

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2180
www.bcgov.net

D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

RICK CAPORALE
MICHAEL E. COVERT
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
YORK GLOVER, SR.
ALICE G. HOWARD
STEWART H. RODMAN
ROBERTS "TABOR" VAUX

JOHN L. WEAVER
INTERIM COUNTY ADMINISTRATOR

CONNIE L. SCHROYER
CLERK TO COUNCIL

AGENDA
COMMUNITY SERVICES COMMITTEE

Monday, December 17, 2018

4:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Committee Members:

Alice Howard, Chairman
Rick Caporale, Vice Chairman
Michael Covert
Steve Fobes
York Glover
Roberts "Tabor" Vaux

Staff Support:

Monica Spells, Assistant County Administrator
Civic Engagement and Outreach

1. CALL TO ORDER 4:00 P.M.
2. APPROVAL OF AGENDA
3. UPDATE / DISABILITIES AND SPECIAL NEEDS LOT PURCHASE / ONE BOSTICK CIRCLE
Chris Inglese (backup)
4. ADJOURNMENT



Memorandum

DATE: December 12, 2018

TO: John Weaver, Esq., Interim County Administrator

COPY: County Council Community Services Committee via Alice Howard, Chair
Monica N. Spells, Assistant County Administrator, Civic Engagement and
Outreach, William Love, Executive Director, Beaufort County Disabilities and
Special Needs

FROM: Christopher S. Inglese, Assistant County Attorney 

SUBJECT: Purchase of 1 Bostick Circle Parcel

SUMMARY OF FACTS

In recent years, the County's Disabilities and Special Needs Department (DSN) has been engaged in a fundamental shift in the way those in need are served by DSN due to state directives. Unfortunately, the process has revealed in some areas of Beaufort County, community resistance to placing DSN homes in certain neighborhoods. DSN staff have faced numerous challenges in locating new homes to better house those they serve.

The shift led to the proposed sale of the Port Royal Community Residential Facility ("the Port Royal property") via Beaufort County Council Resolution 2017-1 (attached as Exhibit A). This facility, which averages fourteen (14) DSN consumers, is aging and no longer meets the needs of those it serves. The State had the facility constructed more than 20 years ago as an Intermediate Care Facility. The facility is institutional in nature and contrary to current state program standards.

Under current state directives, DSN typically houses no more than four (4) consumers per home. Therefore, the County determined that three (3) new homes were needed to accommodate the individuals currently residing at the Port Royal property. Prior to discussion of these three (3) homes, DSN had identified the need for one (1) home based on its growing waiting list for residential services, for a total of four (4) homes needed.

DSN utilized the County's Purchasing Department for assistance in identifying the new home sites. This process led to the procurement and approval for construction of three (3) new DSN homes.

DSN staff next began the search for a site for a fourth home and ultimately pursued the purchase of an undeveloped lot at 1 Bostick Circle. The DSN budget had funds available for a site in its Building Acquisitions line and ultimately the Interim County Administrator at the time of the lot purchase did execute the necessary documents for the purchase of 1 Bostick Circle.

The purchase is memorialized by a deed filed in the Beaufort County Register of Deeds at Book 3645 and Page 1772, filed February 20, 2018 and executed February 3, 2018 (attached as Exhibit B). The County purchased the property for \$34,000. The former Interim County Administrator, who also served as “Special Counsel” executed the necessary documents for the purchase and stamped the deed as “Approved for Recording” on behalf of the Beaufort County Attorney. Neither the Purchasing Director, nor staff in the Legal Department, were notified of the purchase in advance. The Finance Department wired the necessary purchasing funds based on Code Section 2-509 which authorizes the Administrator’s spending authority up to \$50,000.

On October 8, 2018, Community Services Committee discussed the purchase and ultimately asked for a legal opinion regarding the purchase of 1 Bostick Circle. On November 13, 2018, the Committee went into Executive Session for the purpose of receiving legal advice regarding the referenced purchase.

ISSUES

1. At issue, is a provision of the Beaufort County Code of Ordinances Section 2-514 Exemption for real Property which states in pertinent part, “(b) [W]ith **prior approval of the county council**, the purchase of real property for governmental use shall be negotiated by the county administrator” (**emphasis added**). Additionally, Section 2-509 states “[U]pon request of the county council and **subject to its approval** of each transaction, perform all delegable functions in connection with acquisition and disposal of real property” (**emphasis added**).

After thoroughly reviewing the record of council meetings, and inquiring of appropriate staff members, I concluded that nothing in the record demonstrates council’s *prior approval* for, nor knowledge of, the specific purchase of 1 Bostick Circle as required by County Code Sections 2-514 and 2-509.

2. Beaufort Code Section 2-510 articulates the remaining issues. In summary, the Code acknowledges ratification of an unauthorized contract at the time the Administrator executes the contract. I imagine this provision exists to protect innocent third parties from being damaged because of technical, procurement errors. Additionally, the Code requires the following in the instance of an unauthorized contract:
 - a. The department head shall prepare a written statement of facts; and
 - b. What corrective action is being taken to prevent another occurrence; and
 - c. What action is being taken against the individual responsible for committing the act; and
 - d. Document that the price paid is fair and reasonable.

Taking these in the order listed, the statement of facts is provided herein pursuant to the request of the committee and on behalf of the Department Head. I have prepared the statement of

facts, because it is unclear from the Code, which Department Head is to prepare the statement of facts. Furthermore, the Community Services Committee requested that I make written findings pursuant to the Code Section 2-510.

