	From the west looking east
Remarks	View of childcare center just northeast of one of the 5-acre parcels (126LA001)

Photo 4	
	
Date: 9/28/10	
Photographer: Rick Setzer	
Location/Orientation	From the east looking west
Remarks	Typical view of the other 5-acre parcel (126LA001.04)

CE Approval

Packet

RED BANK PARKLAND PROPERTY CONVERSION

Project: Red Bank Parkland Property Conversion
Location: Red Bank, Hamilton County, Tennessee
Funding Year: 2010
Contact Person for Environmental Review: Kristy Smedley, S&ME, Inc.
Phone Number: 423-499-0957
Project Sponsor: City of Red Bank
Project Contacts: Wayne Hamill, City of Red Bank (423-827-7017)

CATEGORICAL EXCLUSION REQUEST

Project Description and Purpose

a. Description of proposed project

Hamilton County Schools is developing an approximately 14-acre, federally-protected, recreation property owned by the City of Red Bank for the construction of a new school. To compensate for this lost parkland, the City of Red Bank is proposing to convert several properties into protected parkland. The proposed project under consideration involves the conversion of three parcels, which together comprise 21 acres, into federally-protected park land.

b. Purpose and need of project

To compensate for the removal of approximately 14-acres of parkland, the City of Red Bank is proposing to convert three parcels, which together comprise 21 acres, into federally-protected park land.

Land Use Impacts

a. Right of Way Acquisition and Relocation Impacts

Three parcels comprising a total of 21 acres are proposed to be converted into federal parkland. Parcel 126L A 001.04 is an approximately five-acre wooded property that is undeveloped. Parcel 126L A 001 is also an approximately five-acre wooded property that is undeveloped. Parcel 109P D 001 is an approximately 11-acre parcel that contains the existing Red Bank Middle School. No relocation will be required as a result of the proposed acquisitions, and the proposed project will not impact or require changes to travel patterns. The proposed project will not adversely impact minority or low-income members of the community.

b. Project consistency with local, state and regional plans

This project is in conformance with the National Park Service Land Water and Conservation Fund requirements.

c. **Any impact to farmland that is either prime, unique, of statewide importance, or of local importance.**

The proposed project will not affect any prime, unique or important farmland, forest, or wetlands. No negative impacts are foreseen for important or unique state, regional, or local land based resources.

Air Quality Evaluation

There are no anticipated adverse impacts to air quality as a result of the construction or proposed project activities.

Noise Impact Evaluation

There are no anticipated adverse increases in noise levels as a result of the construction or proposed project activities

Section 106 of the National Historic Preservation Act

The Tennessee Historical Commission (THC) has reviewed the project for compliance with Section 106 of the National Historic Preservation Act. It is the opinion of the THC that there are no National Register of Historic Places listed or eligible properties affected by this undertaking.

The requirements under Section 106 of the National Historic Preservation Act have been fulfilled. (See attached letter from the Historic Commission)

Endangered Species Act of 1973

Available data that included a review of threatened and endangered species was conducted by the U.S. Fish and Wildlife Service (USFWS) to determine if endangered or threatened species were present or likely to be present within the project area. The USFWS determined that no significant adverse impacts to wetlands or federally-listed threatened or endangered species are anticipated from this project. (See attached letters from the USFWS and the TN Department of Environment and Conservation, Division of Natural Heritage)

The requirements under Section 7(c) of the Endangered Species Act have been fulfilled.

Fish and Wildlife Coordination Act of 1958

The U.S. Army Corps of Engineers (USACE) has reviewed the proposed project and found that the project will not involve impact to the waters of the United States. Therefore, there will not be a discharge of fill material into a jurisdictional water of the United States and a DA permit will not be required for the conversion of the three parcels into parkland. (See attached letter from the USACE)

Floodplain management - Executive Order 11988

None of the three parcels to be converted to parkland are located within a floodplain. As such, floodplain management has no anticipated impacts. See the floodplain maps for the three parcels in the attachments.

Protection of Wetlands - Executive order 11990

No waterways or wetlands are involved in the proposed designation of parkland properties. The USFWS reviewed all available data to determine if any wetlands would be impacted. The U.S. Fish and Wildlife Service determined that no significant adverse impacts to wetlands are anticipated from this project. The Division of Water Pollution Control (TDEC-WPC) commented on the project and included comment on the proposed new development of the existing park property that is being taken out of parkland. (See attached letter from the USFWS and TDEC-WPC)

Hazardous Waste Evaluation

There are no known hazardous waste sites within, or directly adjacent to, the proposed project area. Attached are letters from the Division of Remediation and the Division of Underground Storage Tanks indicating that they do not know of any hazardous waste problems with this site or close to the project area.

Section 4(f) of the Department of Transportation Act of 1966

Section 4(f) provisions do not apply since the proposed project involves the conversion of land into protected parkland.

Other Impacts

There are no railroad crossings, cemeteries, utility relocations, or mapped geological hazards such as sinkholes that will be involved in the property conversion.

SIGNATURE FOR COMPLETE CE/PENDING PERMITS

By signing below, I acknowledge that all agencies that are to review this project for it's environmental impact have provided a letter stating their review and we are still waiting on next steps (permits, studies, surveys, etc) that will take place once the award is announced.

Representative's name Title

Authorized Representative's Signature Date

SIGNATURE FOR COMPLETE CE. (All permits, etc. are obtained or were not required by agencies)

By signing below, I acknowledge that all agencies that are to review this project for it's environmental impact have provided a letter stating their review. Also, all permits, studies, surveys, etc. have been completed and submitted, or were not required by agencies.

Joe Glasscock Mayor
Representative's Name Title

Joe Glasscock 9/29/2010
Authorized Representative's Signature Date

Note: Only sign the appropriate signature line. This document must be dated after the date of the last clearance letter.

