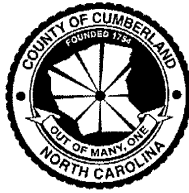


JEANNETTE M. COUNCIL
Chairman

KENNETH S. EDGE
Vice Chairman

CHARLES E. EVANS
MARSHALL FAIRCLOTH
JIMMY KEEFE
BILLY R. KING
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CUMBERLAND
★ **COUNTY** ★
NORTH CAROLINA

BOARD OF COMMISSIONERS

CANDICE WHITE
Clerk to the Board

KELLIE BEAM
Deputy Clerk

MEMORANDUM

TO: Facilities Committee Members (Commissioners Edge, Evans, and King)

FROM: Kellie Beam, Deputy Clerk to the Board

DATE: November 26, 2014

SUBJECT: Facilities Committee Meeting – December 4, 2014

There will be a regular meeting of the Facilities Committee on Thursday, December 4, 2014 at 8:30 AM in Room 564 of the Cumberland County Courthouse.

AGENDA

1. Approval of Minutes – November 6, 2014 Meeting **(Pg. 2)**
2. Consideration of Approval of Request to Install LED Sign for Public Health Center **(Pg. 14)**
3. Consideration of Approval of Lease Renewal for NC Department of Agriculture and Consumer Services for Office Space Located in the Charlie Rose Ag-Expo Center **(Pg. 21)**
4. Consideration of Approval of Land Purchases for Overhills Sewer Project **(Pg. 22)**
5. Other Items of Business **(NO MATERIALS)**

cc: Board of Commissioners
County Administration
County Legal
County Department Head(s)
Sunshine List

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CUMBERLAND COUNTY FACILITIES COMMITTEE
COURTHOUSE, 117 DICK STREET, 5TH FLOOR, ROOM 564
NOVEMBER 6, 2014 - 8:30 A.M.
MINUTES

MEMBERS PRESENT: Commissioner Billy King, Chairman (arrived at 8:35 a.m.)
Commissioner Charles Evans
Commissioner Kenneth Edge

OTHER COMMISSIONERS
PRESENT: Commissioner Jimmy Keefe

OTHERS PRESENT: Amy Cannon, County Manager
James Lawson, Deputy County Manager
Melissa Cardinali, Assistant County Manager for Finance /
Administrative Services
Sally Shutt, Governmental Affairs Officer
Rick Moorefield, County Attorney
Jeffery Brown, Engineering and Infrastructure Director
Vicki Evans, Finance Accounting Manager
Sheriff Earl Butler, Sheriff's Office
Ronnie Mitchell, Sheriff's Office
Jim Lyde, Forestry Service
Candice White, Clerk to the Board
Kellie Beam, Deputy Clerk to the Board
Press

Commissioner Kenneth Edge called the meeting to order.

1. APPROVAL OF MINUTES – OCTOBER 2, 2014 REGULAR MEETING

MOTION: Commissioner Evans moved to approve the minutes.
SECOND: Commissioner Edge
VOTE: UNANIMOUS (2-0)

2. CONSIDERATION OF APPROVAL OF GRANT OF FRANCHISE FOR
OPERATION OF COURTHOUSE AND DSS SNACK BARS

BACKGROUND:

Shana B. Yi Lee and Jae Yong Yi Lee have been operating the snack bar in the Courthouse since 2003 and at DSS since 2008 under a franchise granted by the Board of Commissioners. The franchise expired September 30, 2014, but has a continuation provision subject to the approval of the Board of Commissioners. Finance Office reports that the franchisee is current on all financial obligations under the franchise and the

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franchise fees received by the County for the combined Courthouse and DSS snack bars for the past two fiscal years and the first two months of the current fiscal year have exceeded the minimum required payments by an average of \$50.37 per month.

Grant of the continuing franchise will require two readings.

RECOMMENDATION/PROPOSED ACTION:

Consider whether to extend the franchise agreement on the same term; to extend the franchise agreement with modified terms; or to discontinue the franchise agreement and solicit proposals from additional vendors.

Rick Moorefield, County Attorney, reviewed the background information and recommendation recorded above and responded to questions. Mr. Moorefield stated the franchise fee that has been paid has consistently been about \$50.00 more than the minimum franchise fee which is about 10% higher. Mr. Moorefield stated the DSS Snack Bar does not do quite as well as the Courthouse Snack Bar. Mr. Moorefield stated Mr. Lee has had a franchise agreement with DSS since 2006 and the Courthouse franchise since 2002.

James Lawson, Deputy County Manager, stated there were some questions about customer convenience and the availability of a machine to process debit/credit card transactions. Mr. Lawson stated Mr. Lee indicated he had not had any complaints or requests or demands for a debit/credit card machine. Mr. Lawson stated once he told Mr. Lee there was some talk about not having a debit/credit card machine he turned right around and coordinated with his bank to have the debit/credit card machine installed at DSS. Mr. Lawson stated Mr. Lee is waiting for a line to be installed downstairs of the Courthouse and the debit/credit card machine should be in place within the next couple of weeks.

Commissioner Edge asked if the \$50 extra that is paid each month is based on revenue. Mr. Moorefield replied in the affirmative and stated the payment is based on gross revenue. Mr. Moorefield indicated the minimum franchise fee is \$500 per month at each location.

Commissioner Keefe stated he feels customers utilize debit/credit cards more often than not and he feels the snack bars should be taking debit/credit cards. Commissioner Keefe further stated working on a cash basis makes it harder to track receipts and if debit/credit cards were taken it would be easier to track sales. Commissioner Keefe stated \$500 a month seems like a very inexpensive rent/commission for a 1,000 square foot space in this area. Commissioner Keefe stated he just wants to make sure this is the best use of that space in the courthouse.

Mr. Lawson stated since he has been here in the mid 1990's he has seen Mr. Lee make some significant changes as far as the products available to the public. Amy Cannon,

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County Manager, stated she agrees the rent is low but the hours of operation are limited to Monday through Friday from 7:30 a.m. to 3:00 p.m. because after the lunch time rush there is not much traffic through that area.

Commissioner Edge asked if audited statements are required. Mr. Moorefield stated the County does have the means to require Mr. Lee to provide financial records since this is a franchise agreement not a lease. Ms. Cannon stated Mr. Lee does bring cash register tapes to document his sales but there has not been any follow up or review.

Mr. Moorefield stated according to his knowledge, this space has not been advertised or bid out in the Courthouse since 2002 and further stated there have not been any issues of deficiencies with performance.

Commissioner Evans stated he feels it is only fair to businesses and the people that are served that we make sure we are getting the best out of the space. Commissioner Evans further stated he feels before the County commits to another franchise agreement that we look into possibly considering bidding it out and looking at other options if anyone else is interested in the space.

Commissioner Edge stated he would like to suggest rather than a three-year agreement that the County consider a one year agreement giving Mr. Lee the opportunity to use debit/credit cards and at the end of the one year we bid the space out for anyone else that may be interested. Commissioner Edge further stated if Mr. Lee wanted to be a part of the bidding process that would be fine but it would also give others the opportunity if interested.

Ms. Cannon stated there was a vendor before Mr. Lee, the Dogwood Deli, but due to low sales volume the Dogwood Deli ended the agreement. Ms. Cannon stated Mr. Lee was the only one that submitted a proposal to operate the deli. Ms. Cannon further stated during this time period she has only been approached by one other vendor about the space and stated this vendor sells prepackaged sandwiches in a refrigerator. Ms. Cannon stated Mr. Lee has done a good job in providing nutritional alternatives and healthy options other than sandwiches such as salads and fruits.

Commissioner Evans stated he is not saying the service being provided at this point is not good service but he feels sometimes competition is a good thing and even though we feel Mr. Lee is doing a good service for us it could possibly be better. Ms. Cannon stated if the committee gives Mr. Lee a one year extension the Finance Department could work with Mr. Lee about the documentation of his sales.

MOTION: Commissioner Edge moved to recommend to the full board consideration of approval to extend the franchise agreement for operation of the Courthouse and DSS snack bars until September 30, 2015 and then look into bidding it out.

SECOND: Commissioner Evans

VOTE: UNANIMOUS (3-0)

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3. CONSIDERATION OF FUNDING IN THE AMOUNT OF \$75,500 FOR FORENSIC LAB SERVICES

BACKGROUND:

This request addresses a critical need for the safety of the citizens of Cumberland County and the efficiency of the administration of justice here. A careful and detailed study of the factors affecting the administration of justice in Cumberland County which Sheriff Butler directed, commencing nearly two (2) years ago, ultimately involving the Office of the District Attorney, the City of Fayetteville (particularly including the Fayetteville Police Department) and others led to the inexorable conclusion that a primary obstacle to the efficient administration of justice in Cumberland County is the unavailability of forensic laboratory services, particularly those devoted to drug identification and the quantitative and qualitative analysis of narcotics and other drugs and the inability to analyze impairing substances contained in the blood of suspects, including drugs and blood alcohol content from samples drawn from suspects.

Often, cases are dismissed, lost or substantially delayed because of the inability of the District Attorney's Office to receive admissible reports of such analysis. Such results and such circumstances have become particularly burdensome and virtually intolerable.

The State Crime Laboratory has been brought into question with respect to its competence and reliability, but more often, the sheer volume of cases submitted to the laboratory causes delays of many months and often years in order to receive the reports and to obtain a witness to testify as to those findings. As a result of the circumstances, District Attorney Billy West and his assistants, G. Robert Hicks, and B. Worth Paschal have worked closely with the Sheriff's Office and the Police Department in analyzing the problems and potential remedies. We have explored the possibility of opening a local laboratory funded solely by the political units or subdivisions, and maintaining the staff and equipment for such a forensics laboratory. That exploration led ineluctably to the conclusion that while desirable, equipping, staffing and maintaining the equipment and staff for such a venture was cost prohibitive, requiring the investment of millions of dollars and a substantial delay in obtaining the necessary staff, equipment, qualifications, accreditation and credentialing.

Of course, the Cumberland County Sheriff's Office provides and maintains laboratory and identification facilities, providing the services not only for the Cumberland County Sheriff's Office but for local municipalities including the towns of Hope Mills, Spring Lake, Eastover, Stedman, Godwin and Falcon. In addition, the personnel of the identification and crime scene investigation unit provide laboratory services and testimony to and for various counties and prosecutorial units throughout the state.

Currently, among other things, the unit has the ability to examine and identify fingerprints through Automated Fingerprint Identification System (A.F.I.S.) as well as the ability to examine and identify ballistics of firearm evidence through the Integrated

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Ballistics Identification System (I.B.I.S.). Several members of the Cumberland County Sheriff's Office have been recognized for their expertise, especially one of our forensic fingerprint examiners, who has had a scholarly article selected for publication this year, and one of the firearms (ballistics expert) examiners, who has been called upon to provide training for others as well as examinations and testimony all across the state.

The Cumberland County Sheriff's Office also maintains a computer forensics laboratory for the purpose of forensic examination of computers, peripherals, and computer operated hardware, firmware, as well as software. The analysis generated from the services has proved to be reliable and beneficial in a number of investigations, including drug activities, gambling, child pornography, molestation, sexual assault, as well as white-collar crime cases.

