

Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



Patricia McGuire
Planning/ Zoning Administrator
Town of Carrboro
301 West Main Street, Second Floor
Carrboro, North Carolina 27510

Dear Carrboro Town Council,

Capkov Ventures has been the developer of the Winmore Community since approved by the Town of Carrboro eighteen years ago. The development work was completed in May of 2007 when we recorded the final plat for the community. We developed and built homes in Winmore through one of the worst recessions in the United States since the Great Depression. It was difficult and involved years of losses, but we survived and built the community as it was envisioned. Winmore has the most ambitious affordable housing contribution ever made in the Town of Carrboro with 58 affordable units available to those earning 60% or less of the median income, and 36 size restricted homes. In Winmore over 35% of the homes were built to be affordable. Winmore has enforced Architectural Guidelines and a Green Building Code which have significantly shaped the look and sustainability of the community.

We now have only one lot remaining in Winmore and are requesting a Minor Modification to the Winmore Conditional Use Permit to subdivide Winmore lot #179 into three (3) single family lots. The three new lots will be the same size and of the same configuration as the adjacent single-family lots along East Winmore Avenue and Atterbury Drive.

Lot #179 is the last lot in Winmore that has not been built upon. As originally conceived, the lot was designed to have a 10,000 square foot commercial building where a variety of commercial uses were identified in the Conditional Use Permit. The uses approved by the Carrboro Board of Aldermen were:

1. Movie Theater.
2. Church.
3. Bowling Alley.
4. Library.
5. Meeting Hall.
6. Community Center.
7. Gym.

8. Indoor Recreational Use.

We have tried to sell the lot under the approved uses as well as a wide array of alternative commercial uses and there has been absolutely no interest. We have maintained and paid property taxes on lot 179 for the last 18 years. The primary reason for the lack of interest is the complete lack of parking to facilitate any type of business, including the options specifically laid out in the Conditional Use Permit. Additional factors include the fact that the lot has no exposure from a major roadway to support a business, neighborhood concerns about additional traffic, and the inconsistency of a 10,000 square foot commercial building with the surrounding residential uses. Winmore was the first, and to date the only, Village Mixed Use community in Carrboro. It was an experiment that has not been replicated. The “Civic Use Lot” as lot 179 was labeled seemed like a good place holder for the design team when the Winmore community was in its conceptual phase, but the practical reality is that the potential uses don’t work for the reasons outlined above. The designated uses are incompatible with the surrounding homes and the available infrastructure is insufficient to support such uses.

We have spent the last several years trying to come up with a use that is viable and compatible with the existing neighborhood. The carrying cost of the lot is significant. We have spent \$94,600 in property taxes alone since the lot was created (See Exhibit H). Insurance and interest carry are formidable cost as well. Two years ago, we signed a purchase and sale contract to sell lot 179 to a builder who wanted to build a 12-unit condominium building. We thought it was a good fit within the mixed-use, primarily residential community. The building would have utilized the same footprint as the 10,000 square foot commercial building shown on the approved plans. After over a year of meetings and discussions with the Winmore Homeowners Association it was decided that the Winmore community could not support the construction of a 12-unit condominium building. The primary concerns were related to the increased traffic, parking, and inconsistency with the surrounding homes.

We went back to the drawing board and have come up with a plan that would address all of the communities’ concerns by creating only three single family lots. The three lots would be the same size as the other single family home lots on East Winmore Avenue and the new homes would fit seamlessly into the existing neighborhood. The proposed plan was not considered previously because of the complexity and cost of extending water and sewer services to the lot. Lot 179 is currently served by a single 2” water line and a single 4” sewer line set at the far eastern corner of the lot (See attached Exhibit A). There is no sanitary sewer main line in front of the lot along East Winmore Avenue. This was a significant obstacle because extending the sewer main would have required a 30’ OWASA easement. This could not be accommodated without tearing up the existing roadway and constructing a new main line. We met with OWASA and with their help came up with a plan that used the two existing manholes at either end of the lot for the sewer services (See attached Exhibit B). The two new service lines combined with the existing 4” sewer line provided the (3) services needed. Similarly with the water line we took the existing 2” line and split it into two 1” domestic service lines. We then used an abandon irrigation meter for the third water service. This made our current plan possible.

The Carrboro Land Use Ordinance Section 15-141.2(a) list ten (10) objectives that should be achieved in the design of a Village Mixed Use Community. Objective (7) requires that such developments provide "... buildings or structures for civic assembly or for other common purposes that act as visual landmarks and symbols of identity with the community."

Section 15-141.2(a)(7) has been met in letter and in spirit by the Winmore swimming pool complex. As shown on attached exhibit "C" (three sheets) the Winmore swimming pool complex provides a wonderful place for the community to meet and over the years has helped forge the identity of the community. It was intended to be a social gathering spot for the neighborhood and has been continually used for exactly that purpose. There is a shaded ramada, rest rooms, extensive patio areas with dozens of tables and chairs, a grill, and parking. The Winmore swimming pool complex is the place where the community gathers. The swimming pool complex was not part of the initial Conditional Use Permit and was designed and paid for by Capkov (the developer) because we thought the community needed an amenity that everyone could enjoy. Capkov did not receive any recreational credits for the cost of construction.

The neighborhood has embraced our proposal and the Winmore Homeowners Association has written a letter to the Carrboro Town Council and the Planning Staff attesting to their support (See attached Exhibit D). The three homes being proposed were specifically designed for Winmore under the Winmore Design Guidelines and will be built to meet the Green Building Standards set out for all homes in Winmore. I have attached a streetscape rendering of what the homes will look like from East Winmore Avenue (See Exhibit E). As part of the proposal, we will convey the existing alley, and the overflow parking spaces on the north side of the alley to the Winmore Homeowners Association. We will also leave the triangular shaped piece of property north of the alley as open space. Both are currently part of lot 179 and combined are over 5,600 square feet in size (See Exhibit F).