Next, the corrective action needed is to pursue a full time, real estate professional on staff to assist all departments with their real estate and property management needs. A professional, staff position will help to ensure that County code requirements are met, because the licensed real estate professional will be subject to principal/agent loyalty as well as the employer/employee loyalty, thus always acting in the County's best interest. Furthermore, a real estate professional can assist the County in numerous ways beyond compliance with County codes, including but not limited to purchases such as those made through the Rural and Critical Lands Program, real estate sales/purchases for the Facilities Department and elected officials, negotiating and drafting leases, managing property management logistics/work orders and more.

Third, there is no available disciplinary action to be taken against the former Interim County Administrator for failing to follow County procedures, as he is no longer employed by Beaufort County.

Fourth, the appraisal is attached as Exhibit C. The appraisal values the property at \$35,000 and demonstrates that "the price paid is fair and reasonable."

CONCLUSION

The property is owned by the County. The controversy surrounding the property has two elements. First, the unauthorized purchase by the former Interim County Administrator. The County should provide a staff position for a licensed real estate professional that can assist all departments with their real estate purchases and property management needs. There is no available disciplinary action available against the former Interim County Administrator because he is no longer employed by the County. The price paid for the property is fair and reasonable as demonstrated by the independent appraisal.

The second element is the apparent resistance from the Battery Creek neighborhood to a DSN home at 1 Bostick Circle. County Council should make a decision to either sell the property or move forward with construction of the DSN home. County Council should be cautioned against selling the property because of the perception of discrimination and probable violation of Federal laws that will most certainly be attached to such an action. Staff's recommendation is to move forward with the proposed DSN home, which we are confident will stand as another exemplary property serving DSN consumers.

EXHIBIT A

RESOLUTION 2017 / 1

A RESOLUTION TO THE BEAUFORT COUNTY LEGISLATIVE DELEGATION REQUESTING A PROVISIO BE WRITTEN TO RETAIN THE TOTAL AMOUNT OF PROCEEDS FROM THE SALE OF THE PORT ROYAL COMMUNITY RESIDENTIAL CARE FACILITY TO BE APPLIED TO THE PURCHASE, CONSTRUCTION AND/OR RENOVATION OF RESIDENTIAL HOMES TO BE MANAGED BY BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS

WHEREAS, The Beaufort County Disabilities and Special Needs (DSN) Board sent a resolution regarding the Beaufort County Community Residential Care Facility (CRCF) located in the Town of Port Royal (County Council District 4) at 1508 Old Shell Road to the Beaufort County Legislative Delegation on December 17, 2014; and

WHEREAS, the DSN Board passed this resolution on December 16, 2014 in hopes that the Delegation will consider moving it forward during the legislative session; and

WHEREAS, the DSN Board is appointed by Beaufort County Council and both bodies have concerns regarding the future of this facility, which is owned by the South Carolina Department of Disabilities and Special Needs (SCDDSN) and leased by Beaufort County Council for its DSN Department; and

WHEREAS, this facility is aging and no longer meets the needs of those it is meant to serve as the State had the facility constructed more than 20 years ago as an Intermediate Care Facility, which is institutional in nature and contrary to current SCDDSN program standards, and approved converting the facility to a 15-bed CRCF about 17 years ago; and

WHEREAS, current State standards call for a CRCF to accommodate no more than 6 to 8 individuals, and the 15 individuals residing at this facility have developmental disabilities, to include high-behavior needs, high-physical needs, and issues associated with aging, such as Alzheimer's and other dementias; and

WHEREAS, given the diverse, over-population in this facility, the ability of the County to best meet the needs of these individuals is adversely impacted, compromising the health and safety of the County employees and the individual residents; and

WHEREAS, based on current best practices established by SCDDSN and the South Carolina Department of Health and Human Services (SCDHHS), including the "Final Rule" (which looks at not only where a person lives, but how and with whom they spend their day), the facility prevents Beaufort County from coming into compliance with required home and community-based services; and

WHEREAS, the facility does not offer residents a homelike setting which is prescribed, thereby diminishing the care provided to the individuals living at the facility; and

WHEREAS, the location of the facility next to marshes and tidal waterways does not provide a safe setting for the residents, many of whom have communication disabilities; and

WHEREAS, these individuals deserve to reside in a home which affords them the opportunity to be in a place which is better integrated into the fabric of Beaufort County, enabling them to live as normal a life as possible; and

WHEREAS, Beaufort County DSN is facing challenges in transitioning these individuals per compliance requirements due to the facility being owned by SCDDSN; and

WHEREAS, should the property be sold, half of the proceeds will return to the State according to State law, thereby removing critical funding, which would be available to Beaufort County to develop appropriate housing for these individuals under its care and lead to the transfer of these individuals from Beaufort County and away from their loved ones to an alternate facility in a different county; and

WHEREAS, should this property be sold and all revenue be made available to Beaufort County to help develop compliant, smaller residential settings throughout the County, these residents will be able to remain in Beaufort County, their home, where they will be afforded an enhanced quality of life; and

NOW, THEREFORE, BE IT RESOLVED, that Beaufort County Council requests that the Beaufort County Legislative Delegation introduce and work diligently to pass a proviso to the South Carolina General Assembly session that would require the return of 100% of the proceeds of the future sale of the Port Royal CRCF property to Beaufort County for the express purpose of purchasing, constructing, or renovating several new smaller residential facilities for its residents with developmental disabilities that would both conform to compliance directives on appropriate residential settings for these persons and better enable Beaufort County to provide the necessary ongoing care for these residents in safer, more appropriate housing.