[Signature]

Bill Avant
GIS/Land Acquisition Manager
Recreation Educational Services

10/13/2010
DATE:

CONCUR:
Federal Agency (if applicable)

DATE:

The project as proposed will not involve significant impacts to the existing land use. Based on the above findings and the fact that the project will not individually or cumulatively have any significant environmental impacts, it is our recommendation that the project be classified as a categorical exclusion under the provision of 23 CFR 771.117(d)29

**RED BANK PARKLAND
PROPERTY CONVERSION ATTACHMENTS**

FIGURES

Fig. 1A USGS Map depicting locations of the two 5-acre parcels

Fig. 1B Aerial Map depicting locations of the two 5-acre parcels

Fig. 1C USGS Map depicting location of the 11-acre parcel

Fig. 1D Aerial Map depicting location of the 11-acre parcel

Fig. 2A Area flood zone mapping for the two 5-acre parcels

Fig. 2B Area flood zone mapping for the 11-acre parcel

PHOTOGRAPHS

ENVIRONMENTAL CLEARANCE LETTERS

TN Historic Commission

USFWS

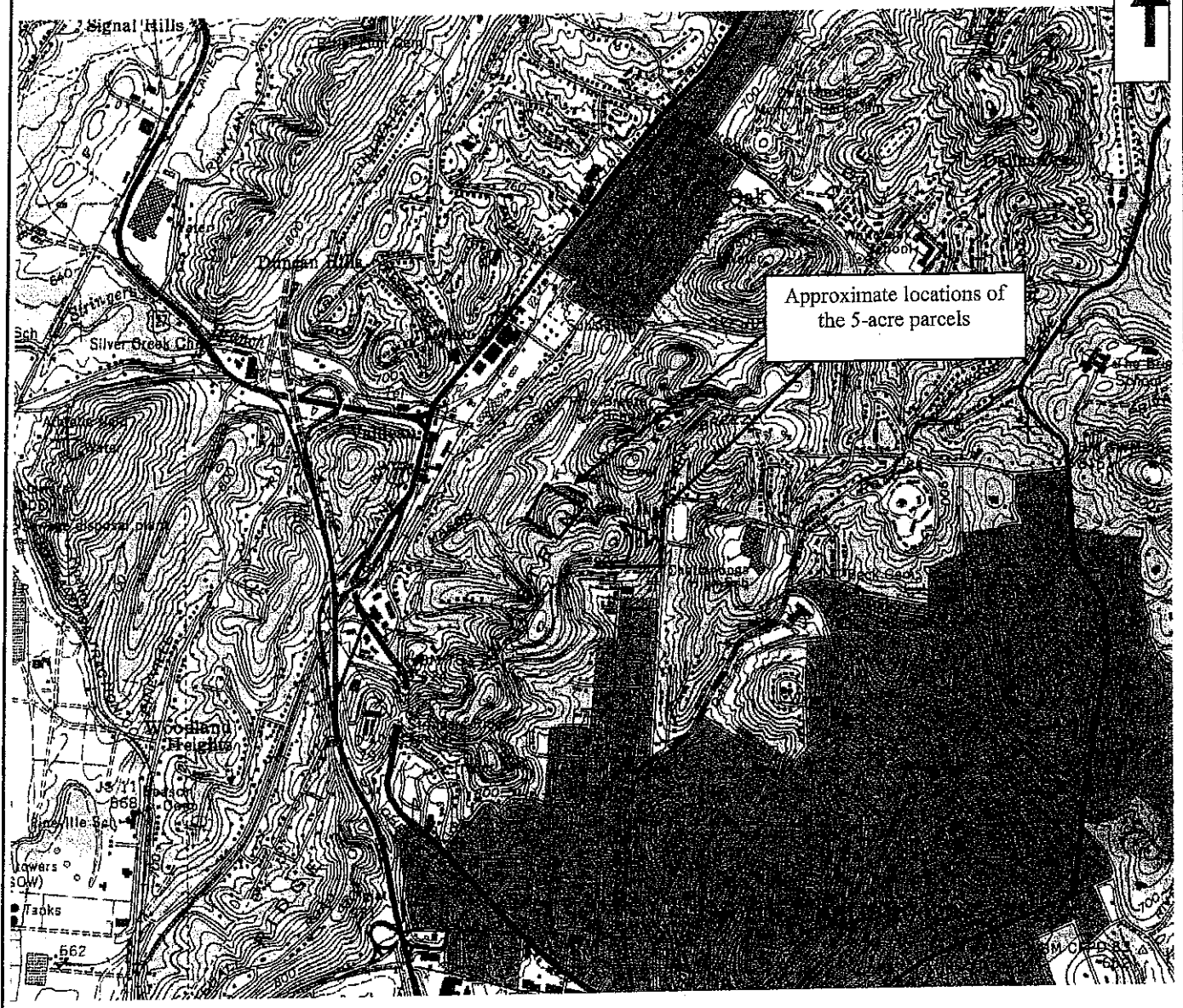
TDEC-DNA

USACE

TDEC-WPC

TDEC-DOR

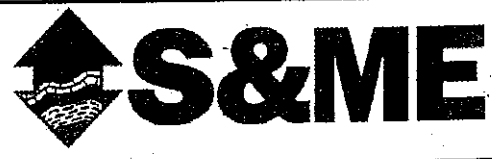
TDEC-DUST



Approximate locations of
the 5-acre parcels

SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ SCALE 1"=2,000'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1A
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SITE LOCATION PLAN
PARCELS 126L A 001 AND 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE

