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Consulting report for Owner John and Myra Halpin

Address: 270 Spider Web Ln, Pittsboro NC 27312

Baldwin Township, Chatham County, N. C.;

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

Pin # 977400 07 5691;

Being a 5.847 acre tract and a 7.486 ac tract;

Total size is 13.33 acres

Conveyed also is a 30 private road easement recorded in Book 564 page 587, Chatham Co Registry

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. and Mrs. John Halpin. 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 contractor and 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. Halpin estate on Spider Web Lane, off 14-501. This being a 30' right of way on the north side of the proposed Commercial development.

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 the Halpins, 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 informed the Halpins that I had testified on the other side of commercial and residential zoning hearings.

I am a licensed contractor and do a considerable amount of remodeling at present. But I have never made my living as a contractor. It was obvious to me when I inspected the very contemporary home that there house was a custom architect designed home.

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 do not speak to any matters involving hazardous materials that may or may not be in the area, and do not speak to any possible problems that may arise from the considerable amount of lands that will be utilized for septic fields. I have no knowledge or expertise in this field except to say the average prospect to purchase that tract might be hesitant because of its particular location as shown on the sketches.

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 the Halpins 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 that abutt the Halpin estate on two sides. Their property would also border large septic field systems, and more importantly their view would be looking up to the rear of the commercial development perhaps where the trucking entrances would be located. More importantly the Halpin lands topographic level will lie considerable below the level of the parking, if the sloping is infilled. The rear of the closest buildings could possibly extend some 70 or so feet above the ground level of the Halpin Estate. It will be even more pronounced when and if the topography is completely rearranged. Frankly it is hard to envision exactly what that will look like

even though there is a planned 150 ft buffer. That elevation factor and a completely different zoning use impairs the integrity and character of the adjoining tracts to the West which include the Casper and Halpin Estates.

Size of estate is 13.33 acres with well and septic and large well established pond that apparently been there for many years.

Legal descriptions, including Deed dated February 1993 from Kiesers to John J Halpin and wife, Myra Halpin. Legal description also includes a 30' easement on record.

Current address: 270 Spider Lane Pittsboro NC 27312

Size of tract is 12 acres more or less in two tracts, with a pond.

As you can see from the photos, this is a very striking Custom Architect designed House is a striking brick contemporary with wide overhangs, passive and active solar features. Huge brick chimney with 2 heating and Air conditioning units located in the center of the house with passive and active solar features. It has a brick floor, No windows on the North side, all glass on the South side. All glass is thermo pane insulated dual panes, vaulted ceilings up to a height of about 26 ft tall with exposed beams inside and out. Many upgrades, many renovations. The grounds are meticulously kept. And include a beautiful scenic pond and blue berry vines, fruit and nut trees, a Japanese Cherry, huge oak trees perhaps 260 years old.

The roof is one of many recent improvements that have recently been replaced at a cost of over \$40,000.00. It is Architect designed guaranteed 50 year category. There is extensive fencing with a very recent remote, electronic gate controlling entry into the estate, and newly paved horseshoe drive.

There is an attached double garage with a large storage area, and there are several detached functional buildings/shed structures for storage of tractors and tools, and a sun room (or Florida room) attached on the rear of the house being used as a hobby workshop space.

The interior is stunning with a gigantic brick structure double facing fireplace, its updated kitchen, and great room and brick floors throughout. Contained in the very center of the house in the large brick chimney structure is the Electric Heating and Air Conditioning. I studied the floor plans and architectural drawings of the house, and it would appear that the exposed beams are about a 10 foot rise for each lineal distance of 12 foot making this a 10 in 12 pitch.

There are 4 bedrooms 2 full baths and two ½ baths. There are approximately 2600 sq ft of passive solar brick floors and a bath and one bedroom upstairs with a beautiful roof top view of the whole estate including the pond and what will be the back of the shopping center when the Commercial improvements are made.

