Fac/Perm/Co ID #	Date	Doc ID#
CG033	12/4/09	DIN 9011

Edgecombe county

DW

BMW Management Specialist
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September 13, 2006

Received
SEP 2006
Solid Waste Section

Division of Waste Management
Solid Waste Section
Attn: Ed Mussler
1646 Mail Service Center
Raleigh, NC 27699-1646

Mr. Mussler:

The letter is a follow-up to our conversation on 9/13/06. This letter provides a detailed description & plans for the facility located at 4643 Bullock School Road, off Hwy 43 approximately 3 miles outside of Rocky Mount in Edgecombe County.

My company, **Baker & Sons Enterprise, Inc., dba BMW Management Specialist**, have made an offer of purchase for the above-mentioned property. The offer is contingent on the county of Edgecombe's approval for operating a medical waste processing facility on this property as well as obtaining permission and required permits from the State of North Carolina's Solid Waste Management Division to operate this type of business at the aforementioned site. The outline below detail the description of the property and the intended use for this site:

Descriptions –

- Site description - See attachment (A);
- Pictorial view – See attachment (B);

Initial Facility Purpose -

- **Initially, the building will serve as a transfer station. The transfer station will allow our drivers to come into this main terminal to off-load their daily pickup of medical waste containers. The loads will be weighed and the containers separated according to labeling (i.e. regular medical waste; pathological waste; chemotherapy waste) by trained BMW personnel. The combined loads will go onto a truck and transported to a designated treatment facility. The treatment facilities currently used to treat the waste are located in Matthews, NC and Mt. Holly, NC.**

BMW employees do not package the waste for its customers. The customer safely packages the medical waste hauled by our drivers, prior to pick-up. The customer packages the waste in accordance with the Medical Waste Institute's guidelines; which is designed to ensure virtually no harmful exposure to the drivers or material handlers. Improperly packaged medical waste is in violation of our Service Agreement and is not knowingly accepted at the time of service.

Occasionally, transferring of containers for ease of transport may be necessary. Our employees perform this process in a safe manner without danger to themselves or the environment.

- **The facility will also serve as our primary warehouse for supplies and equipment;**

- Routine maintenance will be preformed on the trucks, containers, & equipment at this site;

Future Facility Purpose -

- Over the next 2 to 3 years, we plan to implement a waste treatment station at this location. We are focusing on steam sterilization as the primary method used to treat the waste. At some point, if the need arises, we may want to put a small burn unit on site to handle chemo, animal and pathological waste, but our volume is so small for these types of waste at this time, that it is in our best interest to continue to outsource the treatment of these types of waste stream;
- The use of deodorizing pellets with each batch of waste processed will prevent the possibility of foul odors. We don't expect this to be a big problem, but as a preventative measure the deodorizers will be used with each batch;
- The business conducted at this site in the processing of medical waste and as a transfer station, should not pose a threat to the natural environment. We will not be putting any hazardous material in the water, in the soil, nor will we be emitting any harmful pollutants into the air;
- Once all phases of implementation are complete, the plans are that this site will become our processing center for the treatment of medical waste;
- We will contract with a solid waste hauler to transport the residual treated waste to a suitable landfill.

If there is any additional information that you will need, please do not hesitate to give us a call. We will also be available to meet with members of the Board, if necessary, to respond to additional questions or concerns.

We would like to move quickly with this process. Unfortunately, the seller is not familiar with all the regulatory requirements involved in this process from my stand-point. Therefore, whatever you can do to expedite my request is greatly appreciated.

Regards,

Arthur L. Baker,
President

A

Site Description

No survey is available, but a copy of the tax map is on the opposite page.

Land Area	1.67 acres more or less
Frontage and Access	The site has a total of 226 feet of frontage adjacent to Bullock School Road a state maintained road.
Shape	Irregular.
Topography	Level and at street grade.
Drainage	Adequate - Not in a flood hazard zone. Flood Zone X - FIRM Map 372037770J, dated November 3, 2004.
Zoning	**M-2 General Industrial District** The M-2 General Industrial District is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing uses, and support retail and services uses. The M-2 District is established for the purpose of providing appropriate locations and development regulations for uses, which may require special measures to ensure compatibility with adjoining properties.
Utilities	County water, electricity, LP gas, telephone and septic systems.
Site Improvements	The property 'as is' has gravel parking area, in ground paved loading dock and ground level paved loading area.

