

## Matt Efird

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**From:** Doris Bargmann [REDACTED] >  
**Sent:** Monday, February 26, 2024 9:07 PM  
**To:** Matt Efird  
**Cc:** Earl Price; Williams, Merle; Richard; Eric Schneidewind; Eric Peterson  
**Subject:** Re: Update on Corbinton Developer Discussions  
**Attachments:** alley tax letter signed.pdf

Matt,

We have communicated your position regarding the Corbinton Commons alleys to our residents. Before the town attorney makes any final response to the developer, our residents should be heard on the matter. Please arrange for the issue of the Corbinton Commons alleys to be placed on the agenda of the next Board of Commissioners meeting on 3/11/24.

Attached is an excerpt from Corbinton Commons' subdivision plat on file in Orange County (Book 115 Page 187). Our residents relied on this and other official documents when we purchased our homes here. The town should hold the developer, KEPSC, to the commitments that were made to the property owners to complete the streets and alleys to the town's standards so that they would be accepted as public by the town. Our residents should not have any responsibility for the streets and alleys other than paying our property taxes.

Our board informed you several months ago of the developer's inappropriate attempt to deed the alleys to our nonprofit homeowners association, which they did without our knowledge or consent. Just last month, upon receiving tax forms from Orange County, we sent the attached letter to the taxing authority to explain that the alleys are to be public, not owned by our HOA.

Over the past few years, in its communications with our board members and with our residents, the Town of Hillsborough has consistently maintained that our alleys would be public — until we received your email of six days ago. This abrupt change in the town's position needs to be addressed.

Sincerely,

Earl Price, Director  
President of Corbinton Commons HOA

Dorie Bargmann, Director  
Vice President of Corbinton Commons HOA

Merle Williams, Director  
Corbinton Commons HOA



NC GRID MAD 83

| SITE DATA TABLE     |             |
|---------------------|-------------|
| TOTAL LOT AREA      | 7.93 ACRES  |
| TOTAL RIGHT OF WAY  | 4.31 ACRES  |
| TOTAL OPEN SPACE    | 13.90 ACRES |
| TOTAL COMMUNITY LOT | 0.55 ACRES  |
| TOTAL               | 26.69 ACRES |

NOTE: OPEN SPACES, COMMUNITY LOT, AND BUFFER AREAS WILL BE DEDICATED TO THE HOA.

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HILLSBOROUGH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

BY: KEPSC, LLC  
EGA3, LLC ITS MANAGER

[Signature] 3-22-16  
SIGNATURE OF OWNER DATE  
EDWARD KALIKOW, MANAGING MEMBER

STATE OF ~~NORTH CAROLINA~~ New York  
COUNTY OF Nassau

I, Jennifer Grim, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, CERTIFY THAT Edward Kalikow PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS, MANAGER OF EGA3, LLC, A LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

[Signature]  
NOTARY PUBLIC

JENNIFER A. GRIM  
Notary Public State of New York  
No. 01698328-084  
Qualified in Nassau County  
Commission Expires April 20, 2019

THE JOHN R. McADAMS  
COMPANY, INC.



|                   |
|-------------------|
| NS:               |
| '16 TOWN COMMENTS |

On Feb 20, 2024, at 2:51 PM, Matt Efirm <[matt.efird@hillsboroughnc.gov](mailto:matt.efird@hillsboroughnc.gov)> wrote:

Dorie, Merle and Earl,

Town staff has continued to engage in discussions with the Corbinton developers regarding the infrastructure repairs for the development. We have received their final offer of repairs to be made. Our attorney is drafting our final response. Our response does include a request to remove the wooden pedestrian bridge as part of the agreement.

As to the alleys, the town's position is that the alleys will need to remain privately owned by the POA as there is not a path forward on getting those streets to the town's adopted standards. We are willing to continue to provide solid waste and snow plowing services under a long-term hold harmless agreement so that the residents do not have to wonder from year to year about those services. Once we wind down negotiations with the developer for the acceptance of public infrastructure we can prepare a hold harmless agreement and sewer access easement for your signatures.

Thanks,

**Matt Efird, CPFO** | he, him, his

Assistant Town Manager

<image001.png>

[Town of Hillsborough](#)

101 E. Orange St. Hillsborough, North Carolina

Office: [919-296-9423](tel:919-296-9423) | Mobile: [984-309-8465](tel:984-309-8465)

<image002.png><image003.png><image004.png><image005.png>

Email correspondence to and from this address may be subject to the North Carolina public records law and may be disclosed to third parties.

Board of Directors  
Corbinton Commons Homeowners Association, Inc.  
701 Market House Way  
Hillsborough, N.C. 27278

Nancy Freeman, Tax Administrator  
Orange County Tax Office  
P.O. Box 8181  
Hillsborough, N.C. 27278-8181

January 29, 2024

Re: Parcel ID #9874393219 (Alley A)  
Parcel ID #9874383849 (Alley B)  
Parcel ID #9874382765 (Alley C)  
Parcel ID #9874289478 (Alley D)  
Parcel ID #9874385499 (Alley E)

Dear Ms. Freeman,

Our HOA recently received the 2024 individual tax listing forms for five alleys in our neighborhood (attached). These five alleys were deeded to our homeowners association in 2022 by one of our developers, KEPSC Hillsborough LLC, without our knowledge or consent. We learned of the deeds' existence accidentally while searching online Orange County records.

Per the subdivision plat for our neighborhood (Orange County Plat Book 115, Page 187), KEPSC in 2016 acknowledged ownership of these alleys and agreed to maintain them until the "appropriate public entity" accepts them. On multiple occasions, the Town of Hillsborough has given the developer a list of deficiencies that must be corrected before the alleys can be accepted. To date, the developer has failed to address these issues. Hence we're in a frustrating state of limbo.

Please let us know if there is any paperwork which we need to submit in order to preserve the alleys' tax exempt status until the Town of Hillsborough accepts them. In the meantime, as residents who regularly use these alleys, we can certainly affirm that there have been no additions, improvements, or deletions made to the alleys during the year of 2023.

Sincerely,



Earl Price, President  
Corbinton Commons HOA

cc Matt Efird, Assistant Town Manager  
Town of Hillsborough



**ORANGE COUNTY TAX OFFICE**  
 Nancy Freeman, Tax Administrator  
 Gateway Center, 228 S. Churton St., 2nd Floor  
 P.O. Box 8181 • Hillsborough, NC 27278  
 Phone: (919) 245-2100  
 Fax: (919) 644-3091  
 E-mail: tax@orangecountync.gov  
 Hours: M-F 8:00 am - 5:00 pm  
 www.orangecountync.gov/Tax



0001061939-2024-2024-0000

**2024 Individual Tax Listing Form**

Individual Personal Property • Real Property New Construction

**Deadline to Avoid 10% Late Listing Penalty**  
**January 31, 2024**

REI  
 P: / T: / S:



**CORBINTON COMMONS ASSOCIATION INC**  
 701 MARKET HOUSE WAY  
 HILLSBOROUGH NC 27278



**A. PLEASE LIST NAME AND ADDRESS CORRECTIONS BELOW**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**Please read each section before completing.**  
**Please review this property information for accuracy.**

| ABSTRACT NUMBER           | TAX JURISDICTION                     | MARKET VALUE (REAL PROPERTY) | DEFERRED/EXEMPT VALUE (REAL PROPERTY) | TAX ASSISTANCE VALUE | ASSESSED VALUE (REAL PROPERTY) |
|---------------------------|--------------------------------------|------------------------------|---------------------------------------|----------------------|--------------------------------|
| 0001061939                | HILL, ORAG                           | 1                            |                                       |                      | 1                              |
| PARCEL ID NUMBER          | REAL PROPERTY DESCRIPTION            |                              |                                       |                      | SIZE (ACRES/LOT)               |
| 9874393219                | ALLEY A CORBINTON COMMONS P115/187-1 |                              |                                       |                      | 0.37 ACRE                      |
| PRIMARY PHYSICAL ADDRESS  |                                      |                              |                                       |                      | OFFICE USE                     |
| UNASSIGNED UNINCORPORATED |                                      |                              |                                       |                      | 4670                           |

If you have any questions regarding the primary physical address, please contact us by emailing addressing@orangecountync.gov

- B. PERSONAL PROPERTY** - Owners of personal property are **required** to list annually. Therefore this form must be signed and returned if personal property is included.
- Add** any personal property owned on January 1, 2024 that is not preprinted on the form. List all manufactured homes, boats and boat motors, jet skis, aircraft, permanent/multi-year tagged trailers, rental property appliance furnishings, and unlicensed vehicles and motorcycles. **YOU DO NOT NEED TO LIST LICENSED VEHICLES WITH AN ANNUAL REGISTRATION.**
  - Preprinted Personal Property** - Mark through any personal property not owned on January 1, 2024. Indicate if it was sold, donated, given away, junked, etc.

**EVEN IF YOUR PERSONAL PROPERTY IS ALREADY PRE PRINTED ON THIS FORM YOU MUST SIGN AND RETURN BY JANUARY 31, 2024 TO AVOID A 10% LATE LISTING PENALTY.**

| PROPERTY TYPE | PERSONAL PROPERTY DESCRIPTION | ADDRESS OF MANUFACTURED HOME (IF APPLICABLE) |
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**RENTAL PROPERTY APPLIANCE / FURNISHINGS**

If this listing is for rental property that you own, list the value of appliances and furnishings that you provide for your tenant(s). See back for info. \$ \_\_\_\_\_

**MANUFACTURED HOMES ON YOUR LAND THAT YOU DO NOT OWN (EXCEPT MH PARKS)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

**C. REAL PROPERTY** - If you had any additions, improvements and/or deletions to your real property during 2023, indicate the type of work and percentage of completion as of January 1, 2024.

**NEW CONSTRUCTION OR IMPROVEMENTS TO REAL PROPERTY**

ESTIMATED CONSTRUCTION COST WHEN COMPLETE \$ \_\_\_\_\_ ESTIMATED COMPLETION PERCENTAGE ON JANUARY 1, 2024 \_\_\_\_\_ %

PLEASE DESCRIBE THE CHANGES TO YOUR PROPERTY: \_\_\_\_\_

- D. PROPERTY TAX ASSISTANCE – HOMESTEAD EXCLUSION, DISABLED VETERAN EXCLUSION, CIRCUIT BREAKER TAX DEFERMENT**
- Please review the details of the property tax assistance programs on the insert. Check the box below that is applicable.
- I no longer qualify for property tax assistance. A disqualifying event has occurred such as moved or sold the property, death, or I am over the income limit.
- I want to receive an application for property tax assistance. I am currently not receiving tax assistance from any of the above programs.

| PRIMARY PHONE | SECONDARY PHONE | EMAIL ADDRESS |
|---------------|-----------------|---------------|
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**E. Affirmation:** Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief this listing, including any accompanying statements and other information, is true and complete. I understand that, if this listing is required, it must be returned by January 31 to avoid a 10% late listing penalty on personal property listings and real property new construction listings. I understand that values may be appealed as indicated on reverse.

Signature: *Earl Price - President HOA* Date: *01-30-2024* Title (owner, guardian, authorized agent, other): \_\_\_\_\_

Print Name: *EARL PRICE* If the owner is deceased, indicate date of death: \_\_\_\_\_

DO NOT ENCLOSE PAYMENT. MAIL ANY PAYMENT SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH NC 27278

— SEE REVERSE SIDE FOR ADDITIONAL INFORMATION —

Want to switch to paperless billing? Go to <https://pay.orangecountync.gov/>. See back for more information.

APP: GCPPELABS



**ORANGE COUNTY TAX OFFICE**  
 Nancy Freeman, Tax Administrator  
 Gateway Center, 228 S. Churton St., 2nd Floor  
 P.O. Box 8181 • Hillsborough, NC 27278  
 Phone: (919) 245-2100  
 Fax: (919) 644-3091  
 E-mail: tax@orangecountync.gov  
 Hours: M-F 8:00 am - 5:00 pm  
 www.orangecountync.gov/Tax



0001061900-2024-2024-0000

**2024 Individual Tax Listing Form**

Individual Personal Property • Real Property New Construction

**Deadline to Avoid 10% Late Listing Penalty**  
**January 31, 2024**

REI  
 P: / T: / S:



**CORBINTON COMMONS ASSOCIATION INC**  
 701 MARKET HOUSE WAY  
 HILLSBOROUGH NC 27278



**A. PLEASE LIST NAME AND ADDRESS CORRECTIONS BELOW**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**Please read each section before completing.**  
**Please review this property information for accuracy.**

| ABSTRACT NUMBER           | TAX JURISDICTION                     | MARKET VALUE (REAL PROPERTY) | DEFERRED/EXEMPT VALUE (REAL PROPERTY) | TAX ASSISTANCE VALUE | ASSESSED VALUE (REAL PROPERTY) |
|---------------------------|--------------------------------------|------------------------------|---------------------------------------|----------------------|--------------------------------|
| 0001061900                | HILL, ORAG                           | 1                            |                                       |                      | 1                              |
| PARCEL ID NUMBER          | REAL PROPERTY DESCRIPTION            |                              |                                       |                      | SIZE (ACRES/LOT)               |
| 9874383849                | ALLEY B CORBINTON COMMONS P115/187-1 |                              |                                       |                      | 0.23 ACRE                      |
| PRIMARY PHYSICAL ADDRESS  |                                      |                              |                                       |                      | OFFICE USE                     |
| UNASSIGNED UNINCORPORATED |                                      |                              |                                       |                      | 4670                           |

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**B. PERSONAL PROPERTY** - Owners of personal property are **required** to list annually. Therefore this form must be signed and returned if personal property is included.

1. **Add** any personal property owned on January 1, 2024 that is not preprinted on the form. List all manufactured homes, boats and boat motors, jet skis, aircraft, permanent/multi-year tagged trailers, rental property appliance furnishings, and unlicensed vehicles and motorcycles. **YOU DO NOT NEED TO LIST LICENSED VEHICLES WITH AN ANNUAL REGISTRATION.**

2. **Preprinted Personal Property** - Mark through any personal property not owned on January 1, 2024. Indicate if it was sold, donated, given away, junked, etc.