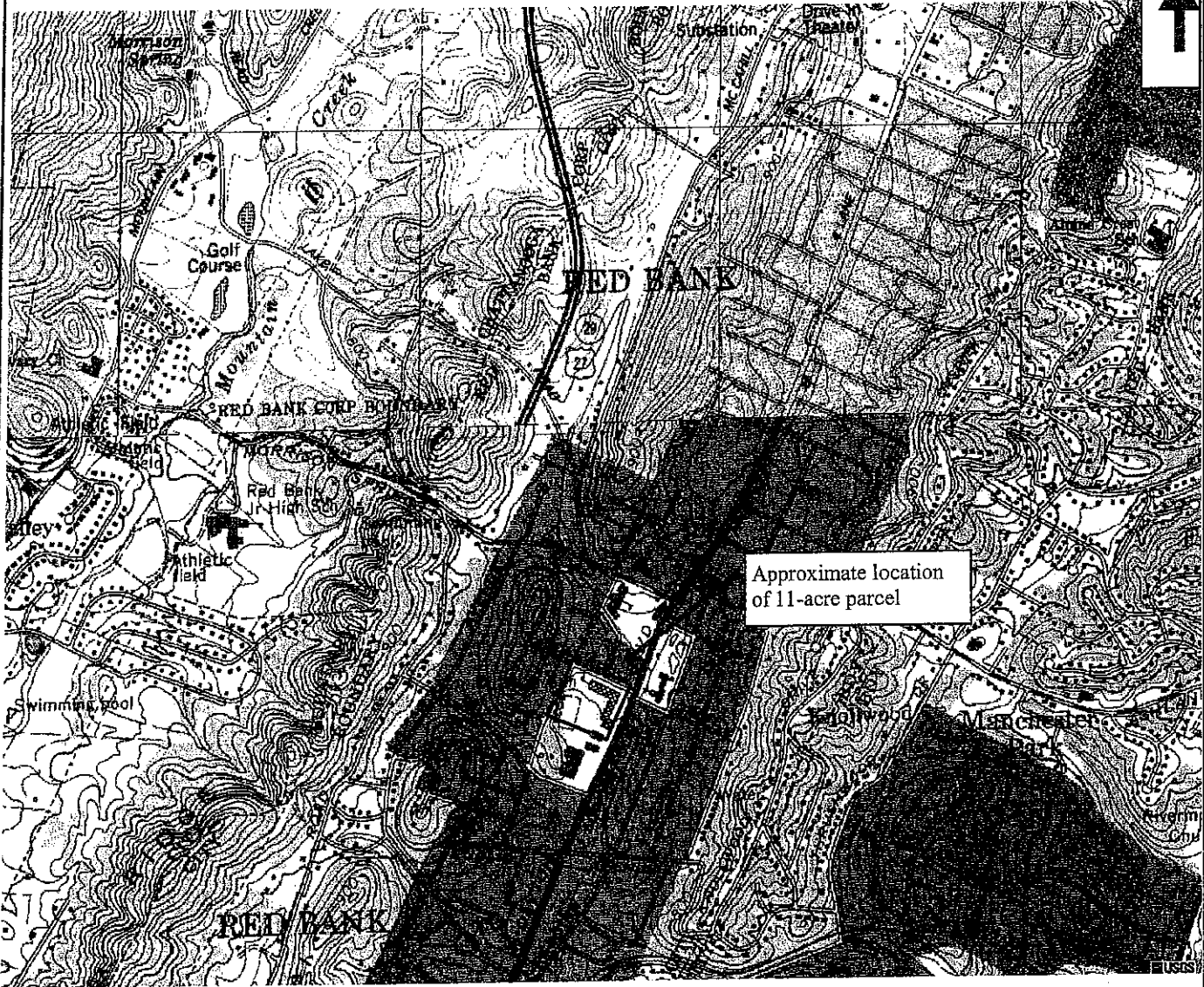


Aerial and parcel boundaries obtained from Hamilton County, TN GIS website.

DATE: 8/20/10	FILE: 1811101220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE -	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1B
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AERIAL LOCATION
PARCELS 126L A 001 and 126L A 001.04
RED BANK, HAMILTON COUNTY, TENNESSEE



SOURCE: USGS map of the Chattanooga, TN topographic quadrangle

DATE: 8/20/10	FILE: 181110220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HOR. SCALE - 1" = 2,250'	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1C
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SITE LOCATION PLAN
PARCEL 109P D 001
RED BANK, HAMILTON COUNTY, TENNESSEE



Aerial and parcel boundaries obtained from Hamilton County, TN GIS website.

DATE: 8/20/10	FILE: 1811101220	DRAWN BY: KLS	CHECKED BY: BB	VERT. SCALE N/A	HORZ. SCALE -	REPORT NO. -	PROJECT NO. 181110220	FIGURE NO. 1D
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AERIAL LOCATION
PARCEL 109P D 001
RED BANK, HAMILTON COUNTY, TENNESSEE

Parcel 109P D 001 GIS Flood Map



- Legend**
- Interstates
 - Railways
 - Roads
 - Parcels
 - LOMA
 - LOMAR
 - Floodways
 - 100 Year Flood
 - 500 Year Flood
 - Water Bodies
 - cover