DONE this 23rd day of January, 2017

COUNTY COUNCIL OF BEAUFORT COUNTY

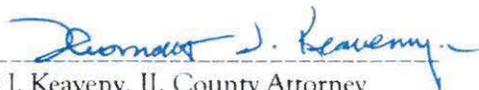
By: _____



D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney



ATTEST:

Ashley M. Bennett, Clerk to Council



EXHIBIT B

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns forever.

And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on this the 3rd day of February, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Brian Baker

[Signature]
Notary

[Signature]
Leslie T. Baker

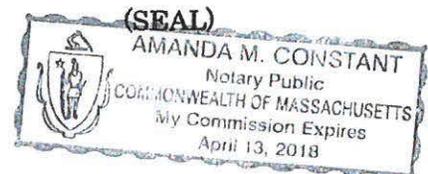
STATE OF MASSACHUSETTS)
)
COUNTY OF Barnstable)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that Brian Baker and Leslie T. Baker, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of February, 2018.

[Signature]
Notary Public for MA
My Commission Expires: 4/13/18



ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Beaufort, County of Beaufort, State of South Carolina, being designated as Lot 247, Phase VIII, Battery Point Subdivision, as shown on a plat prepared by Gasque & Associates, Inc., David E. Gasque, RLS, dated May 30, 1997, entitled "Plat Showing Battery Point Subdivision, Phase VIII, Prepared for J. Bennett McNeal, City of Beaufort, Beaufort County, South Carolina," a copy of which is duly recorded on June 11, 1998 in the Office of the Register of Deeds for Beaufort, South Carolina in Plat Book 65 at Page 105.

Said property is subject to any and all applicable covenants, conditions, revisions, provisions, easements and/of rights-of-way as set forth in the Office of the Register of Deeds for Beaufort County, South Carolina and any amendments thereto.

This being the same property conveyed to the within named Grantor by deed dated March 24, 2017 and recorded March 27, 2017 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3561 at Page 2427.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT

PESONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as:
3. Check one of the following: The deed is
 - (a)_____subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b)_____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X_____exempt from the deed recording fee because (see Information section of affidavit): 12-24-40(sub-section 2)

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a)_____The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b)_____The fee is computed on the fair market value of the realty which is _____
 - (c)_____The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes___ or No___ to the following: A lien or encumbrance existed on The land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes,"
6. The deed recording fee is computed as follows:
 - (a)Place the amount listed in item 4 above here: _____

EXHIBIT C

APPRAISAL OF REAL PROPERTY



LOCATED AT

1 Bostick Cir
Beaufort, SC 29902
LOT 247 BATTERY POINT S/D PH VIII

FOR

N/A

AS OF

12/3/2018

BY

BRIAN J HARRELSON
SEA ISLAND APPRAISAL COMPANY
106 WEST STREET EXT SUITE A
BEAUFORT, SC 29902
(843) 379-6103
bharrelson@seaislandappraisal.com

SEA ISLAND APPRAISAL COMPANY
106 WEST STREET EXT SUITE A
BEAUFORT, SC 29902
(843) 379-6103

December 04, 2018

BEAUFORT COUNTY
PO BOX 1228-29901
BEAUFORT, SC 29901

Re: Property: 1 Bostick Cir
Beaufort, SC 29902
Borrower: N/A
File No.: 7162H1118

Opinion of Value: \$ 35,000
Effective Date: 12/3/2018

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



BRIAN J HARRELSON
License or Certification #: 3183
State: SC Expires: 06/30/2020
bharrelson@seaislandappraisal.com