We believe that through the creative discussions with OWASA and the Winmore neighborhood we have come up with a plan that will make a wonderful addition to the community and will allow us to complete what we began nearly 20 years ago.

I have included the following additional exhibits:

- Exhibit (F) Recordable Final Plat
- Exhibit (G) OWASA Permit to Construct.
- Exhibit (H) Tax Bills Lot 179.
- Exhibit (I) Site Plan.

Best Regards, Eric Chupp

Director of Development
Capkov Ventures Inc.

(919) 260-7262

Exhibit A

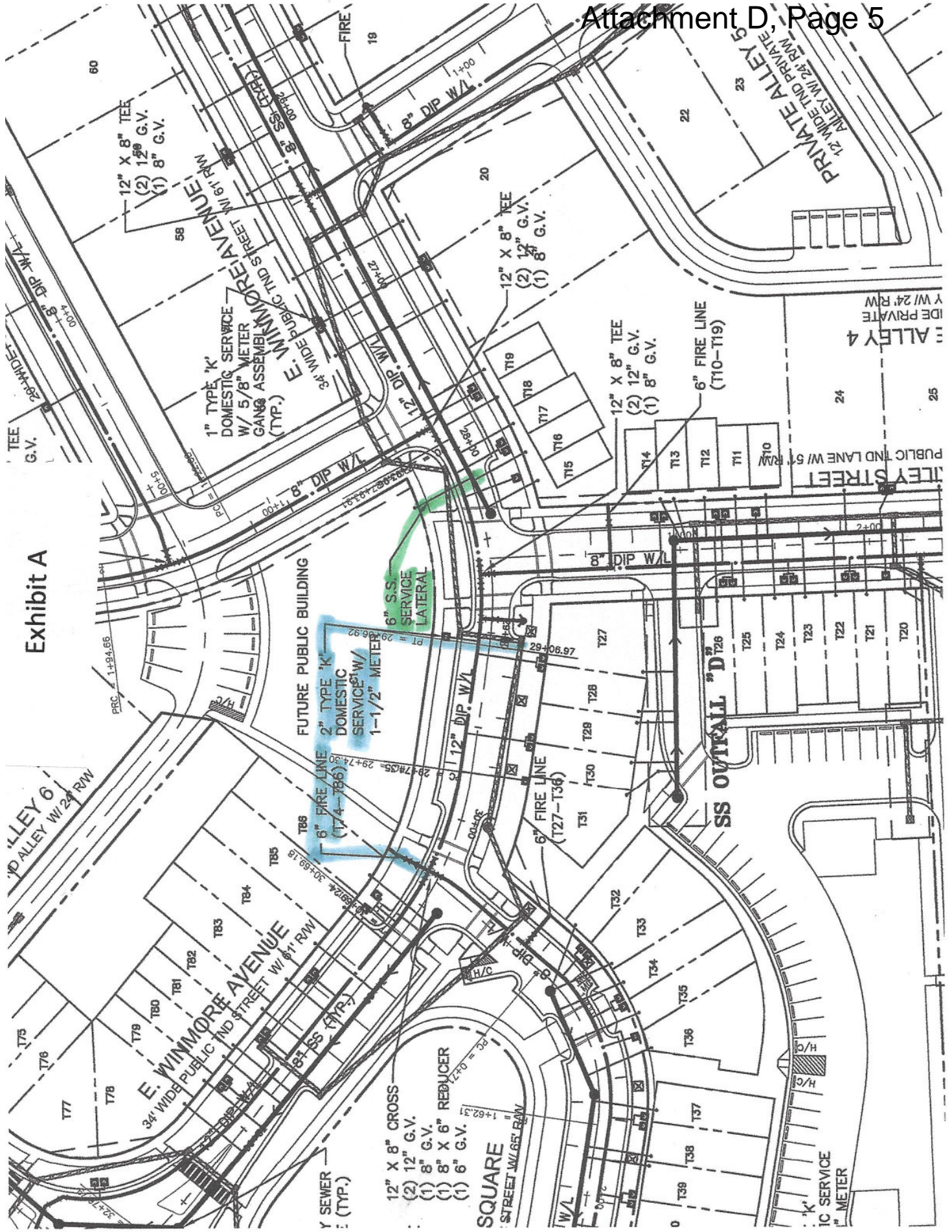


Exhibit C

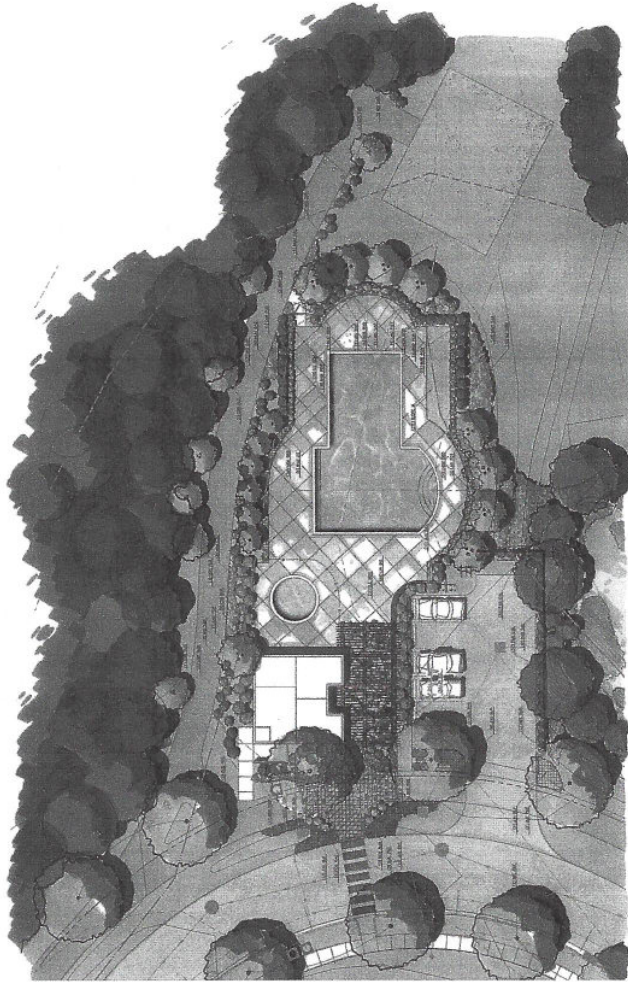
Winmore Swim Club

CARRBORO, NORTH CAROLINA



**THE JOHN R. McADAMS
COMPANY, INC.**
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

122 N. Hargett Street, Suite 200
Raleigh, NC 27601
919/361-5410
919/361-2801 FAX
ClineDesign.com



CUP MINOR MODIFICATION

JANUARY 16, 2007

SETS ISSUED:

SHEET INDEX:

C1.0 - PRELIMINARY GRADING/DRAINAGE PLAN
C2.0 - PRELIMINARY UTILITY PLAN
LP1.10 - PRELIMINARY POOL LANDSCAPE PLAN
LP1.20 - PRELIMINARY WETLAND A LANDSCAPE PLAN
LP2.00 - PRELIMINARY DETAILS AND PLANT SCHEDULE

DEVELOPER:	CAPKOV VENTURES, INC Chapel Hill, North Carolina
ARCHITECT:	CLINE DESIGN ASSOCIATES, PA Raleigh, North Carolina
LANDSCAPE:	CLINE DESIGN ASSOCIATES, PA Raleigh, North Carolina
CIVIL:	JOHN R. McADAMS COMPANY Research Triangle Park, North Carolina



02 PRELIMINARY PLANT SCHEDULE

SYMBOL	PLANT NAME	SYMBOL	PLANT NAME
CECT1	CELESTINE	CECT1	CELESTINE
COB1	COBOLD	COB1	COBOLD
COB2	COBOLD	COB2	COBOLD
COB3	COBOLD	COB3	COBOLD
COB4	COBOLD	COB4	COBOLD
COB5	COBOLD	COB5	COBOLD
COB6	COBOLD	COB6	COBOLD
COB7	COBOLD	COB7	COBOLD
COB8	COBOLD	COB8	COBOLD
COB9	COBOLD	COB9	COBOLD
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COB98	COBOLD	COB98	COBOLD
COB99	COBOLD	COB99	COBOLD
COB100	COBOLD	COB100	COBOLD

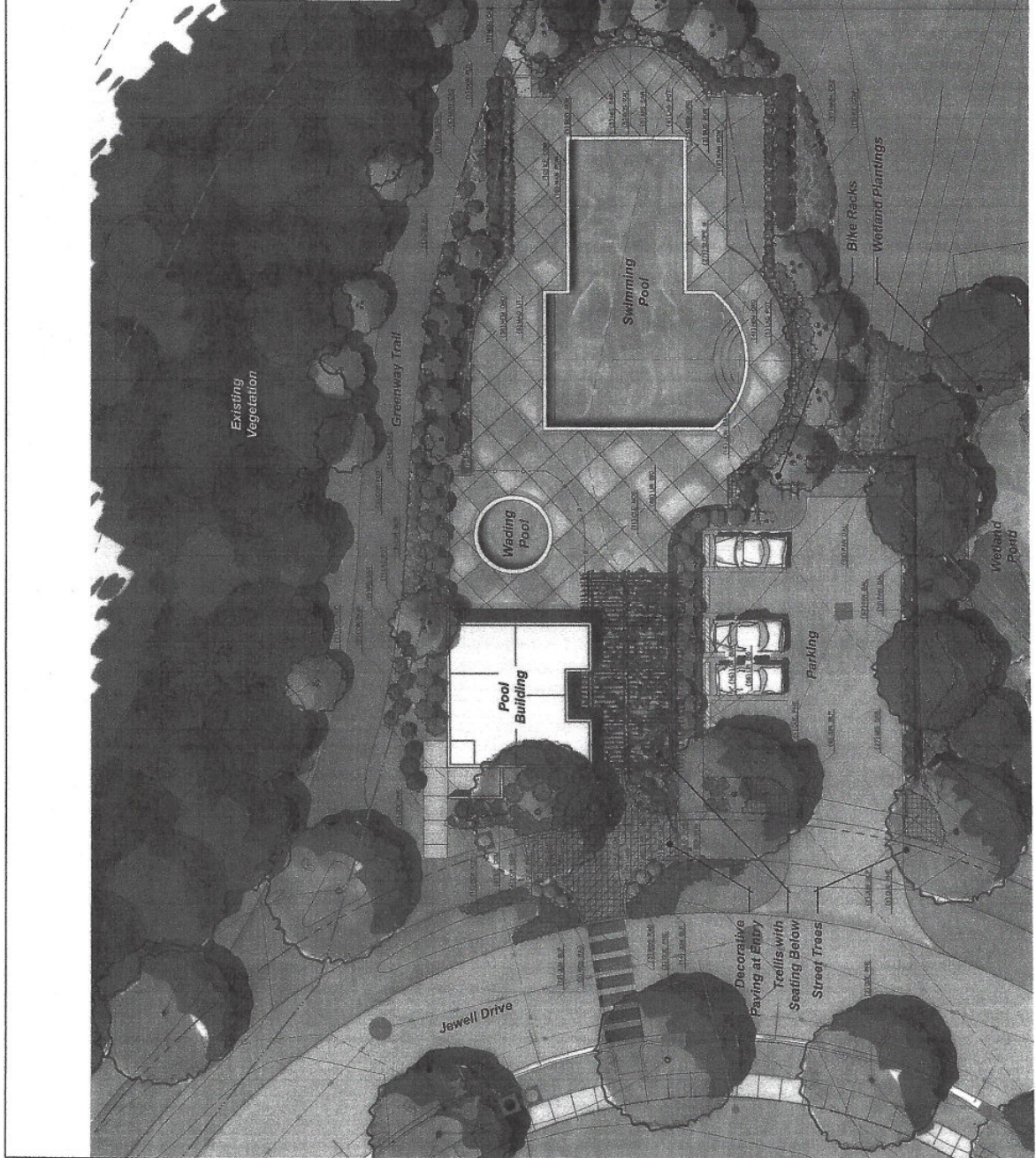




Exhibit D

Fwd: Winmore Lot 179 Update

From: Joe Kovens (joe.kovens@gmail.com)