Scale: 1:6,601

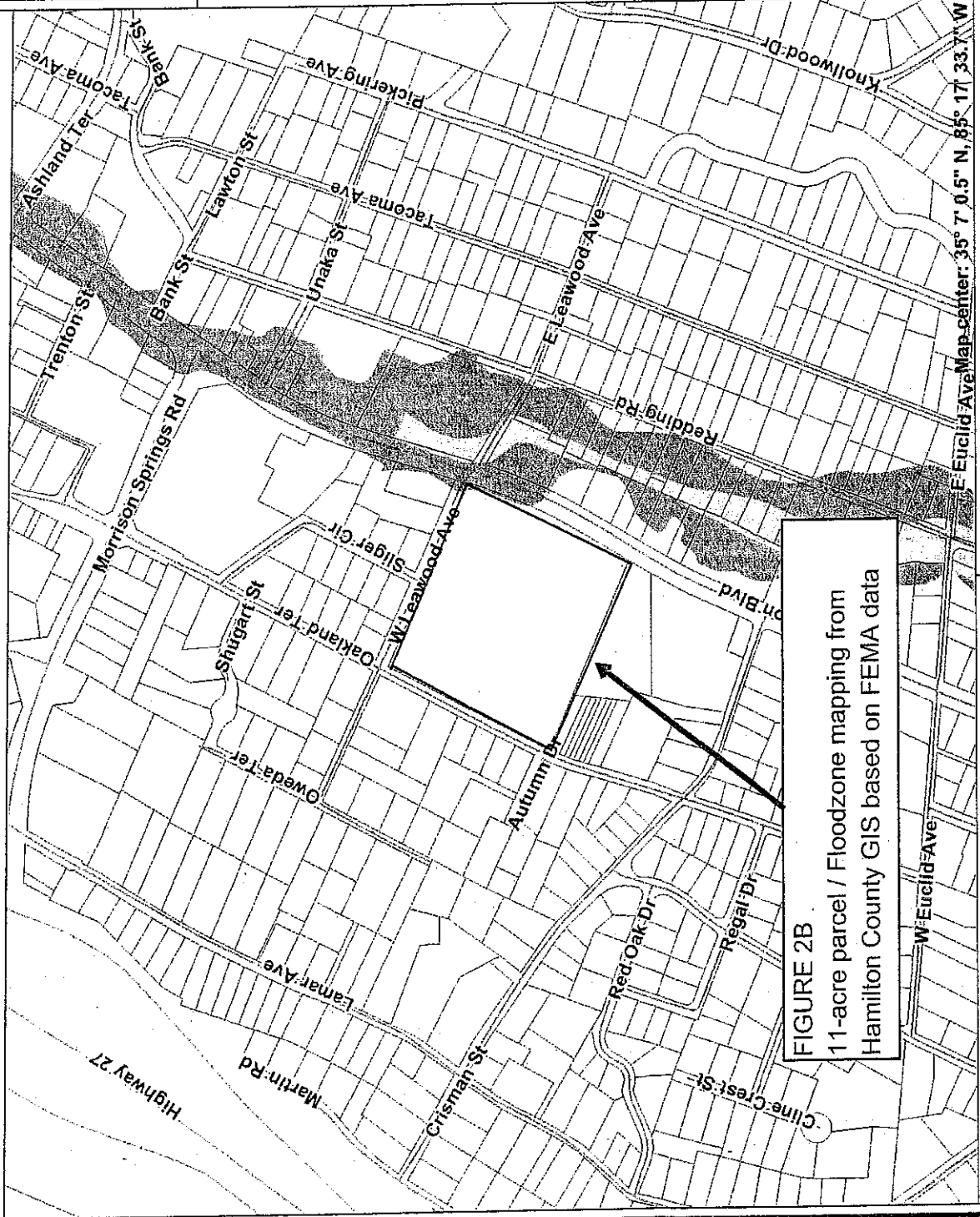


FIGURE 2B
 11-acre parcel / Floodzone mapping from
 Hamilton County GIS based on FEMA data

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Red Bank Parkland Property Conversion
Red Bank, Tennessee
 Project #: 1811-10-220
 Sheet 1 of 5

S&ME
 4291 Highway 58
 Chattanooga, TN 37416

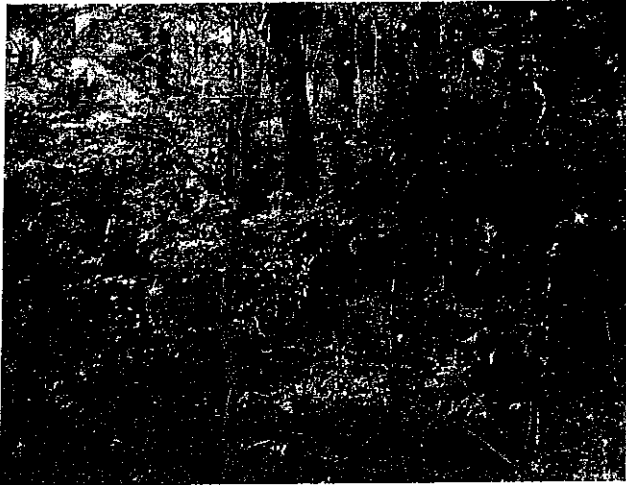
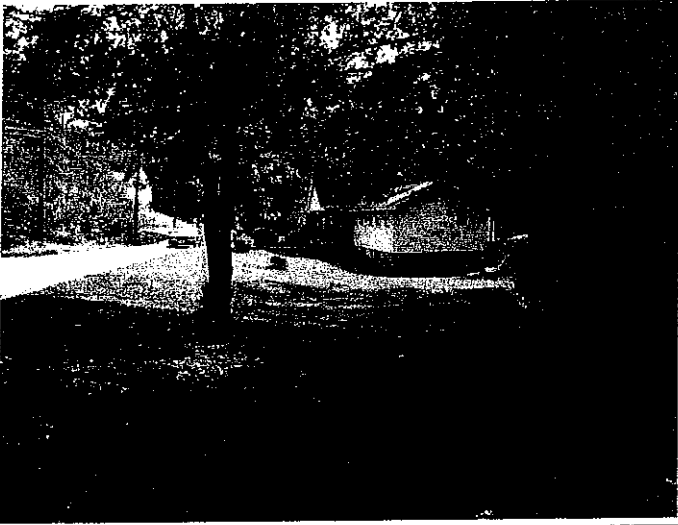
Photo 1		
		Date: 9/28/10 Photographer: Rick Setzer
Location / Orientation	One of the 5-acre parcels (126LA001) from the east looking west	
Remarks	Typical view of the densely wooded parcel	

Photo 2		
		Date: 9/28/10 Photographer: Rick Setzer
Location / Orientation	Off Hamilton Avenue near southeast corner of parcel 126LA001 looking south	
Remarks	View of residential property just south of subject parcel	

Red Bank Parkland Property Conversion
 Red Bank, Tennessee
 Project #: 1811-10-220
 Sheet 2 of 5

S&ME
 4291 Highway 58
 Chattanooga, TN 37416

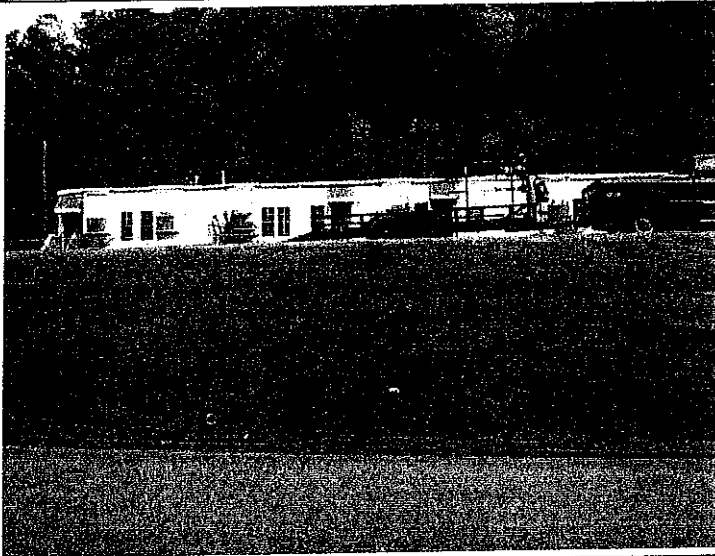
Photo 3		
		<p>Date: 9/28/10</p> <p>Photographer: Rick Setzer</p>
Location / Orientation	From the west looking east	
Remarks	View of childcare center just northeast of one of the 5-acre parcels (126LA001)	


Photo 4		
		<p>Date: 9/28/10</p> <p>Photographer: Rick Setzer</p>
Location/Orientation	From the east looking west	
Remarks	Typical view of the other 5-acre parcel (126LA001.04)	


Photo 5	
	
Date: 3/22/10	
Photographer: Barry Burnette	
Location/Orientation	Near northwest corner of 11-acre school property looking southeast
Remarks	View of subject property parking area and athletic field from West Leewood Ave.

