

livingston78@outlook.com

From: Charles Ridlehuber <ed@doetn.com>
Sent: Tuesday, December 12, 2023 1:36 PM
To: Brent Fowler; Andrew Livingston
Subject: Re: Follow up

Hey Brent,

Thanks for following up. I'm talking with the folks who are doing our master plan on how to message this to the board since there will be a recommendation to purchase property for a training facility. I'll keep you posted.

Charles Ridlehuber, CPRP
Executive Director
Doe Mountain Recreation Authority
1203 Harbin Hill Rd
Mountain City, TN 37683
(888)211-9160
www.doetn.com
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EXHIBIT B.1



From: Brent Fowler <brent.sfowler@gmail.com>
Sent: Tuesday, December 12, 2023 12:05 PM
To: Charles Ridlehuber <ed@doetn.com>; Andrew Livingston <livingston78@outlook.com>
Subject: Follow up

Hey Charles,

Thanks for stopping by. Here are some links for the property with more details.

https://www.zillow.com/homedetails/271A-Pedro-Shoun-Ln-Mountain-City-TN-37683/2055894247_zpid/

https://drive.google.com/drive/folders/16P_82Vc7BDyVW3LkF5Tn9-v7WapMFg1U?usp=sharing

Quick note, we don't have a "realtor" for this property, we just used a listing agency, so feel free to ping us with any questions.

I'll swing by Thursday and we can look at trail 22 if you're available.

-Brent

 Call/text/whatsapp

livingston78@outlook.com

From: Charles Ridlehuber <ed@doetn.com>
Sent: Wednesday, April 3, 2024 9:01 AM
To: Andrew Livingston; Brent Fowler
Cc: Brie D Novack
Subject: Re: Next Steps - Property

Hey Andrew,

It would be great if you could put a contract together. Thank you!

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EXHIBIT B.2



From: Andrew Livingston <livingston78@outlook.com>
Sent: Tuesday, April 2, 2024 5:02 PM
To: Charles Ridlehuber <ed@doetn.com>; Brent Fowler <brent.sfowler@gmail.com>
Cc: Brie D Novack <admin@doetn.com>
Subject: Next Steps - Property

Charles,

Hope all is well. I spoke with Brent today and he mentioned you received approval from the board to move forward with the master plan and the purchase of the property. Congrats, exciting times are ahead for your group.

Do you have a contract for the property purchase or would you prefer I put one together. Alternatively, I can have walker title put together a contract.

I am going to get the surveyor scheduled and will keep you updated.

Regards,

Andrew Livingston
[REDACTED]

From: Charles Ridlehuber <ed@doetn.com>
Sent: Friday, February 16, 2024 3:17 PM
To: Andrew Livingston <livingston78@outlook.com>; Brent Fowler <brent.sfowler@gmail.com>
Cc: Brie D Novack <admin@doetn.com>
Subject: Re: Property

Hey Andrew,

Thank you for your response. We have an appraisal scheduled for Tuesday, a crucial step in the purchase process. We will inform you of any significant developments or updates as they arise.

Have a great weekend!

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From: Andrew Livingston <livingston78@outlook.com>
Sent: Friday, February 16, 2024 2:47 PM
To: Charles Ridlehuber <ed@doetn.com>; Brent Fowler <brent.sfowler@gmail.com>
Cc: Brie D Novack <admin@doetn.com>
Subject: RE: Property

Charles,

Thaks for your LOI. Look forward to working out the final details. More as a formality see attached.

Regards,

Andy

From: Charles Ridlehuber ed@doetn.com
Sent: Wednesday, February 14, 2024 3:17 PM
To: Andrew Livingston livingston78@outlook.com; Brent Fowler brent.sfowler@gmail.com
Cc: Brie D Novack <admin@doetn.com>
Subject: Re: Property

Gentlemen,

Please see the attached letter of intent. The amount is four percent less than the asking price since we will not be using a realtor. Let me know if you have any questions.

Sincerely,

Charles Ridlehuber, CPRP
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From: Andrew Livingston <livingston78@outlook.com>
Sent: Monday, February 12, 2024 3:37 PM
To: Charles Ridlehuber <ed@doetn.com>; Brent Fowler <brent.sfowler@gmail.com>
Subject: RE: Property

Charles,

Your numbers are correct.

The county is mixing up the small farmhouse we recently sold with the overall parcel. The parcel number and map number are correct 053 111.00 (I don't think they have assigned a new parcel number to the small piece of land you found which was sold late last year??). The county will need to assign a new address to the small farmhouse we sold I guess and possibly a new parcel identifier?

If you are looking for something for the LOI I would use 271A Pedro Shoun +/- 80 acres to be split off from parcel 053 111.00 owned by Doe Valley Campground LLC. We have been marketing the property at 271 "A".

