

Consulting report for Owner Charlie Casper

The property was historically called the Holly High Farm on Morris Rd.,
Baldwin Township, Chatham County, N. C.;

A summary report is to be submitted to Chatham County Planning Board on 15 May
2006.

Deed book 516 pg 791 in Chatham County land records.

Attached hereto are some qualifications and bibliography information about P. H. Craig.
The attached sketch shows the Casper Estate outlined in heavy black lines.

Further information

I am here today as a paid Consultant, and Active Real Estate Residential and Commercial
broker. I have prepared a consulting report for Mr. Charles Casper. I have drawn on all
my background and experience to arrive at the below conclusions.

I am now actively engaged in the selling and appraising of Commercial, Residential, and
Farm properties. I currently have a 10 acre site listed for sale that is zoned Existing
Commercial with over 15,000 sq. ft. of space in Orange Co. And I currently have a 28
acre horse farm for sale. I am licensed in North Carolina as a General Contractor,
Certified General Real Estate Appraiser, and real Estate Broker; I have restored and
currently own several old homes in Chapel Hill and Hillsborough. I am originally from
Hillsborough, and have had memberships in both the Hillsborough Historical and Chapel
Hill Preservation groups. In the construction business I believe I would be considered a
pretty good framer, but not an experienced finish-carpenter. But as a restorer of old
homes, I believe I have the credentials to recognize excellent workmanship. As a NC
Certified General Real Estate Appraiser I would have the credentials to appraise the
proposed Commercial site under consideration. Likewise I have the credentials and
experience to appear as an expert witness and tell you from my experience, what effect, if
any, this proposed Commercial development would have on Mr. Charles Casper's estate
known as Hilly High Farm.

I have some familiarity with the Chatham County Land Use Plan; and I appraised here
starting almost 40 years ago, long before that plan was written. I have appeared many
times over the years before the Chatham County Planning and the County
Commissioners. I have probably testified an equal number of times for and against
various projects. I have been involved as the appraiser, or sales agent of a number of
sites, both residential, commercial and land tracts within the close proximity of this
proposed Commercial development. My firm first sold that tract of land now occupied
by Sawyer just below the fire station. I did extensive appraisal work for R B Finch in the
Chatham Developments, many times before he would start this development. I was also
the appraiser for the first large Commercial building sites just up the road on Old Lystra
Rd. years ago.

I have never before met Mr. Charlie Casper, and don't recall over the years ever being an
expert witness with Attorney David Rooks.

I have testified a number of times as expert witness in Chatham County going back at
least 20 years.

I am engaged in, and I am currently active in Commercial Real Estate, Commercial
Appraisals, residential sales, residential appraisals, consulting, and a licensed contractor.

I have had experience in restoring old houses and own and try to maintain several at the present. And it is all these qualifications and experience that I drew on to evaluate fairly the impact of a Commercial development adjoining his property.

I made it clear upon first contact that I did not know what my findings might be. I told him that I did not know whether I would agree with him about his concerns, and that many times I had testified on the other side of commercial and residential zoning hearings.

I consider myself an amateur restorer of old houses. But it is obvious that all the restoration done on Holly High Estate was done by professionals.

I have no interest in this client, and have no relationship with the developers. .

I am being paid for this report, and my compensation is not dependent on any pre-determined conclusions that I may or may not reach in this Consulting report.

I made it clear to Mr. Casper at first contact, that I did not know whether I would share his expressed concerns. I told him that I had been on the other side as expert witness in many such cases.

I do not speak to any matters involving hazardous materials that may or may not be in the area.

I have made extensive use of the material found on line in regards to this proposed Commercial development and have copies of these pages in my files. I did not attempt to duplicate the many pages available on line at www.co.chatham.nc.us.

I have copies of many documents found in the Chatham County Court house regarding the taxes and land records of this property. Many of these documents in my file are not attached to the summary report that will be presented to the Chatham Co Planners and County Commissioners.