**EVEN IF YOUR PERSONAL PROPERTY IS ALREADY PRE PRINTED ON THIS FORM YOU MUST SIGN AND RETURN BY JANUARY 31, 2024 TO AVOID A 10% LATE LISTING PENALTY.**

| PROPERTY TYPE | PERSONAL PROPERTY DESCRIPTION | ADDRESS OF MANUFACTURED HOME (IF APPLICABLE) |
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**RENTAL PROPERTY APPLIANCE / FURNISHINGS**  
 If this listing is for rental property that you own, list the value of appliances and furnishings that you provide for your tenant(s). See back for info. \$ \_\_\_\_\_

**MANUFACTURED HOMES ON YOUR LAND THAT YOU DO NOT OWN (EXCEPT MH PARKS)**  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

**C. REAL PROPERTY** - If you had any additions, improvements and/or deletions to your real property during 2023, indicate the type of work and percentage of completion as of January 1, 2024.

**NEW CONSTRUCTION OR IMPROVEMENTS TO REAL PROPERTY**  
 ESTIMATED CONSTRUCTION COST WHEN COMPLETE \$ \_\_\_\_\_ ESTIMATED COMPLETION PERCENTAGE ON JANUARY 1, 2024 \_\_\_\_\_ %  
 PLEASE DESCRIBE THE CHANGES TO YOUR PROPERTY: \_\_\_\_\_

**D. PROPERTY TAX ASSISTANCE – HOMESTEAD EXCLUSION, DISABLED VETERAN EXCLUSION, CIRCUIT BREAKER TAX DEFERMENT**

Please review the details of the property tax assistance programs on the insert. Check the box below that is applicable.  
 I no longer qualify for property tax assistance. A disqualifying event has occurred such as moved or sold the property, death, or I am over the income limit.  
 I want to receive an application for property tax assistance. I am currently not receiving tax assistance from any of the above programs..

| PRIMARY PHONE | SECONDARY PHONE | EMAIL ADDRESS |
|---------------|-----------------|---------------|
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**E. Affirmation:** Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief this listing, including any accompanying statements and other information, is true and complete. I understand that, if this listing is required, it must be returned by January 31 to avoid a 10% late listing penalty on personal property listings and real property new construction listings. I understand that values may be appealed as indicated on reverse.

|  |   |   |
|--|---|---|
| Signature: <i>Earl Price - President HOA</i> | Date: <i>01-30-2024</i>                                 | Title (owner, guardian, authorized agent, other): _____ |
| Print Name: <i>EARL PRICE</i>                | If the owner is deceased, indicate date of death: _____ |   |

DO NOT ENCLOSE PAYMENT. MAIL ANY PAYMENT SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH NC 27278

— SEE REVERSE SIDE FOR ADDITIONAL INFORMATION —

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 Gateway Center, 228 S. Churton St., 2nd Floor  
 P.O. Box 8181 • Hillsborough, NC 27278  
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 Fax: (919) 644-3091  
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 Hours: M-F 8:00 am - 5:00 pm  
 www.orangecountync.gov/Tax



0001061895-2024-2024-0000

**2024 Individual Tax Listing Form**

Individual Personal Property • Real Property New Construction

**Deadline to Avoid 10% Late Listing Penalty**

**January 31, 2024**

169 3 SP 1.110 P:169 / T:3 / S:



**CORBINTON COMMONS ASSOCIATION INC**  
 701 MARKET HOUSE WAY  
 HILLSBOROUGH NC 27278-9917

REI

**A. PLEASE LIST NAME AND ADDRESS CORRECTIONS BELOW**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**Please read each section before completing.**  
**Please review this property information for accuracy.**

| ABSTRACT NUMBER           | TAX JURISDICTION                     | MARKET VALUE (REAL PROPERTY) | DEFERRED/EXEMPT VALUE (REAL PROPERTY) | TAX ASSISTANCE VALUE | ASSESSED VALUE (REAL PROPERTY) |
|---------------------------|--------------------------------------|------------------------------|---------------------------------------|----------------------|--------------------------------|
| 0001061895                | HILL, ORAG                           | 1                            |                                       |                      | 1                              |
| PARCEL ID NUMBER          | REAL PROPERTY DESCRIPTION            |                              |                                       |                      | SIZE (ACRES/LOT)               |
| 9874382765                | ALLEY C CORBINTON COMMONS P115/187-1 |                              |                                       |                      | 0.34 ACRE                      |
| PRIMARY PHYSICAL ADDRESS  |                                      |                              |                                       |                      | OFFICE USE                     |
| UNASSIGNED UNINCORPORATED |                                      |                              |                                       |                      | 4670                           |

If you have any questions regarding the primary physical address, please contact us by emailing [addressing@orangecountync.gov](mailto:addressing@orangecountync.gov)

- B. PERSONAL PROPERTY** - Owners of personal property are **required** to list annually. Therefore this form must be signed and returned if personal property is included.
- Add** any personal property owned on January 1, 2024 that is not preprinted on the form. List all manufactured homes, boats and boat motors, jet skis, aircraft, permanent/multi-year tagged trailers, rental property appliance furnishings, and unlicensed vehicles and motorcycles. **YOU DO NOT NEED TO LIST LICENSED VEHICLES WITH AN ANNUAL REGISTRATION.**
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- EVEN IF YOUR PERSONAL PROPERTY IS ALREADY PRE PRINTED ON THIS FORM YOU MUST SIGN AND RETURN BY JANUARY 31, 2024 TO AVOID A 10% LATE LISTING PENALTY.**

| PROPERTY TYPE | PERSONAL PROPERTY DESCRIPTION | ADDRESS OF MANUFACTURED HOME (IF APPLICABLE) |
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**RENTAL PROPERTY APPLIANCE / FURNISHINGS**

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NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

**C. REAL PROPERTY** - If you had any additions, improvements and/or deletions to your real property during 2023, indicate the type of work and percentage of completion as of January 1, 2024.

| NEW CONSTRUCTION OR IMPROVEMENTS TO REAL PROPERTY  |  |
|--|--|
| ESTIMATED CONSTRUCTION COST WHEN COMPLETE \$ _____ | ESTIMATED COMPLETION PERCENTAGE ON JANUARY 1, 2024 _____ % |
| PLEASE DESCRIBE THE CHANGES TO YOUR PROPERTY::     |  |

**D. PROPERTY TAX ASSISTANCE – HOMESTEAD EXCLUSION, DISABLED VETERAN EXCLUSION, CIRCUIT BREAKER TAX DEFERMENT**

Please review the details of the property tax assistance programs on the insert. Check the box below that is applicable.

I no longer qualify for property tax assistance. A disqualifying event has occurred such as moved or sold the property, death, or I am over the income limit.

I want to receive an application for property tax assistance. I am currently not receiving tax assistance from any of the above programs..

