

**WILLIAM H. LOCK & ASSOCIATES, INC.**  
**Consulting Forester \* Certified Arborist \* Real Estate Broker**  
**P. O. Box 49571 \* Greensboro, NC 27419**  
**(336) 632-9088**  
**1-888-899-9088 \* www.whlock.com**

INVITATION TO BID BY SEALED BID ON STANDING TIMBER

**SALE DATE: Thursday, September 16, 2010**  
**(Bids opened at my office)**

NORMAN TRACTS – GUILFORD AND ROCKINGHAM COUNTY, NC

TIMBER VOLUMES – 79.9 +/- acres (clear-cut)

<u>Timber Species</u>	<u>Est. Vol.</u>	<u>BdFt/Tree</u>
Virginia Pine	194,690	112
Shortleaf Pine	16,290	157
Yellow Poplar	453,190	304
Red Oak	108,560	244
White Oak	116,050	249
Sweetgum	28,680	198
Hickory	61,650	157
Sycamore	2,450	117
Maple	18,170	98
Ash	1,360	136
Miscellaneous	2,660	86
Totals	1,003,750	200

Pine Pulpwood was estimated at 131 Cords and Hardwood Pulpwood was estimated at 193 Cords. No topwood or crownwood is included in these numbers.

This information is supplied for your information only. I do not guarantee any volumes or acreage. Volumes were calculated using International Log Rule, FC 78. Pine Sawtimber was estimated to an 8" top and Hardwood Sawtimber was estimated to a 10" top. Volume estimates are based on seventy-seven (77) 1/10<sup>th</sup> acre field plots.

**LOCATION:**

These tracts are located in southwestern Rockingham County and northwestern Guilford County near the intersection of Lake Brandt Road and US 158. See attached location maps.

*Clifton Norman 8-16-10*



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Norman Tracts - Timber Sale

Sale Date: Thursday – September 16, 2010: Bids opened at my office

**BIDS:**

The Norman Tracts are being sold on a lump sum, sealed bid basis. Bids will be accepted by **regular mail** if received by 5:00 pm on Wednesday, September 15, 2010 **OR** bids will be accepted by **email (whlock@whlock.com), telephone (336-632-9088), fax (336-632-9088), or in person** at my office until 11:00 am on Thursday, September 16, 2010. At 11:00 am on Thursday, September 16, 2010 all bids received will be recorded. The successful bidder will be notified within 24 hours of the bid openings. A 10% deposit may be requested to be delivered to William H. Lock & Associates, Inc. within 72 hours of the bid opening. The balance of the sales price is to be delivered at the sale closing which should occur on or before October 14, 2010. The seller reserves the right to refuse or accept any and all bids. Seller will consider all bids. The seller will be responsible for the timber deed preparation, revenue stamps, and forestry consultant fees. The buyer will be responsible for all other closing costs. A \$1,000 performance deposit will be payable at closing and held in a non-interest bearing trust account until satisfactory completion of logging. The performance deposit does not limit the buyer's liability.

**PLACE OF SALE:**

The timber sale will be held at the office of William H. Lock & Associates, Inc. in Greensboro, NC. The office address is 7325 D-2 W. Friendly Avenue, Greensboro, NC 27410. Telephone and Fax: 336-632-9088; [Email-whlock@whlock.com](mailto:whlock@whlock.com)

**CONDITIONS OF SALE:**

1. The Buyer shall have 24 months from the date of the timber deed to cut and remove all merchantable timber within the "Sale Areas". "Creek Buffers" have been marked with blue paint. No blue painted trees are to be harvested. The tract is within the Jordan Lake watershed and buyer agrees to harvest the appropriate timber within these buffers in accordance with these harvesting regulations. The "out" areas have been marked with red paint. No red painted trees are to be harvested and no trees within the "out" areas are to be harvested. No pink flagged trees marking the "sale" boundaries may be cut. The landowner guarantees the sale and harvest boundaries.
2. The Buyer shall access the tract from US 158 or Lake Brandt Road. All access routes will need to be installed and/or maintained according to all North Carolina Best Management Practices and Forest Practice Guidelines. Any existing roadways used must be left in similar condition at the completion of the harvesting operation, reasonable wear and tear accepted, as they were at the beginning of the harvesting operation. Call W.H. Lock if questions concerning access routes. On the small tract on US 158, Buyer agrees to give a three weeks notice to allow for moving the cows and Buyer agrees to protect and immediately repair any functioning fencing of damaged as a result of the harvesting.