LAND APPRAISAL REPORT

File No.: 7162H1118

	Property Address: 1 Bostick Cir	City: Beaufort	State: sc	Zip Code: 29902																																																																																																																																																																										
	County: BEAUFORT	Legal Description: LOT 247 BATTERY POINT S/D PH VIII																																																																																																																																																																												
SUBJECT	Assessor's Parcel #: R120 029 00A 0272 0000	Tax Year: 2018	R.E. Taxes: \$ 41.51	Special Assessments: \$ 0																																																																																																																																																																										
	Market Area Name: BATTERY POINT	Map Reference: R120-29-A-272	Census Tract: 0005.02																																																																																																																																																																											
	Current Owner of Record: BEAUFORT COUNTY	Borrower (if applicable): N/A																																																																																																																																																																												
	Project Type (if applicable): <input checked="" type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ 832 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																																																																																												
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																																																																																													
	If Yes, give a brief description: _____																																																																																																																																																																													
ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																																																																																													
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																																																																																													
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																																																																																													
	Intended Use: TO PROVIDE A CURRENT MARKET VALUE AS OF 12/3/2018.																																																																																																																																																																													
	Intended User(s) (by name or type): BEAUFORT COUNTY																																																																																																																																																																													
	Client: BEAUFORT COUNTY		Address: PO BOX 1228-29901, BEAUFORT, SC 29901																																																																																																																																																																											
	Appraiser: BRIAN J HARRELSON		Address: 106 WEST STREET EXT SUITE A, BEAUFORT, SC 29902																																																																																																																																																																											
MARKET AREA DESCRIPTION	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">Characteristics</th> <th colspan="2">Predominant Occupancy</th> <th colspan="3">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td></td> <td><input checked="" type="checkbox"/> Owner 95</td> <td></td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>100 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td colspan="2"></td> </tr> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td></td> <td><input type="checkbox"/> Tenant 5</td> <td></td> <td>\$(000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> <td colspan="2"></td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td></td> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td></td> <td>225 Low 0</td> <td></td> <td>Multi-Unit</td> <td>%</td> <td colspan="2">* To: _____</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td></td> <td><input type="checkbox"/> Vacant (>5%)</td> <td></td> <td>850 High 25</td> <td></td> <td>Comm'l</td> <td>%</td> <td colspan="2"></td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td></td> <td><input type="checkbox"/> Vacant (>5%)</td> <td></td> <td>285 Pred 14</td> <td></td> <td></td> <td>%</td> <td colspan="2"></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td colspan="2"></td> </tr> </table>		Characteristics			Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 95		PRICE	AGE	One-Unit	100 %	<input checked="" type="checkbox"/> Not Likely			Built up:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant 5		\$(000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *			Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)		225 Low 0		Multi-Unit	%	* To: _____		Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)		850 High 25		Comm'l	%			Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		285 Pred 14			%			Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.							%			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="6">Factors Affecting Marketability</th> </tr> <tr> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> </tr> <tr> <td>Employment Stability</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Adequacy of Utilities</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Property Compatibility</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Protection from Detrimental Conditions</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Police and Fire Protection</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>General Appearance of Properties</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Appeal to Market</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Factors Affecting Marketability						Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Characteristics			Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use																																																																																																																																																																			
	Location:	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 95		PRICE	AGE	One-Unit	100 %	<input checked="" type="checkbox"/> Not Likely																																																																																																																																																																				
	Built up:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant 5		\$(000)	(yrs)	2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																																																																																																																																																				
	Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)		225 Low 0		Multi-Unit	%	* To: _____																																																																																																																																																																				
	Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)		850 High 25		Comm'l	%																																																																																																																																																																					
	Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		285 Pred 14			%																																																																																																																																																																					
	Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.							%																																																																																																																																																																					
	Factors Affecting Marketability																																																																																																																																																																													
	Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A																																																																																																																																																																		
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																			
	Market Area Comments: THE SUBJECT IS BOUNDED TO THE NORTH BY SALEM ROAD, EAST AND SOUTH BY BATTERY CREEK, AND WEST BY HIGHWAY 280.																																																																																																																																																																													
	THE SUBJECT IS LOCATED IN BATTERY POINT SUBDIVISION WITHIN THE CITY OF BEAUFORT, SC. THE AREA IS CHARACTERIZED BY SINGLE FAMILY HOUSING OF AVERAGE TO GOOD CONSTRUCTION QUALITY. CONVENIENCE TO SCHOOLS, PLACES OF WORSHIP, AND RECREATIONAL FACILITIES IS CONSIDERED GOOD.																																																																																																																																																																													
	SHOPPING AND EMPLOYMENT CENTERS ARE MINUTES AWAY. I HAVE CONSIDERED RELEVANT COMPETITIVE LISTINGS AND/OR CONTRACTS OFFERINGS IN THE PERFORMANCE OF THIS APPRAISAL AND IN THE TRENDING INFORMATION REPORTED IN THIS SECTION.																																																																																																																																																																													

SITE DESCRIPTION	Dimensions: SEE SURVEY (NOT ATTACHED)		Site Area: .18 Acres																																																																																																																																																																											
	Zoning Classification: PUD/PLANNED UNIT DEV.		Description: RESIDENTIAL IMPROVED SINGLE FAMILY																																																																																																																																																																											
	Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements																																																																																																																																																																													
	Uses allowed under current zoning: SINGLE FAMILY BUILDING LOT																																																																																																																																																																													
	Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ N/A/																																																																																																																																																																													
	Comments: _____																																																																																																																																																																													
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____																																																																																																																																																																													
	Actual Use as of Effective Date: SINGLE FAMILY BUILDING LOT		Use as appraised in this report: SINGLE FAMILY BUILDING LOT																																																																																																																																																																											
	Summary of Highest & Best Use: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject meets all these criteria.																																																																																																																																																																													