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Signature: Earl Price President HOA Date: 01-30-2024 Title (owner, guardian, authorized agent, other): \_\_\_\_\_

Print Name: EARL Price If the owner is deceased, indicate date of death: \_\_\_\_\_

DO NOT ENCLOSE PAYMENT. MAIL ANY PAYMENT SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH NC 27278

— SEE REVERSE SIDE FOR ADDITIONAL INFORMATION —

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 www.orangecountync.gov/Tax



0001061869-2024-2024-0000

**2024 Individual Tax Listing Form**

Individual Personal Property • Real Property New Construction

Deadline to Avoid 10% Late Listing Penalty

**January 31, 2024**

P: / T: / S: REI



**CORBINTON COMMONS ASSOCIATION INC**  
 701 MARKET HOUSE WAY  
 HILLSBOROUGH NC 27278



**Please read each section before completing.**  
**Please review this property information for accuracy.**

**A. PLEASE LIST NAME AND ADDRESS CORRECTIONS BELOW**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

| ABSTRACT NUMBER           | TAX JURISDICTION                     | MARKET VALUE (REAL PROPERTY) | DEFERRED/EXEMPT VALUE (REAL PROPERTY) | TAX ASSISTANCE VALUE | ASSESSED VALUE (REAL PROPERTY) |
|---------------------------|--------------------------------------|------------------------------|---------------------------------------|----------------------|--------------------------------|
| 0001061869                | HILL, ORAG                           | 1                            |                                       |                      | 1                              |
| PARCEL ID NUMBER          | REAL PROPERTY DESCRIPTION            |                              |                                       |                      | SIZE (ACRES/LOT)               |
| 9874289478                | ALLEY D CORBINTON COMMONS P115/187-1 |                              |                                       |                      | 0.38 ACRE                      |
| PRIMARY PHYSICAL ADDRESS  |                                      |                              |                                       |                      | OFFICE USE                     |
| UNASSIGNED UNINCORPORATED |                                      |                              |                                       |                      | 4670                           |

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| PROPERTY TYPE | PERSONAL PROPERTY DESCRIPTION | ADDRESS OF MANUFACTURED HOME (IF APPLICABLE) |
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**RENTAL PROPERTY APPLIANCE / FURNISHINGS**

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**MANUFACTURED HOMES ON YOUR LAND THAT YOU DO NOT OWN (EXCEPT MH PARKS)**NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_**C. REAL PROPERTY** - If you had any additions, improvements and/or deletions to your real property during 2023, indicate the type of work and percentage of completion as of January 1, 2024.

| NEW CONSTRUCTION OR IMPROVEMENTS TO REAL PROPERTY   |  |
|---|--|
| ESTIMATED CONSTRUCTION COST WHEN COMPLETE \$ _____  | ESTIMATED COMPLETION PERCENTAGE ON JANUARY 1, 2024 _____ % |
| PLEASE DESCRIBE THE CHANGES TO YOUR PROPERTY: _____ |  |

**D. PROPERTY TAX ASSISTANCE – HOMESTEAD EXCLUSION, DISABLED VETERAN EXCLUSION, CIRCUIT BREAKER TAX DEFERMENT**

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- I no longer qualify for property tax assistance. A disqualifying event has occurred such as moved or sold the property, death, or I am over the income limit.
- I want to receive an application for property tax assistance. I am currently not receiving tax assistance from any of the above programs..

| PRIMARY PHONE | SECONDARY PHONE | EMAIL ADDRESS |
|---------------|-----------------|---------------|
|               |                 |               |

**E. Affirmation:** Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief this listing, including any accompanying statements and other information, is true and complete. I understand that, if this listing is required, it must be returned by January 31 to avoid a 10% late listing penalty on personal property listings and real property new construction listings. I understand that values may be appealed as indicated on reverse.

Signature: Earl Price President HOA Date: 01-30-2024 Title (owner, guardian, authorized agent, other): \_\_\_\_\_  
 Print Name: EARL PRICE If the owner is deceased, indicate date of death: \_\_\_\_\_

DO NOT ENCLOSE PAYMENT. MAIL ANY PAYMENT SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH NC 27278

— SEE REVERSE SIDE FOR ADDITIONAL INFORMATION —

Want to switch to paperless billing? Go to <https://pay.orangecountync.gov/>. See back for more information.





**ORANGE COUNTY TAX OFFICE**  
 Nancy Freeman, Tax Administrator  
 Gateway Center, 228 S. Churton St., 2nd Floor  
 P.O. Box 8181 • Hillsborough, NC 27278  
 Phone: (919) 245-2100  
 Fax: (919) 644-3091  
 E-mail: tax@orangecountync.gov  
 Hours: M-F 8:00 am - 5:00 pm  
 www.orangecountync.gov/Tax



0001061913-2024-2024-0000

**2024 Individual Tax Listing Form**

Individual Personal Property • Real Property New Construction

**Deadline to Avoid 10% Late Listing Penalty**

**January 31, 2024**

REI  
 P: / T: / S:



**CORBINTON COMMONS ASSOCIATION INC**  
 701 MARKET HOUSE WAY  
 HILLSBOROUGH NC 27278



**A. PLEASE LIST NAME AND ADDRESS CORRECTIONS BELOW**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**Please read each section before completing.**  
**Please review this property information for accuracy.**

| ABSTRACT NUMBER           | TAX JURISDICTION                     | MARKET VALUE (REAL PROPERTY) | DEFERRED/EXEMPT VALUE (REAL PROPERTY) | TAX ASSISTANCE VALUE | ASSESSED VALUE (REAL PROPERTY) |
|---------------------------|--------------------------------------|------------------------------|---------------------------------------|----------------------|--------------------------------|
| 0001061913                | HILL, ORAG                           | 1                            |                                       |                      | 1                              |
| PARCEL ID NUMBER          | REAL PROPERTY DESCRIPTION            |                              |                                       |                      | SIZE (ACRES/LOT)               |
| 9874385499                | ALLEY E CORBINTON COMMONS P115/187-1 |                              |                                       |                      | 0.26 ACRE                      |
| PRIMARY PHYSICAL ADDRESS  |                                      |                              |                                       |                      | OFFICE USE                     |
| UNASSIGNED UNINCORPORATED |                                      |                              |                                       |                      | 4670                           |

If you have any questions regarding the primary physical address, please contact us by emailing addressing@orangecountync.gov

- B. PERSONAL PROPERTY** - Owners of personal property are **required** to list annually. Therefore this form must be signed and returned if personal property is included.
- Add** any personal property owned on January 1, 2024 that is not preprinted on the form. List all manufactured homes, boats and boat motors, jet skis, aircraft, permanent/multi-year tagged trailers, rental property appliance furnishings, and unlicensed vehicles and motorcycles. **YOU DO NOT NEED TO LIST LICENSED VEHICLES WITH AN ANNUAL REGISTRATION.**
  - Preprinted Personal Property** - Mark through any personal property not owned on January 1, 2024. Indicate if it was sold, donated, given away, junked, etc.

**EVEN IF YOUR PERSONAL PROPERTY IS ALREADY PRE PRINTED ON THIS FORM YOU MUST SIGN AND RETURN BY JANUARY 31, 2024 TO AVOID A 10% LATE LISTING PENALTY.**

| PROPERTY TYPE | PERSONAL PROPERTY DESCRIPTION | ADDRESS OF MANUFACTURED HOME (IF APPLICABLE) |
|---------------|-------------------------------|--|
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |
|               |                               |  |

**RENTAL PROPERTY APPLIANCE / FURNISHINGS**

If this listing is for rental property that you own, list the value of appliances and furnishings that you provide for your tenant(s). See back for info. \$ \_\_\_\_\_

**MANUFACTURED HOMES ON YOUR LAND THAT YOU DO NOT OWN (EXCEPT MH PARKS)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

**C. REAL PROPERTY** - If you had any additions, improvements and/or deletions to your real property during 2023, indicate the type of work and percentage of completion as of January 1, 2024.