This area of Chatham County has been in transition from agriculture to Residential for a number of years

I have been asked for a consulting report to advise Mr. Casper in regards to:

Primarily item 3 of Chatham Co Guidelines, more specifically:

“The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community”.

This is extremely rare in my opinion. I have not seen another similar Commercial project abutting against well established country estates. I don't believe there is another quite like this one in the surrounding counties. This is a sizeable commercial proposal with adjoining and abutting property lines with Mr. Casper's Estate. His property would also adjoin large septic field systems, and more importantly his view would be looking down and into the side and or rear of adjoining buildings (possibly 60 feet in the case of the Casper Estate, and possibly 75 feet or more feet above the Halpin Estate located on the down slope side. It is even more pronounced when and if the topography is completely rearranged. That factor in itself impairs the integrity and character of the adjoining tracts to the West which include the Casper and Halpin Estates.

A Description of the property (let me take you on a walk through)

The Charles Casper property can best be described as a 6 acre estate. There is a long tree lined entrance drive from Morris Rd that is quite impressive. The road has sunken with time the way many old road beds become. The extremely well kept grounds are certainly compatible with the name Hilly High Farm Estate. The owner appears to have constantly worked on the grounds and appears to be constantly renovating, updating, and improving the old antique house. (This conclusion is from the dates and ages of the various improvements, some were in the first year and some in the last year he has lived there.

The old house itself does not have strong "curb appeal". But it does look charming and interesting. There is a certain amount of antique clutter outside on porches; this detracts from the curb appeal. But close inspection reveals something quite different.

It is a very old house that has been meticulously restored; all the additions are in a tasteful manner with good craftsmanship evident throughout. As an appraiser, as a building contractor, and one that has restored old houses, I certainly am able to recognize that design, quality and craftsmanship is extremely important.

This is a very attractive 6 acre Estate that has been restored. The old house possibly could date to the 1700's or early 1800's

It has been restored over the 20 years that Mr. Casper has lived there. Judging from the dates of the improvements, they have been constant since he acquired it 20 years ago.

The grounds can only be described as scenic, charming, and lovingly cared for.

The Scenic driveway of handsome mature Pine trees, most of which I would estimate to be over 100 years, yet appear to be healthy, robust and just plain handsome.

The property consists of approximately 6 acres

Inspection of the property, exterior:

As a Building Contractor, the first thing I noticed about the house was the unusual roof.

It is a steep pitch, perhaps 8 in 12 or 9 in 12 pitch, made of solid Standing Seam copper.

The gutters are also copper, brazed at the seams. This is most unusual in residential construction. It would be the type roof that you would expect on buildings at Duke University or other excellent quality (superior) first class office buildings. This roof construction is listed in Marshall and Swift Valuation service; it indicates a value that is eight times that of a composition roof. The roof and gutters (mostly complete) that is in the process of being replaced with perhaps $\frac{3}{4}$ of it completed already would cost about \$80,000.00. The vent ridges appear to be properly vented. This is outstanding quality and rated by Marshall and Swift as the best roof even for the best quality Class A office buildings. It is apparent that Mr. Casper has no plans to leave that place anytime soon. It is also apparent that when he made these improvements he didn't expect a Commercial Development to come in next door that may require him to leave and or to sell his property. Clearly selling his property could not recoup the substantial improvements that he has made there.

Here is what I found inside:

In inspecting the old structure, instead of having functional obsolescence, normally expected in houses of this vintage. I find it to be completely updated and extraordinarily functional because of the way it was carefully reconstructed and restored; inside and out it has a considerable amount of charm. The kitchen could easily be at home in current

architecture magazines and just as easily in Country Living. Complete with Island, build in custom refrigerator in the \$5-\$6000.00 range, hand made copper vent hood that would cost thousands, stainless steel dishwasher, and custom cabinets with excellent design. All improvements show very fine workmanship in addition to the quality materials. These are not typical improvements you would expect to find in a 200 year old home. The crown moldings are 6 and 8 pieces in many rooms and appear to be custom made to duplicate the complicated old patterns found in early North Carolina plantations. Clearly these would cost many thousands of dollars just for the crown moldings. The house has extremely nice wood floors and woodwork on windows.