Soil and Subsoil Conditions

My visit to the subject revealed no evidence of hazardous materials nor was any such evidence brought to my attention by sight, hearsay, or any other means during the course of my subsequent investigation. However, I did not make a subsurface investigation and since I am not qualified to detect environmentally hazardous substances, a complete soils study may be advisable. This appraisal assumes that the subject property contains no hazardous materials. Any information to the contrary could alter the final value estimate.

Easements and Encroachments

No known easements or encroachments adversely affect the subject. No nuisances or hazards were observed in the immediate area that would prevent its use for commercial purposes.

Improvement Description

The following description is based on my physical inspection.

Building	One-story pre-engineered commercial building with a metal roof cover built on a reinforced concrete slab foundation.
Year of Construction	1968 (per the tax record).
Quality and Type of Construction	One-story pre-engineered metal building with approximately 4,800 GBA.
Condition	Average to Good. The building is currently vacant but appears to be in average condition for its age. New HVAC for the office with additional space was added approximately two years age. No roof leaks are apparent, although the metal roof looks to be in good condition. The building's condition is classified as average even with the proposed improvements.
Size	The building contains 1,200+/- square feet of heated and cooled office area. Approximately 3,600+/- square feet of the building is warehouse space that is heated and has limited cooling.
Foundation	Reinforced concrete slab.
Windows and Exterior Doors	The building has three windows, which are metal frames with glass inserts. There are two passenger doors and two roll up overhead doors.
HVAC	The HVAC system for the office is approximately two years old and the age of the two unit heaters for the warehouse and single cooling unit are unknown; however, they appear to be in good working order.
Plumbing	Two 2-fixture restroom.

Building Layout	The space contains a reception area/offices area and work and storage space.
Interior Finish	The reception/office space has panel walls, ceiling tiles, and commercial grade vinyl floor tiles. The work/storage areas have concrete floors and plywood walls. The building has a combination of fluorescent and incandescent lights.

Legal Description

The most recent deed reference for Parcel 3777-18-1585 is recorded in Deed Book 883, Page 0800 of the Edgecombe County Registry.

History of the Property

(Provided For Reference Only and Not Intended For Legal Description or Opinion of Ownership)

Parcel 3777-18-1585 is currently owned by Freddie N Turner and wife Lois T. Turner Deed 883, Page 0800 of the Edgecombe County Registry.

To the best of my knowledge, no transfers affecting the subject property have occurred in the past 3 years. The original deed called for 2.78 acres more or less. A transfer of a proportion of this property to Edgecombe Water and Sewer was made on April 11, 1977 consisting of 1.11 acres more or less as recorded in Deed 1188, Page 0151 of the Edgecombe County Registry.

Identification Of The Property

The subject property is identified as Tax Parcel 3777-16-1585, 4643 Bullock School Road, Edgecombe County, North Carolina. The subject has approximately 226 feet on Bullock School Road and an average depth of 291 feet more or less. Utilities available include electric, telephone, county water, septic, and LP gas.

The site contains 1.67 Acres and is zoned for M-2. The subject property outlined in red; however, its use is limited to M-2 zoning as described on page 3 of this report.