**NEW CONSTRUCTION OR IMPROVEMENTS TO REAL PROPERTY**

ESTIMATED CONSTRUCTION COST WHEN COMPLETE \$ \_\_\_\_\_ ESTIMATED COMPLETION PERCENTAGE ON JANUARY 1, 2024 \_\_\_\_\_ %

PLEASE DESCRIBE THE CHANGES TO YOUR PROPERTY::

- D. PROPERTY TAX ASSISTANCE – HOMESTEAD EXCLUSION, DISABLED VETERAN EXCLUSION, CIRCUIT BREAKER TAX DEFERMENT**
- Please review the details of the property tax assistance programs on the insert. Check the box below that is applicable.
- I no longer qualify for property tax assistance. A disqualifying event has occurred such as moved or sold the property, death, or I am over the income limit.
- I want to receive an application for property tax assistance. I am currently not receiving tax assistance from any of the above programs..

| PRIMARY PHONE | SECONDARY PHONE | FAMILY ADDRESS |
|---------------|-----------------|----------------|
|               |                 |                |

**E. Affirmation:** Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief this listing, including any accompanying statements and other information, is true and complete. I understand that, if this listing is required, it must be returned by January 31 to avoid a 10% late listing penalty on personal property listings and real property new construction listings. I understand that values may be appealed as indicated on reverse.

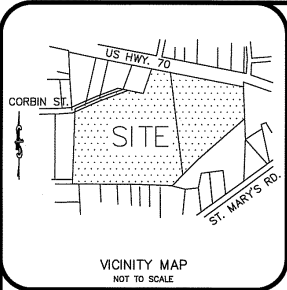
Signature: Earl Price President NOA Date: 01-30-2024 Title (owner, guardian, authorized agent, other): \_\_\_\_\_

Print Name: Earl Price If the owner is deceased, indicate date of death: \_\_\_\_\_

DO NOT ENCLOSE PAYMENT. MAIL ANY PAYMENT SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH NC 27278  
 — SEE REVERSE SIDE FOR ADDITIONAL INFORMATION —

Want to switch to paperless billing? Go to <https://pay.orangecountync.gov/>. See back for more information.

APP: 00PERABS



I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23 DAY OF JANUARY A.D. 2016

RONALD T. FREDERICK PLS L-4720



I HEREBY CERTIFY THAT THIS PLAN IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(g) THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720

STATE OF NORTH CAROLINA COUNTY OF ORANGE

I, MICHAEL BUREN, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICE HAS RESPONSIBILITY AS PROVIDED BY LAW.

Michael Buren, REVIEW OFFICER ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 07-08-2016

Table with 2 columns: SITE DATA TABLE, Values: TOTAL LOT AREA 7.93 ACRES, TOTAL RIGHT OF WAY 4.31 ACRES, TOTAL OPEN SPACE 13.90 ACRES, TOTAL COMMUNITY LOT 0.55 ACRES, TOTAL 26.69 ACRES

NOTE: OPEN SPACES, COMMUNITY LOT, AND BUFFER AREAS WILL BE DEDICATED TO THE HOA.

CERTIFICATE OF OWNERSHIP & DEDICATION I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF HILLSBOROUGH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

BY: KEPSC, LLC EGA3, LLC ITS MANAGER Signature: Edward Kalkow 32216 DATE

STATE OF NORTH CAROLINA NEW YORK COUNTY OF "Nassau"

I, Jennifer Grim, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, CERTIFY THAT Edward Kalkow PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS, MANAGER OF EGA3, LLC A LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL OR STAMP, THIS THE 22 DAY OF March 2016.

MY COMMISSION EXPIRES 4/20/19

GENERAL NOTES

- 1.) BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83
2.) ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88
3.) FLOOD NOTE BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN "ZONE X" AS DEFINED ON F.E.M.A. F.I.R.M. PANEL NUMBER 371087400 J, DATED FEBRUARY 2, 2007
4.) UTILITY STATEMENT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS; THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5.) ZONING: MIXED RESIDENTIAL SPECIAL USE DISTRICT - SUBJECT TO CONDITIONS OF SPECIAL USE PERMIT # 2006-5 - RECORDED D.B. 4065, PG. 215, ORANGE COUNTY REGISTRY.
6.) SITE IS IN THE NEUSE RIVER BASIN
7.) SINGLE FAMILY LOTS: 70 (LOTS 1-70)
8.) LAND USE BUFFER: THE USE AND MAINTENANCE OF THIS BUFFER AND THE BUILDING OF STRUCTURES THEREON IS RESTRICTED PURSUANT TO SECTION 4.7.4 OF THE TOWN OF HILLSBOROUGH SUBDIVISION REGULATIONS.
9.) LOTS 1-10 & 15-70 WILL BE ACCESSED FROM ALLEYS ADJACENT TO THE LOTS.
10.) ENTIRE PROPERTY TO BE SUBDIVIDED IS WITHIN THE TOWN OF HILLSBOROUGH TOWN LIMITS, PB 101, PG. 67.

BUILDING TYPE NOTE

LOTS 1-25 WILL BE SINGLE FAMILY RESIDENTIAL UNITS
LOTS 26-41 AND 66-70 WILL BE ROWHOUSE
LOTS 42-65 WILL BE DUPLEX RESIDENTIAL UNITS

LEGEND

- EXISTING IRON PIPE
EXISTING CONCRETE MONUMENT
EXISTING NAIL
IRON PIPE SET
CONCRETE MONUMENT SET
CALCULATED POINT ADDRESS
MATCHLINE
20' SANITARY SEWER EASEMENT (HEREBY DEDICATED)

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE TOWN OF HILLSBOROUGH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAN IS, IN ALL RESPECTS, IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS FOR THE TOWN OF HILLSBOROUGH AND THEREFORE THIS PLAN HAS BEEN APPROVED BY THE HILLSBOROUGH PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE ORANGE COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

7/5/2016 DATE PLANNING DIRECTOR OR DESIGNEE

FOR MULTIPLE PIN SHEET SEE BOOK 0152 PAGES 469

WILSON, RODNEY D. & GLENDA F. PIN 9874-39-0358
STEPHENS, CLIFTON S. & JILL B. PIN 9874-39-3403 PB 77-14

HATHCOCK, NORMAN T. PIN 9874-29-8309

HATHCOCK, NORMAN W. & ESTHER B. PIN 9874-29-6500

HATHCOCK, NORMAN W. & ESTHER B. PIN 9874-29-3230

McKEE, H. CARLTON PIN 9874-28-5622

CAINE STREET 25' PUBLIC R/W
GASTER, GEORGE & DONNA PIN 9874-28-5260

DEMOSTHENAN HOLDINGS, LLC PIN 9784-28-8098

WHITLOCK, J. ALLAN PIN 9874-27-4990

WHITLOCK, J. ALLAN PIN 9874-37-1976

WHITLOCK, J. ALLAN PIN 9874-38-2193

COLEMAN, ALONZO B. & NANCY W. PIN 9874-38-4100

MALONEY, M. SHARI. PIN 9874-38-5017

WALL, STEVEN L. & GREGG G. GUERRERO PIN 9874-38-6049

Vertical text on the right side of the plan.