In addition, the Sheriff's Office maintains an exemplary photographic evidence laboratory with a full time photo lab technician. The services provided to the investigators and prosecutors within the opposite prosecutorial district as well as to other agencies across the State and particularly the municipalities in Cumberland County, include the examination and maintenance of photographic evidence, including still photographs and video graphic evidence.

Recently, N.C. Gen. Statute 8-58.20, governing the admissibility of forensic evidence, has been amended to provide that:

***Forensic analysis**, to be admissible under this section, shall be performed by a laboratory that is accredited by an accrediting body that requires conformance to forensic specific requirements and which is a signatory to the International Laboratory Accreditation Cooperation (ILAC) Mutual Recognition Arrangement for Testing for the submission, identification, analysis, and storage of forensic analyses. The analyses of DNA samples and typing results of DNA samples shall be performed specific requirements and which is a signatory to the ILAC Mutual Recognition Arrangement for Testing. N.C. Gen. Stat. 8-58.20(b) (emphasis added).*

As a result of the requirements under North Carolina evidentiary law as well as constitutional due process concerns, the Cumberland County Sheriff's Office is seeking accreditation for its latent fingerprint analysis and firearms examination laboratories.

More importantly, however, as indicated above, the Prosecutorial District (and the Sheriff's Office) has great need of the capacity to be able to perform testing of forensic drug chemistry, blood alcohol analysis, and blood drug analysis. A profound need for the services exists and demands immediate action in order to facilitate the interest of justice.

Additionally, in light of the significant backlog in the State Crime Laboratory and the difficulty in obtaining chemical analysis of drugs and other controlled substance evidence as well as analysis of controlled substances in blood specimens (including blood alcohol), the Office of the District Attorney has sought and is seeking the assistance of the Cumberland County Sheriff's Office in establishing and maintaining a forensic laboratory for the analysis of controlled substances (identified as a forensic drug laboratory) as well

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as a laboratory for the analysis of blood for suspected alcohol intoxication of accused persons as well as the analysis of blood for those persons suspected of being impaired by controlled substances. Cases have been dismissed for the denial of the defendant's speedy trial rights, and a number of cases have been lost because of the inability to provide the requisite forensic analysis. Remedial action must be taken.

Given the circumstances, we have thoroughly investigated other means of acquiring the forensic services. As a result of this investigatory study, Sheriff Butler, Chief Deputy Wright, District Attorney West and his senior assistants, Chief of Police Medlock, and Ronnie Mitchell have concluded that a public-private contractual relationship would achieve the result sought with regard to the establishment of a laboratory at a fraction of the costs associated with establishing our own laboratory.

As a part of that investigation, we have interviewed other officials and other individuals who have been involved in and experienced similar circumstances. In addition, we have investigated the reliability of various companies and their ability to provide the services so greatly needed. We have visited laboratory facilities, both those maintained by law enforcement agencies and those operated under a contractual relationship.

Premised on this and other investigatory and research methodology, we have concluded and strongly recommend the entry of a contractual relationship with Integrated Forensic Laboratories LLC (IFL), a division of NMS Labs. IFL operates labs which are both freestanding and those which are located in law enforcement facilities, particularly in the State of Texas, although NMS Labs operates national laboratory and testing facilities headquarter in Pennsylvania. For more than 40 years these laboratories have been committed to and have provided professional, state-of-the-art laboratory diagnostic services to and have served the criminal and civil justice system. The company has an excellent reputation and an established record of integrity, accuracy, and economy while maintaining the requisite accreditations and credentialing and providing the services needed to meet or exceed the evolving legal and scientific standards.

Essentially, the model which would provide the type of services needed in Cumberland County would need the entry of a contractual relationship with the company under the terms of which the City of Fayetteville and the County of Cumberland together would pay one half of the calculated operating costs which is the sum of \$25,000 per month or \$12,500 per month each except that the County's monthly obligation would be reduced by \$1,750.00 per month, making the County's expenditure \$10,750.00 per month, in light and in consideration of the County agreeing to allow the company to use the existing laboratory space in the former Day Reporting Center located on Russell Street. (The Fayetteville Police Department has explicitly stated that the City will be ready to proceed no later than January with its financial support for the laboratory.)

For this fiscal year, the lab would require an expenditure of \$75,500.00. The Sheriff's Office has applied and is continuing to apply for funding grants through the Governor's Crime Commission. The Commission has expressed initial and tentative approval of the

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grant, but we do not have any confirmation, accordingly without grant approval we are requesting county funds in the amount of \$75,500.00.

The addition of this laboratory to the services which are already established would enable the County to provide far better forensic services than those which are currently available and would likely assist in the reduction of the court backlogs and even, potentially, in a reduction of the jail population, reducing the effective costs of operations and of establishing the laboratory. Most importantly, this contractual relationship would provide another much-needed and even essential tool to combat crime.

Ms. Cannon stated at the recent Crime Summit there was discussion about creating a lab here in Cumberland County as opposed to using the State Lab to speed up the process with cases that involve forensic lab services. Ms. Cannon stated there has been a group from the District Attorney's office, Sheriff's Office and the City of Fayetteville's Police Department working on an arrangement.

Ms. Cannon recognized Ronnie Mitchell, Sheriff's Office, to present this item. Mr. Mitchell stated the idea of the forensic lab started about three years ago. Mr. Mitchell stated one of the first things Sheriff Butler asked him to do was to look into various means of getting evidence quicker and more efficiently. Mr. Mitchell stated the primary obstacle was that Cumberland County did not have access to forensic services other than the State Lab. Mr. Mitchell stated the forensic services desperately needed in Cumberland County include: drug identification, blood alcohol analysis and blood drug analysis. Mr. Mitchell stated currently there are many cases that are substantially backlogged. Mr. Mitchell stated there are a number of cases either lost or dismissed by the prosecution because of the inability to have the forensic analysis.

Mr. Mitchell stated he initially started looking into the Sheriff's Office operating its own lab in which the County would staff and provide equipment. Mr. Mitchell stated after visiting many other labs he determined this would be very expensive to establish and maintain. Mr. Mitchell stated he learned of NMS Labs, a company that is willing to begin servicing Cumberland County as a private-public partnership in which the City of Fayetteville and Cumberland County would share the cost of running the lab. Mr. Mitchell stated he is currently requesting to initially establish a six month period with NMS Labs. Mr. Mitchell stated his hope would be to commence in December. Mr. Mitchell stated DA Billy West believes this to be absolutely essential to the quality of justice in Cumberland County. Mr. Mitchell stated there have been cases where the quantity of the sample has been maintained in the lab for up to three years. Mr. Mitchell stated they often hear from citizens that justice has been denied because of the inability to get that analysis.

Mr. Mitchell stated the proposal is to place the lab in the former Day Reporting Laboratory which is about 845 square feet, exactly the amount of space NMS Labs needs in order to perform the work. Mr. Mitchell stated the Sheriff and the Chief of Police have

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consulted together on this to provide security to make it an effective and efficient program. Mr. Mitchell stated the private sector would provide the chemical analysts and the equipment which costs about \$500,000 initially. Mr. Mitchell stated NMS Labs is certified and have a similar type contract about to start next month in Forsyth County, North Carolina.

Mr. Mitchell explained the cost for the six-month period would be \$75,500 initially and thereafter it would be about \$12,000 a month minus \$1,750 a month for the use of the lab facility. Mr. Mitchell further stated the \$75,500 would cover services through July and then the cost would be calculated to determine what funding would be needed for the next fiscal year. Mr. Mitchell stated they have applied for some grant funding but have not received the final decision yet.

Mr. Mitchell stated we would still use the State lab for certain things but he feels we can alleviate the problem at the State Lab and give justice back to the citizens of Cumberland County. Commissioner King asked Mr. Mitchell if they looked hard in the Sheriff's Office budget for the \$75,500. Mr. Mitchell stated the Sheriff's Office budget does not have the funds.

Commissioner Edge stated he feels there is no doubt that we need this crime lab. Commissioner Edge stated he hopes that somewhere along the way that we can receive data or statistics to show whether the lab services are really moving court cases along and getting people out of our jail. Commissioner Edge stated he is in favor of moving forward with this item. Mr. Mitchell stated they have specific cases targeted to see if those cases get moved and he will include in the lease if not satisfactory they can terminate the contract within thirty days notice. Mr. Mitchell stated if they can move some cases they could possibly save as much as 30-40% of the cost incurred to not house those detainees.

Commissioner Evans asked what the cost is for the State Lab's service. Mr. Mitchell stated there is no cost to use the State Lab but they are so backlogged that at times it takes over two (2) years to get results back from the State. Mr. Mitchell stated this could also ensure accuracy because NMS Labs has a great track record for being accurate.

Commissioner King stated he feels this is the State's responsibility but understands there is a crisis at the State level if it is taking 2-3 years before a trial can be decided. Commissioner Evans stated anytime you can shorten a stay at the Detention Center you can save money. Commissioner Keefe stated he feels it is completely unacceptable for the State results to take 2-3 years to receive.

Commissioner Keefe stated he feels there should be a cap on what the County is required to spend on the lab services. Mr. Mitchell stated he is going to recommend that the County have a cap on spending. Commissioner Keefe stated if it takes the State lab two years to complete the service how long would it take NMS Labs. Mr. Mitchell stated NMS Labs was able to clear twenty-eight (28) months of cases in sixty-eight (68) days in another state.

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Commissioner King asked if Mr. Mitchell had talked to any other companies besides NMS Labs. Mr. Mitchell stated there are not many companies in the United States that provide this type service but they have researched other companies. Commissioner Edge stated we can have all the labs in the world but if we do not get the cooperation from the District Attorney's office, the judges, and the attorneys representing these people we are not going to move things along. Commissioner Edge further stated he feels it is important that they know we want to move these cases along and it is going to take cooperation from everyone involved.

MOTION: Commissioner Edge moved to recommend to the full board consideration of approval of the Sheriff's Office request for \$75,500 in funding secondary to the possibility of grant funding for a seven (7) month period for a forensic lab services contract with NMS Labs.

SECOND: Commissioner King

DISCUSSION:

Commissioner Evans stated he feels this is the first time this topic has been brought to the board. Ms. Cannon stated she has been working with Mr. Mitchell for several months but was hesitant to bring this forward because of the request for additional funding. Ms. Cannon further stated the grant application is currently pending and she believes this will be approved but in the event it is not approved the only way to move forward is for the use of county funding. Mr. Moorefield stated there will be a written contract in place that will detail the costs and expectations. Commissioner King stated he does not want to be the one that held this service up knowing we could have been a month further along.

VOTE: PASSED (2-1) (Commissioner King and Edge voted in favor; Commissioner Evans voted in opposition)

4. CONSIDERATION OF APPROVAL OF RELOCATION OF EMPLOYEE CLINIC/RISK MANAGEMENT

BACKGROUND:

At the Facilities Committee meeting on October 2, 2014, County staff presented the Facilities Committee with a plan to relocate the Employee Clinic from the E. Newton Smith Center as well as Risk Management from the Courthouse into the former CommuniCare Building located at 226 Bradford Avenue. Following the presentation, there was some discussion as to whether it would be more beneficial to relocate the Employee Pharmacy with the Employee Clinic instead of Risk Management. County staff was directed to determine the cost of relocating the Employee Pharmacy and to present this information at the November Facilities Committee meeting.