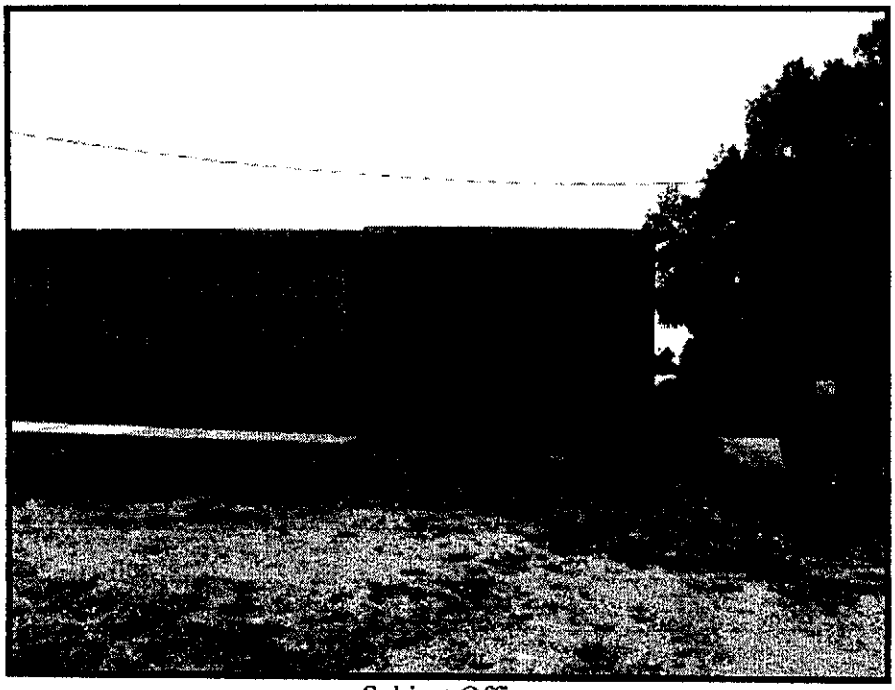
(B)

Photographs of the Subject

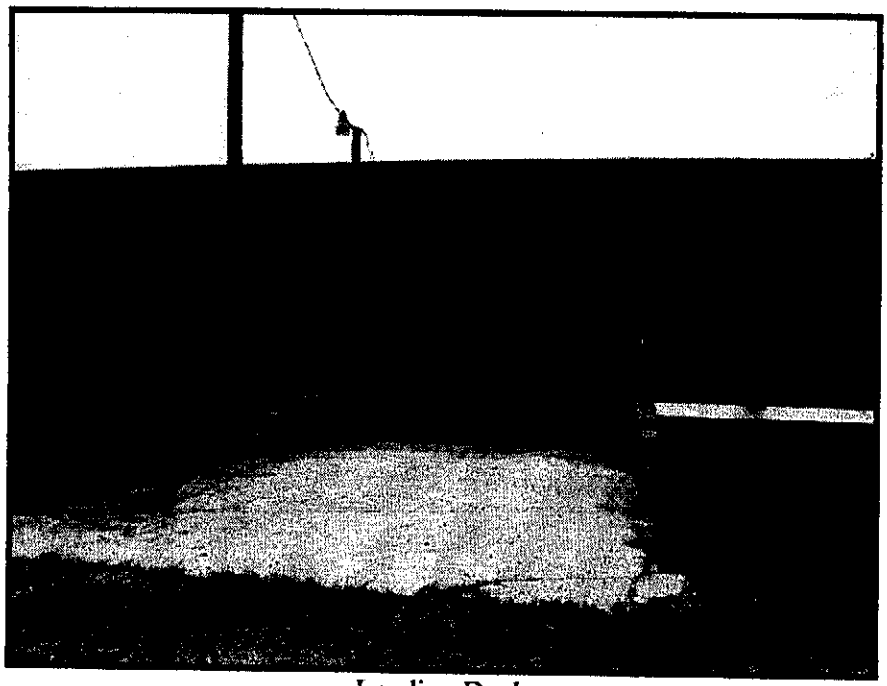
Subject Exterior View From Bullock School Road