THE JOHN R. McADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27719 (800) 733-5646



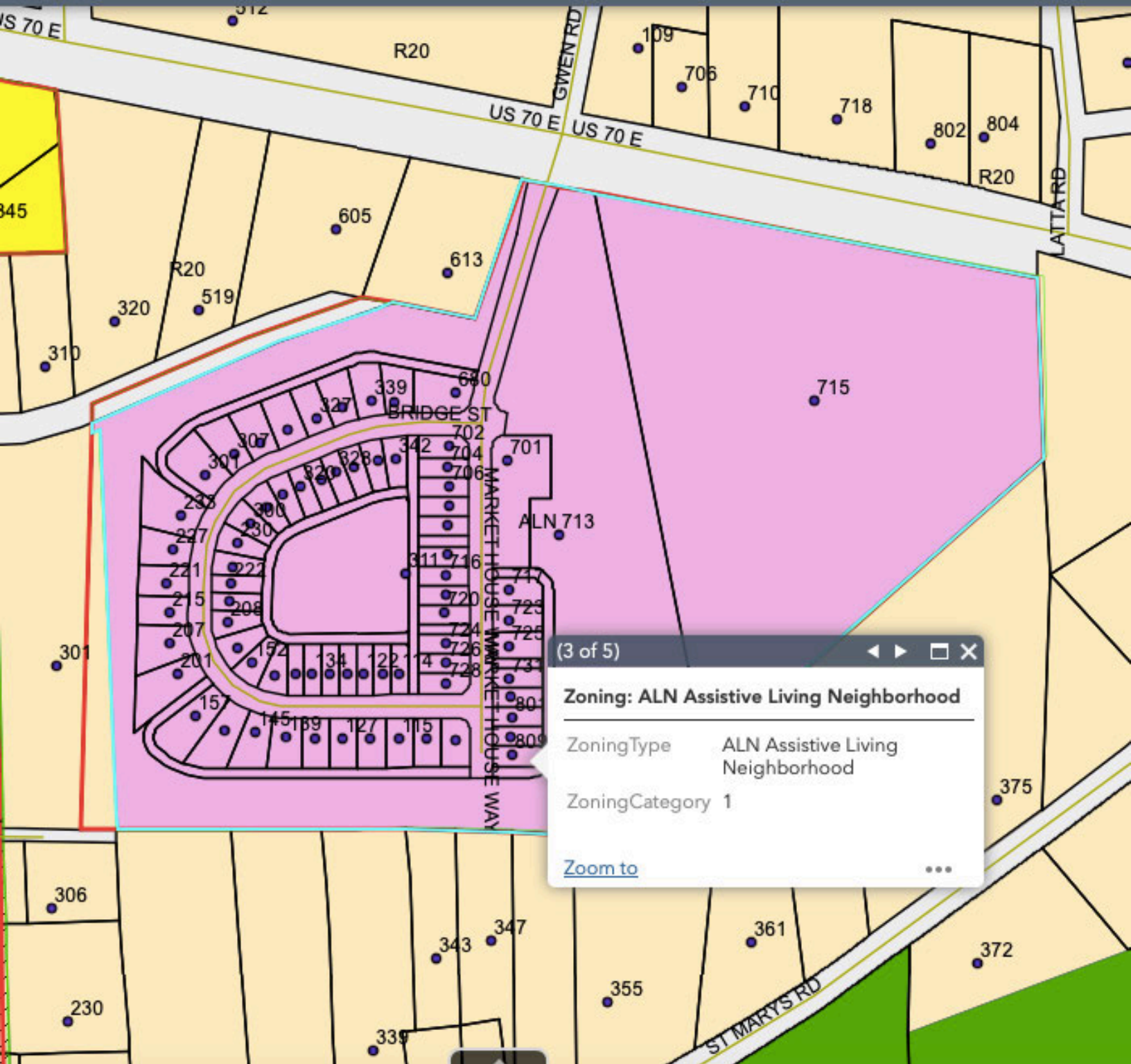
REVISIONS: 03/09/16 TOWN COMMENTS

OWNER: KE PSC HILLSBOROUGH, LLC 8601 SIX FORKS ROAD RALEIGH, NC 27615

CORBINTON COMMONS SUBDIVISION PLAT, RIGHT OF WAY DEDICATION PLAT & EASEMENT PLAT HILLSBOROUGH, TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA FINAL PLAT

Table with project information: PROJECT NO. EYC14010, FILENAME: EYC14010-F1, SURVEYED BY: RTF, DRAWN BY: KMM, SCALE: 1"=40', DATE: 2016-02-16

SHEET 1 OF 7



November 30, 2022

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

KEPSC Hillsborough, LLC  
William H. Weatherspoon, Jr., Registered Agent  
3605 Glenwood Avenue Suite 480  
Raleigh, NC 27612-3983

KEPSC Hillsborough, LLC  
Edward Kalikow, Managing Member  
7001 Brush Hollow Road  
Westbury, NY 11590-1743

EYC Companies, LLC  
Ellis Y. Coleman, Registered Agent  
6837 Falls of Neuse Road, Suite 208  
Raleigh, NC 27615

EYC Companies, LLC  
Craig Ferri, Vice President of Construction  
1005 St. Andrews Blvd., Unit C  
Charleston, SC 29407

**Re: Town of Hillsborough, NC – Corbinton Commons – Outstanding  
Punchlist Items**

To Whom It May Concern,

I am writing to you in my capacity as the Assistant Town Attorney for the Town of Hillsborough (the “Town”). This letter is intended (1) to provide a status update regarding several outstanding punchlist items that must be completed before the Town will accept dedicated public improvements or release any bonds currently held by the Town and (2) to request a specific timeline for completion of the outstanding punchlist items.

The Corbinton Commons development project was approved on May 12, 2008 when the Town of Hillsborough Board of Commissioners granted Special Use Permit # 2008-02 for the project (the “SUP”). Notably, the SUP specifies that “the Town Board of Commissioners may revoke this Special Use Permit after a finding. . . [t]hat any of the applicable requirements of Section 4 (Conditional Use Requirements) of the Zoning Ordinance or any conditions attached to the Permit or subsequent modification of the Permit have been violated.” Moreover, N.C. Gen. Stat. § 160D-403 says that development approvals, such as the SUP, “*shall* be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable local development regulation or any State law delegated to the local government for enforcement purposes in lieu of the State; or for false statements or misrepresentations made in securing the approval.” Finally, the Town has the right

to withhold issuance of other permits or certifications for development work undertaken under the SUP until satisfactory compliance has been achieved with respect to the current work undertaken under the SUP.

To date, many required work items remain outstanding. Attached is a document, titled Corbinton Commons Final Punchlist 2/16/2022 (the "Punchlist"). The Punchlist includes outstanding work items noted by the Town's Planning and Economic Development Department, Public Works Department, and Stormwater and Environmental Services Department. The Punchlist also includes a checklist of requirements necessary prior to acceptance by the Town of all dedicated public streets and sidewalks. Separate punchlists have previously been provided by respective departments, as more fully described below.

There is no record that you ever made an end of warranty inspection request. However, Town Staff conducted an inspection of their own accord to facilitate the completion of your project. In May of 2020, Mr. Ferri was provided with a utilities-related punchlist following a warranty walkthrough conducted by Town utilities Staff. Only a few of the punchlist items have been addressed to-date. In October of 2021, Town Staff communicated additional construction-related defects discovered in the sewer system from sewer television tapes provided by EYC. To-date, those issues have not been addressed. In December of 2021, Mr. Ferri responded to Town Staff and seemingly refused to repair the construction-related sewer defects identified in Town Staff's October 2021 report and reiterated in a December 2021 email.