To: ericchupp@bellsouth.net; sjkovens@bellsouth.net; kconstruction24@aol.com; akovens86@gmail.com

Date: Wednesday, November 3, 2021, 09:33 PM EDT

Begin forwarded message:

From: Winmore HOA Board <noreply@winmorecommunitync.com>

Date: November 3, 2021 at 7:51:55 PM EDT

To: joe.kovens@gmail.com

Subject: Winmore Lot 179 Update

Reply-To: noreply@winmorecommunitync.com



Lot 179 Update

After meeting with the developer and with the community, and addressing several concerns that our neighbors had with the plan, the board has decided unanimously to submit a letter of support for Capkov's plan for Lot 179.

Thanks to everyone who attended the meeting and brought up their concerns. We feel this is the most equitable and realistic solution for the lot, and look forward to our new neighbors on East Winmore Street.

The full letter is included below.

To the Carrboro Town Council:

The Winmore Community Association Board of Directors is writing to you today to give our support for the modification of the plan for Lot 179 in Winmore. We have been in consultation with Capkov Ventures, Inc. and have arrived at a solution we feel comfortable with and feel is well suited to the neighborhood.

The plan that Capkov outlined to us consists of subdividing Lot 179 into three single-family home lots. They will work with OWASA to run new water and sewer lines to these three lots. They will sell the lots to a local custom builder with experience building in our neighborhood. The three new homes will use existing Winmore floor plans that are alley-loading and consistent with other homes in the neighborhood.

We approve of this plan with the following stipulations.

1. The neighborhood will be involved in the Architectural Review process of the plans for the new homes. Currently Capkov runs this process, but the neighborhood will have a stake in it as this plan moves forward, and the review process will be turned over to the neighborhood once the lots are sold to the builder.
2. Winmore Alley 6, the area behind the lot, has been plagued with drainage issues since its initial construction. Capkov will work with a civil engineer, the Town of Carrboro Planning staff, and the Town's Consulting Engineer to make sure the storm water from the three homes is treated appropriately.
3. The parking space that Capkov painted at the stop sign at the intersection of Atterbury with E. Winmore will be removed. This parking space is dangerous and not in compliance with town parking laws. As this space currently gets a lot of use, Capkov may need to request a no parking sign from the Town of Carrboro.
4. Capkov will provide information on the water/sewer work, estimating how long it will take and how traffic along E Winmore Ave will be accommodated during construction.
5. Capkov will share the name of the builder once they have an agreement signed, along with a list of homes in the neighborhood that they have previously built.

With these concerns addressed, the Winmore community supports the plan of building three single-family homes on Lot 179.

Thank you,
Winmore Community Association Board of Directors

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox.

Winmore Community Association, Inc.

P.O. Box 99149
Raleigh, NC 27615

919-878-8787
winmorehoaboard@gmail.com

If you no longer wish to receive emails about important neighborhood topics and events, [click here to email us and](#)

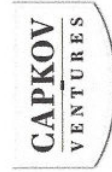
Exhibit E

WINMORE COMMUNITY HOMES

EAST WINMORE AVENUE, CARRBORO, NC

CONCEPT DESIGN

9 SEPTEMBER 2021





WINMORE COMMUNITY HOMES | **CONCEPT DESIGN**
EAST WINMORE AVE, CHAPEL HILL, NC | 8 SEPTEMBER 2021





WINMORE COMMUNITY HOMES | **CONCEPT DESIGN**
EAST WINMORE AVE, CHAPEL HILL, NC | 8 SEPTEMBER 2021





Orange Water and Sewer Authority

OWASA is Carrboro-Chapel Hill's not-for-profit public service agency delivering high quality water, wastewater, and reclaimed water services.

PERMIT TO CONSTRUCT

December 8, 2021

Project: Lot 179 Winmore Subdivision
 Location: Corner of Atterbury St and E. Winmore Avenue, Chapel Hill NC
 Developer: Capkov Ventures Inc.
 Civil Engineer: Tim Smith, PE, of Summit Design and Engineering Services
 Plans Set Dated: June 21, 2021
 OWASA Plan Approval: June 21, 2021

NCDEQ Division of Water Resources Approvals:

Public Water Supply Section	Not Applicable – services only
Water Quality Permitting	Not applicable – services only

OWASA hereby grants this **PERMIT TO CONSTRUCT** with the following conditions:

- Utility Contractor shall be licensed by the State of North Carolina to install public water and sewer utilities.
- All construction shall be in accordance with the current Orange Water and Sewer Authority *Manual of Specifications, Standards, and Design* with any deviations or exceptions as listed in the OWASA Project Plan Approval letter or Permit to Construct.
- Prior to beginning utility construction, all necessary approvals from the local governments with jurisdiction over the project shall be obtained.
- The OWASA Inspector shall be contacted for a Preconstruction Conference prior to beginning utility construction; beginning demolition, earth moving, or construction near an OWASA main; for inspection of all work as indicated on the Preconstruction Comments form; and to make final inspection of the utility installation.
- The Engineer of Record shall be responsible for providing Construction Observation and Engineer's Certification in accordance with OWASA close-out requirements, and they or a knowledgeable employee under their direct charge shall observe sufficient construction to provide independent verification of the adherence to the Manual during construction and the accuracy of the as-builts.