On the surface, it appears that this conceptual idea has a lot of merit, however due to the costs to renovate this space for an Employee Pharmacy, it becomes less attractive. First and foremost, the facility is not equipped with emergency power and a generator would

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have to be installed at the facility. The interior walls within the area that the Pharmacy would be located would have to be removed and several of these have been determined to be load bearing walls. In order to accomplish this, a structural engineer will have to be hired to design structural supports for the roof. This facility is currently not equipped with video surveillance equipment and this would definitely need to be installed. While this building is a brick building, it has wood exterior directly above and below each window. Due to this, the interior area around each window would have to be secured with steel bars from the floor to the ceiling.

Listed below is the projected estimated upfront cost it would take to relocate the Employee Pharmacy to 226 Bradford Avenue.

<u>Item</u>	<u>Projected Cost</u>
Back-up Generator	\$50,000
Engineering Services	\$20,000
Security	\$70,000
Fire Panel Upgrade	\$8,000
Construction – HVAC, Walls, Ceilings	\$100,000
IS Needs	\$4,000
Move	<u>\$6,500</u>
Sub-Total	\$258,500
10% Contingency	\$25,850
Total	\$284,350

Please keep in mind that this does not include the reoccurring operating costs for the security that will be installed. It is also important to note that this cost is solely for the Employee Pharmacy relocation and that the cost of renovating the Employee Clinic space is not included and still projected to be around \$25,000.

Due to the significant cost of relocating the Employee Pharmacy, the initial plan presented to relocate Risk Management in conjunction with the Employee Clinic seems to be the most cost effective move at the present time. Not to mention, this move would allow the overcrowded Information Services (IS) Department to expand into the space vacated by Risk Management.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve the following recommendations and forward to the Board of Commissioners at their November 17, 2014 meeting.

1. Approve the move of the Employee Clinic along with Risk Management to 226 Bradford Ave.
2. Establish a renovation budget of \$25,000.
3. Allow the IS Department to utilize the space that is being vacated by the relocation of Risk Management.

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Jeffery Brown, Engineering and Infrastructure Director, reviewed the background information and recommendation as recorded above.

MOTION: Commissioner Evans moved to recommend to the full board consideration of approval to move the Employee Clinic along with Risk Management to 226 Bradford Ave and establish a renovation budget of \$25,000 and allow the IS Department to utilize the space that is being vacated by the relocation of Risk Management.

SECOND: Commissioner Edge

VOTE: UNANIMOUS (3-0)

5. CONSIDERATION OF APPROVAL OF RADIO TOWER AGREEMENT WITH NC DIVISION OF FOREST RESOURCES

BACKGROUND:

The Emergency Management Department was contacted by the NC Division of Forest Resources to see if Cumberland County had available radio tower space for installation of an antenna. Their existing agreement for the tower on Palestine Road has expired and their goal is to find a more centrally located site within Cumberland County to provide better radio communication coverage. The Emergency Management Department then contacted the Engineering & Infrastructure Department to discuss the possibility of the Forestry Service using available space on the tower located atop of the County facility located at 109 Bradford Avenue, the former Mental Health Building.

There is available space on one of the existing towers located at the facility and there is actually an existing UHF antenna that is currently not in service that the Forestry Division utilized to test the communication coverage. It was determined from the test that this location did indeed meet their needs and it was also determined that their antenna would not have a negative impact on the existing communication antennas as their antenna will be on a different frequency from the existing antennas. The use of the available space on the tower will provide more effective and efficient services to the citizens of Cumberland County without any negative impact to existing operations.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve the use of available space on the radio tower located atop of 109 Bradford Avenue for the purposes of NC Division of Forest Resources to operate a radio antenna and forward it to the Board of Commissioners for its consideration at their November 17, 2014 meeting.

Mr. Brown reviewed the background information and recommendation as recorded above and responded to questions.

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Mr. Brown stated he asked the Forestry Service to send him a draft agreement used for another location. Mr. Moorefield read over the draft agreement and suggested changing some identification language. Mr. Brown stated the identification language has been changed and sent back to the Forestry Service for their review. Mr. Brown stated the recommendation is for the Facilities Committee to recommend approval of this space for the Forestry Service with the condition that the language that was provided by the county attorney is approved by the Forestry Service.

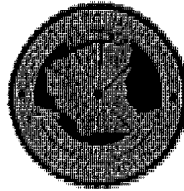
MOTION: Commissioner Evans moved to recommend to the full board consideration of approval of the use of available space on the radio tower located atop of 109 Bradford Avenue for the purposes of NC Division of Forest Resources operating a radio antenna with the condition that the language that was provided by the county attorney is approved by the Forestry Service.

SECOND: Commissioner Edge
VOTE: UNANIMOUS (3-0)

6. OTHER ITEMS OF BUSINESS

There were no other items of business.

MEETING ADJOURNED AT 9:40 AM.



**CUMBERLAND
COUNTY**
NORTH CAROLINA

DEPARTMENT OF PUBLIC HEALTH

**MEMORANDUM FOR THE AGENDA OF THE
DECEMBER 4, 2014 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE
FROM: BUCK WILSON, PUBLIC HEALTH DIRECTOR *BW*
THROUGH: JAMES LAWSON, DEPUTY COUNTY MANAGER
DATE: NOVEMBER 26, 2014
SUBJECT: REQUEST TO INSTALL LED SIGN FOR PUBLIC HEALTH CENTER

Requested by: COUNTY MANAGEMENT
Presenter(s): BUCK WILSON, PUBLIC HEALTH DIRECTOR

Estimate of Committee Time Needed: 10 MINUTES

BACKGROUND:

State money is available to purchase an LED sign for the Public Health Center. There is no required county match for the cost of the sign. Once the county has approved, our next step will be to get City approval. The project needs County and City approval to be completed. Please see attached for more information about how the sign will benefit the Cumberland County citizens, as well as a picture of the sign.

RECOMMENDATION/PROPOSED ACTION:

Approve the installation of an LED sign for the Public Health Center located at 1235 Ramsey Street and forward it to the Board of Commissioners for its consideration at their December 15, 2014 meeting.

In addition, since this is new money, a budget revision will need to be approved. A copy is attached.

**COUNTY OF CUMBERLAND
BUDGET REVISION REQUEST**

Budget Office Use	
Budget Revision No.	_____
Date Received	_____
Date Completed	_____

Fund No. 101 Agency No. 431 Organ. No. 4311
 Organization Name: Immunization Clinic

REVENUE				
Revenue Source Code	Description	Current Budget	Increase (Decrease)	Revised Budget
4109	NC Immunization	146,804	54,860	201,664
				-
				-
				-
				-
Total		146,804	54,860	201,664

EXPENDITURES					
Object Code	Appr Unit	Description	Current Budget	Increase (Decrease)	Revised Budget
3652	152	Capital Outlay- Signage	0	54,860	54,860
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Justification:

Purchase a LED Sign to promote communication to citizens about Health related information and upcoming events.

Funding Source: State: 54,860 Federal: _____ County: _____ New: _____ Other: _____
 Other: _____ Fees: _____ Prior Year: _____

Submitted By: _____ Department Head	Date: <u>11.26.14</u>	Approved By: _____ Date: _____ County Manager Board of County Commissioners Date: _____
Reviewed By: _____ Finance	Date: _____	
Reviewed By: _____ Finance Director	Date: _____	
Reviewed By: _____ Assistant County Manager	Date: _____	

The Cumberland County Department of Public Health has an opportunity to purchase an LED sign (message center) for the community. The purchase of this sign will be funded entirely with state dollars (Cost not to exceed \$54,000). This will include delivery and set-up of the sign. The proposed location of this sign is on Ramsey Street, approximately 50 yards from Peace St. The sign will stand 16 feet tall with the bottom of the sign 10 feet from the ground. The sign will have a decorative post with the Cumberland County logo. The sign will be easily seen by individuals traveling Ramsey Street in either direction. There will be two- to- four lines (full color) of information on the LED sign, as well as the permanent portion of the sign that says Cumberland County Public Health. It can be programmed via computer from within the Health Department building. Messages can be programmed up to a year in advance.

The sign will bring major awareness to the community about day-to-day Public Health, to include:

- Programs and projects (see Attachment A)
- Board of Health Announcements
- Public Health Laws
- Public Health Website
- General Hours of the Health Department
- Holiday Schedule

The sign will provide a Public Health emergency and/or disaster notification, as well as general neighborhood emergency notifications to include:

- Disease outbreaks (see Attachment B)
- Contaminated Areas – Chemicals
- Flood Zones – Well contamination
- Weather alerts
- Shelter Information – Locations
- Natural Disasters
- Amber and Silver Alerts
- Other

The messages on the sign will be 24 hours a day, 7 days a week. Tens of thousands of citizens of Cumberland will travel past the sign every day. The cost of this coverage with other media outlets would be astronomical and unaffordable. Benefits of the sign include:

- A Healthier and Safer Community
- Potential for more revenue for the Health Department

Immunizations offered:

Required for school entry: DTaP(Diphtheria, Tetanus, acellular Pertussis), IPV(Polio), Measles-Mumps-Rubella(MMR), Hib (Haemophilus Influenzae B), Hepatitis B, Varicella

Recommended for children: * Prevnar13 (replaced Prevnar7), Rotavirus, Menactra, Hepatitis A, Human Papillomavirus (HPV)

Combination vaccine available: Pediarix (DTaP/IPV/HepB), Pentacel (DTaP/IPV/ActHib)

*Have private purchase for those who do not qualify for VFC vaccine.

Required for college entry: DTaP, Td (Tetanus), TDaP, MMR, HepB (age out of polio at age 18 years), Pneumovax

Recommended or required for certain fields: Varicella, Menactra/Menomune,

Required for work: Td/TDaP, MMR, HepB,

Required for overseas travel: Yellow Fever for certain countries

Recommended for travel: IPV, MMR, Typhoid Fever, HepA, HepB, Menactra/Menomune, Td/TDaP

Twinrix (combination of HepA & Hep B) when approved by the Boards will be available for overseas travel. At present only have available for those who qualify under VFC guidelines.

Rabies vaccine is available

Zostavax (shingles) vaccine is given to those 60 years and above wanting to prevent shingles.

Other programs and projects:

PPD or tuberculin skin tests for those needing it for school or work.

Soon will offer the Varicella titer for those needing proof of Varicella immunity for school or work.

School readiness clinics

Influenza (flu) clinics

May - National Employee Fitness Month, tee shirt contest (Teen-Pregnancy Prevention)

November - The Great American Smoke Out

October - Breast Cancer Awareness program,

October - Let's talk month (Encouraging parents to talk to their children)

March - National Nutrition Month

- Nutrition Presentations at local schools

Parents Matter training for parents

North Carolina Quit line - lunch and learn training

Church Diabetes Program - Project Divine

Project Homelessness at First Baptist Moore Street (7:30 am-1:30 pm)

Nutrition/Tobacco Education Classes @ Operation Inasmuch

Nutrition Programs with Boys and Girls Clubs

Summer Fit Kids Program with Fayetteville/Cumberland Parks and Recreation

October 6, 2010- International Walk to School Day/ Poster Contest/ Essay Contest

Food Literacy Program - The food literacy program focuses on the importance of providing information and education regarding the importance of healthy eating.

