

From: [Linguard, Christie](#)
Subject: Meeting Notice - The Commission of the SCDDSN - Commission Meeting - October 20, 2022
Date: Tuesday, October 18, 2022 4:28:04 PM
Attachments: [Commission Packet - October 2022 Meeting.pdf](#)

Good Afternoon,

The South Carolina Commission on Disabilities and Special Needs will hold its regularly scheduled meeting in person on Thursday, October 20, 2022, at 10:00 a.m. in the Chamber at the Dorchester County Council, 500 North Main Street, Summerville, SC 29483. To access the live audio stream for the 10:00 a.m. meeting, please visit <https://ddsn.sc.gov>.

Please see the attached Commission Meeting packet.

Please note, under a separate email, a meeting notice detailing the 1:00 PM Special Called Commission Meeting/Listening Session will be sent out to everyone as well.

For further information or assistance, contact (803) 898-9769 or (803) 898-9600.

SOUTH CAROLINA COMMISSION ON DISABILITIES AND SPECIAL NEEDS

A G E N D A

**South Carolina Department of Disabilities and Special Needs
Dorchester County Council - Chambers
500 North Main Street (TEAMS)
Summerville, SC 29483**

October 20, 2022

10:00 A.M.

1. Call to Order *Chairman Stephanie Rawlinson*
2. Notice of Meeting Statement *Commissioner Robin Blackwood*
3. Welcome
4. Adoption of Agenda
5. Invocation *Commissioner Barry Malphrus*
6. Approval of September 15, 2022 Commission Meeting Minutes **Pages 3-10**
7. Commissioners' Update *Commissioners*
8. Programs and Services
 - A. National Disability Employment Awareness Month *Ms. Becky Peters
Ms. Susan Davis*
9. Commission Committee Business
 - A. Finance & Audit Committee *Committee Chair Robin Blackwood*
 1. Financial Approval and Threshold Report **Page 11**
 2. CPIP Project Status/Move Up on List **Page 12**
 3. Sale of Landrum I and II **Pages 13-91**
 - B. Policy Committee *Committee Chair Barry Malphrus*
 1. 505-02-DD: Death Reporting and Mortality Review Requirements **Pages 92-98**
 2. Committee Update
10. Old Business:
 - A. Special Called Meeting on Screening & Eligibility Process *Lori Manos*
 - B. Internal Audit Update *Courtney Crosby*
11. New Business:
 - Financial Update **Page 99** *Mr. Quincy Swygert*
12. Director's Update *Michelle Fry, J.D., Ph.D.*

13. Next Regular Meeting – November 17, 2022 @ 10:00 AM

14. Adjournment

SOUTH CAROLINA COMMISSION ON DISABILITIES AND SPECIAL NEEDS

MINUTES

September 15, 2022

The South Carolina Commission on Disabilities and Special Needs met on Thursday, September 15, 2022, at 10:00 a.m., at the Department of Disabilities and Special Needs Central Office, 3440 Harden Street Extension, Columbia, South Carolina.

The following were in attendance:

COMMISSION

Present In-Person

Stephanie Rawlinson – Chairman

Barry Malphrus – Vice Chairman

Robin Blackwood – Secretary

Gary Kocher, MD

Eddie Miller

David Thomas

Microsoft Teams

Michelle Woodhead

DDSN Administrative Staff

Michelle Fry, State Director; Constance Holloway, General Counsel; Harley Davis, Ph.D., Chief Administrative Officer; Lori Manos, Interim Associate State Director of Policy; Nancy Rumbaugh, Interim Chief Financial Officer; Janet Priest, Associate State Director of Operations; Greg Meetze, Chief Information Officer; Melissa Ritter, HASCI Director; PJ Perea, Public Information Director; Preston Southern, Information Technology Division; and Christie Linguard, Administrative Coordinator.

Notice of Meeting Statement

Chairman Rawlinson called the meeting to order and Secretary Blackwood read a statement of announcement about the meeting that was distributed to the appropriate media, interested persons, and posted at the Central Office and on the website in accordance with the Freedom of Information Act.

Welcome

Chairman Rawlinson thanked everyone for their sentiments during her recovery. She especially thanked Vice Chairman Malphrus and the other Commission members for conducting August's meeting as she could not present in person.

Adoption of the Agenda

Commissioner Blackwood made a motion to add an Executive Session at the end of the agenda to discuss a personnel matter; as well, at the request of the Chairman, she made a motion to move the Public Input portion to the next agenda item. The motion was seconded by Commissioner Miller and unanimously approved by the Commission. (Attachment A)

Public Input

Mr. and Mrs. Wilson Hayworth spoke to the Commission about their son, Willi Hayworth.

Invocation

Commissioner Miller gave the invocation.

Approval of the August 18, 2022 Commission Meeting Minutes

Commissioner Blackwood made a motion to approve minutes from the Commission Meeting held on August 18, 2022, seconded by Commissioner Kocher and unanimously approved by the Commission. (Attachment B)

Commissioners' Update

Commissioner Woodhead pointed out that this month is Spinal Cord Awareness Month. She thanked Dr. Fry and Nancy Rumbaugh for meeting with her earlier this month.