There are 3 fireplaces, central air conditioning

Clearly the owner had no intentions of leaving, or selling anytime soon.

As a licensed contractor, with reference to Marshall and Swift Publication service I would conclude that the copper roof alone would cost about \$80,000.00 when completed.

References utilized

www.co.chatham.nc.us

Marshall and Swift Appraisal Publication Service

Marshall and Swift Residential Cost Handbook

Chatham Co Land Use plan

Appraisal files, Sales files, Triangle MLS Service

Reference to other Realtors, Appraisers, Chatham County officials

Analysis and Conclusions:

Chatham County is indeed lucky to have such fine stewards of their property as the two that border on the West side of this Commercial Development. Each of you here in this room today would love to be in these exceptionally fine homes at the present time. Few if any of you would want to live in these estates next door to this Commercial shopping complex after it goes in. That would translate into a lessening of property values on that particular property. That would translate to fewer buyers if these properties were put on the market. Because indeed the integrity and character of these fine estates would be damaged considerably.

It is my opinion from what I know about Chatham County Land Use Plan that this is not in compliance.

In searching for comparable situations, I found none. It is extremely rare for such a large commercial project to go into such an area that does not have Public sewer. Or to put it another way, this property owner, by the extraordinary manner in which has spent on the restoration and remodeling of his dream home had no way of expecting a Commercial site immediately next door that would completely change the character of this property. Such a project would not even be considered in Orange and Durham Counties. And it is my conclusion that the Land Use Plan does not anticipate such a development here under these circumstances.

I am no expert on Chatham County's Land Use plans. I have studied them extensively in other cases, and they appear designed to protect just such residential clashes as this. I don't know of any other instances where there are residential estates immediate contiguous and adjoining a Commercial center such as this.

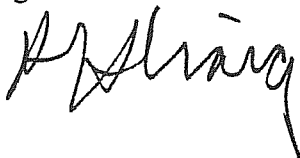
This would completely change the character of these properties on two sides of the property (down the side and across the rear).