Local Beauty and Barber Shops- Partnering with local beauty and barber shop owners/employee's interested in distributing health information to clientele.

Cumberland County Council for Healthy Lifestyles: Fitness Council

AIDS Awareness Month

December - World AIDS Day

April - STD Awareness Month

National HIV testing day

Red Ribbon Week

March of Dimes Campaign

Bicycle Safety Rodeos

Sports Safety Clinics

Walk to School Day Parade

Car Seat Check Up Events

Halloween Safety

Baby Safety Shower

Pre-Prom Bash - Educating students about health and safety issues during prom season

Teenage Pregnancy Prevention - projects with local high schools

Tobacco Prevention Program - Boys and Girls Club

County Wellness Program

Smoke Free Restaurants and Bars

Clean Air Projects

Tobacco Cessation Programs

State of the County Health Report – Annual
Community Health Assessment – Every four years.
HPV Vaccine Project
Cancer Prevention Projects
Cervical Cancer Prevention Month
Biggest Loser Program
American Heart Month
Diabetes Education Recognition Program
Winner's Circle – healthy menus program
Walking Trails projects
Eat Smart Move More projects
School Health issues
SISTA HIV program
Child Birth Education
Maternity Classes
Parenting Classes
Sudden Infant Death Syndrome Prevention classes
National Child Passenger Safety Awareness Week
Hand washing Programs
Baby on the Way classes
Parents Matter – CDC program
Restaurant Inspections
Wastewater Permits
Drinking Well Permits
School Inspections
Daycare Inspections
Dental Clinic – Children
Pool Inspections
Tattoo Establishments – Inspections
Hospital Inspections
Meat Market Inspections
Adult Day Health Inspections
Lodging Inspections
Pharmacy program – CCMAP
Vital Records
Obstetrical Program
Decrease Infant Mortality Rate
Postpartum program
Case Management – Nursing and Social Work
Pre-natal Counseling
Reproductive Health Programs
Breast and Cervical Cancer Control Program (BCCCP)
Rabies Clinics
Dental Varnishing for Children
Nutrition Program (WIC)
Medical Nutrition Therapy
Diabetes Education Program
Primary Care (Adults)
Tuberculosis Control
Hepatitis Control Program
Epidemiology
Smoke-free law enforcement
Child Fatality Prevention
School Health

Disease Surveillance and Investigation/Communication of Public Health Concerns:

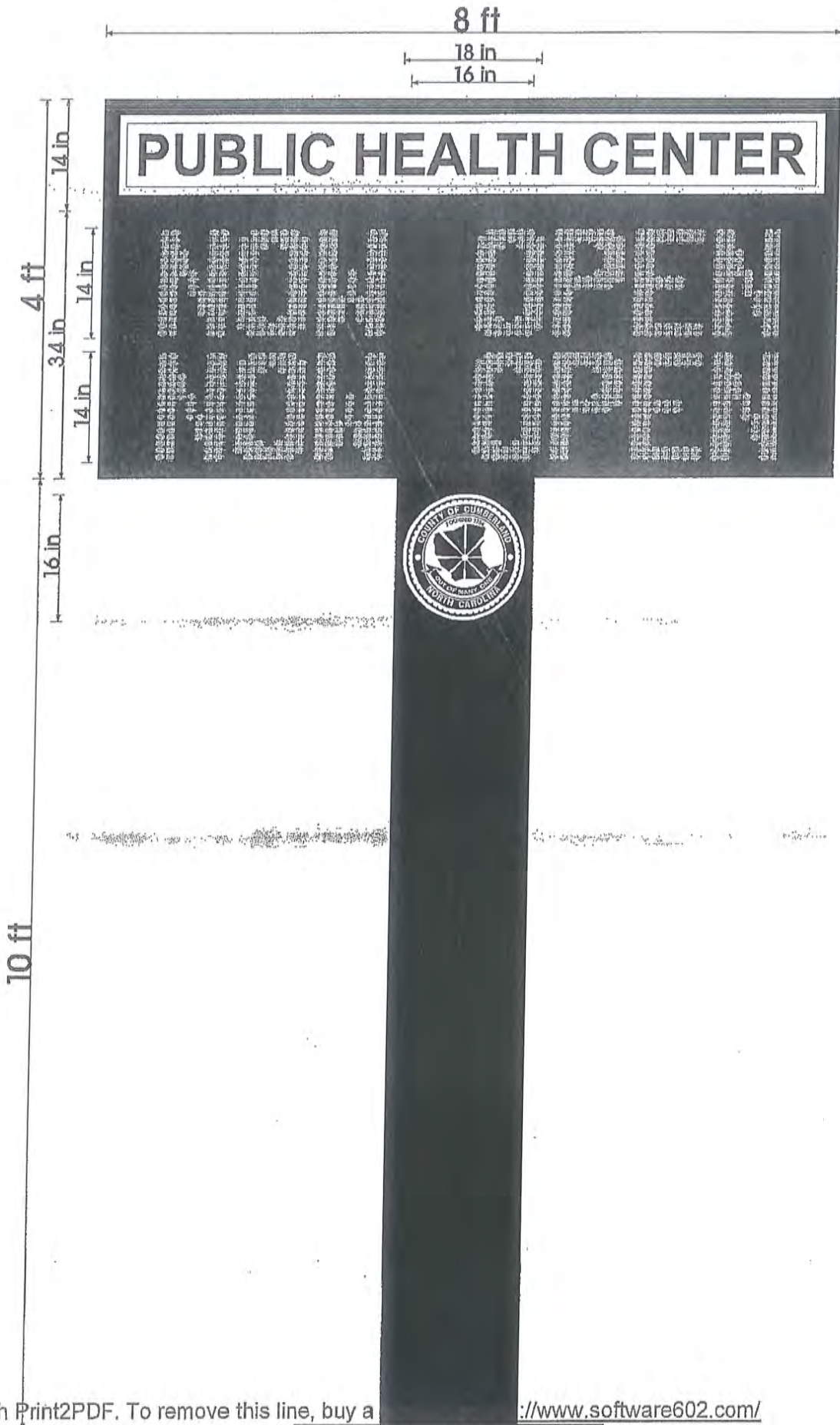
Diphtheria
Hepatitis B
Measles
Mumps
Pertussis (Whooping Cough)
Polio
Rubella and Congenital Rubella Syndrome (CRS)
Tetanus

Bioterrorism Agents/Diseases:

1. Anthrax
 2. Botulism
 3. Plague
 4. Smallpox
 5. Tularemia
 6. Viral hemorrhagic fevers
 7. Brucellosis
 8. Clostridium Perfringens
 9. Salmonella
 10. E-coli
 11. Shigella
 12. Glanders
 13. Meiodosis
 14. Psittacosis
 15. Q Fever
 16. Ricin
 17. Staph Entero B
 18. Typhus Fever
 19. Viral Encephalitis
 20. Water Safety threats – Vibrio Cholerae, Cryptosporidium parvum
 21. Ebola
- 1-6 – Easily transmitted from person to person
High mortality rates – major public health
- 7-20 – Moderate transmission and mortality

Others:

MRSA
Lyme Disease
Norovirus
Monkey Pox





CUMBERLAND
COUNTY
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

JEFFERY P. BROWN, PE
Engineering & Infrastructure Director

**MEMO FOR THE AGENDA OF THE
DECEMBER 4, 2014 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: AMY H. CANNON, COUNTY MANAGER
DATE: NOVEMBER 26, 2014
SUBJECT: LEASE RENEWAL FOR NC DEPARTMENT OF
AGRICULTURE AND CONSUMER SERVICES FOR OFFICE
SPACE LOCATED IN THE CHARLIE ROSE AG-EXPO CENTER

Requested by: JAMES E. LAWSON, DEPUTY COUNTY MANAGER
Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR

Estimate of Committee Time Needed: 10 MINUTES

BACKGROUND:

The North Carolina Department of Agriculture (NCDA) and Consumer Services currently leases 368 square feet of office space located within the Charlie Rose Ag-Expo Center from Cumberland County at a rate of \$12/SF. This existing lease is a three year lease which is set to expire on December 31, 2014.

County staff reached out to representatives from NCDA to see if they were interested in renewing the lease. County staff was later notified that NCDA was indeed interested in continuing to lease the space that they are currently occupying. NCDA representatives were then informed that their present lease rate of \$12/SF was no longer in line with the County's current lease rate, as two leases had been renewed earlier in the year with a lease rate of \$15/SF where the County provides janitorial services and utilities. NCDA representatives communicated back to County staff that they were in agreement with the increased lease rate and to move forward with renewing the lease.

No other changes to the lease other than the lease rate are being recommended at this time.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director and County Management recommend that the Facilities Committee vote to approve the lease rate of \$15/SF for a period of three years and recommend to the Board of Commissioners to approve the lease renewal following the approval of the County Attorney.



ITEM NO. 4

CUMBERLAND
COUNTY
NORTH CAROLINA

ENGINEERING & INFRASTRUCTURE DEPARTMENT

JEFFERY P. BROWN, PE
Engineering & Infrastructure Director

**MEMO FOR THE AGENDA OF THE
DECEMBER 4, 2014 MEETING OF THE FACILITIES COMMITTEE**

TO: FACILITIES COMMITTEE
FROM: JEFFERY P. BROWN, PE, E & I DIRECTOR
THROUGH: AMY H. CANNON, COUNTY MANAGER
DATE: NOVEMBER 26, 2014
SUBJECT: LAND PURCHASES FOR OVERHILLS SEWER PROJECT

Requested by: JEFFERY P. BROWN, PE, E & I DIRECTOR
Presenter(s): JEFFERY P. BROWN, PE, E & I DIRECTOR

Estimate of Committee Time Needed: 15 MINUTES

BACKGROUND:

On April 14, 2014 in a special called meeting the Board of Commissioners acting as the Overhills Park Water and Sewer District governing board approved the letter of conditions presented by USDA Rural Development for a loan and grant in the amount of \$3,322,000 for the construction of a much needed sewer system within the Overhills Park Subdivision. In order to construct the sewer system as designed, the County must purchase two vacant lots that are currently owned by W.S. Wellons Corporation of Spring Lake. One lot is located at 3004 Collingwood Street and the other lot is located at 2410 Brinkley Drive.

County staff reached out to Mr. Billy Wellons several months ago about the need to purchase the two vacant lots for the construction of the sewer project. After several conversations, it was determined that an appraisal needed to be completed for each of the lots. Therefore, the County obtained the services of Roger Holmes to complete the requested appraisals. These appraisal reports have been attached for your review. Mr. Holmes concluded that each lot currently has a value of \$2,500. Mr. Wellons was provided the appraisals with an offer to purchase each lot at the appraised value. After reviewing the appraisals Mr. Wellons felt that the value assigned to each lot was too low and that he in turn wanted to provide an in depth review on his own. After a few weeks, Mr. Wellons contacted County Staff and offered to sale the lot on Collingwood Street for \$4,000 and offered to sale the lot on Brinkley Drive for a price of \$5,000 as is or for \$4,000 if he removed the trees prior to selling the lot.