*Cliff Norman* 8-16-10



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Norman Tracts - Timber Sale

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3. The Buyer is responsible for maintaining a clean site. No equipment parts, trash, tires or other debris shall be left on the property. It shall be the Buyer's responsibility to clean up any hazardous material or chemical waste spills including but not limited to Diesel Fuel, Hydraulic Fluid, Machine Oil, and/or Gasoline upon the subject property. Responsibility will include any required remediation including but not limited to the removal of contaminated soils.
4. Harvesting operations must not interfere with any farming operations and farming operations must not interfere with any harvesting operations. Decking, loading or hauling will not be permitted in any existing open fields or pastures immediately adjacent to the timber unless approved by William H. Lock & Associates, Inc. If approved, open areas must be free of logging debris, smoothed when completed, and re-seeded if necessary.
5. The Buyer is responsible for following all Federal, State, and local regulations regarding timber harvesting activities. If required, Buyer is responsible for obtaining any necessary permits or licenses required for the timber harvesting operation. All logging operations must conform to North Carolina Best Management Practices, Forest Practices Guidelines, and any applicable water quality or river basin rules. In the event that a non-compliance situation is identified on the tract as a result of the harvesting operation, William H. Lock & Associates, Inc. will have the express right to suspend the harvesting operation until the situation is brought into compliance. No trees or other logging debris shall be left in or across the property boundary, sale cutting lines or access roads and paths.
6. No flagged or painted trees denoting the property and/or sale boundary shall be cut and no trees outside the boundary lines shall be cut. If trees marking the property lines or sale boundary are cut, North Carolina timber trespass laws may apply. No trees shall be cut to fall on a neighboring landowner's property or where potential damage may occur. If existing property corners are damaged or removed as a result of the harvesting operation, Buyer agrees to replace the markers at the correct surveyed location at their own expense.
7. Buyer agrees to notify William H. Lock & Associates, Inc., P. O. Box 49571, Greensboro, NC 27419 at least 3 days in advance of the beginning of the harvesting operation and at least 3 days in advance of the completion of the harvesting operation. Buyer is required to complete a pre-harvest inspection with WHL & Associates, Inc. prior to beginning the harvesting operation.
8. Seller or their Agent reserves the right, in its sole discretion, to require the termination of all timber harvesting in the event that weather conditions cause the land to become so wet that continued logging will cause excessive site damage and rutting.

*Clifton Norman* 8-16-10



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Norman Tracts – Timber Sale

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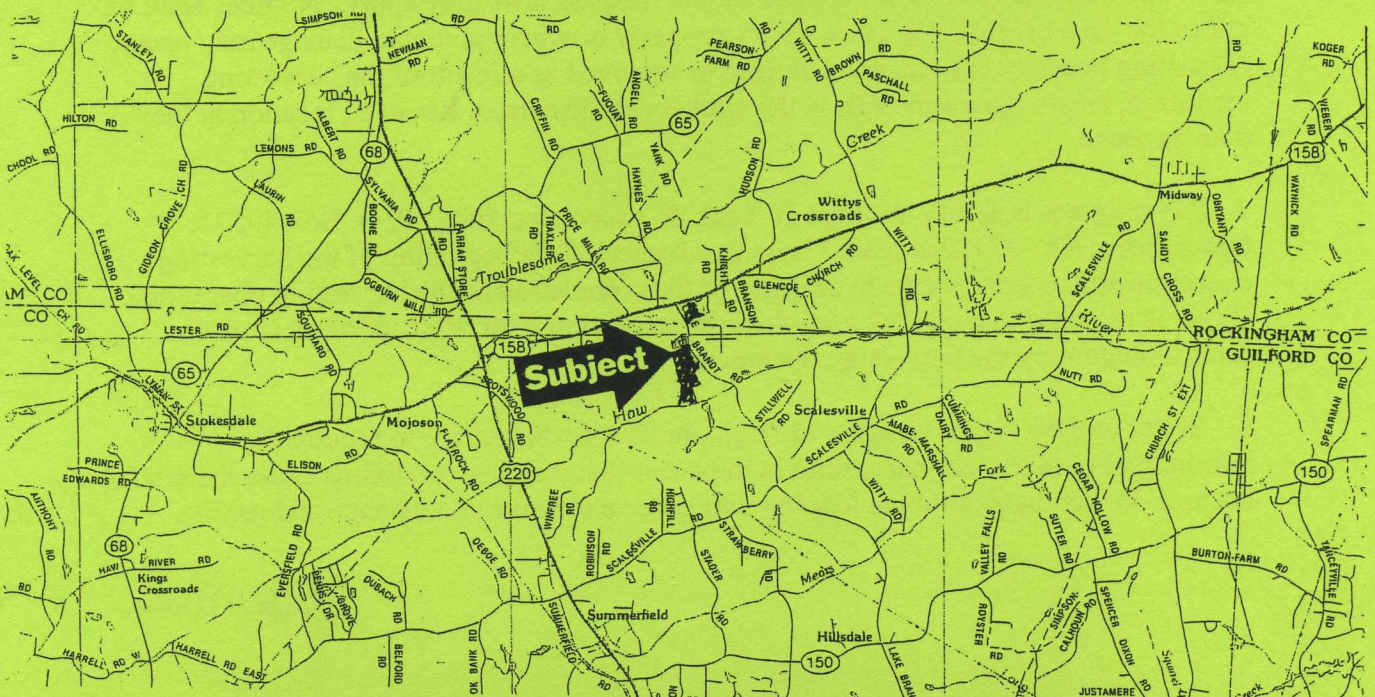
Seller agrees to extend the cutting time automatically for the number of days of required termination if he exercises this item. If work is allowed to continue during the determination process, Buyer agrees to repair any excessively rutted areas.