Orange Water and Sewer Authority
Permit to Construct
Project: Lot 179 Winmore Subdivision
12/08/2021
Page 2

- This letter shall become void if the facilities are not constructed in accordance with the conditions of this permit and the approved plans referenced above.
- Any changes, additions, or deletions from the approved plans or Project Plan Approval must be submitted in writing to OWASA's Engineering and Planning Department for approval prior to making the change in the field. Major revisions will require a re-submittal to the appropriate State regulatory agency.
- **A plan set with the OWASA approval stamp and a copy of this Permit must be on the job site at all times.**
- **Project-specific conditions:**
 - 4-inch sewer service from Lot 2 connects to manhole

By accepting this permit and beginning construction of the above-named project, the Property Owner, Developer, Engineer of Record, and Contractor accept responsibility for the following:

- Compliance with the Orange Water and Sewer Authority Cross-Connection Control Ordinance and Manual, the Federal Safe Drinking Water Act, the North Carolina State Administrative Code, and the North Carolina State Building Code as they pertain to cross-connections with the public water supply.
- The preparation and submittal for approval to OWASA of the documents listed in the Certificate of Compliance.

OWASA Permit to Construct issued by:

Nicholas. L. Parker
Engineering Associate



ORANGE COUNTY
NORTH CAROLINA

Exhibit H

\$94,600 84

Disclaimer: Orange County Tax Office provides property tax information as a public service. This information is date sensitive. Any data obtained from this site should not be construed as an official receipt or as legal proof of property ownership. Solid Waste Programs Fees and Stormwater Fees do not constitute a lien on real property.

Vehicle Property Tax Statements are not available on this website. Contact NCDMV (North Carolina Division of Motor Vehicles) at 919-814-1779, email NCDMV or go to [MyDMV](http://MyDMV.NCDMV) (NCDMV Online Portal).

Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search
Research Property GIS

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections
Bill Detail

Property Tax	Real Property
Description: 179 WINMORE P101/180-181 Location: UNASSIGNED UNINCORPORATED Mailing Address: P O BOX 16815 CHAPEL HILL NC 27516 Parcel #: 9779394156 Lender:	Bill Status: UNPAID Bill Flag: 0000297637-2021-2021-0000-00 Bill #: Old Bill #: Old Account #: Due Date: 9/1/2021 Interest Begins: 1/6/2022

Value	Rate	Tax Districts	Description	Amount
\$224,800	.8187	ORANGE	Tax	\$1,840.44
\$0	.6044	CARRBORO	Tax	\$1,358.69
\$224,800		CARRBORO	Carboro Non-Residential Stormwater Fee	\$90.00
\$0	.1830	CH-CARR SCHOOL	Tax	\$411.38

Total Assessed Value \$224,800
 Total Billed: \$3,700.51
 Interest: \$0.00



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Version: 5.2.2.0

[Bill Search](#) [Special Assessment Search](#) [Delinquent Bill Search](#) [Personal Property Search](#)
[Research Property](#) [GIS](#)

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections

Bill Detail

Property Tax
 CAPKOV VENTURES INC
 179 WINMORE P101/180-181
 UNASSIGNED UNINCORPORATED
 Mailing Address: P O BOX 16815 CHAPEL HILL NC 27516
 Parcel #: 9779394156
 Lender:

Real Property
 Bill Status: UNPAID
 Bill Flag:
 Bill #:
 Old Bill #:
 Old Account #:
 Due Date: 9/1/2020
 Interest Begins: 1/6/2021

Value	Rate	Tax Districts	Description	Amount
\$187,300	.8679	ORANGE	Tax	\$1,625.58
\$0		ORANGE	Advertisement	\$5.75
\$187,300	.5994	CARRBORO	Tax	\$1,122.68
\$0		CARRBORO	Carboro Non-Residential Stormwater Fee	\$90.00
\$0		CH-CARR SCHOOL	Tax	\$377.97
Total Assessed Value				\$187,300

Interest: \$296.99
Total Billed: \$3,518.97



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Version: 5.2.2.0

Bill Search **Special Assessment Search** **Delinquent Bill Search** **Personal Property Search**
[Research Property](#) [GIS](#)

Property Tax Collections
Bill Detail

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax **Real Property**
CAPKOV VENTURES INC
 Description: **179 WINMORE P101/180-181**
 Location: **UNASSIGNED UNINCORPORATED**
 Mailing Address: **P O BOX 16815 CHAPEL HILL NC 27516**
 Parcel #: **9779394156**
 Lender:

Bill Status: **UNPAID**
 Bill Flag:
 Bill #: **0000297637-2019-2019-0000-00**
 Old Bill #:
 Old Account #:
 Due Date: **9/1/2019**
 Interest Begins: **1/7/2020**

Value	Rate	Tax Districts	Description	Amount
\$187,300	.8679	ORANGE	Tax	\$1,625.58
\$0		ORANGE	Advertisement	\$5.75
\$187,300	.5994	CARRBORO	Tax	\$1,122.68
\$0		CARRBORO	Carboro Non-Residential Stormwater Fee	\$75.00
\$0		2018 CH-CARR SCHOOL	Tax	\$377.97
Total Assessed Value				\$187,300

Interest: \$578.35
Total Billed: \$3,785.33



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Vehicle Property Tax Statements are not available on this website. Contact NCDMV (North Carolina Division of Motor Vehicles) at 919-814-1779, email NCDMV or go to [MYDMV \(NCDMV Online Portal\)](http://MYDMV.NCDMV.Oracle.Portal).

Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27228-8181.** Contact [Orange County Tax](mailto:OrangeCountyTax@ncdmv.com) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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 [Special Assessment Search](#)
 [Delinquent Bill Search](#)
 [Personal Property Search](#)
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DESCRIPTION: CAPKOV VENTURES INC
LOCATION: 179 WINMORE P101/180-181
 ORANGE COUNTY NC
MAILING ADDRESS: P O BOX 16815 CHAPEL HILL NC 27516
PARCEL #: 9779394156
LENDER:

PROPERTY TAX **REAL PROPERTY**
 Bill Status: UNPAID
 Bill Flag:
 Bill #: 0000297637-2018-2018-0000-00
 Old Bill #:
 Old Account #:
 Due Date: 9/1/2018
 Interest Begins: 1/8/2019

Value	Rate	Tax Districts	Description	Amount
\$187,300	.8504	ORANGE	Tax	\$1,592.80
\$0		ORANGE	Advertisement	\$5.75
\$187,300	.5944	CARRBORO	Tax	\$1,113.31
\$0		CARRBORO	Carrboro Non-Residential Stormwater Fee	\$75.00
\$0		2018 CH-CARR SCHOOL	Tax	\$377.97
Total Assessed Value				\$187,300

Interest: \$848.12
Total Billed: \$4,012.95



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Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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Property Tax Collections
Bill Detail
Property Tax

Real Property
 CAPKOV VENTURES INC
 179 WINMORE P101/180-181
 ORANGE COUNTY NC
 P O BOX 16815 CHAPEL HILL NC 27516
 Parcel #: 9779394156
 Bill Status: UNPAID
 Bill Flag:
 Bill #: 0000297637-2017-2017-0000-00
 Old Bill #:
 Old Account #:
 Due Date: 9/1/2017
 Interest Begins: 1/6/2018

Value	Rate	Tax Districts	Description	Amount
\$187,300	.8377	ORANGE	Tax	\$1,569.01
\$0		ORANGE	Advertisement	\$5.75
\$187,300	.5894	CARRBORO	Tax	\$1,103.95
\$0		CH-CARR SCHOOL	Tax	\$377.97

Total Assessed Value \$187,300
 Interest: \$1,113.59
Total Billed: \$4,170.27



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Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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Property Tax Collections

Bill Detail

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Property Tax Real Property

CAPKOV VENTURES INC
179 WINMORE P101/180-181

Bill Status: UNPAID

Bill Flag: ORANGE COUNTY NC

Bill #: 0000297637-2016-2016-0000-00

Old Bill #: 0000297637-2016-2016-0000-00

Old Account #: 0000297637-2016-2016-0000-00

Due Date: 9/1/2016

Interest Begins: 1/6/2017

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Value	Rate	Tax Districts	Description	Amount
Real \$368,940	.8780	ORANGE	Tax	\$3,239.29
Deferred Use \$0		ORANGE	Advertisement	\$5.75
Personal \$368,940	.5894	CARRBORO	Tax	\$2,174.53
Exempt & Exclusion \$0	.2084	CH-CARR SCHOOL	Tax	\$768.87

Total Assessed Value \$368,940

Interest: \$2,813.13
Total Billed: \$9,001.57



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Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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**Property Tax Collections
 Bill Detail**

Property Tax	Real Property
CAPKOV VENTURES INC 179 WINMORE P101/180-181 ORANGE COUNTY NC Mailing Address: P O BOX 16815 CHAPEL HILL NC 27516 Parcel #: 9779394156 Lender:	UNPAID 0000297637-2015-2015-0000-00 9/1/2015 1/6/2016 Interest Begins:

Value	Rate	Tax Districts	Description	Amount
\$368,940	.8780	ORANGE	Tax	\$3,239.29
\$0		ORANGE	Advertisement	\$3.75
\$368,940	.5894	CARRBORO	Tax	\$2,174.53
\$0	.2084	CH-CARR SCHOOL	Tax	\$768.87

Total Assessed Value \$368,940
 Interest: \$3,369.56
Total Billed: \$9,556.00



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Vehicle Property Tax Statements are not available on this website. Contact NCDMV (North Carolina Division of Motor Vehicles) at 919-814-1779, email NCDMV or go to [MyDMV](http://MyDMV.NCDMV) (NCDMV Online Portal).

Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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[Property Tax Collections](#)
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DESCRIPTION: CAPKOV VENTURES INC
 179 WINMORE P101/180-181
LOCATION: ORANGE COUNTY NC
MAILING ADDRESS: P O BOX 16815 CHAPEL HILL NC 27516
PARCEL #: 97793994156
LENDER:

PROPERTY TAX **REAL PROPERTY**
 Bill Status: UNPAID
 Bill Flag:
 Bill #: 0000297637-2014-2014-0000-00
 Old Bill #:
 Old Account #:
 Due Date: 9/1/2014
 Interest Begins: 1/6/2015

Value	Rate	Tax Districts	Description	Amount
\$368,940	.8780	ORANGE	Tax	\$3,239.29
\$0		ORANGE	Advertisement	\$3.75
\$368,940	.5894	CARRBORO	Tax	\$2,174.53
\$0	.2084	CH-CARR SCHOOL	Tax	\$768.87

Total Assessed Value

\$368,940

Interest: \$3,926.01
Total Billed: \$10,112.45



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Vehicle Property Tax Statements are not available on this website. Contact NCDMV (North Carolina Division of Motor Vehicles) at 919-814-1779, [email NCDMV](mailto:NCDMV) or go to [MYDMV \(NCDMV Online Portal\)](http://MYDMV.NCDMV.Online.Portal).

Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

Bill Search **Special Assessment Search** **Delinquent Bill Search** **Personal Property Search**
[Research Property](#) [GIS](#)

Property Tax Collections
Bill Detail

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<p>Property Tax</p> <p>Property Tax Status: UNPAID</p> <p>Bill #: 0000297637-2013-2013-0000-00</p> <p>Old Bill #: 9/1/2013</p> <p>Old Account #: 1/7/2014</p> <p>Due Date: 9/1/2013</p> <p>Interest Begins: 1/7/2014</p>	<p>Real Property</p> <p>Bill Status: UNPAID</p> <p>Bill Flag: 0000297637-2013-2013-0000-00</p> <p>Bill #: 0000297637-2013-2013-0000-00</p> <p>Old Bill #: 9/1/2013</p> <p>Old Account #: 1/7/2014</p> <p>Due Date: 9/1/2013</p> <p>Interest Begins: 1/7/2014</p>
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Description:	Value	Rate	Tax Districts	Description	Amount
Real	\$368,940	.8580	ORANGE	Tax	\$3,165.51
Deferred Use	\$0		ORANGE	Advertisement	\$3.75
Personal Exempt & Exclusion	\$368,940	.5894	CARRBORO	Tax	\$2,174.53
	\$0	.2084	CH-CARR SCHOOL	Tax	\$768.87

Total Assessed Value \$368,940 **Total Billed:** \$10,541.61 Interest: \$4,428.95



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Property taxes are due on September 1st of the tax year and are current if paid by January 5th of the following year. When paying by mail, include a copy of the bill with payment, and mail to: **Orange County Tax Office, PO Box 8181, Hillsborough, NC 27278-8181.** [Contact Orange County Tax](#) to verify current payment status.

Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

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Property Tax Collections Bill Detail

Description: 179 WINMORE P101/180-181 Location: ORANGE COUNTY NC Mailing Address: P O BOX 16815 CHAPEL HILL NC 27516 Parcel #: 9779394156 Lender:	CAPKOV VENTURES INC Property Tax Bill Status: UNPAID Bill Flag: Bill #: 0000297637-2012-2012-0000-00 Old Bill #: Old Account #: Due Date: 9/1/2012 Interest Begins: 1/8/2013	Real Property
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------

Value	Rate	Tax Districts	Description	Amount
\$368,940	.8580	ORANGE	Tax	\$3,165.51
\$0		ORANGE	Advertisement	\$3.75
\$368,940	.5894	CARRBORO	Tax	\$2,174.53
\$0	.1884	CH-CARR SCHOOL	Tax	\$695.08

Total Assessed Value \$368,940
 Interest: \$4,918.62
Total Billed: \$10,957.49



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Vehicle Property Tax Statements are not available on this website. Contact NCDMV (North Carolina Division of Motor Vehicles) at 919-814-1779, email NCDMV or go to [MYDMV \(NCDMV Online Portal\)](http://MYDMV.NCDMV.Online.Portal).

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Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to Durham Tax Bill Search or call 919-560-0300. **Version: 5.2.2.0**

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search
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Property Tax Collections Bill Detail

Property Tax	Real Property
CAPKOV VENTURES INC 179 WINMORE P101/180-181 ORANGE COUNTY NC P O BOX 16815 CHAPEL HILL NC 27516 Parcel #: 97793994156 Lender:	PAID 0000297637-2011-2011-0000-00 9/1/2011 1/6/2012

Value	Rate	Tax Districts	Description	Amount
\$368,940	.8580	ORANGE	Tax	\$3,165.51
\$0	.5894	CARRBORO	Tax	\$2,174.53
\$368,940	.1884	CH-CARR SCHOOL	Tax	\$695.08
\$0				
\$0				

Total Assessed Value \$368,940 **Total Billed:** \$6,035.12 Interest: \$0.00

Last Payment Date : 12/28/2011



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Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search

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Property Tax Collections Bill Detail

Property Tax	Real Property
CAPKOV VENTURES INC Description: 179 WINMORE P104/180-181 Location: ORANGE COUNTY NC Mailing Address: P O BOX 16815 CHAPEL HILL NC 27516 Parcel #: 97793994156 Lender:	Bill Status: PAID Bill Flag: Bill #: 0000297637-2010-2010-0000-00 Old Bill #: 00201064293 Old Account #: Due Date: 9/1/2010 Interest Begins: 1/6/2011

Value	Rate	Tax Districts	Description	Amount
Real \$368,940	.8580	ORANGE	Tax	\$3,165.51
Deferred Use \$0		ORANGE	Advertisement	\$3.75
Personal \$368,940	.5894	CARRBORO	Tax	\$2,174.53
Exempt & Exclusion \$0	.1884	CH-CARR SCHOOL	Tax	\$695.08

Total Assessed Value \$368,940

Interest: \$618.60
Total Billed: \$6,657.47



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Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search

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Property Tax Collections Bill Detail

Research Property GIS
 Description: **CAPKOV VENTURES INC**
 Location: **179 WINMORE P101/180-181**
 Mailing Address: **ORANGE COUNTY NC**
P O BOX 16815 CHAPEL HILL NC 27516
 Parcel #: **9779394156**
 Lender:

Property Tax **Real Property**
 Bill Status: **PAID**
 Bill Flag:
 Bill #: **0000297637-2009-2009-0000-00**
 Old Bill #: **00200973611**
 Old Account #:
 Due Date: **9/1/2009**
 Interest Begins: **1/6/2010**

Value	Rate	Tax Districts	Description	Amount
Real \$368,940	.8580	ORANGE	Tax	\$3,165.51
Deferred Use \$0		ORANGE	Advertisement	\$3.75
Personal Exempt & Exclusion \$0	.5894	CARRBORO	Tax	\$2,174.53
	.1884	CH-CARR SCHOOL	Tax	\$695.08

Total Assessed Value \$368,940

Interest: \$1,161.76
Total Billed: \$7,200.63



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Orange County began billing and collecting Mebane City Taxes for properties located in Orange County in 2016. Contact the City of Mebane at 919-563-5901 for prior year taxes. A 0.5% discount is given for Mebane City Taxes paid by August 31st, and those payments are applied proportionately between Mebane City and Orange County taxes. Only the portion applied to Mebane City taxes is eligible for the discount.

Orange County began billing and collecting Durham City Taxes for properties located within Orange County in 2021. For prior year taxes go to [Durham Tax Bill Search](#) or call 919-560-0300.