The acquisition of these lots is critical for the construction of the proposed sewer project. The lot on Collingwood Street is needed for a lift station that will pump the collected

wastewater on the north side of Manchester Road back to the south side into a proposed gravity line. The gravity sewer system on the south side of Manchester Road will cross the lot on Brinkley Drive to a dedicated easement owned by the Town of Spring Lake where the second lift station will be constructed. The cost of trying to redesign the system will far outweigh the additional cost above the appraised value of the lots. Not to mention, land still will need to be acquired and the majority of the vacant lots within the subdivision are owned by W.S. Wellons Corporation. USDA Rural Development has established milestone dates for the County to meet in order to still qualify for the loan and grant money that has been offered. The Board has the power of eminent domain; however the time necessary to complete this process could jeopardize the funding that has been allocated for the project. Again, the cost of this process would exceed the additional cost above the appraised value.

As previously stated, the lot on Brinkley Drive will be utilized to access the dedicated easement where the lift station is to be constructed. If the option were selected to purchase the lot for \$4,000, then the County would most likely have to spend additional money during construction to reestablish some sort of vegetation on the lot. So with that said, it would be more beneficial for the County to purchase this lot for the asking price of \$5,000 and utilize the existing trees as a buffer between the adjacent lots.

RECOMMENDATION/PROPOSED ACTION:

The Engineering and Infrastructure Director along with County Management recommend that the Facilities Committee approve the purchase of the lot on Collingwood Street for the asking price of \$4,000 and to approve the purchase of the lot on Brinkley Drive for the asking price of \$5,000 and forward this to the Board of Commissioners for its consideration at their December 15, 2014 meeting.

LAND APPRAISAL REPORT

Main File No. 201409031 Page #1

File No. 201409031

IDENTIFICATION	Borrower <u>N/A</u>		Census Tract <u>0036.00</u> Map Reference <u>0513</u>																																																																																						
	Property Address <u>3004 Collingwood St</u>																																																																																								
	City <u>Spring Lake</u>	County <u>Cumberland</u>	State <u>NC</u>	Zip Code <u>28390</u>																																																																																					
	Legal Description <u>Lot #228 Section 5 Overhills Park (0.38 Acres) PB 33-31 Tax PIN 0513-53-1068</u>																																																																																								
NEIGHBORHOOD	Sale Price \$ <u>N/A</u>		Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.																																																																																					
	Actual Real Estate Taxes \$ <u>6.77</u> (yr)		Loan charges to be paid by seller \$ <u>N/A</u> Other sales concessions <u>N/A</u>																																																																																						
	Lender/Client <u>Cumberland Cnty Engineering & Infrastructure Dept</u>		Address <u>130 Gillespie Street, Fayetteville, NC 28302</u>																																																																																						
	Occupant <u>N/A</u>		Appraiser <u>Roger G. Holmes</u>																																																																																						
	Instructions to Appraiser <u>Appraise vacant lot for potential purchase. On inspection, the subject lot was owned by W.S. Wellons Corporation of Spring Lake, NC.</u>																																																																																								
	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural																																																																																					
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																																																																																					
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady																																																																																					
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining																																																																																					
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply																																																																																					
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.																																																																																						
SITE	Present Land Use	<input checked="" type="checkbox"/> 95% 1 Family	<input type="checkbox"/> 0% 2-4 Family	<input type="checkbox"/> 0% Apts.																																																																																					
		<input type="checkbox"/> 0% Industrial	<input type="checkbox"/> 5% Vacant	<input type="checkbox"/> 0% Condo																																																																																					
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)																																																																																					
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant																																																																																					
	Single Family Price Range	\$ <u>25,000</u> to \$ <u>95,000</u>		Predominant Value \$ <u>57,000</u>																																																																																					
	Single Family Age	<u>48</u> yrs. to <u>40</u> yrs.		Predominant Age <u>46</u> yrs.																																																																																					
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>The subject neighborhood is called Overhills and it was established in the late 60's. The area is served by Spring Lake Water & the existing homes use private septic systems. Homes were constructed in the late 60's on lots suitable for septic systems. Subject NBHD has good access to Spring Lake, Fort Bragg, & Fayetteville. There have been some foreclosures in the NBHD, but foreclosures are not a driving force in the market. Typical home size is <1,200 SF.</u>																																																																																								
	Dimensions	<u>80.00 x 281.10 (Per Tax Data)</u> = <u>0.38</u> Sq. Ft. or Acres																																																																																							
	Zoning classification	<u>R-10</u>																																																																																							
	MARKET DATA ANALYSIS	Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) <u>Assemblage or eventual residential development if sewer service becomes available.</u>																																																																																					
Elec.		<input checked="" type="checkbox"/> Public	OFF SITE IMPROVEMENTS																																																																																						
Gas		<input type="checkbox"/> Other (Describe) _____	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private																																																																																						
Water		<input type="checkbox"/> _____	Surface <u>Asphalt</u>																																																																																						
San, Sewer		<input type="checkbox"/> _____	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private																																																																																						
		<input type="checkbox"/> Pvt. Septic	<input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter																																																																																						
		<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights																																																																																						
Topo		<u>Appeared Level</u>																																																																																							
Size		<u>Appeared Typical</u>																																																																																							
Shape		<u>Rectangular</u>																																																																																							
View	<u>Residential</u>																																																																																								
Drainage	<u>Appeared Adequate</u>																																																																																								
Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																																									
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>At some point around 1998, the owner got their property tax valuation reduced due to septic 'percolation issues', but no supporting documentation was available from the Tax Office, & the County Health Department had no record for the subject, which they stated meant no documentation was ever supplied for the lot. It is my opinion that if the lot was suitable for a septic system, a home would have been built. The lot has a 30' drainage easement across the rear.</u>																																																																																									
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>3004 Collingwood St Spring Lake, NC</td> <td>3018 Brinkley Dr Spring Lake, NC 28390</td> <td>3104 Brinkley Dr Spring Lake, NC 28390</td> <td>Goodyear Drive 0501-18-9664 Spring Lake, NC</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>0.41 miles SW</td> <td>0.23 miles SW</td> <td>3.68 miles SW</td> </tr> <tr> <td>Sales Price</td> <td>\$ <u>N/A</u></td> <td>\$ <u>2,500</u></td> <td>\$ <u>5,000</u></td> <td>\$ <u>2,500</u></td> </tr> <tr> <td>Price Per Lot</td> <td>\$ <u>N/A</u></td> <td>\$ <u>2,500</u></td> <td>\$ <u>5,000</u></td> <td>\$ <u>2,500</u></td> </tr> <tr> <td>Data Source</td> <td>Inspection/Public Rec</td> <td>Public Records</td> <td>Public Records</td> <td>Public Records</td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td></td> <td>N/A</td> <td>11/2008</td> <td>05/2008</td> <td>07/2014</td> </tr> <tr> <td>Location</td> <td>Overhills</td> <td>Overhills</td> <td>Overhills</td> <td>Holly Hills</td> </tr> <tr> <td>Site/View</td> <td>1.0 Lot/Residential</td> <td>1.0 Lot/Residential</td> <td>1.0 Lot/Residential</td> <td>1.0 Lot/Residential</td> </tr> <tr> <td>Acres</td> <td>0.38 Acres</td> <td>0.25 Acres</td> <td>0.26 Acres</td> <td>0.23 Acres</td> </tr> <tr> <td>Zoning</td> <td>R-10</td> <td>R-10</td> <td>R-10</td> <td>R-10</td> </tr> <tr> <td>Shape</td> <td>Rectangular</td> <td>Rectangular</td> <td>Rectangular</td> <td>Rectangular</td> </tr> <tr> <td>Utilities/Percolation</td> <td>Elec/Water/Unlikely</td> <td>Elec/Water/No</td> <td>Elec/Water/No</td> <td>Elec/Water/Unlikely</td> </tr> <tr> <td>Sales or Financing Concessions</td> <td>N/A</td> <td>Cash</td> <td>Cash</td> <td>Cash</td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td><input type="checkbox"/> + <input type="checkbox"/> - : \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - : \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - : \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ <u>2,500</u></td> <td>\$ <u>5,000</u></td> <td>\$ <u>2,500</u></td> </tr> </tbody> </table>					ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	3004 Collingwood St Spring Lake, NC	3018 Brinkley Dr Spring Lake, NC 28390	3104 Brinkley Dr Spring Lake, NC 28390	Goodyear Drive 0501-18-9664 Spring Lake, NC	Proximity to Subject		0.41 miles SW	0.23 miles SW	3.68 miles SW	Sales Price	\$ <u>N/A</u>	\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>	Price Per Lot	\$ <u>N/A</u>	\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>	Data Source	Inspection/Public Rec	Public Records	Public Records	Public Records	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION		N/A	11/2008	05/2008	07/2014	Location	Overhills	Overhills	Overhills	Holly Hills	Site/View	1.0 Lot/Residential	1.0 Lot/Residential	1.0 Lot/Residential	1.0 Lot/Residential	Acres	0.38 Acres	0.25 Acres	0.26 Acres	0.23 Acres	Zoning	R-10	R-10	R-10	R-10	Shape	Rectangular	Rectangular	Rectangular	Rectangular	Utilities/Percolation	Elec/Water/Unlikely	Elec/Water/No	Elec/Water/No	Elec/Water/Unlikely	Sales or Financing Concessions	N/A	Cash	Cash	Cash	Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - : \$	<input type="checkbox"/> + <input type="checkbox"/> - : \$	<input type="checkbox"/> + <input type="checkbox"/> - : \$	Indicated Value of Subject		\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>
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Address	3004 Collingwood St Spring Lake, NC	3018 Brinkley Dr Spring Lake, NC 28390	3104 Brinkley Dr Spring Lake, NC 28390	Goodyear Drive 0501-18-9664 Spring Lake, NC																																																																																					
Proximity to Subject		0.41 miles SW	0.23 miles SW	3.68 miles SW																																																																																					
Sales Price	\$ <u>N/A</u>	\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>																																																																																					
Price Per Lot	\$ <u>N/A</u>	\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>																																																																																					
Data Source	Inspection/Public Rec	Public Records	Public Records	Public Records																																																																																					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION																																																																																					
	N/A	11/2008	05/2008	07/2014																																																																																					
Location	Overhills	Overhills	Overhills	Holly Hills																																																																																					
Site/View	1.0 Lot/Residential	1.0 Lot/Residential	1.0 Lot/Residential	1.0 Lot/Residential																																																																																					
Acres	0.38 Acres	0.25 Acres	0.26 Acres	0.23 Acres																																																																																					
Zoning	R-10	R-10	R-10	R-10																																																																																					
Shape	Rectangular	Rectangular	Rectangular	Rectangular																																																																																					
Utilities/Percolation	Elec/Water/Unlikely	Elec/Water/No	Elec/Water/No	Elec/Water/Unlikely																																																																																					
Sales or Financing Concessions	N/A	Cash	Cash	Cash																																																																																					
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - : \$	<input type="checkbox"/> + <input type="checkbox"/> - : \$	<input type="checkbox"/> + <input type="checkbox"/> - : \$																																																																																					
Indicated Value of Subject		\$ <u>2,500</u>	\$ <u>5,000</u>	\$ <u>2,500</u>																																																																																					
Comments on Market Data: <u>Vacant land is scarce in the area and it is typical in Cumberland County to consider vacant sales data from within the prior 6 years as needed. Subject NBHD is at the lower end in quality and sales prices for the county with very few similar NBHDs north of Fort Bragg, NC. Selected sales were the most recent similar sales available from the area.</u>																																																																																									
Comments and Conditions of Appraisal: <u>The sales sold on a 'per lot' basis. Acres, zoning, and shape did not appear to be significant factor in Buyers's considerations for the lots. No adjustments for time were supportable. Sale Two is given little weight because it appears they bought the lot thinking they could rebuild, went through extensive legal proceedings to try to build, then had the Attorney General's office say they should not rebuild due to septic tank issues. Sale One is not suitable for a septic system. Sale Three is likely to be unsuitable for a septic system.</u>																																																																																									
Final Reconciliation: <u>Sales 1 & 3 produce the most reasonable indications of value for the subject lot, assuming the subject is not suitable for a septic system. This report is comprised of 9 total pages and is invalid if used without nine total pages as one complete document.</u>																																																																																									
RECONCILIATION	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>09/24 20 14</u> to be \$ <u>2,500</u>																																																																																								
	Roger G. Holmes																																																																																								
	Appraiser(s) _____ Review Appraiser (if applicable) _____																																																																																								