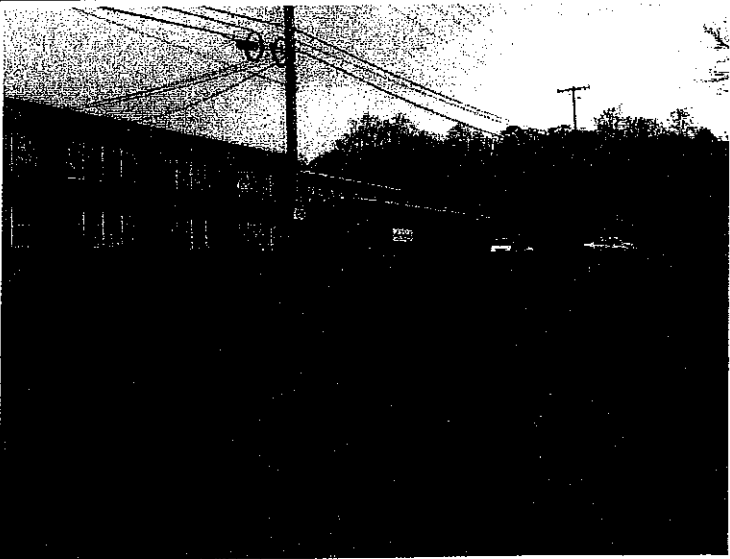
Photo 6	
	
Date: 3/22/10	
Photographer Barry Burnette	
Location/Orientation	Near northeast corner of 11-acre school property looking west-southwest.
Remarks	View of portion of school facing West Leewood Ave.

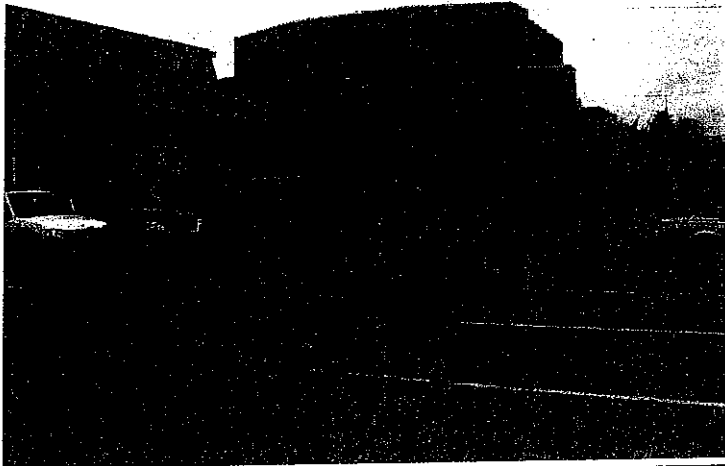

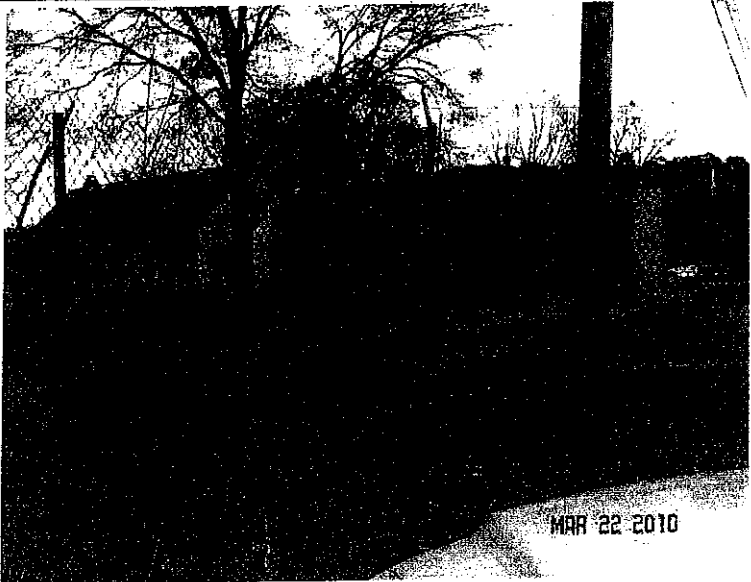
Photo 7		
		Date: 3/22/10 Photographer: Barry Burnette
Location/Orientation	Near southeast corner of 11-acre school property looking northwest.	
Remarks	View of portion of school facing Dayton Boulevard. School gym on left side of Photo and school auditorium on right side of photo.	

Photo 8		
		Date: 3/22/10 Photographer: Barry Burnette
Location/Orientation	Near southeast corner of 11-acre school property to south looking west.	
Remarks	Former service station on adjoining property to the south.	

Red Bank Parkland Property Conversion
Red Bank, Tennessee
Project #: 1811-10-220
Sheet 5 of 5

S&ME
4291 Highway 58
Chattanooga, TN 37416

Photo 9		
		Date: 3/22/10
Photographer: Barry Burnette		
Location/Orientation	From near the northern corner of the 11-acre school property looking northeast	
Remarks	Typical view of residential development along the western and northern boundaries	



TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TN 37243-0442
(615) 532-1550

September 7, 2010

Ms. Kristy Smedley
S&ME
4291 Highway 58, Suite 101
Chattanooga, Tennessee 37416

RE: NPS, PARK LAND PROPERTY CONVERSION, RED BANK, HAMILTON COUNTY

Dear Ms. Smedley:

The Tennessee State Historic Preservation Office has reviewed the above-referenced undertaking received on Wednesday, August 25, 2010 for compliance by the participating federal agency or applicant for federal assistance with Section 106 of the National Historic Preservation Act. The Procedures for implementing Section 106 of the Act are codified at 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

After considering the documentation submitted, it is our opinion that there are no National Register of Historic Places listed or eligible properties affected by this undertaking. This determination is made either because of the location, scope and/or nature of the undertaking, and/or because of the size of the area of potential effect; or because no listed or eligible properties exist in the area of potential effect; or because the undertaking will not alter any characteristics of an identified eligible or listed property that qualify the property for listing in the National Register or alter such property's location, setting or use. Therefore, this office has no objections to your proceeding with the project. ✓ 7A

If your agency proposes any modifications in current project plans or discovers any archaeological remains during the ground disturbance or construction phase, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. If you are applying for federal funds, license or permit, you should submit this letter as evidence of consultation under Section 106 to the appropriate federal agency, which, in turn, should contact us as required by 36 CFR 800. If you represent a federal agency, you should submit a formal determination of eligibility and effect to us for comment. You may direct questions or comments to Jennifer M. Barnett (615) 741-1588, ext. 105. This office appreciates your cooperation.