Andy

From: Charles Ridlehuber <ed@doetn.com>
Sent: Monday, February 12, 2024 10:53 AM
To: Brent Fowler <brent.sfowler@gmail.com>; Andrew Livingston <livingston78@outlook.com>
Subject: Re: Property

Brent,

Do you have the property information? Attached is what I found online but this doesn't look right.

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From: Charles Ridlehuber <ed@doetn.com>
Sent: Friday, February 9, 2024 3:28 PM
To: Brent Fowler <brent.sfowler@gmail.com>; Andrew Livingston <livingston78@outlook.com>
Subject: Re: Property

Brent,

I'll be sending you and Andrew a letter of intent early next week. Have a great weekend!

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From: Brent Fowler <brent.sfowler@gmail.com>

Sent: Tuesday, February 6, 2024 3:39 PM

To: Charles Ridlehuber <ed@doetn.com>; Andrew Livingston <livingston78@outlook.com>

Subject: Re: Property

Nope! Zero issues. We did a survey on the full 110 acre we can share if you want and have title insurance.

Copied Andy on this email. Andy will send you over the new property lines we're thinking.

Let me know if you need anything else.

-Brent

On Tue, Feb 6, 2024, 3:25 PM Charles Ridlehuber <ed@doetn.com> wrote:

Brent,

The board asked for me to get a restricted appraisal on the 80 acres. Do you foresee any problems?

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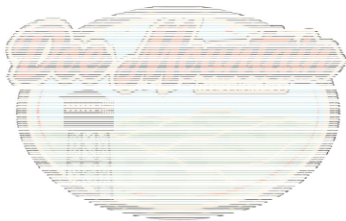
livingston78@outlook.com

From: Charles Ridlehuber <ed@doetn.com>
Sent: Thursday, May 2, 2024 9:53 AM
To: Andrew Livingston; Brent Fowler
Subject: Re: 2 acre parcel separate from LWCC

I think you are correct.

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EXHIBIT B.3



From: Andrew Livingston <livingston78@outlook.com>
Sent: Wednesday, May 1, 2024 4:41 PM
To: Charles Ridlehuber <ed@doetn.com>; Brent Fowler <brent.sfowler@gmail.com>
Subject: RE: 2 acre parcel separate from LWCC

Ok, thanks. Also, from the email below it doesn't even sound like you need two separate parcels. Just a "site map" showing the difference.

Thanks
Andy

From: Charles Ridlehuber <ed@doetn.com>
Sent: Wednesday, May 1, 2024 8:20 AM
To: Brent Fowler <brent.sfowler@gmail.com>; Andrew Livingston <livingston78@outlook.com>
Subject: Fwd: 2 acre parcel separate from LWCC

Gentlemen,

It sounds like we just need to block off the two acres on the 80-acre site map. No need to survey 82 acres. See below.

Thanks,
Charles

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From: Nate Halubka <nate.halubka@mcgillassociates.com>
Sent: Wednesday, May 1, 2024 8:08:44 AM
To: Charles Ridlehuber <ed@doetn.com>; Mike Norris <Mike.Norris@mcgillassociates.com>; James Ford <James.Ford@mcgillassociates.com>
Cc: Brie D Novack <admin@doetn.com>
Subject: RE: 2 acre parcel separate from LWCC

Charles,
You don't have to get a separate appraisal. All you have to do is on the site map block out the 2 acres and then use the price per acre amount that's listed in the appraisal and remove that valued amount from the overall cost of the LWCF request.

I don't know what the cost of the land is but here's a simple example:
Yellowbook appraisal of 80 acres is \$400,000
Price per acre is \$5,000

LWCF project \$390,000
LWCF grant request \$195,000

Note in the grant. 2 acres within the appraised parcel will be purchased by the Park but not included in the LWCF project as the site will contain a lodge.
Thanks,



Nate Halubka
Project Consultant
McGill Associates, PA
5400 Trinity Road, Suite 107, Raleigh, NC 27607
D 919-378-9111 x 297
C [REDACTED]
Nate.Halubka@mcgillassociates.com
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From: Charles Ridlehuber <ed@doetn.com>
Sent: Tuesday, April 30, 2024 12:48 PM
To: Mike Norris <Mike.Norris@mcgillassociates.com>; Nate Halubka <nate.halubka@mcgillassociates.com>; James Ford

<James.Ford@mcgillassociates.com>

Cc: Brie D Novack <admin@doetn.com>

Subject: 2 acre parcel separate from LWCC

Gentlemen,

As you know, we have a contract on 80 acres with plans to exclude 2 acres for lodging. Below is the information from NPS. We thought it might be better to add two acres rather than exclude them, so we don't have to get another appraisal. Please let me know what your thoughts are.

If DMRA plans to purchase the entire property but excludes 2 acres from the LWCF boundary, LWCF will not reimburse for the full price DMRA paid for the acreage. A before and after appraisal needs to include all the acreage, then the acreage without the 2 acres. LWCF only pays for what is included in the boundary and not for something with no LWCF outdoor recreation benefit.

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