<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Utilities</th> <th colspan="2">Off-site Improvements</th> <th colspan="2">Public</th> <th colspan="2">Private</th> <th colspan="2">Frontage</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/> Public <input type="checkbox"/> Other</td> <td>Street</td> <td>ASPHALT</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Frontage</td> <td>NONE</td> <td colspan="2"></td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td>Width</td> <td></td> <td colspan="2"></td> <td>Topography</td> <td>LEVEL</td> <td colspan="2"></td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td>Surface</td> <td></td> <td colspan="2"></td> <td>Size</td> <td>GOOD</td> <td colspan="2"></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Curb/Gutter</td> <td>CONCRETE</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td>RECTANGULAR</td> <td colspan="2"></td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Sidewalk</td> <td>CONCRETE</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>APPEARS LOW</td> <td colspan="2"></td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td>Street Lights</td> <td>ELECTRIC</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>RESIDENTIAL</td> <td colspan="2"></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td>Alley</td> <td>NONE</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td colspan="4"></td> </tr> </table>				Utilities		Off-site Improvements		Public		Private		Frontage		Electricity	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street	ASPHALT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Frontage	NONE			Gas	<input checked="" type="checkbox"/>	Width				Topography	LEVEL			Water	<input checked="" type="checkbox"/>	Surface				Size	GOOD			Sanitary Sewer	<input checked="" type="checkbox"/>	Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	RECTANGULAR			Storm Sewer	<input checked="" type="checkbox"/>	Sidewalk	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	APPEARS LOW			Telephone	<input type="checkbox"/>	Street Lights	ELECTRIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	RESIDENTIAL			Multimedia	<input type="checkbox"/>	Alley	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																															
Utilities		Off-site Improvements		Public		Private		Frontage																																																																																																																																																																						
Electricity	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street	ASPHALT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Frontage	NONE																																																																																																																																																																							
Gas	<input checked="" type="checkbox"/>	Width				Topography	LEVEL																																																																																																																																																																							
Water	<input checked="" type="checkbox"/>	Surface				Size	GOOD																																																																																																																																																																							
Sanitary Sewer	<input checked="" type="checkbox"/>	Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	RECTANGULAR																																																																																																																																																																							
Storm Sewer	<input checked="" type="checkbox"/>	Sidewalk	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	APPEARS LOW																																																																																																																																																																							
Telephone	<input type="checkbox"/>	Street Lights	ELECTRIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	RESIDENTIAL																																																																																																																																																																							
Multimedia	<input type="checkbox"/>	Alley	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																																																																																																									
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																																																																																																														
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone A8 FEMA Map # 4500250065D FEMA Map Date 09/29/1986																																																																																																																																																																														
Site Comments: NO ADVERSE EASEMENTS NOTED AT THE TIME OF INSPECTION. LOT DIMENSIONS OBTAINED FROM THE MLS/LISTING AGENT. FINAL DETERMINATION OF FLOOD ZONE LIES IN THE SURVEY. THIS APPRAISER IS NOT CONSIDERED TO BE AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS.																																																																																																																																																																														



LAND APPRAISAL REPORT

File No.: 7162H1118

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

TRANSFER HISTORY

Data Source(s): **BEAUFORT COUNTY PROPERTY MAX**

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: **THERE WERE TWO SALE TRANSFER OF THE SUBJECT PROPERTY WITHIN THE THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL ASSIGNMENT.**

Date: **2/3/2018**

Price: **34,000**

Source(s): **BFT MLS/PROPERTY MAX**

2nd Prior Subject Sale/Transfer: **THE VACANT LAND FIRST SOLD ON 3/24/17 FOR \$30,000 AND THEN AGAIN ON 2/3/2018 FOR \$34,000. THERE WERE NO RECORDED SALES OF THE COMPARABLE PROPERTIES REPORTED BY THE BEAUFORT COUNTY REGISTER OF DEEDS IN THE LAST 12 MONTHS PRECEDING THEIR SALES DATES.**

Date: **3/24/2017**

Price: **30,000**

Source(s): **BFT MLS/PROPERTY MAX**

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	74 Bostick Cir Beaufort, SC 29902	74 Bostick Cir Beaufort, SC 29902	66 Petigru Dr Beaufort, SC 29902	55 Bostick Cir Beaufort, SC 29902
Proximity to Subject		0.15 miles SW	0.28 miles S	0.22 miles SW
Sale Price	\$ 30,000	\$ 30,000	\$ 45,000	\$ 67,250
Price/ Acre	\$	\$ 214,285.71	\$ 236,842.11	\$ 320,238.10
Data Source(s)	INSPECTION	BFT MLS#152852;DOM 290	BFT MLS#133301;DOM 1511	BFT MLS#153906;DOM 220
Verification Source(s)		BFT COUNTY PROPERTY MAX	BFT COUNTY PROPERTY MAX	BFT COUNTY PROPERTY MAX
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) \$ Adjust	+(-) \$ Adjust	+(-) \$ Adjust
Sales or Financing		CASH	CASH	CASH
Concessions		NONE NOTED	NONE NOTED	NONE NOTED
Date of Sale/Time		3/28/2018	12/29/2016	4/20/2018
Rights Appraised	Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Location	BATTERY POINT	BATTERY POINT	BATTERY POINT	BATTERY POINT
Site Area (in Acres)	.18	.14	.19	.21
		+4,000		-3,000
	LANDSCAPE	LANDSCAPE	POND/DIST MARSH	MARSH/SUPERIOR
			-10,000	-25,000
	RESIDENTIAL LOT	RESIDENTIAL LOT	RESIDENTIAL LOT	RESIDENTIAL LOT
	PUBLIC WATER/SEWER	PUBLIC WATER/SEWER	PUBLIC WATER/SEWER	PUBLIC WATER/SEWER
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -28,000
Adjusted Sale Price (in \$)		\$ 34,000	\$ 35,000	\$ 39,250

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: **ALL SALES WERE THE MOST RECENT MARKET TRANSACTION TO OCCUR NEAR THE SUBJECT THAT WERE SIMILAR IN DESIGN AND MARKET APPEAL. THE APPRAISER SELECTED THE MOST APPROPRIATE SALES AVAILABLE. ALL COMPARABLES WERE CONSIDERED AS EACH ONE HAS A COMPARISON FACTOR. THE SALES USED ARE THE BEST AVAILABLE AND ARE CONSIDERED VALID SALES FOR COMPARISON.**

PUD

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: **BATTERY POINT**

Describe common elements and recreational facilities: **COMMUNITY POOL, CLUB HOUSE, TENNIS COURTS, BOAT BASIN, COMMUNITY DOCK, COMMUNITY POOL, AND AND LEISURE TRAIL.**

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ **35,000**

Final Reconciliation: **THE DIRECT SALES COMPARISON APPROACH IS CONSIDERED TO BE THE BEST APPROACH FOR DETERMINING THE VALUE OF VACANT LAND. SALES AND LISTINGS FROM THE ENTIRE AREA WERE TAKEN INTO CONSIDERATION TO ARRIVE AT THE FINAL CONCLUSION OF VALUE.**