Sincerely,

E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

EPM/jmb



August 20, 2010

AUG 24 2010

0606

Ms. Mary Jennings
U.S. Fish and Wildlife Service
446 Neal Street
Cookeville, TN 38501

No significant impacts to wetlands are anticipated from this proposal. No federally listed endangered or threatened species, or habitat suitable for such species, are known to exist in the project area.

Subject: Request for Comments
Red Bank Property Conversion
Red Bank, Hamilton County, Tennessee
S&ME Project 1811-10-220

PA Mary E Jennings 8/31/10
Field Supervisor Date
U.S. Fish and Wildlife Service
Cookeville, TN 38501

Dear Ms. Jennings:

On behalf of the City of Red Bank and the Hamilton County Department of Education, S&ME, Inc. (S&ME) is requesting comments from your agency for a proposed park land property conversion. Hamilton County Department of Education is proposing to use a federally-protected recreational property that comprises approximately 14 acres and belongs to the City of Red Bank for the construction of a new school. The City of Red Bank proposes to substitute the lost recreational acreage with the conversion of three parcels, which together comprise 21 acres, into federally-protected park land.

The locations of the three parcels to be converted are depicted on the attached Figures 1A through 1D. Parcel 126L A 001.04 is an approximately five-acre wooded property that is undeveloped. Parcel 126L A 001 is also an approximately five-acre wooded property that is undeveloped. The easement of an electrical transmission line is located along its western property boundary. Parcel 109P D 001 is an approximately 11-acre parcel that contains the existing Red Bank Middle School. When the new school construction is completed and the school opens, the structures on the existing school property are proposed to be demolished. A portion of this property will be developed with an urban park.

Your written comments have been requested because the property conversion involves federal money from the National Park Service Land, Water, and Conservation Fund. Please feel free to respond by mail at the address below or by email at: kmedley@smeinc.com.

Respectfully submitted,
S&ME, Inc.

Kristy Smedley
Kristy Smedley
Senior Scientist

Attachments: Figures 1A – 1D



STATE OF TENNESSEE

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Resource Management
Natural Heritage Program
7th Floor L&C Annex
401 Church Street
Nashville, Tennessee 37243
Phone 615/532-0431 Fax 615/532-0046

September 10, 2010

HA

Kristy Smedley
S&ME, Inc.
4291 Highway 58, Suite 101
Chattanooga, Tennessee 37416

Subject: Red Bank Property Conversion
Three Parcels, City of Red Bank, Hamilton County
Rare Species Database Review

Dear Ms. Smedley:

Thank you for requesting a rare species database review for the property conversion of three parcels by the Hamilton County School District. Two parcels of undeveloped land will be converted to federally protected park land while a current federally protected parcel with the existing Red Bank Middle School will be used to build a new school.

We have reviewed the state's natural heritage database with regard to the three property locations, and we find that no rare species observations have been reported in the immediate vicinity (one mile radius). Within four miles of the properties the following rare species have been observed:

Type	Scientific Name	Common Name	Global Rank	St. Rank	Fed. Prot.	St. Prot.	Habitat
Invertebrate Animal	Dromus dromas	Dromedary Pearlymussel	G1	S1	LE	E	Medium-large rivers with riffles and shoals w/ relatively firm rubble, gravel, and stable substrates; Tennessee & Cumberland systems.
Invertebrate Animal	Plethobasus cooperianus	Orangefoot Pimpleback	G1	S1	LE	E	Large rivers in sand-gravel-cobble substrates in riffles and shoals in deep flowing water; Cumberland & Tennessee river systems.

Invertebrate Animal	Quadrula intermedia	Cumberland Monkeyface	G1	S1	LE	E	Shallow riffle and shoal areas of headwater streams and bigger rivers, in coarse sand/gravel substrates; Tennessee River system.
Other (Ecological)	Heron rookery	Heron Rookery	GNR	SNR	--	Rare, But Not State Protected	**
Vascular Plant	Aureolaria patula	Spreading False-foxglove	G3	S3	--	S	Oak Woods And Edges
Vascular Plant	Lonicera flava	Yellow Honeysuckle	G5?	S1	--	T	Rocky Woods And Thickets
Vascular Plant	Potamogeton epihydrus	Nuttall's Pondweed	G5	S1S2	--	S	Lake And Streams
Vascular Plant	Scutellaria montana	Large-flowered Skullcap	G3	S2	LT	T	Escarpments, Dry Woods
Vascular Plant	Stylisma humistrata	Southern Morning-glory	G4G5	S1	--	T	Dry Piney Woods
Vascular Plant	Talinum calcaricum	Limestone Fame-flower	G3	S3	--	S	Glades
Vascular Plant	Trillium lancifolium	Narrow-leaved Trillium	G3	S1	--	E	Alluvial Woods And Moist Ravines
Vertebrate Animal	Aimophila aestivalis	Bachman's Sparrow	G3	S1B	--	E	Dry open pine or oak woods; nests on the ground in dense cover.
Vertebrate Animal	Aneides aeneus	Green Salamander	G3G4	S3S4	--	Rare, But Not State Protected	Damp crevices in shaded rock outcrops and ledges; beneath loose bark and cracks of trees and sometimes in/or under logs.
Vertebrate Animal	Ixobrychus exilis	Least Bittern	G5	S2B	--	D	Marshes with scattered bushes or other woody growth; readily uses artificial wetland habitats.
Vertebrate Animal	Percina tanasi	Snail Darter	G2G3	S2S3	LT	T	Sand and gravel shoals of moderately flowing, vegetated, large creeks; upper Tennessee River watershed.
Vertebrate Animal	Rallus elegans	King Rail	G4	S2	--	D	Marshes, upland-wetland marsh edges, flooded farmlands, shrub swamps.
Vertebrate Animal	Tyto alba	Barn Owl	G5	S3	--	D	Open and partly open country, often around human habitation; farms.

