



PO Box 370  
Harkers Island, NC 28531  
919-810-4929

November, 4<sup>th</sup>, 2014

Lance Miller  
Special Assets Manager  
1420 East Third Street  
Charlotte, NC 28204

Re: James Creek Subdivision

Dear Mr. Miller:

In regards to the transfer of ownership of the James Creek Subdivision through foreclosure means the following limitations or "transfer back" to the fee simple ownership of certain property located in Phase 1 of recorded plat of James Creek Subdivision Phase One, PB 32 PG. 403 Carteret County NC Registry, further described as Lot 7 "Area Reserved For On-site Sewer Collection Station, containing 145,167sf 3.333 AC", is highly recommended for the following reasons;

If the current owner loses control of the site, permits, or right to build the WWTP through the foreclosure process, it cannot offer sewer service to the James Creek Subdivision through loses of capacity of said facility. This leaves the new Subdivision owner with no choice but to build its own WWTP facility at an estimated cost of \$950,000 based on Engineer's estimates in 2010. The proposed and recorded lot sizes prohibit the use of septic tanks, as well as unsuitable soils existing on the majority of the lots.

Therefore it is recommended that the site remain in the ownership and control of the current owner's Utility Company, along with dedication of sewer transmission lines already installed along existing roads be dedicated to the Utility Company.

The Utility Company would not be willing, or able to include any purchase price in this transaction since it cannot incur any debt per NCUC regulations.

In turn, the Utility Company is willing to maintain future capacity necessary to develop the 80 single family Subdivision as originally planned for the permits and site dedication.

Sincerely, .

  
Michael Laws, BLE Manager.

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Apr 05 2021