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

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

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

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



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NORTH TRACT



- \* PROPERTY LINES FLAGGED PINK
- \* CREEK BUFFERS PAINTED BLUE
- \* DUT AREAS PAINTED RED

PINK FLAGGING DOWN ROAD IS SALE BOUNDARY



# TIMBER SALE MAP

SCALE: 1" = 660'  
 DATE: 7/30/10

APPROVED BY:  
 DRAWN BY: *JON DALNO, L.R.*  
 REVISED:

William H. Lock & Associates, Inc.  
 P. O. Box 49571  
 Greensboro, NC 27419  
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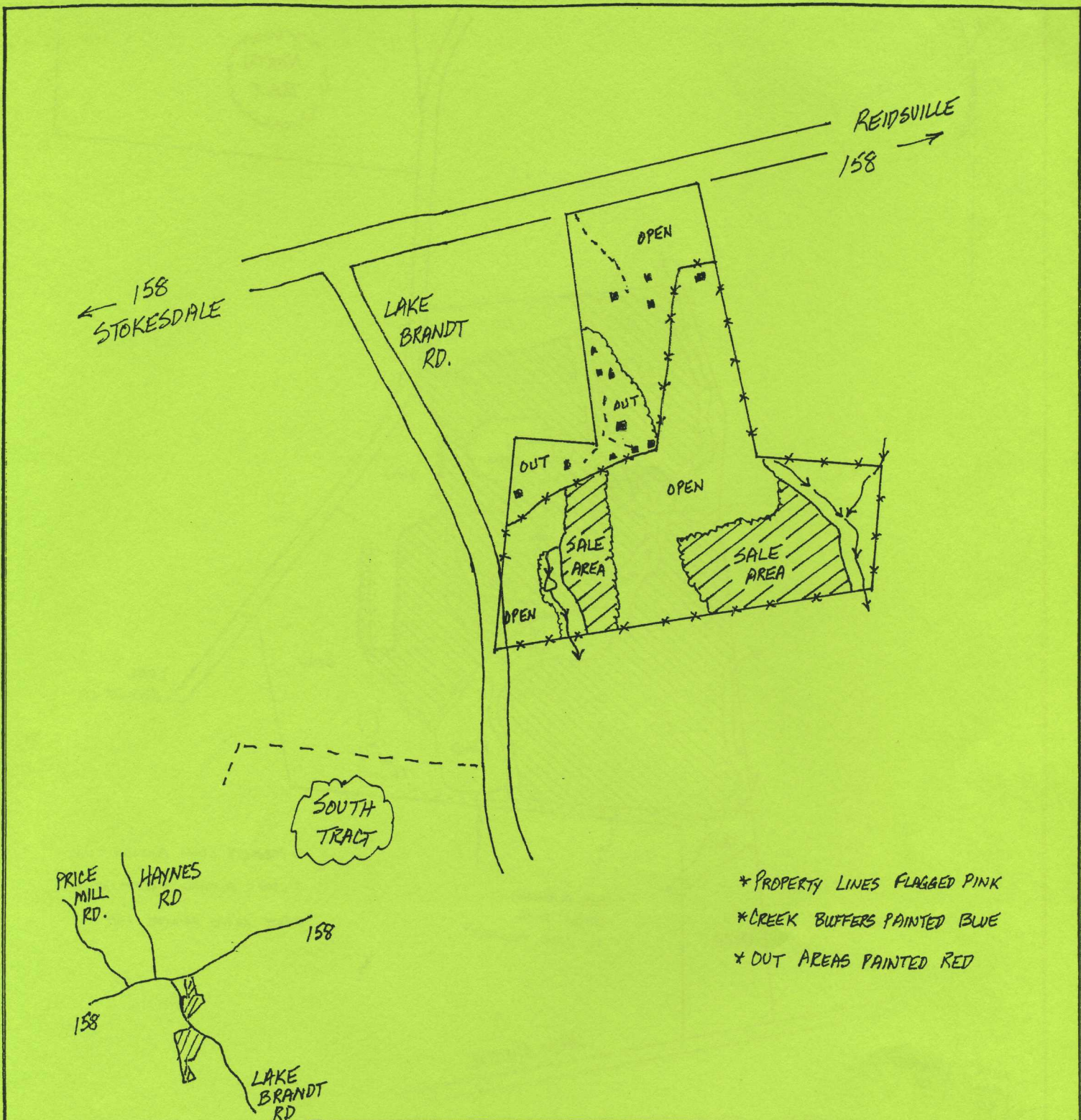
NORMAN - SOUTH TRACT - GUILFORD CO., NC

DRAWING NUMBER

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

*Clifton Norman 8-16-10*





# TIMBER SALE MAP

SCALE: 1" = 660'

APPROVED BY:

DRAWN BY *WHL*

DATE: 8-2-10

REVISED

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*NORMAN-NORTH TRACT-ROCKINGHAM Co.*

DRAWING NUMBER

*Chelan Norman 8-16-10*