We do not believe that the land conversion will impact the above rare species, as the property slated for construction is currently used as a school in an urbanized area. Based on aerial photos, the other two properties may have suitable rare species habitat, but the project description indicates that these parcels

Red Bank Property Conversion, Hamilton County, TN
September 10, 2010
Page 3

will be federally protected as park land. If the park land is later developed we ask that development plans provide consideration for the species listed above. If rare plants are present, please contact our office for guidance on appropriate protective measures. To ensure that legal requirements for protection of state listed rare animals are addressed, development of the site should be coordinated with the Tennessee Wildlife Resources Agency (Rob Todd, rob.todd@tn.gov, 615-781-6577). For protection of federally listed species, developers should contact the US Fish and Wildlife Service, Cookeville, Tennessee Field Office (931-528-6481).

For stabilization of disturbed areas, the Division of Resource Management advocates the use of native trees, shrubs, and warm season grasses, where practicable. Care should be taken to prevent re-vegetation of disturbed areas with plants listed by the Tennessee Exotic Pest Plant Council as harmful exotic plants.

Please keep in mind that not all areas of Tennessee have been surveyed and that a lack of records for any particular area is not a statement that rare species are absent from that area. For information regarding species protection status and ranks, please visit our website at <http://state.tn.us/environment/na>.

Thank you for considering Tennessee's rare species throughout the planning of this project. Should you have any questions, please do not hesitate to contact me at (615) 532-0440 or silas.mathes@tn.gov.

Sincerely,



Silas Mathes
Heritage Data Manager



DEPARTMENT OF THE ARMY
NASHVILLE DISTRICT, CORPS OF ENGINEERS
3701 Bell Road
NASHVILLE, TENNESSEE 37214-2660

August 31, 2010

REPLY TO
ATTENTION OF:

Regulatory Branch

SUBJECT: Reference No. 10-82, Red Bank Property Conversion, Hamilton County, TN.

Kristy Smedley
S& ME, Inc.
4291 Highway 58, Suite 101
Chattanooga, TN 37416

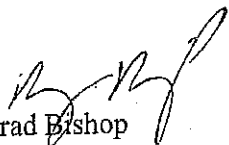
Dear Ms. Smedley:

This is in regard to your August 20, 2010, letter concerning the subject project.

A review of the information provided indicates an activity that would not likely impact waters of the United States. We have no objections provided that you apply for any required permits if you determine that streams or wetlands would be impacted by the project.

We appreciate your awareness of our regulatory program. If you have any question regarding this matter, please contact me at the above address, telephone (615) 369-7500.

Sincerely,


Brad Bishop
Chief, Western Regulatory Section
Operations Division

Kristy Smedley

From: Regan McGahen [Regan.McGahen@tn.gov]
Sent: Monday, September 27, 2010 5:13 PM
To: Kristy Smedley
Cc: Jennifer Innes
Subject: Re: Proposed Red Bank Middle School

Ms. Smedley,

Thank you for the additional maps.

The Division of Water Pollution Control does not have comment on or object to the property conversion proposed by the City of Redbank for the construction of the new Middle School. Our comments on the project as a whole, would primarily be regarding the construction activities that will be taking place. I understand that this division has already done a site visit along with stream/wetland determinations. It is my understanding that the City of Redbank is aware of all permits required for the construction project and understands that all permits must be in place before any construction begins. RA

If you need additional information, please be sure and let me know. For permitting questions, please contact Jennifer Innes at 423-634-5719.

Sincerely,

-Regan

Regan McGahen
Environmental Specialist
TN Dept. of Environment & Conservation
Water Pollution Control
Watershed Management
615-532-1175 (phone)
615-532-0046 (fax)
Regan.McGahen@tn.gov



9/27/2010

<http://www.tn.gov/environment>

>>> On 9/23/2010 at 3:40 PM, "Kristy Smedley" <KSmedley@smeinc.com> wrote:
Regan, please find attached a topographic map figure and an aerial figure that shows the general site boundaries and locations of potential jurisdictional features on the site.

Sincerely,

Kristy Smedley
Senior Scientist

ENGINEERING INTEGRITY.

S&ME, Inc.
4291 Highway 58, Suite 101
Chattanooga, TN 37416
Ph: 423-499-0957
Fax: 423-499-5070
Mobile: 423-595-0501

KSmedley@smeinc.com
www.smeinc.com

9/27/2010



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Remediation
401 Church Street
4th Floor, L&C Annex
Nashville, TN 37243

August 25, 2010

Ms. Kristy Smedley
Senior Scientist
S&ME, Inc.
Highway 58, Suite 101
Chattanooga, TN 37416
423.499.5070
kmedley@smeinc.com

RE: Red Bank Property Conversion
Red Bank, Hamilton County, Tennessee
S&ME Project 1811-10-220

Dear Ms. Smedley:

The Division of Remediation (DoR) has received your request for comments, dated August 20, 2010 regarding the Red Bank Property Conversion in Red Bank, Hamilton County, Tennessee. After reviewing your maps and our project files, we concluded that DoR does not have any sites on or adjacent to the site. ✓/EA

If you have any further questions, do not hesitate to contact Troy Keith, our Chattanooga Field Office manager at troy.keith@tn.gov or (423).634.5755.