[Y2K]

Subject Photo Page

Client	Cumberland County Engineering & Infrastructure Department				
Property Address	3004 Collingwood St				
City	Spring Lake	County	Cumberland	State	NC Zip Code 28390
Owner	W.S. Welons Corporation				

**Subject Front**

3004 Collingwood St
 Sales Price N/A
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Overhills
 View 1.0 Lot/Residential
 Site
 Quality
 Age

Padlocked fence
 crossed road. The
 subject is on the
 right side of the
 road.

**Street View**

Looking toward
 subject.

**Street View**

Looking away from
 subject.

Comparable Photo Page

Client	Cumberland County Engineering & Infrastructure Department				
Property Address	3004 Collingwood St				
City	Spring Lake	County	Cumberland	State	NC
Zip Code	28390				
Owner	W.S. Wellons Corporation				

**Comparable 1**

3018 Brinkley Dr
 Prox. to Subj. 0.41 miles SW
 Sales Price 2,500
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Overhills
 View 1.0 Lot/Residential
 Site
 Quality
 Age

**Comparable 2**

3104 Brinkley Dr
 Prox. to Subj. 0.23 miles SW
 Sales Price 5,000
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Overhills
 View 1.0 Lot/Residential
 Site
 Quality
 Age

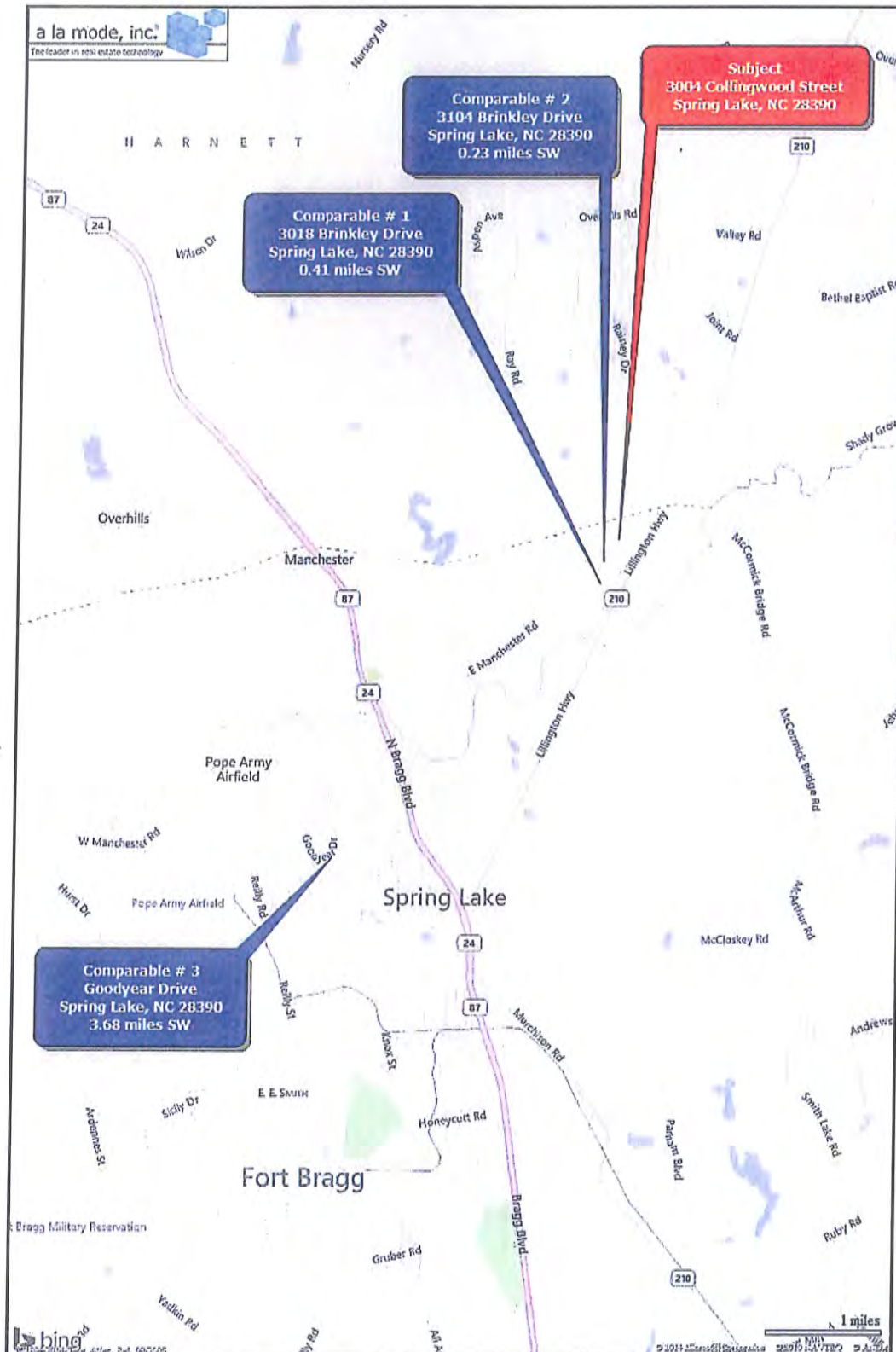
Home burned in
 2007 and they were
 not allowed to build
 again due to the lot
 being unsuitable for
 further septic use.

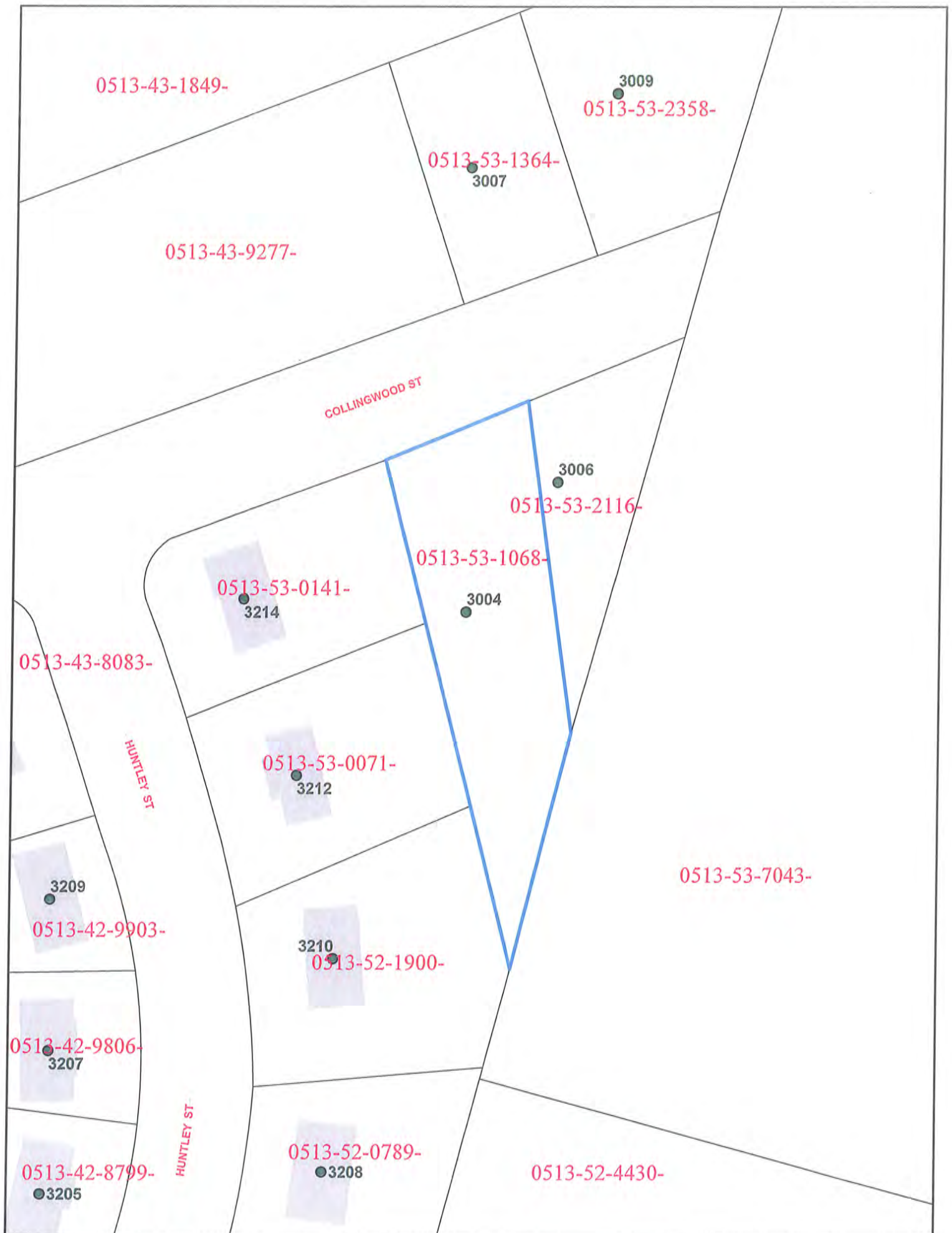
**Comparable 3**

Goodyear Drive 0501-18-9664
 Prox. to Subj. 3.68 miles SW
 Sales Price 2,500
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Holly Hills
 View 1.0 Lot/Residential
 Site
 Quality
 Age

Location Map

Client	Cumberland County Engineering & Infrastructure Department			
Property Address	3004 Collingwood St			
City	Spring Lake	County	Cumberland	State NC Zip Code 28390
Owner	W.S. Wellons Corporation			







Client	Cumberland County Engineering & Infrastructure Department	File No.	201409031
Property Address	3004 Collingwood St		
City	Spring Lake	County	Cumberland
State	NC	Zip Code	28390
Owner	W.S. Wellons Corporation		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ **Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ **Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ **Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Potential exposure time estimated for the subject to have sold for the appraised amount on the date of inspection is 6 months, which is based on vacant lot sales for the area.