This appraisal is made "as is", or subject to the following conditions: **THIS APPRAISAL HAS BEEN MADE IN THE "AS IS" CONDITION. THIS APPRAISAL IS OF VACANT LAND WITH NO IMPROVEMENTS.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **35,000**, as of: **12/3/2018**, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

SIGNATURES

Client Contact: _____ Client Name: **BEAUFORT COUNTY**

E-Mail: _____ Address: **PO BOX 1228-29901, BEAUFORT, SC 29901**

APPRAISER

Appraiser Name: **BRIAN J HARRELSON**

Company: **SEA ISLAND APPRAISAL COMPANY**

Phone: **(843) 379-6103** Fax: _____

E-Mail: **bharrelson@seaislandappraisal.com**

Date of Report (Signature): **December 04, 2018**

License or Certification #: **3183** State: **SC**

Designation: _____

Expiration Date of License or Certification: **06/30/2020**

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: **12/3/2018**

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____



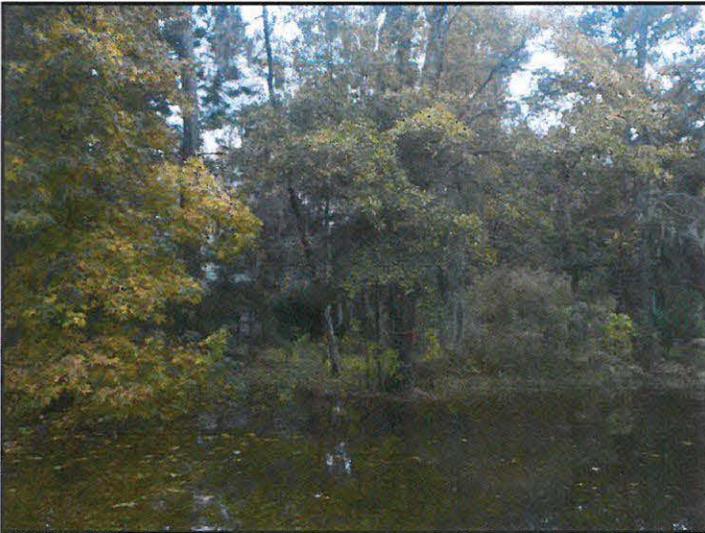
Subject Photos

Borrower/Client	N/A				
Property Address	1 Bostick Cir				
City	Beaufort	County	BEAUFORT	State	sc Zip Code 29902
Lender	N/A				