Additionally, in February and March of 2022, Planning Staff provided a punchlist of outstanding work items and requested that you provide a timeline for the completion of those items. To-date, Planning Staff has not received a substantive response.

Town Staff have consistently communicated to Mr. Ferri and other representatives that a number of work items remain to be completed before the Town can release various bonds currently held by the Town or accept any remaining public dedications. Moreover, failure to satisfactorily complete these items constitute violations of various provisions of the Town Code, the Unified Development Ordinance, and the SUP and may subject you to one or more Notices of Violation, civil penalties, and any other enforcement action that the Town deems necessary under the circumstances.

The Town hopes to resolve these defects amicably. To that end, the Town respectfully requests that you provide a detailed response to the Punchlist, including anticipated completion dates for all outstanding work items, within thirty (30) days of the date of this letter. If the Town has not received a satisfactory response by that date, the Town may take any action deemed appropriate, including but not limited to revocation of the SUP and calling the bonds.

Please contact Margaret Hauth, Assistant Town Manager, at (919) 296-9471 with any questions.

Sincerely,

THE BROUGH LAW FIRM, PLLC

A handwritten signature in black ink, appearing to read "K. Hornik", is written over the printed name of the law firm.

Kevin R. Hornik

KRH:

**Corbinton Commons Final Punchlist 2/16/2022**

**Planning Punchlist- Tom King 919-296-9475 [Tom.King@hillsboroughnc.gov](mailto:Tom.King@hillsboroughnc.gov)**

1. With the exception of street trees lining the entrance road portion of Market House Way & those at the clubhouse, no other street trees have been installed. One-hundred sixty-five, two-inch caliper street trees were to be planted per the approved plans. Based on a count performed November 4, 2021, 33 trees have been installed.  
One hundred thirty-two two inch caliper street trees need to be planted as shown on approved plans).
2. The perimeter asphalt walking trail stops at the end of Market House Way.  
Asphalt trail needs to extend to the east property line (eastern phase) (condition of SUP & shown on approved plans).
3. A paved, "meandering sidewalk" with a surface material meeting NCDOT standards & serving as a walking trail must be constructed along US 70 East as shown on the approved plans.  
The portion on the western side of the development needs to either be completed or a financial guarantee for completion needs to be posted. A projection of the property line separating the eastern & western parcels into the US 70 East right-of-way can be used as the boundary (condition of SUP approval).
4. A pedestrian access to East Corbin Street to connect the development with downtown needs to be constructed (condition of SUP approval).
5. The required opaque, vegetative perimeter buffer isn't planted between the asphalt trail & exterior property lines (condition of SUP approval).  
  
*A previous site inspection indicated that this condition has not been met. Solutions offered would be to either:*
  - (i) *plant vegetation that will provide the opaque screen*
  - (ii) *build an eight-foot tall wood privacy fence along the project perimeter*
6. A fence with a gate needs to be installed to block neighboring views along the southwest sewer easement at Caine St if approved by utilities (condition of SUP approval).

**Public Works Punchlist Dustin Hill 919-296-9602 [Dustin.Hill@hillsboroughnc.gov](mailto:Dustin.Hill@hillsboroughnc.gov)**

1. Damage to the alleys will need to be repaired consistent with on-site communication. There is some significant cracking occurring that needs fixed, there are raised manholes in some alleys that need additional asphalt, and the alleys need to be widened to accommodate the turn radius of the trash collection vehicles.
2. Since so much time has lapsed an additional final walk-through inspection of all cubing, sidewalks, gutters, drains will need to take place before the town will accept these improvements.

3. Final lift of asphalt will need to be completed with the town's contractor, Summit Design, present for inspection while the asphalt is being performed.
4. The attached **Final Street Acceptance Checklist** will need to be completed with a letter from the developer indicating that all checklist items are completed and a request for the town to accept the streets for maintenance.

**Stormwater Punchlist (previously provided on 11/5/2021) Heather Fisher 919-296-9622**

[Heather.Fisher@hillsboroughnc.gov](mailto:Heather.Fisher@hillsboroughnc.gov)

A. As-Built Plans and Certification, Site-Specific Requirements

1. For the as-built plans, we require a plan sheet showing the as-built condition and key elevations of the entire stormwater system and a separate detailed as-built plan sheet of the SCM, with both cross-section and plan views and key elevations.
2. The certification may be provided as a separate letter or included on the as-built plans.
3. With the as-built plans and certification, please provide photos and video of the entire lengths of each outlet pipe from the riser or siphon headwall inlets to the outlets, showing all seams. This documentation should also include the riser structure showing that there are no leaks after a large rain event.
4. In addition, include a statement in the certification that all structures have been inspected for leaks and/or pipe separation and that no leaks or other deficiencies were found, or similar language.
5. Have the dam elevations been corrected per Dave Brown's 11-11-20 comments?
6. Have the forebay berm elevations been corrected per Dave Brown's 11-11-20 comments?

B. Clubhouse Area

1. The roofdrain outflow on the northeast corner of the clubhouse is eroding the slope. Stabilize area, add protection measures, and re-vegetate.



C. Pump Station Drive, Open Space, and Parking Area

As previously discussed, runoff from the clubhouse parking, adjacent grass area, and alley/driveway has formed a gully on the hill above the pump station. This flow is also depositing sediment in front of the pump station and eroding an area past the pump station just before the flow enters the stream. Redirect this concentrated flow to the pond and repair gully using the following measures:





1. Install speed bump type berm to re-direct flow.
2. Re-grade open space so that runoff from the parking area and open space is directed to the berm or otherwise reaches the pond.
3. Add curbs along the driveway/alley way to direct flow to pond.
4. Repair gully, including filling and compacting as appropriate, and stabilize and revegetate area. Compost or topsoil amendment may be necessary to re-establish vegetation.



#### D. Outlet Structures

1. Siphon Headwall/Low Flow Orifice.
  - a. In the approved plans, Sheet PD-2c specifies a 2-inch orifice with an invert elevation of 524 ft. Currently there is a solid brick wall instead of a water quality inlet/orifice, and several other specified components are missing. This is also indicated on the McAdams punchlist as "siphon headwall and intake pipe still needs to be installed." Correct per Sheet PD-2c.
  - b. The grate cover on the siphon headwall is oversized and does not appear to be secured.
    - i. Question for McAdams: Are there any concerns about the size of the grate that would affect the function of the pond or future maintenance?
    - ii. If there are concerns about the size, follow recommendations from McAdams.
    - iii. Once the size issue is addressed, secure the grate to the structure using bolts or other appropriate method.
2. Pre-cast Riser Outlet Structure
  - a. Once any leaks have been repaired, provide video of riser function during the design storm event.
3. Low flow/water quality outlet and rip rap dissipater area:
  - a. The surrounding area near the bottom of the dam appears to have been disturbed by heavy equipment or not repaired after sediment fencing was removed. Re-grade, repair, stabilize, and revegetate this area.
  - b. The outlet pipe joint above the scour hole has deteriorated. Repair pipe joint at scour.
  - c. Once any leaks or pipe separation is addressed, provide photos or video of all seams along entire length of pipe.
  - d. McAdams indicated that "preformed scour hole at water quality outlet appears to be less than what was provided in the design." Correct to provide adequate size.