APPRAISER:

Signature: Roger G. Holmes

Name: Roger G. Holmes

1688 Rock Hill Road, Eastover, NC 28312

Date Signed: 09/26/2014

State Certification #: A3995

or State License #: _____

State: NC

Expiration Date of Certification or License: 06/30/2015

Effective Date of Appraisal: 09/24/2014

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior



DEFINITION OF MARKET VALUE: The most probable price which 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 whereby: (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 which are normally paid by sellers as a result 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 judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 3004 Collingwood St, Spring Lake, NC 28390

APPRAISER:

Signature: Roger G. Holmes
 Name: Roger G. Holmes
 Date Signed: 09/26/2014
 State Certification #: A3995
 or State License #: _____
 State: NC
 Expiration Date of Certification or License: 06/30/2015

SUPERVISORY APPRAISER (only if required):

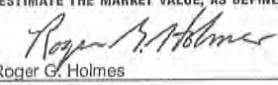
Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property



LAND APPRAISAL REPORT

File No. 201409032

IDENTIFICATION	Borrower <u>N/A</u>		Census Tract <u>0036.00</u> Map Reference <u>0512</u>					
	Property Address <u>2410 Brinkley Dr</u>							
	City <u>Spring Lake</u>		County <u>Cumberland</u>	State <u>NC</u> Zip Code <u>28390</u>				
	Legal Description <u>Lot #20 Section 3 Overhills Park (0.26 Acres) PB 28-34 Tax PIN 0512-39-5001</u>							
NEIGHBORHOOD	Sale Price \$ <u>N/A</u>		Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD			
	Actual Real Estate Taxes \$ <u>6.77</u> (yr)		Loan charges to be paid by seller \$ <u>N/A</u>		Other sales concessions <u>N/A</u>			
	Lender/Client <u>Cumberland Cnty Engineering & Infrastructure Dept</u>		Address <u>130 Gillespie Street, Fayetteville, NC 28302</u>					
	Occupant <u>N/A</u>		Appraiser <u>Roger G. Holmes</u>					
	Instructions to Appraiser <u>Appraise vacant lot for potential purchase. On inspection, the subject lot was owned by W.S. Wellons Corporation of Spring Lake, NC.</u>							
	Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor					
	Built Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Growth Rate	<input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply	Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Marketing Time	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Present Land Use	<u>95% 1 Family</u> <u>0% 2-4 Family</u> <u>0% Apts.</u> <u>0% Condo</u> <u>0% Commercial</u>	Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)	Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Predominant Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> % Vacant	Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Single Family Price Range	<u>\$ 25,000</u> to <u>\$ 95,000</u>	Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Single Family Age	<u>48</u> yrs. to <u>40</u> yrs. Predominant Age <u>46</u> yrs.	General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>The subject neighborhood is called Overhills and it was established in the late 60's. The area is served by Spring Lake Water & the existing homes use private septic systems. Homes were constructed in the late 60's on lots suitable for septic systems. Subject NBHD has good access to Spring Lake, Fort Bragg, & Fayetteville. There have been some foreclosures in the NBHD, but foreclosures are not a driving force in the market. Typical home size is <1,200 SF.</u>								
SITE	Dimensions <u>77.41 x 133.49</u> (Per Tax Data)		= <u>0.26</u> Sq. Ft. or Acres <input type="checkbox"/> Corner Lot					
	Zoning classification <u>R-10</u>		Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations					
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Assemblage or eventual residential development if sewer service becomes available.</u>							
	Elec.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____	Topo <u>Appeared Level</u>					
	Gas	<input type="checkbox"/> _____	Size <u>Appeared Typical</u>					
	Water	<input checked="" type="checkbox"/> _____	Shape <u>Rectangular</u>					
	San. Sewer	<input type="checkbox"/> Pvt. Septic <input type="checkbox"/> Underground Elect. & Tel.	View <u>Residential</u>					
			Drainage <u>Appeared Adequate</u>					
			Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes					
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>At some point around 1998, the owner got their property tax valuation reduced due to septic 'percolation issues', but no supporting documentation was available from the Tax Office, & the County Health Department had no record for the subject, which they stated meant no documentation was ever supplied for the lot. It is my opinion that if the lot was suitable for a septic system, a home would have been built when the subdivision was started.</u>							
MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.							
	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	<u>2410 Brinkley Dr</u> <u>Spring Lake, NC 28390</u>	<u>3018 Brinkley Dr</u> <u>Spring Lake, NC 28390</u>		<u>3104 Brinkley Dr</u> <u>Spring Lake, NC 28390</u>		<u>Goodyear Drive 0501-18-9664</u> <u>Spring Lake, NC</u>	
	Proximity to Subject		<u>0.43 miles NE</u>		<u>0.62 miles N</u>		<u>2.93 miles SW</u>	
	Sales Price	\$ <u>N/A</u>	\$ <u>2,500</u>		\$ <u>5,000</u>		\$ <u>2,500</u>	
	Price Per Lot	\$ <u>N/A</u>	\$ <u>2,500</u>		\$ <u>5,000</u>		\$ <u>2,500</u>	
	Data Source	<u>Inspection/Public Rec</u>	<u>Public Records</u>		<u>Public Records</u>		<u>Public Records</u>	
	Date of Sale and Time Adjustment	<u>N/A</u>	<u>11/2008</u>		<u>05/2008</u>		<u>07/2014</u>	
	Location	<u>Overhills</u>	<u>Overhills</u>		<u>Overhills</u>		<u>Holly Hills</u>	
	Site/View	<u>1.0 Lot/Residential</u>	<u>1.0 Lot/Residential</u>		<u>1.0 Lot/Residential</u>		<u>1.0 Lot/Residential</u>	
Acreage	<u>0.26 Acres</u>	<u>0.25 Acres</u>		<u>0.26 Acres</u>		<u>0.23 Acres</u>		
Zoning	<u>R-10</u>	<u>R-10</u>		<u>R-10</u>		<u>R-10</u>		
Shape	<u>Rectangular</u>	<u>Rectangular</u>		<u>Rectangular</u>		<u>Rectangular</u>		
Utilities/Percolation	<u>Elec/Water/Unlikely</u>	<u>Elec/Water/No</u>		<u>Elec/Water/No</u>		<u>Elec/Water/Unlikely</u>		
Sales or Financing Concessions	<u>N/A</u>	<u>Cash</u>		<u>Cash</u>		<u>Cash</u>		
Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		
Indicated Value of Subject		\$ <u>2,500</u>		\$ <u>5,000</u>		\$ <u>2,500</u>		
RECONCILIATION	Comments on Market Data: <u>Vacant land is scarce in the area and it is typical in Cumberland County to consider vacant sales data from within the prior 6 years as needed. Subject NBHD is at the lower end in quality and sales prices for the county with very few similar NBHDs north of Fort Bragg, NC. Selected sales were the most recent similar sales available from the area.</u>							
	Comments and Conditions of Appraisal: <u>The sales sold on a 'per lot' basis. Acreage, zoning, and shape did not appear to be significant factor in Buyers's considerations for the lots. No adjustments for time were supportable. Sale Two is given little weight because it appears they bought the lot thinking they could rebuild, went through extensive legal proceedings to try to build, then had the Attorney General's office say they should not rebuild due to septic tank issues. Sale One is not suitable for a septic system. Sale Three is likely to be unsuitable for a septic system.</u>							
	Final Reconciliation: <u>Sales 1 & 3 produce the most reasonable indications of value for the subject lot, assuming the subject is not suitable for a septic system. This report is comprised of 9 total pages and is invalid if used without nine total pages as one complete document.</u>							
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>09/24 20 14</u> to be \$ <u>2,500</u>							
	 Roger G. Holmes Appraiser(s)							

[Y2K]

Subject Photo Page

Client	Cumberland County Engineering & Infrastructure Department				
Property Address	2410 Brinkley Dr				
City	Spring Lake	County	Cumberland	State	NC Zip Code 28390
Owner	W.S. Wellons Corporation				

**Subject Front**

2410 Brinkley Dr
 Sales Price N/A
 G.L.A.
 Tot. Rooms
 Tot. Bedrms.
 Tot. Bathrms.
 Location Overhills
 View 1.0 Lot/Residential
 Site
 Quality
 Age
 Looking northwest.

**Subject Front**

Looking southwest.

**Street View**

Subject on right.

Comparable Photo Page

Client	Cumberland County Engineering & Infrastructure Department				
Property Address	2410 Brinkley Dr				
City	Spring Lake	County	Cumberland	State	NC
Zip Code	28390				
Owner	W.S. Wellons Corporation				

**Comparable 1**

3018 Brinkley Dr
Prox. to Subj. 0.43 miles NE
Sales Price 2,500
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Overhills
View 1.0 Lot/Residential
Site
Quality
Age

**Comparable 2**

3104 Brinkley Dr
Prox. to Subj. 0.62 miles N
Sales Price 5,000
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Overhills
View 1.0 Lot/Residential
Site
Quality
Age

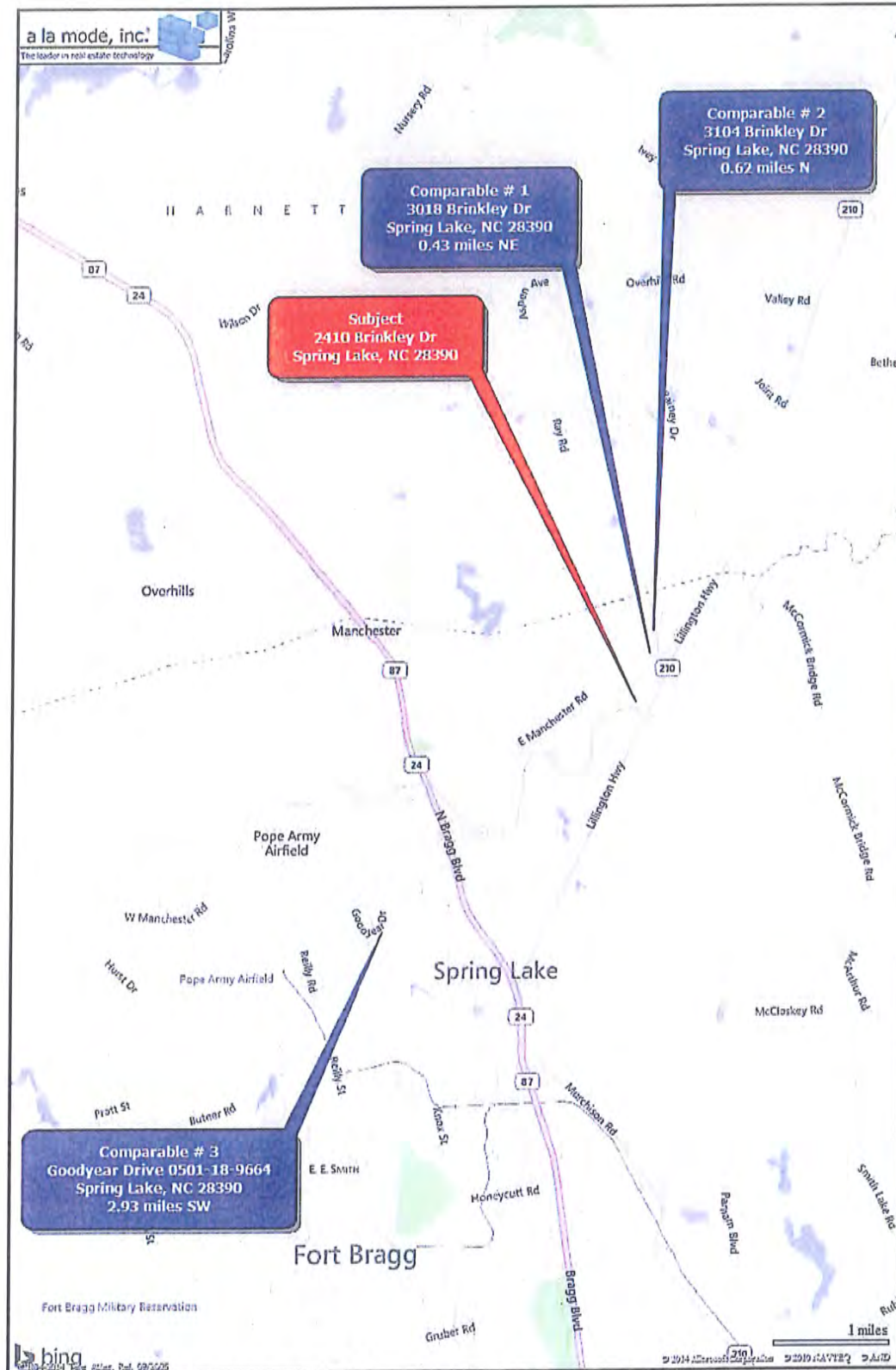
Home burned in
2007 and they were
not allowed to build
again due to the lot
being unsuitable for
further septic use.