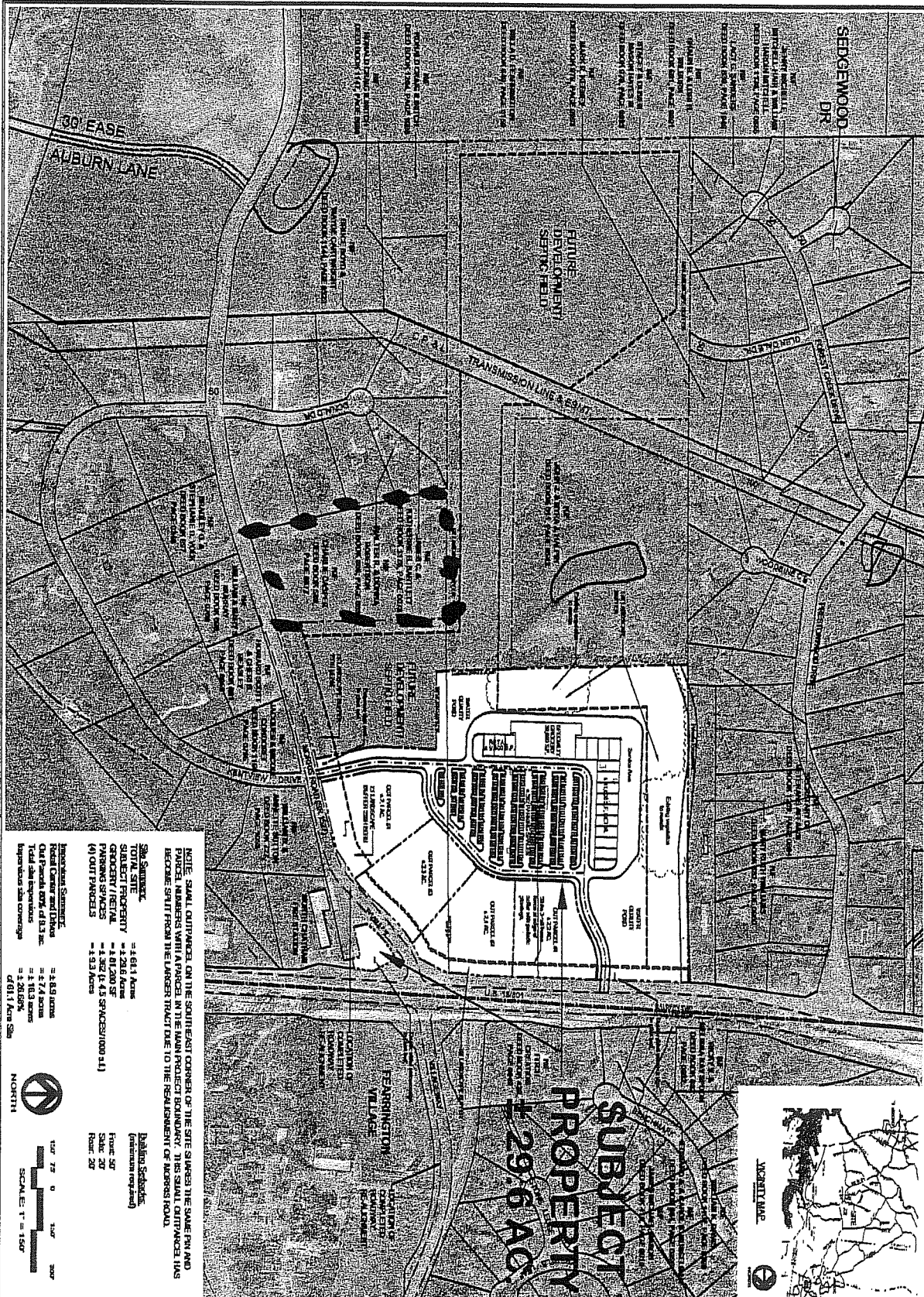
In speaking to Item 3 of Chatham County Guidelines. Accordingly it is my conclusion that it cannot be said:

That "the requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community"

It is my final opinion that this proposed Commercial Development will considerably decrease the property values of the Casper and Halpin Estates, thereby impairing the integrity and character of these properties.

P. H. Craig





NOTE: SMALL OUTPARCELS ON THE SOUTHEAST CORNER OF THE SITE SHARED THE WAIVER BY AND PARCELS ADJACENT WITH A PARCEL IN THE MAIN PROJECT BOUNDARY. THIS SMALL OUTPARCEL HAS BECOME SEPT FROM THE LARGER TRACT DUE TO THE REALIGNMENT OF MORRIS ROAD.

Site Summary:
 TOTAL SITE = 2,611.1 Acres
 SUBJECT PROPERTY = 1,228.8 Acres
 ADJACENT PROPERTY = 1,382.3 Acres
 (4) OUTPARCELS = 1.53 Acres

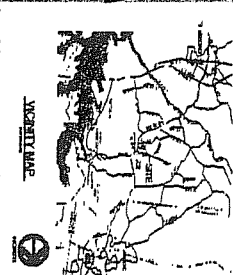
Outparcels:
 Outparcel 1 = 0.32 AC
 Outparcel 2 = 0.32 AC
 Outparcel 3 = 0.32 AC
 Outparcel 4 = 0.57 AC

Important Summary:
 Road Center and Right-of-Way = 3,839 acres
 Old Parcels only = 0.3 ac
 Total site boundaries = 3,183 acres
 Excludes site coverage = 3,265.69 AC
 2,611.1 ACN SSM

Planning Schedule:
 Phase 1: 27
 Phase 2: 27
 Phase 3: 27

Scale: 1" = 150'

North Arrow: NORTH



Project No.	1
Scale	1" = 150'
Date	Apr 17, 2024
Drawn by	JL
Checked by	JL
Approved by	JL
Project Name	Ferrington Place
Address	US 15/501 and Morris Road
City	Chatham County
State	North Carolina