Sincerely,


Andy Binford

RAB:TRK:mdd

cc: Chattanooga Field Office
Central Office Files: #33.000



CHATTANOOGA ENVIRONMENTAL FIELD OFFICE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
540 McCALLIE AVENUE, SUITE 550 - STATE OFFICE BUILDING
CHATTANOOGA, TENNESSEE 37402
(423) 634-5745 STATEWIDE 1-888-891-8332 FAX (423) 634-6389

August 30, 2010

Ms. Kristy Smedley, Senior Scientist
S&ME, Inc.
4291 Highway 58, Suite 101
Chattanooga, TN 37416

RE: City of Red Bank and the Hamilton County Department of Education/
Proposed Park Land Property Conversion, Hamilton County, Tennessee
S&ME Project No. 1811-10-220

Dear Ms. Smedley:

The Division of Underground Storage Tanks (Division) has received the correspondence dated August 20, 2010, regarding the referenced City of Red Bank and the Hamilton County Department of Education / Proposed Park Land Property Conversion, Hamilton County, Tennessee. SA

The Division is not aware of any circumstances relative to the UST Program which might adversely affect the City of Red Bank and the Hamilton County Department of Education / Proposed Park Land Property Conversion, Hamilton County, Tennessee as described in the referenced correspondence and attachments.

Should you have additional questions concerning this correspondence, please contact me at (423) 634-5737.

Sincerely,

William Randy Slater

William Randy Slater
Field Office Manager
Division of Underground Storage Tanks

c: Stanley R. Boyd, UST Division Director c/o Ernestine Ellis
Chattanooga EFO - Hamilton County General File

City of Red Bank Hamilton County Department of Education Park Land Property Conversion - 083010.doc



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
RECREATION EDUCATIONAL SERVICES
10th floor - L&C Tower
401 Church Street
Nashville, Tennessee 37243-0454

MEMORANDUM

TO: file

FROM: Bill Avant, Manager GIS/Land Acquisition, RES

BA

DATE: October 13, 2010

SUBJECT: Archaeology review for the CE

Upon my phone call discussion with Mike Moore, Director for the Division of Archaeology, at this time Mark Norton is the reviewer for any project that needs and archaeological review from the Division. Jennifer Barnett is one of the reviewers for the State Historic Preservation Officer (SHPO). Although Jennifer's office is in Archaeology, the two reviews are independent and separate and should be treated as such. With this said, for this particular project, Mike Moore concurs with the SHPO's review and does not feel it necessary to delay this project any further by obtaining a review from the Division.

Documentation of Public Hearing

3/16/10

City of Red Bank, TN

Hamilton County

Project # 47 – 00065

Conversion of portion of Morrison Springs Park

No Negative Comments

See attachment public ad and sign-in sheet

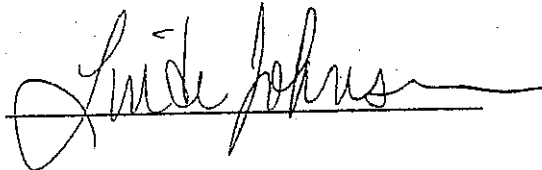
111643
CITY OF RED BANK TN
HEARING

STATE OF TENNESSEE HAMILTON COUNTY

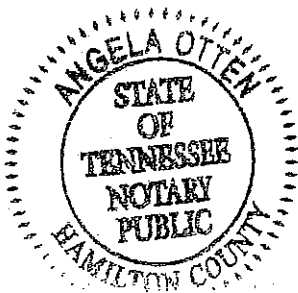
Before me personally appeared Linda Johnson who being duly sworn, that she is the Legal Sales Representative of the "CHATTANOOGA TIMES FREE PRESS" and that the Legal Ad of which the attached is a true copy, has been published in the above said Newspaper on the following dates, to-wit:

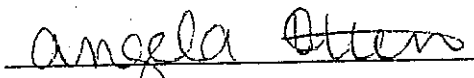
March 5, 2010

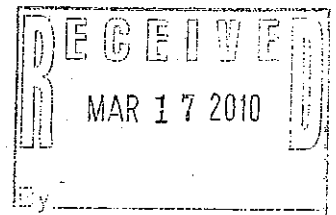
And that there is due the "CHATTANOOGA TIMES FREE PRESS" for publication of such notice the sum of \$81.90 Dollars. (Includes \$10.00 Affidavit Charge).



Sworn to and subscribed before me, this 16th day of March 2010.




My Commission Expires 9/12/2012



Chattanooga Times Free Press

PUBLIC NOTICE

The City of Red Bank hereby gives notice of a Public Hearing to be held at 6 p.m. on Tuesday, March 16, 2010, at the Red Bank Community Center, behind Erlanger North Hospital at 3653 Tom Weathers Drive.

The purpose of the hearing is to receive input from the public concerning a proposed conversion process which could result in a portion of the Morrison Springs Park property being sold to allow for the construction of the proposed Red Bank Middle School.

The conversion process is necessary because the park land in question was improved using funds from the Land and Water Conservation Fund grant.

All interested parties are urged to attend.

Christopher J. Dorsey
City Manager

Wayne Hamill
423-877-1103

Red Bank Board of Commissioners Meeting

Exhibit "A" Public Hearing Date: 3/16/2010

Name	Address	Phone
Charlette Thompson	146 Lynda Dr Chattanooga 37405	875-0049
Judy Frank	Chattanooga.com	886-68
Bernice E. Chandler	304 Calif Ave 37415	(423)400-2703
Carol Smider	4509 Crestview Dr 37415	877-0344
Waymon Smith	4509 Crestview Dr 37415	877-0344
William Campbell	1012 Maywood Ter 37415	423 8108775
DAVID CONTRELL	105 South Dr 37377	503-2299
Carlene Jones	159 Culwell St 37415	408-9959
Rick Smith	3008 Preston Station Dr. Hixson	209-8536
Gary Waters	3938 Windward Ln Saddle Creek TN	37379
Richard Casavant	114 River Point Pk. #M 37377	8865403
Chip Baker	911 Dunsinane Rd Sny 37377	886-1765
Kathy Wood		423-309-2053
Mary SNEED	942 Spruce View Lane 37405	605-2798
Kyila Preston	105 Maryland st. 37405	394-1854
John Preston	105 Maryland st Chattanooga 37405	394-1554
Jay Hager	8651 Frellis Lane Hixson	37343 605 1267
Kathy Bickford	4803 Edinburg Rd Hixson	870-3958
Wade Bickel	4803 Edinburg Rd. Hixson	870-3958
Rick Stewart	5609 Brentwood Dr Chattanooga TN	415-5672
Lurrell Brown	4208A Watson Rd. CHATTA. TN	240-4984
Sherry Iles	3505 Tacoma Ave Chattanooga 37415	468-4149
EDDIE ILES	3505 TACOMA AVE CHATT. TN. 37415	468-4149