

Mail to; Francois Deprez, 6720 Mebane Oaks Road
Mebane, NC 27302

NORTH CAROLINA
ORANGE COUNTY

BOOK 1822 PAGE 321

FILED
06 NOV 1998, at 11:54:05am
Book 1822, Page 321 - 324
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

COUNTY OF ORANGE

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned property owners Francois X. and Christina H. Deprez, 6720 Mebane Oaks Road, Mebane, North Carolina, 27302, having applied to Orange County for a Special Use Permit for the use and development of the property hereinafter described, the same was granted by Orange County on April 1, 1997, the terms of which are as follows:

NAME OF PROJECT: THE INN AT BINGHAM SCHOOL

TYPE OF SPECIAL USE: CLASS A (Historic Structures - Non-Residential Reuse/Mixed Use) Bed and Breakfast Establishment with five (5) guest rooms

NAME OF DEVELOPER: Francois X. and Christina H. Deprez

DESCRIPTION OF PREMISES

LOCATION: 6720 Mebane Oaks Road

TAX MAP REFERENCE: Bingham Township, Tax Map 17, Lot 19

9820-42-2359

mts

DESCRIPTION OF
PROPERTY:

All of the 9.98 acres shown on the plat and survey by Robert J. Ayers, Registered Land Surveyor, entitled Property of Elaine C. Horner and recorded on Plat Book 27, Page 79, of the Orange County Registry.

SPECIAL TERMS AND CONDITIONS

The Board of Commissioners of Orange County approved granting a Class A Special Use Permit on April 1, 1997. This Special Use Permit renews and modifies the Class A Special Use Permit which is recorded at Deed Book 559, Page 167 of the Orange County Registry. The property subject to the Special Use Permit is owned by Francois X. and Christina H. Deprez and particularly described in a deed from Elaine C. Horner recorded in Deed Book 450 Page 562, of the Orange County Registry and in the plat recorded at

Plat Book 27, Page 79 of the Orange County Registry. The terms herein contained are binding on the present owners, their successors in title and interest, until such time as the conditions herein are otherwise changed by government action. The property subject to the Special Use Permit shall be used in accordance with the Site Plan for the Bingham School Inn dated July 12, 1985, prepared by ENT Land Surveys, Inc., the narrative statement of the project and all other documents pertaining to the project, including all erosion control plans, utilities plans, and building plans, all of which are incorporated herein and made a part of this Special Use Permit. The Special Use Permit also allows the owners to host outdoor receptions for guests at the inn, provided all food for such events is catered, the kitchen and septic system are not used for the receptions, and the Orange County Division of Environmental Health approves the use of portable toilets for each event.

The property subject to this Special Use Permit shall be maintained as required in the Orange County Zoning Ordinance and as prescribed in the special conditions listed below. This project is subject to the following special conditions:

1. Roads, parking areas, walkways, utilities, recreation facilities, and landscaping shall be maintained as installed and operated in a safe manner.
2. The smokehouse may be converted to permanent rest room facilities with approvals from the Orange County Division of Environmental Health and the Inspections Division of the Planning Department; and
3. The final site plan and narrative of the project, incorporating all changes, deletions and additions through the final approval of the project, are to be incorporated herein and made a part of this Planned Development Special Use Permit. Copies of the final site plan and narrative are to remain on file with the Orange County Planning Department.

NORTH CAROLINA
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IN WITNESS WHEREOF, Orange County has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit as a covenant running with the land.


ATTEST

ORANGE COUNTY

(SEAL)

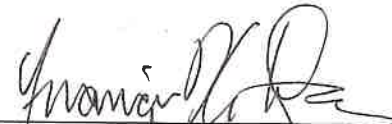
BY

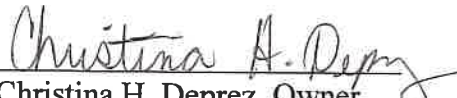

BEVERLY BLYTHE
CLERK TO THE BOARD OF
COMMISSIONERS


JOHN M. LINK, JR.
COUNTY MANAGER

(SEAL)

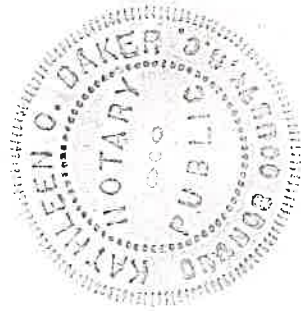
ACCEPTED


Francois X. Deprez, Owner


Christina H. Deprez, Owner

I, Kathleen C. Baker, a Notary Public in and for said County and State do hereby certify that John M. Link, Jr., County Manager of Orange County, and Beverly Blythe, Clerk to the Board of Commissioners, duly sworn says each for himself/herself that he/she knows the corporate seal of the County of Orange and that the seal affixed to the foregoing instrument is the corporate seal of the County of Orange and John M. Link, Jr., County Manager of said Orange County, and Beverly Blythe, Clerk to the Board of Commissioners, subscribed their names thereto; that the corporate seal of the County of Orange was affixed thereto, all by virtue of a resolution of the Board of County Commissioners, and that said instrument is the act and deed of the County of Orange.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 15 day of May, 1997.



Kathleen C. Baker
Notary Public

My commission expires: 12/22/98

NORTH CAROLINA
ORANGE COUNTY



I, Deborah B. Brooks, Asst. Register of Deeds of the Orange County and State aforesaid, certify that Francois X. Deprez and Christina H. Deprez personally came before me this day and acknowledged the due execution of the foregoing instrument. NC24111377 issued to Francois Xaver Deprez & Christina Haas, Deprez NC 24611349

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal this the 6th day of November, 1998.

NC24111377 issued to
Francois Xavier Deprez &
NC 24611349 issued to
Christina Haas Deprez

Betty June Hayes,
Register of Deeds

By: Betty June Hayes
Asst.

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of Kathleen C. Baker

A Notary (or Notaries) Public of the designated Governmental units is (are) certified to be correct. Filed for registration this the 6th day of Nov, 1998, at 11:54:05 o'clock, A.M.

in Record Book 1822 Page 321

Return: _____
By: Betty June Hayes, Register of Deeds
Andrea Clayton, Assistant/Deputy Register of Deeds