The house was obviously constructed to overlook the beautiful pond. While the view on the other side closest to the development will be overwhelmed by the re-arranged topography. There may be high buildings (perhaps 75 feet above the level of the house, after the Commercial site is approved. This whole beautiful setting will be destroyed.

There is a possibility indeed a probability that the pond will go dry, since it may lose its catch basin; that catch basin obviously included a large part of the proposed Commercial site. The only view from the house that is left away from the shopping center will then be destroyed. That view could become the overlook into a considerable eye sore a virtual dry hole. I think the owner's concern in this regard is well founded. It simply is hard to imagine any scenario that would cause more damage to the Halpin estate.

As a Licensed Contractor and a Certified General Real Estate Appraiser, I frequently reference Marshall and Swift Residential Cost Handout and Marshall and Swift Valuation Service. I also refer to local building and development costs and data. In this case I rate the quality of construction as excellent and therefore the cost to replace would be substantially above basic builder spec homes. In addition one would have to add component costs of items like the vaulted ceiling with exposed beam, huge brick fireplace structure, considerable overhangs, and the active and passive features in this house. So it would be rated Excellent plus.

Chatham County is indeed lucky to have such fine stewards of their property as the two that border on the West side of this proposed 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 Halpin Estates, thereby impairing the integrity and character of the this property.

P. H. Craig



References utilized

www.co.chatham.nc.us

Marsall and Swift Appraisal Publication Service

Marshall and Swift Residential Cost Handbook

Chatham Co Land Use plan

Architect plans and specifications for the Halpin home

Appraisal files, sales files, Triangle MLD Serice

Reference to other Realtors, Appraisers,

Chatham County officials

Chatham County records

Attachments: shetch showing Halpin Estate

Photos of grounds, house,

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.

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.