Ferrington Place
 US 15/501 and Morris Road
 AERIAL PLAN
 Chatham County
 North Carolina



CE Group, Inc.
 LAND PLANNING
 CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT

NO.	PLANS	DATE

P. H. CRAIG REAL ESTATE

APPRAISALS, SALES, INVESTMENTS, CONSULTING

- N.C. State Certified Residential/General Real Estate Appraiser • Licensed Residential Building Contractor
- 7503 Sunrise Road Chapel Hill, N.C. 27514
- (919) 967-4155 • Fax (919) 967-4155

QUALIFICATIONS, BACKGROUND AND BIOGRAPHICAL INFORMATION

Owner: P. H. Craig Real Estate 1971-2006

N. C. State Certified General Real Estate Appraiser 1991-2006; N. C. State Certified Residential Real Estate Appraiser License #A1986 (1989) Real Estate broker license # 6674 (1961)

Certified Real Estate Appraiser (NAREA) 1971; GSA Roster of Appraisers 1971; Dep.t HUD, FHA 1970, 1983-94, Compliance Inspector, Veterans Administration 1971-84; Foushee Realty sales 1965-71; Graduate Realtors Institute, GRI, 1969 FHLMC approved NCNB'72; Licensed General Contractor #11146 (1979-2006)

Graduate of University of North Carolina 1959; BS in Business Administration; Graduate work in Business Administration UNC 1961-63; UNC Law accelerated 1993-65, President first and second year law classes; Graduate counselor, UNC Dean of Men 1961-64.

Commissioned Naval Officer (retired) Commander, USNR, 1959-85, former Commanding Officer and Executive Officer of Naval Reserve units in Durham and Raleigh, NC
Newspaper columnist Durham-Chapel Hill Herald papers and Chapel Hill Newspaper;
Fund Raising Chairman, President Orange Co. Heart Fund 1977, recipient of Community Service Award; NCGOP Hall of Fame recipient 1996; Recipient of Chapel Hill Board of Realtors, Lifetime service award 2003.

President, Chapel Hill Board of Realtors 1980, VP '79, Director NCAR 90-82, Chair Community Development NCAR 1992, Chapel Hill Board of Realtors 1965-04, Chair Long Range Committee 92-93, Chair Commercial Real Estate 93-94; Chair Community Service '94; Member Triangle Listing Service. 2006.

President, Island Beach and Racquet Club 1991-93 Carteret County NC. Homeowners Board of Directors 1987-94. President Chapel Hill Rotary Club 1996-97. Trustee, Chapel Hill Preservation Society 1998-99. President Central Carolina Vintage Car Club 1995.

Qualified Expert witness: Orange, Alamance, Chatham, Carteret, Durham Counties, City of Durham, Burlington Redevelopment Commission, Town of Chapel Hill, Chapel Hill Redevelopment Commission, Orange County Commissioners, Orange County Attorney, Orange County Sheriff, Orange Co. Board of Adjustment, NC Board of Tax Appeal, Internal Revenue Service; fire, casualty losses, estates, Attorneys, Banks and Mortgage Appraisals: NationsBank, Central Carolina Bank, Norwest Mortgage, First Wachovia, First Union, Coastal Mortgage Services.