Subject Street View

Photographs of the Subject



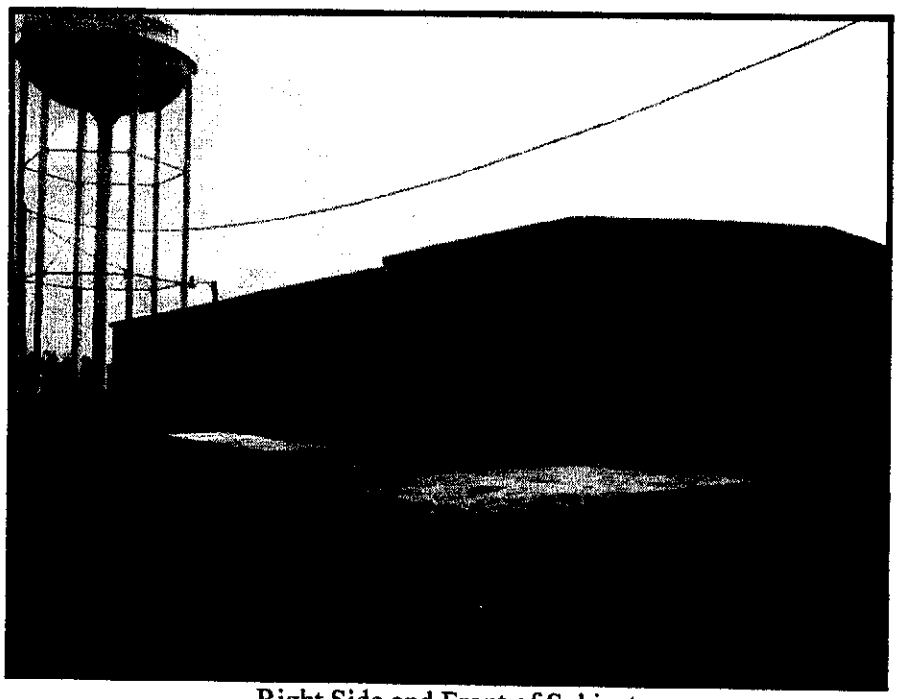
Subject Office



Loading Dock

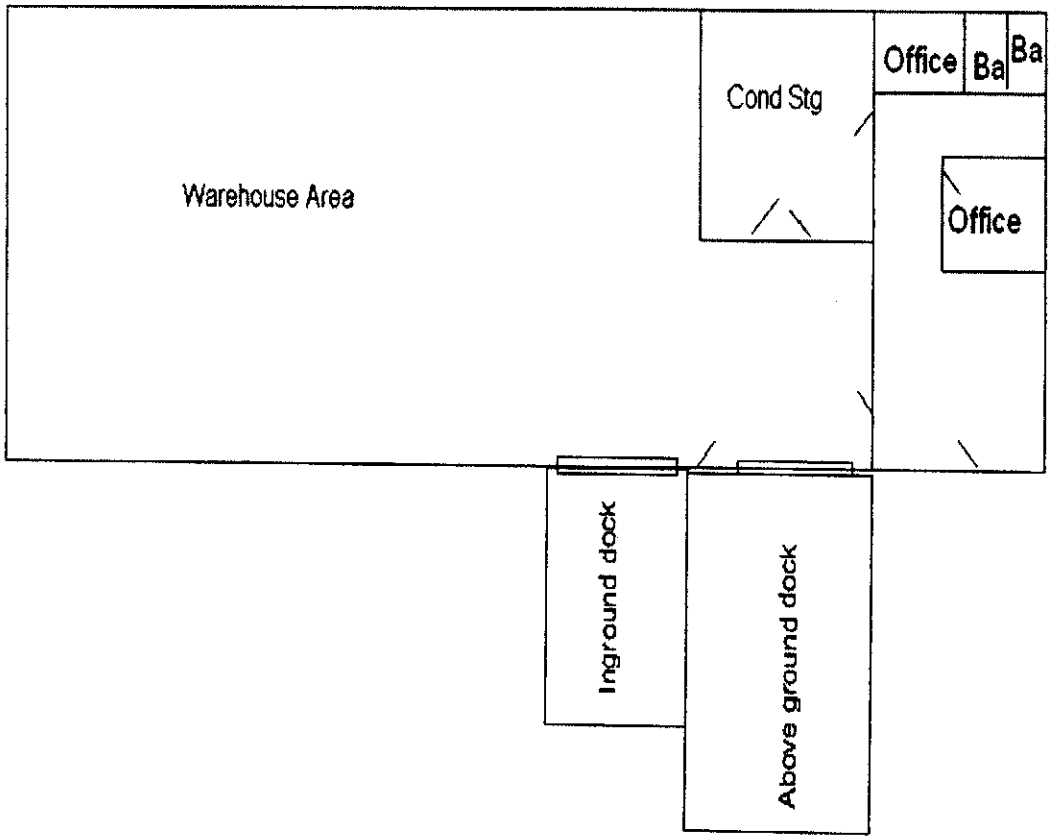
Photographs of the Subject

Left Side and Rear of Subject



Right Side and Front of Subject

Floor Plan



Sketch by Apex IV™