Version: 5.2.2.0

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search

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**Property Tax Collections
Bill Detail**

	Property Tax	Real Property
Description:	CAPKOV VENTURES INC 179 WINMORE P101/180-181	PAID
Location:	ORANGE COUNTY NC	Bill Status:
Mailing Address:	P O BOX 16815 CHAPEL HILL NC 27516	Bill Flag:
Parcel #:	9779394156	Bill #:
Lender:		Old Bill #:
		Old Account #:
		Due Date:
		Interest Begins:

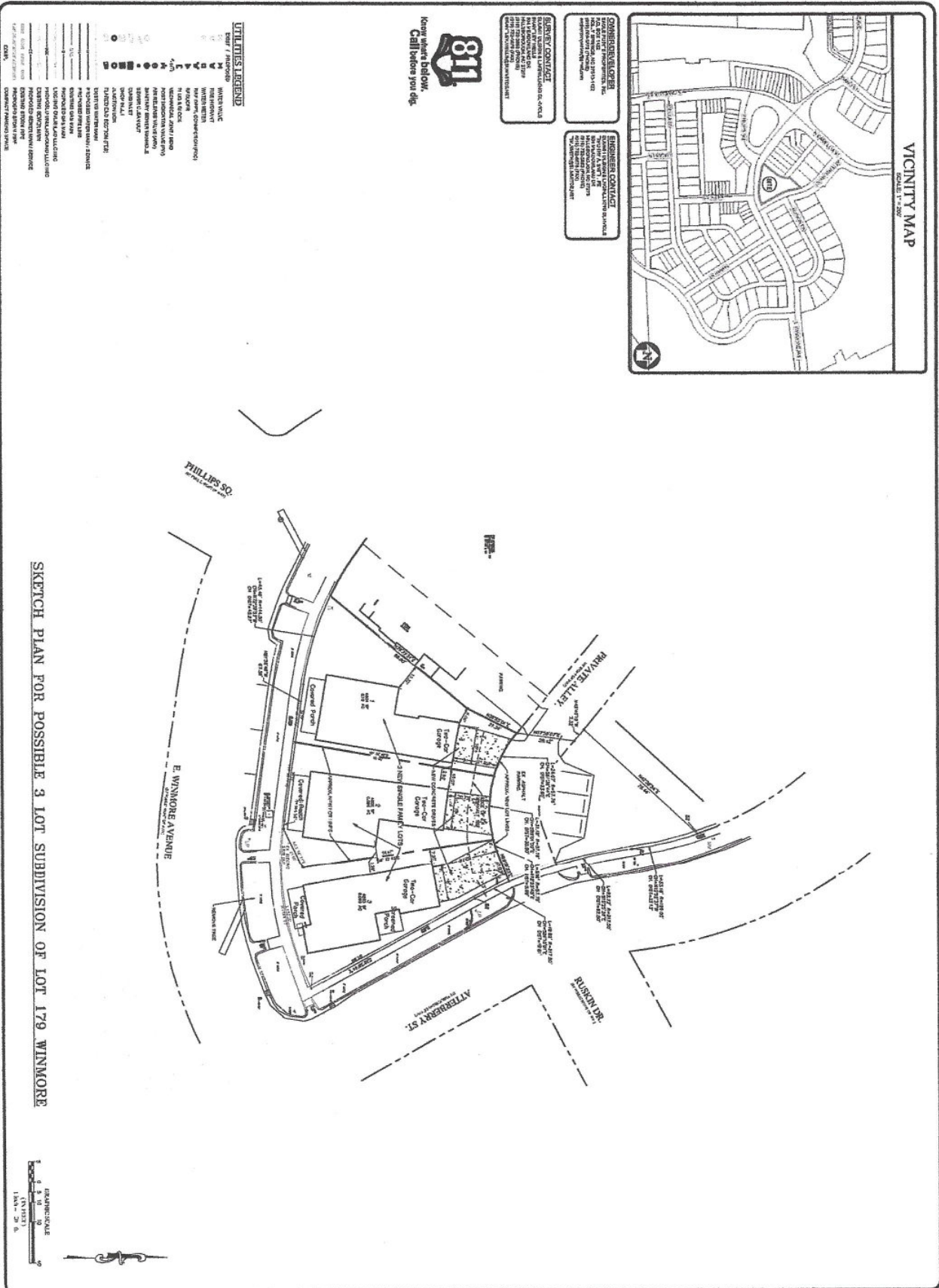
Value	Rate	Tax Districts	Description	Amount
Real \$279,500	1.0000	ORANGE	Tax	\$2,789.41
Deferred Use \$0	.6900	CARRBORO	Tax	\$1,918.21
Personal Exempt & Exclusion \$0	.2300	CH-CARR SCHOOL	Tax	\$642.85
			Interest:	\$0.00

Total Assessed Value \$279,500

Total Billed: \$5,350.47

Last Payment Date : 01/05/2009

Exhibit I



SKETCH PLAN FOR POSSIBLE 3 LOT SUBDIVISION OF LOT 179, WINMORE



UTILITY CONTACT
 CALL BEFORE YOU DIG
 811
 1-800-4-A-DIG
 1-800-4-811

CONCRETE CONTACT
 CONCRETE CONTACT
 1-800-541-5333
 1-800-541-5333

SEWER CONTACT
 SEWER CONTACT
 1-800-455-5888
 1-800-455-5888

WATER CONTACT
 WATER CONTACT
 1-800-455-5888
 1-800-455-5888

POWER CONTACT
 POWER CONTACT
 1-800-455-5888
 1-800-455-5888

TELEPHONE CONTACT
 TELEPHONE CONTACT
 1-800-455-5888
 1-800-455-5888

CABLE CONTACT
 CABLE CONTACT
 1-800-455-5888
 1-800-455-5888

TELEVISION CONTACT
 TELEVISION CONTACT
 1-800-455-5888
 1-800-455-5888

OTHER CONTACT
 OTHER CONTACT
 1-800-455-5888
 1-800-455-5888

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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PROJECT MANAGER
 PROJECT MANAGER
 21-0028

DATE
 DATE
 2-2-2018

CONTRACT NO.
 CONTRACT NO.
 21-0028

PROJECT NAME
 PROJECT NAME
 WINMORE - LOT 179

ADDRESS
 ADDRESS
 ADDRESS

SITE PLAN
 SITE PLAN

PRELIMINARY DRAWINGS
 PRELIMINARY DRAWINGS
WINMORE - LOT 179
 WINMORE - LOT 179

DATE
 DATE
 21-0028

PROJECT NO.
 PROJECT NO.
 21-0028

SCALE
 SCALE
 1" = 20'

C-2
 C-2