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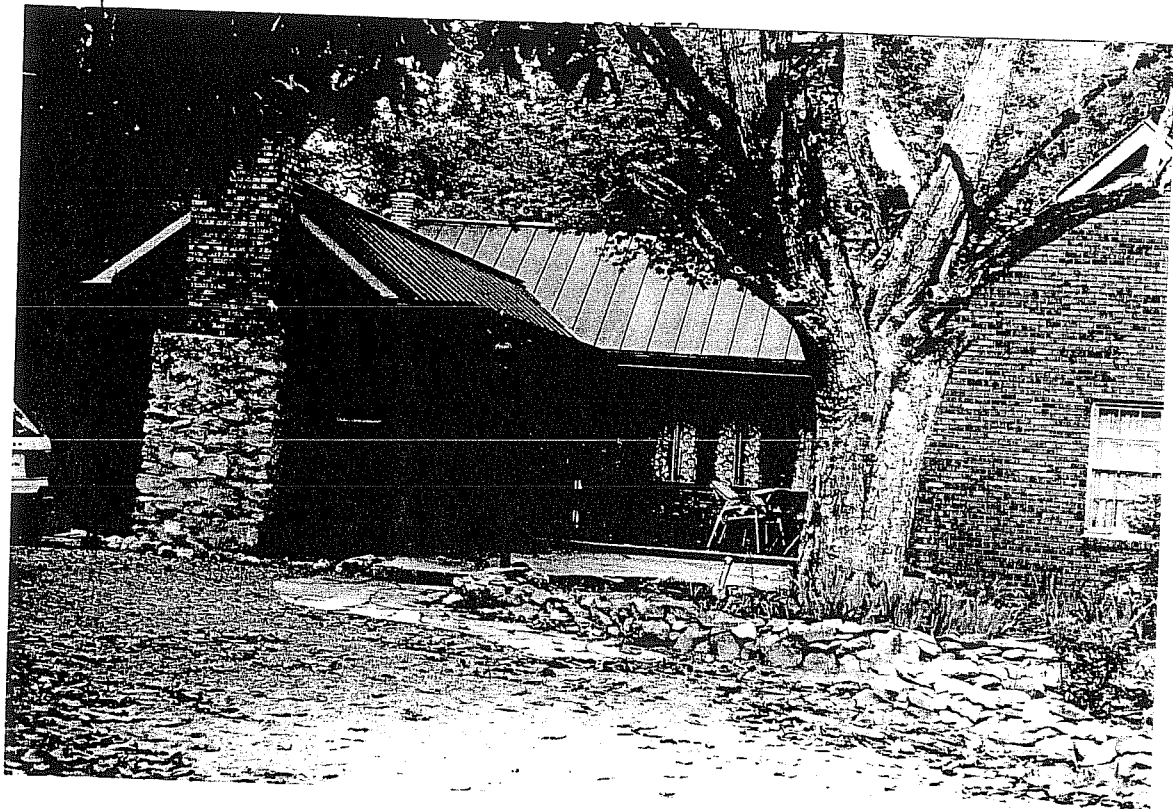
Professional memberships, course work and education: N.C. Real Estate Update courses 1995-2003, Real Estate Fraud and the Appraiser, Fannie Mae's Requirements; National Association of Real Estate Appraisers' guide for Small Apartment Buildings; Marshall and Swift Cost Valuation Service. SOCIETY OF REAL ESTATE APPRAISERS Course 101 Introduction to Appraising, 102 Applied Residential Property Valuation, Standards of Professional Practice, The Appraiser As Expert Witness, AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS Discounted Cash Flow Analysis; Introduction to Income Property Appraisal 175; Advanced Income Capitalization Procedures 176; Applied Income Property Valuation 177; Appraisal Regulations of the Federal Banking Agencies; Eminent Domain and Condemnation; The Internet and Appraising; 1031 Tax Free Exchange of Real Property; Property Tax Values and Appeals; Standards of Professional Practice Part A&B, Subdivision Analysis, Feasibility Analysis and Highest and Best Use---Nonresidential properties.

STATE ACCREDITED AFFILIATE OF THE APPRAISAL INSTITUTE 1994-99
Candidate, North Carolina CCIM Chapter 2003; in Roster 2006 as Appraiser, Consultant
Subscriber to: Marshall and Swift Residential Cost Service.
Marshall and Swift Valuation Services

P. H. CRAIG REAL ESTATE ASSOCIATES



Copper
3



*Large Storage
Bldg*



Wooded Barn

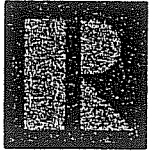


Standing on Property

Proposed Site



Present View - to change the side of Commercial Bldg



REALTOR®

*Prosper's
yard*



*Prosper's
yard*