Subject Front

1 Bostick Cir
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **BATTERY POINT**
 View
 Site **.18**
 Quality
 Age



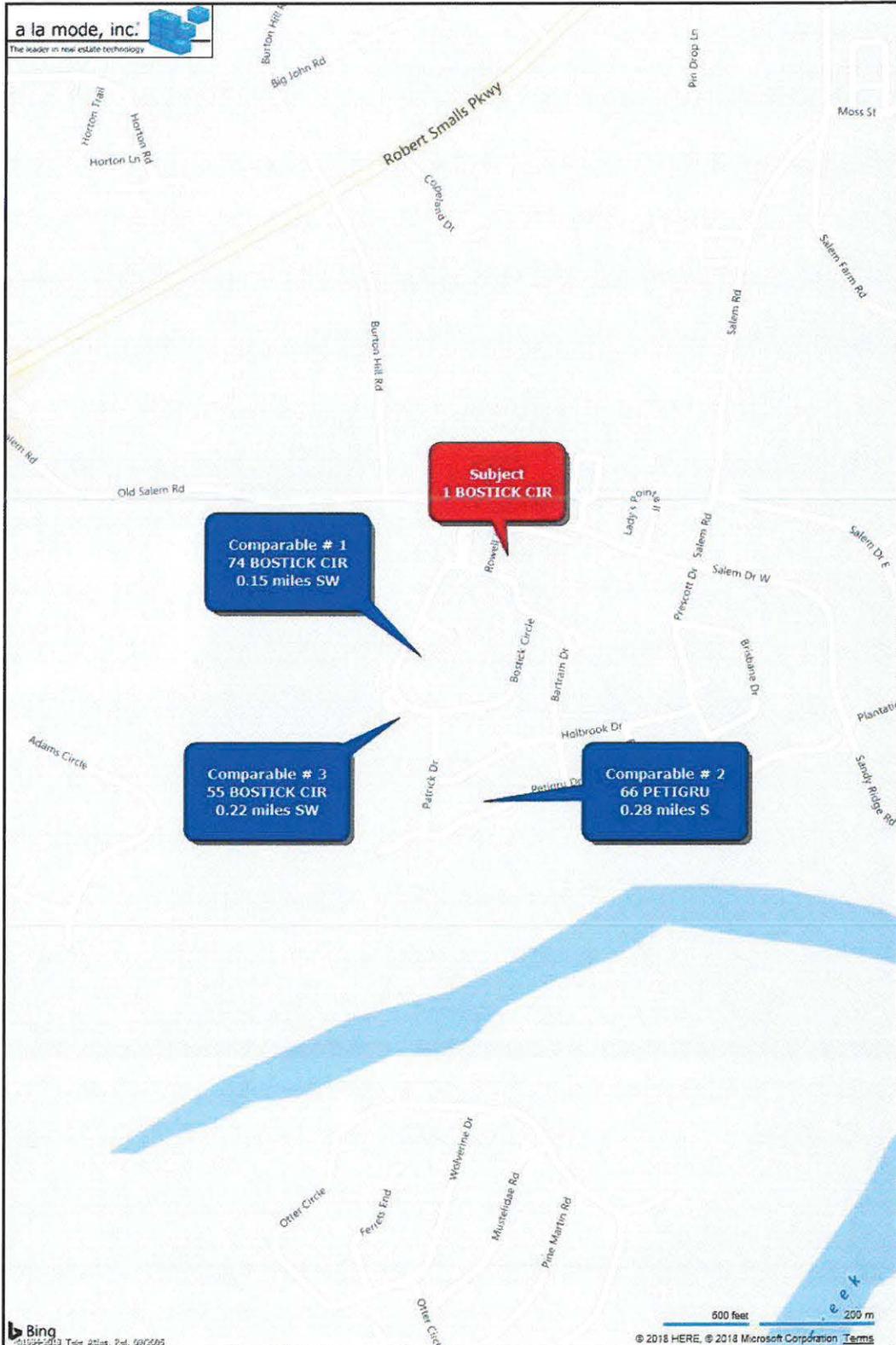
Subject Rear



Subject Street

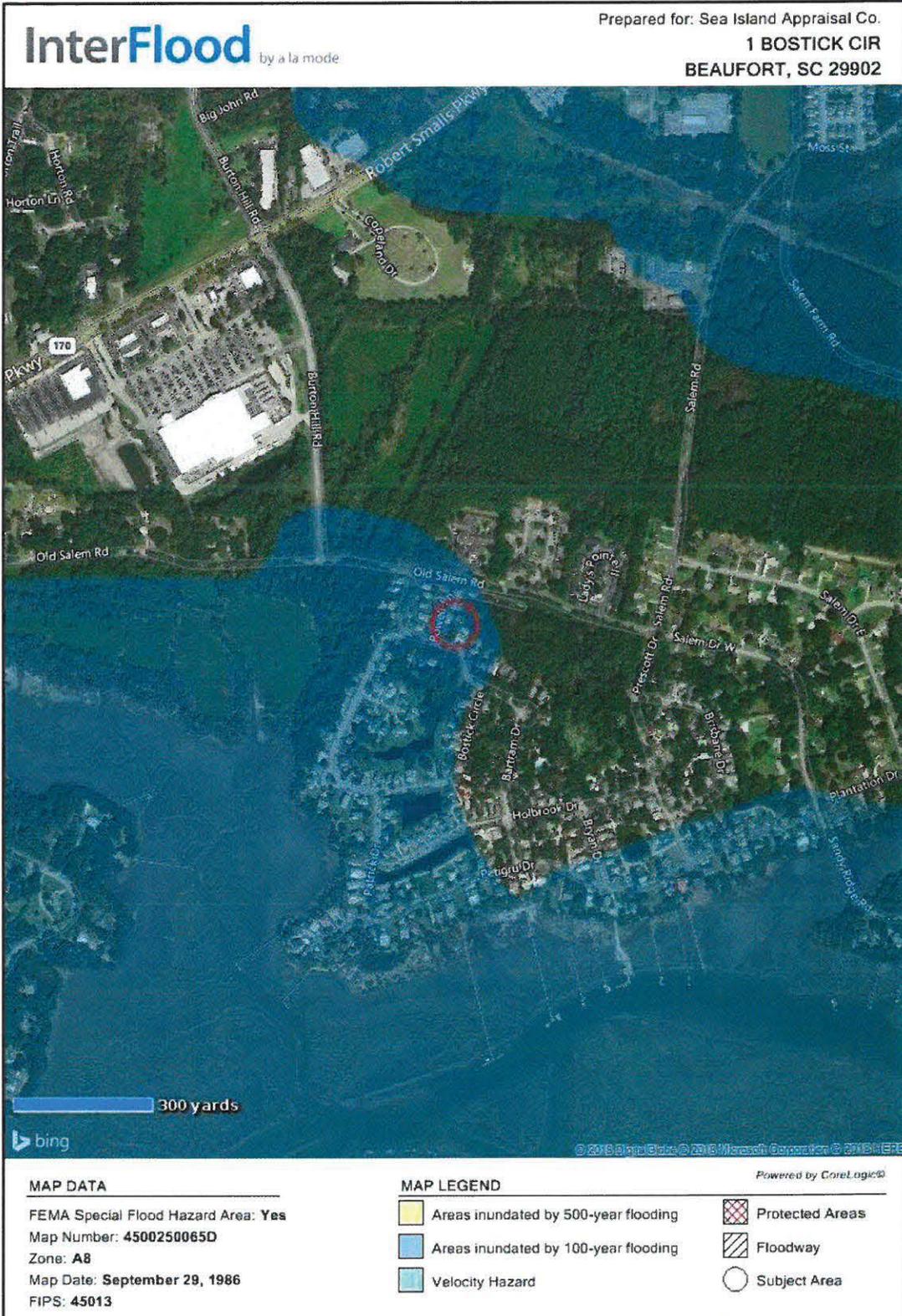
Location Map

Borrower/Client	N/A						
Property Address	1 Bostick Cir						
City	Beaufort	County	BEAUFORT	State	sc	Zip Code	29902
Lender	N/A						



Flood Map

Borrower/Client	N/A				
Property Address	1 Bostick Cir				
City	Beaufort	County	BEAUFORT	State	sc Zip Code 29902
Lender	N/A				



USPAP ADDENDUM

File No. 7162H1118

Borrower	N/A		
Property Address	1 Bostick Cir		
City	Beaufort	County	BEAUFORT
		State	sc
		Zip Code	29902
Lender	N/A		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 3-6 MONTHS
 The reasonable exposure time for similar homes in this area is 3 to 6 months. The definition of exposure time used was taken from the Definitions section of the 2012-2013 version of USPAP. Exposure time is not defined the same as marketing time but may be the same number of days.