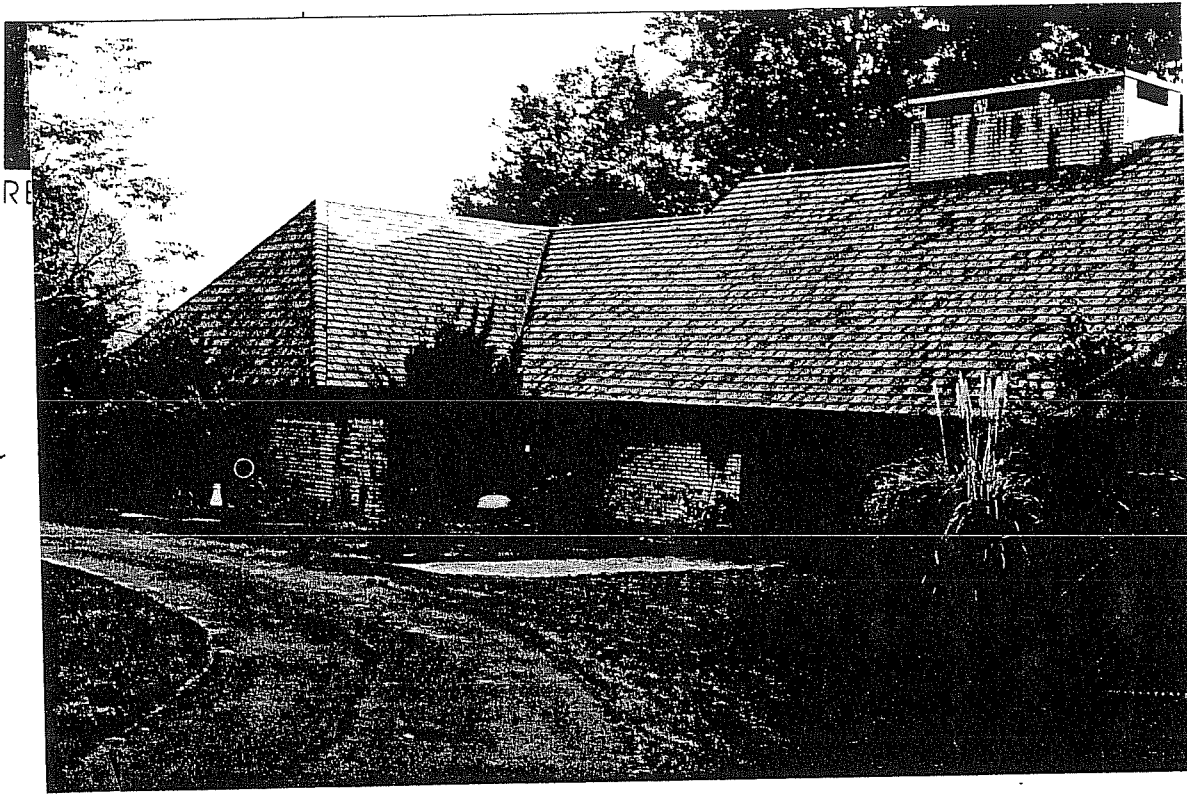
STATE ACCREDITED AFFILIATE OF THE APPRAISAL INSTITUTE 1994-99

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

Holpin



FRONT

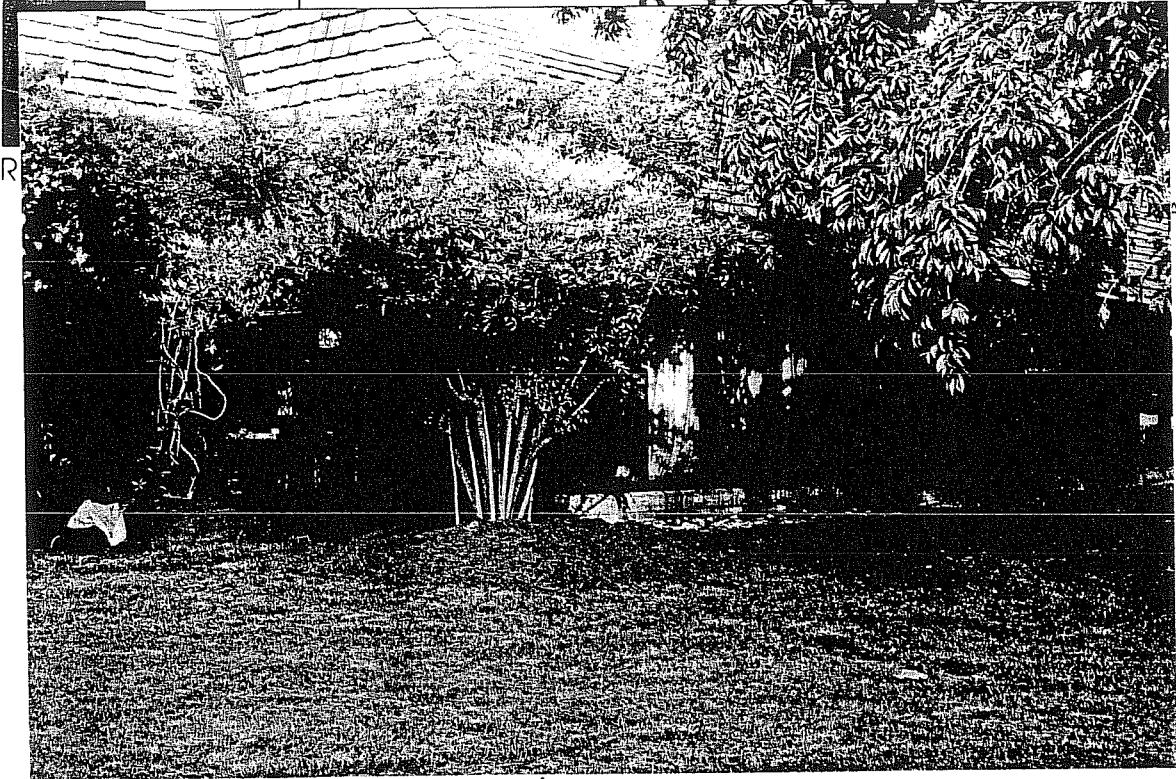
ISALS



View uphill toward Septic systems

Hollyhock

40



meticulous landscaping

Harpin's Pond



Roof level back
views