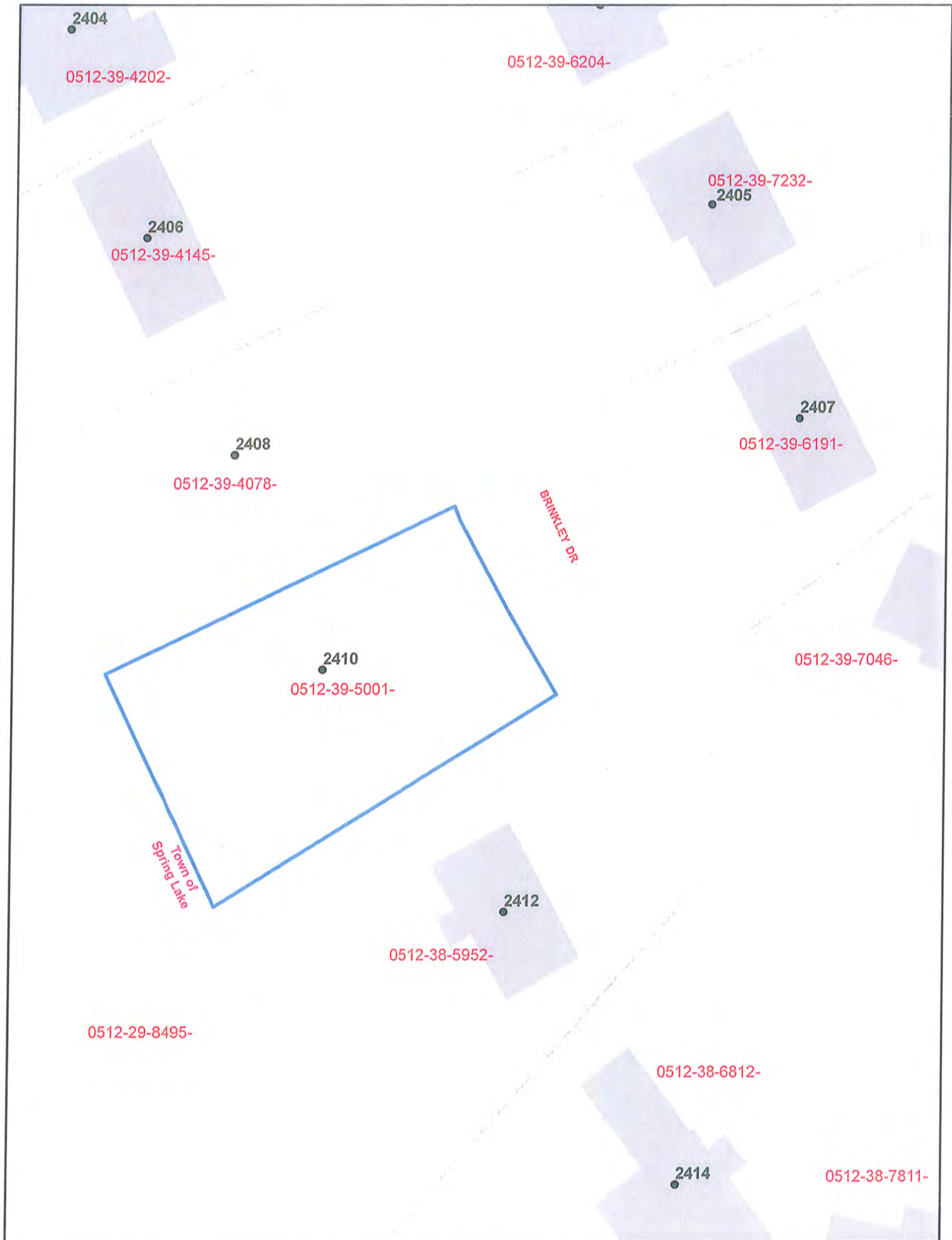
**Comparable 3**

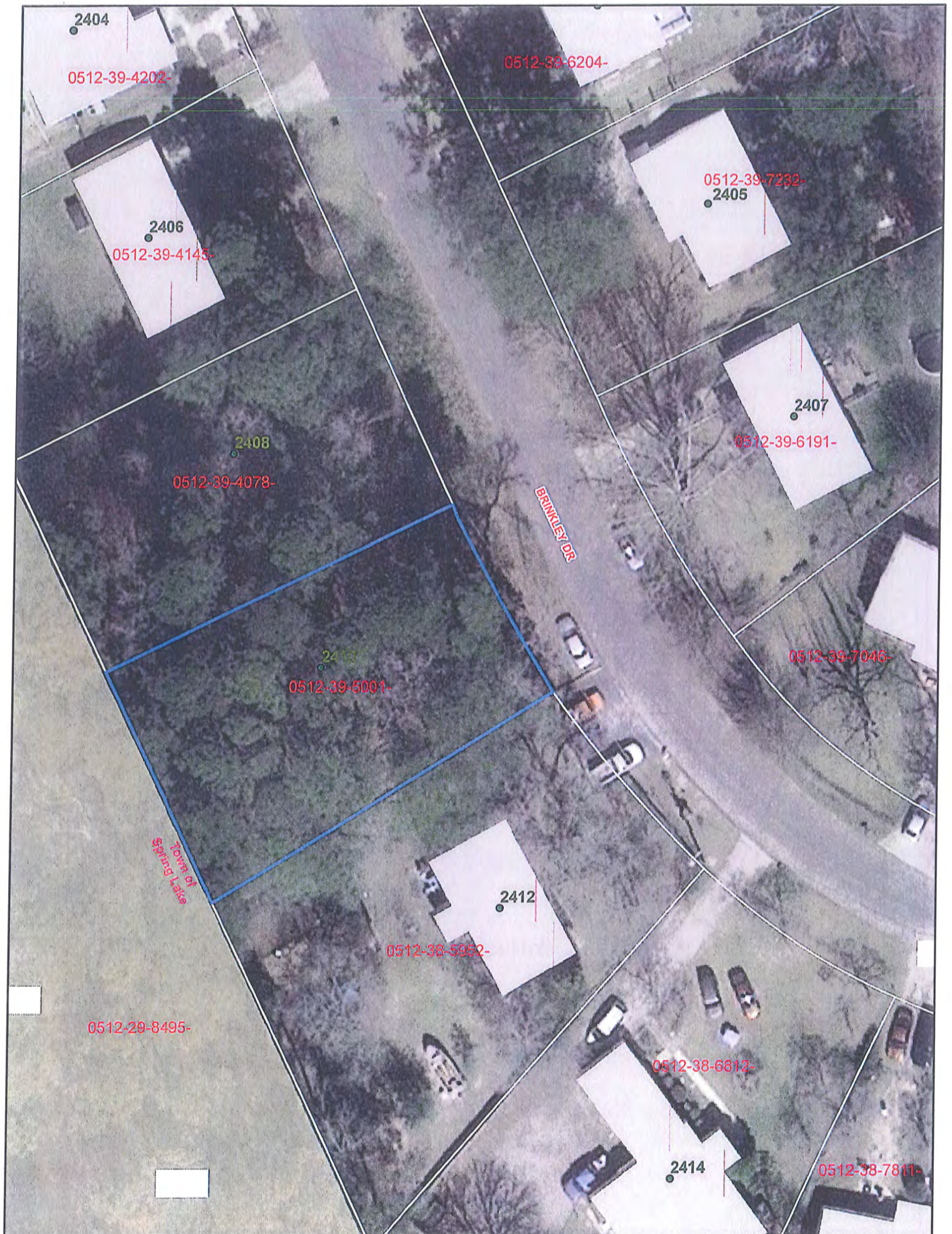
Goodyear Drive 0501-18-9664
Prox. to Subj. 2.93 miles SW
Sales Price 2,500
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Holly Hills
View 1.0 Lot/Residential
Site
Quality
Age

Location Map

Client	Cumberland County Engineering & Infrastructure Department			
Property Address	2410 Brinkley Dr			
City	Spring Lake	County	Cumberland	State NC Zip Code 28390
Owner	W.S. Wellons Corporation			







Client	Cumberland County Engineering & Infrastructure Department			File No. 201409032
Property Address	2410 Brinkley Dr			
City	Spring Lake	County	Cumberland	State NC Zip Code 28390
Owner	W.S. Wellons Corporation			

APPRAISAL AND REPORT IDENTIFICATIONThis Appraisal Report is one of the following types:

- ☐ **Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ **Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ **Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Potential exposure time estimated for the subject to have sold for the appraised amount on the date of inspection is 6 months, which is based on vacant lot sales for the area.

APPRAISER:

Signature: Roger G. Holmes

Name: Roger G. Holmes

1688 Rock Hill Road, Eastover, NC 28312

Date Signed: 09/26/2014

State Certification #: A3995

or State License #: _____

State: NC

Expiration Date of Certification or License: 06/30/2015

Effective Date of Appraisal: 09/24/2014

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

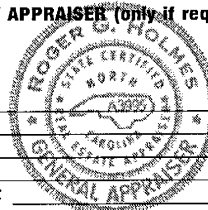
or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior



DEFINITION OF MARKET VALUE: The most probable price which 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 whereby: (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 which are normally paid by sellers as a result 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 judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2410 Brinkley Dr, Spring Lake, NC 28390

APPRAISER:

Signature: *Roger G. Holmes*
 Name: Roger G. Holmes
 Date Signed: 09/26/2014
 State Certification #: A3995
 or State License #: _____
 State: NC
 Expiration Date of Certification or License: 06/30/2015

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