4. Overflow outlet and rip rap dissipater area:
  - a. The surrounding area near the bottom of the dam appears to have been disturbed by heavy equipment. Re-grade, repair, stabilize, and revegetate this area.
  - b. Once any leaks or pipe separation is addressed, provide photos or video of all seams along entire length of pipe.



5. Water Level
  - a. The current water level is below normal pool. The SCM will not be closed out until the water level has reached the normal pool elevation per the approved plans and pond function has been demonstrated during a design storm event.



E. Inlet and Pond Forebay

1. Berm between forebay and main pool: while some stabilization has been accomplished, this area remains unevenly graded and does not appear to provide a stable conveyance between the forebay and the main pool. Question for McAdams: What is expected final condition for this berm (grading, stabilization, placement of rip rap, etc.) in order for the pond to function as designed?



2. Forebay inlet: The repair to the pipe separation appears to be half complete. Question for McAdams: Is this considered a functional repair?



3. The inlet headwall is damaged. Repair headwall.



4. Forebay inlet rip rap dissipater: Rip rap and fabric have been displaced and bare areas are present. Repair so that entire area is stabilized with sufficient fabric and correctly sized rip rap.



5. A gully exists in the pond side slope below the retaining wall and near the forebay inlet. Repair gully, including filling and compacting as appropriate, and stabilize and revegetate area. Compost or topsoil amendment may be necessary to re-establish vegetation.



F. Main Pool Area

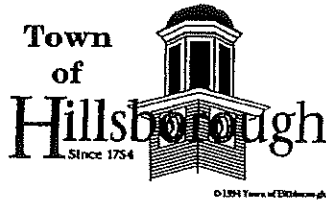
1. There is a solid white ~4-inch PVC pipe outletting from the alley to the SCM:
  - a. What is the purpose of this pipe? If this pipe represents an illicit discharge, it will need to be removed. At a minimum, the pipe will need to be reconfigured to prevent erosion to the side slopes.
  - b. The outflow from this pipe is gradually causing an eroding area in the pond side slope. Stabilize and revegetate this area.
2. Aquatic shelf plants are required to be planted per the State's 1999 stormwater BMP manual: <https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permit-guidance/stormwater-bmp-manual/archive> To be spaced 2 feet apart, recommended species are *Juncus effusus*, *Hibiscus coccineus*, *Carex grayi*, and *Saururus cernuus*. Evidence of plant survival and establishment will be necessary prior to close-out. Install aquatic plants and irrigate until established.
3. Grass appears to be establishing well in areas that were recently seeded. The permanent grass cover will need to be fully established on all side slopes and both sides of the dam prior to close-out.
4. Vegetation is currently well-maintained. If any trees or shrub seedlings establish within the SCM area, these will need to be removed by the developer prior to SCM close-out.



G. By-pass Swale along Trail

1. As previously discussed, 2 corrugated pipes convey flow from the bypass swale to the alley but these pipes were not on the approved plans. These pipes are located at 101 and 139 Bridge Street. Remove pipes and repair bypass swale so that flow remains in bypass swale and swale remains stabilized and functioning as designed.
2. Near the trail entrance, a corrugated pipe leading to the swale is broken in several places. Replace pipe with a more permanent and stable conveyance method. (photo below left)
3. A pile of what appears to be overgrown construction debris exists near the entrance to the trail. Remove this debris, re-grade, stabilize, and re-vegetate swale and surrounding area as appropriate. (photo below right)





## STORMWATER CONTROL MEASURE CLOSE-OUT

Stormwater & Environmental Services Division  
101 E. Orange Street / P.O. Box 429  
Hillsborough, NC 27278  
Phone: (919) 296-9622, Fax: (919) 644-2390

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### Close-Out Checklist

To complete the close-out process for Corbinton Commons West, the Permittee must submit or demonstrate the following items to the Stormwater and Environmental Services Division.

- Operation and Maintenance Easement and Agreement covering all Stormwater Control Measures (SCMs), notarized, signed, and recorded, providing access via a public road
- Detailed as-built survey showing the entire site stormwater system with a final impervious surface summary and separate detailed drawings of each stormwater control measure design with key elevations (submit PDF via email with corresponding CAD files)
- Certification by licensed engineer of constructed stormwater controls
- Final inspection and acceptance by the Town of Hillsborough Stormwater and Environmental Services following engineer's certification
- Homeowner/Property Owner Association acknowledgement of SCM Maintenance Requirements (if applicable)

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### Financially Responsible Party Contact Information

Edward Kalikow, KEPSC Hillsborough, LLC

(516) 876-4800

7001 Brush Hollow Road, Westbury, NY 11590

andy@eyccompanies.com

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## Public Street or Sidewalk Construction Acceptance Checklist

### **Before construction of a public street or sidewalk begins:**

- Utilities plans must be approved and all agencies signed off
- Lighting plans must be approved and all agencies signed off
- Pavement marking plans must be approved and all agencies signed off
- Signage plans must be approved and all agencies signed off
- All permits and approvals must be granted

### **During construction of a public street or sidewalk:**

- The Town may perform inspection at any time for quality assurance purposes
- Developers must conduct typical inspections and provide reports to the town (roadway and sidewalk preparation, proof-rolling etc.)
- Town must be notified 24-hours in advance before of tests performed
- Developers must test concrete for sidewalks, driveway aprons, and curbing and provide concrete strength reports to town
- Any changes to approved plans must be reviewed and approved by staff prior to changes being made
- Preliminary inspections must be conducted to generate damages and repairs list
- Punch list will be developed by town staff

### **Final inspection of a public street or sidewalk:**

- A final inspection will be conducted by the town when a minimum of 75% of houses/structures have Certificate of Occupancy
- Construction inspection is required for streets, sidewalks, stormwater infrastructure, and accessibility requirements
- Materials testing inspection reports must be provided to the town for street related infrastructure including but limited to:
  - Curb/gutter
  - Stormwater system
  - Sidewalks
  - Driveways
- Town staff will inspect trees and landscaping, signage, and pavement markings for plan compliance

### **Before final acceptance of a public street or sidewalk:**

- Developer must provide certification of plan compliance
- Developer must provide certification of ADA compliance
- Developer must provide certification that all roads are constructed to NCDOT and Town of Hillsborough standards (Engineer must sign and seal document)
- All change orders must be documented and reported to town
- Scaled as-built drawings must be provided to the town showing all utilities and total linear footage of streets and sidewalks (hard copy and electronic copies)
- As-built stormwater infrastructure information must be submitted electronically in accordance with the current version of *The Town of Hillsborough As-Built Submittal Requirements* document.
- Substantial completion certificate must be provided to town
- Inspection reports must be provided to town
- Schedule of values for road and sidewalk construction costs must be provided to town
- Maintenance agreements must be in place (landscaping, custom signage etc.)
- Compliance with checklists must be established
- Easements and plats must be recorded

### **Warranty Period:**

- One year warranty period begins once the Town Board accepts streets
- A street infrastructure warranty inspection will occur ten months after street acceptance. A punch list of items to be repaired will be provided to the developer/owner.