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

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no 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).

Additional Comments

APPRAISER:

Signature: 

Name: BRIAN J HARRELSON

Date Signed: December 04, 2018

State Certification #: 3183

or State License #: _____

State: sc

Expiration Date of Certification or License: 06/30/2020

Effective Date of Appraisal: 12/3/2018

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

GP Land Certifications Addendum

File No.: 7162H1118

Property Address: 1 Bostick Cir	City: Beaufort	State: SC	Zip Code: 29902
Client: BEAUFORT COUNTY	Address: PO BOX 1228-29901, BEAUFORT, SC 29901		
Appraiser: BRIAN J HARRELSON	Address: 106 WEST STREET EXT SUITE A, BEAUFORT, SC 29902		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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, but not limited to, 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.
- 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.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: 7162H1118

Property Address: 1 Bostick Cir	City: Beaufort	State: SC	Zip Code: 29902
Client: BEAUFORT COUNTY	Address: PO BOX 1228-29901, BEAUFORT, SC 29901		
Appraiser: BRIAN J HARRELSON	Address: 106 WEST STREET EXT SUITE A, BEAUFORT, SC 29902		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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 present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to 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.
- I did not base, either partially or completely, my analysis and/or the opinion of 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.
- 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.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____	Client Name: BEAUFORT COUNTY
E-Mail: _____	Address: PO BOX 1228-29901, BEAUFORT, SC 29901

<p>APPRAISER</p> <p>Appraiser Name: <u>BRIAN J HARRELSON</u></p> <p>Company: <u>SEA ISLAND APPRAISAL COMPANY</u></p> <p>Phone: <u>(843) 379-6103</u> Fax: _____</p> <p>E-Mail: <u>bharrelson@seaislandappraisal.com</u></p> <p>Date Report Signed: <u>December 04, 2018</u></p> <p>License or Certification #: <u>3183</u> State: <u>SC</u></p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: <u>06/30/2020</u></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: <u>12/3/2018</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
---	--

SIGNATURES




FROM: BRIAN HARRELSON SEA ISLAND APPRAISAL COMPANY 106 WEST STREET EXT. SUITE A BEAUFORT, SC 29902 Telephone Number: 8433796103 Fax Number:		<h1 style="margin: 0;">INVOICE</h1>																													
TO: BEAUFORT COUNTY PO BOX 1228-29901 BEAUFORT, SC 29901 E-Mail: Telephone Number: Fax Number: Alternate Number:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">INVOICE NUMBER</th> </tr> <tr> <td style="text-align: center;">7162H1118</td> <td></td> </tr> <tr> <th colspan="2" style="text-align: center;">DATES</th> </tr> <tr> <td>Invoice Date:</td> <td style="text-align: center;">11/30/2018</td> </tr> <tr> <td>Due Date:</td> <td></td> </tr> <tr> <th colspan="2" style="text-align: center;">REFERENCE</th> </tr> <tr> <td>Internal Order #:</td> <td style="text-align: center;">7162H1118</td> </tr> <tr> <td>Lender Case #:</td> <td></td> </tr> <tr> <td>Client File #:</td> <td></td> </tr> <tr> <td>FHA/VA Case #:</td> <td></td> </tr> <tr> <td>Main File # on form:</td> <td style="text-align: center;">7162H1118</td> </tr> <tr> <td>Other File # on form:</td> <td></td> </tr> <tr> <td>Federal Tax ID:</td> <td style="text-align: center;">57-1093637</td> </tr> <tr> <td>Employer ID:</td> <td></td> </tr> </table>		INVOICE NUMBER		7162H1118		DATES		Invoice Date:	11/30/2018	Due Date:		REFERENCE		Internal Order #:	7162H1118	Lender Case #:		Client File #:		FHA/VA Case #:		Main File # on form:	7162H1118	Other File # on form:		Federal Tax ID:	57-1093637	Employer ID:	
INVOICE NUMBER																															
7162H1118																															
DATES																															
Invoice Date:	11/30/2018																														
Due Date:																															
REFERENCE																															
Internal Order #:	7162H1118																														
Lender Case #:																															
Client File #:																															
FHA/VA Case #:																															
Main File # on form:	7162H1118																														
Other File # on form:																															
Federal Tax ID:	57-1093637																														
Employer ID:																															
DESCRIPTION																															
Lender: N/A		Client: BEAUFORT COUNTY																													
Purchaser/Borrower: N/A																															
Property Address: 1 Bostick Cir																															
City: Beaufort																															
County: BEAUFORT		State: SC	Zip: 29902																												
Legal Description: LOT 247 BATTERY POINT S/D PH VIII																															
FEES			AMOUNT																												
			350.00																												
SUBTOTAL			350.00																												
PAYMENTS			AMOUNT																												
Check #:	Date:	Description:																													
Check #:	Date:	Description:																													
Check #:	Date:	Description:																													
SUBTOTAL																															
TOTAL DUE			\$ 350.00																												