Commissioner Miller acknowledged Spinal Cord Awareness Month, too. He and his wife are also promoting this month's awareness on their social media pages.

Commissioner Malphrus extended an invitation for Mr. Jim Kilgallen to come to the next Commission meeting in Summerville. Mr. Kilgallen works with day program services in the area.

Commissioner Thomas received an invitation to attend the Pickens County Board meeting on September 24, 2022. He extended the invitation to all Commission members who would like to attend.

Commissioner Blackwood attended an Anderson County's community event, Celebrating Abilities.

Chairman Rawlinson thanked staff for their efforts this month to celebrate Spinal Cord Injury Awareness. She asked that anyone who sends her emails will please

not do so anonymously. If the email is anonymous, there is no way to reply. Chairman Rawlinson also informed the public that minutes are placed on the website for public view a month or so after the meeting has taken place because the Commission needs an opportunity to approve the minutes prior to posting on the website.

Spinal Cord Injury Awareness Month

Ms. Ritter briefed the Commission on what the agency is doing to promote Spinal Cord Injury Awareness this month. She also gave some statistical data.

Palmetto ABLE Savings Program

Ms. Karen Crider presented to the Commission a PowerPoint presentation regarding the Palmetto ABLE Savings Account Program. (Attachment C)

Golden Palmetto Awards

Mr. Perea explained that for more than 40 years the Golden Palmetto Award has been given to the County Government in South Carolina that has demonstrated the most support for people with disabilities during the previous year. He went on to thank the Disabilities and Special Needs Boards' Executive Directors across the state who have worked hard to cultivate and maintain active partnerships with their city and county governments to benefit individuals with disabilities.

Mr. Perea then announced that the 2022 Golden Palmetto Awards recipient is Beaufort County Government. Commissioner Malphrus made a motion to approve Beaufort County Government as the recipient of the Golden Palmetto Award; seconded by Commissioner Miller and unanimously approved. Mr. Perea will notify both Commissioners Miller and Malphrus when the award will be given to the recipient.

Waiting List Criteria

Commissioner Thomas asked when the Waiting List and Eligibility Process will be presented to the Commission. It was noted that a special meeting will probably take place in November 2022.

Commission Committee Business

A. Finance and Audit Committee

The Finance and Audit Committee met on September 7, 2022. It was noted that Courtney Crosby, Internal Audit Director, will not be presenting at today's meeting due to a scheduling conflict. She did however present at the Finance and Audit Committee meeting earlier this month.

Commissioner Blackwood submitted the following item for approval:

Commissioner Malphrus requested that he would like to withdraw his tabled motion from last month's meeting in reference to the Whitten Center Transfer. Commissioner Blackwood then made the following motion regarding the Whitten Center Transfer:

"...that any future revenue made from the sale of timber on the land sold to City of Clinton or the sale of any land from the 2022 real estate transaction go towards capital improvements defined as any addition or change made to land, or equipment, of any kind or any building that increases its value to be used at any DDSN Regional Center that has the greatest need at the time of the sale".

Commissioner Thomas seconded the motion and after very little discussion, the motion was unanimously approved by the Commission.

B. Policy Committee

Commissioner Malphrus presented the following items to the Commission:

700-09-DD: Determining Need for Residential Services – Commissioner Malphrus noted that this policy will not be effective until December 1, 2022. Coming out of committee as a motion and a second, the Commission unanimously approved this policy with the effective date of December 1, 2022. (Attachment D)

700-03-DD: Informed Choice in Living Preference (Intermediate Care Facilities for Individuals with Intellectual Disabilities) – Commissioner Malphrus noted that this policy will not be effective until December 1, 2022. Commissioner Thomas made a motion that was seconded by Commissioner Malphrus. The Commission unanimously approved this policy with the effective date of December 1, 2022. (Attachment E)

502-01-DD: Admissions/Discharge of Individuals to/from DDSN Funded Community Residential Settings and 502-05-DD: Waiting Lists – Ms. Manos noted that these two policies should be marked obsolete on December 1, 2022. Commissioner Thomas made a motion that was seconded by Commissioner Malphrus. The Commission unanimously approved to mark these two policies obsolete, effective December 1, 2022. (Attachment F)

275-04-DD: Procedures for Implementation of DDSN Audit Policy for DSN Boards – Coming out of committee as a motion and a second, the Commission unanimously approved this policy as written. (Attachment G)

Commissioner Malphrus added that Directive 505-02-DD: Death or Impending Death of Persons Receiving Services from DDSN, is out for public comment and will be coming to the full Commission meeting after it goes to the Committee.

Old Business

- A. 800-07-CP: SC Commission on Disabilities and Special Needs Committee Procedures – Attachment B Legislative Committee Procedures

Commissioner Thomas explained the changes to the Scope of this Policy. The motion is made by Commissioner Thomas; seconded by Commissioner Malphrus and unanimously approved by the Commission to approve this Policy with the changes presented. (Attachment H)

- B. 800-07-CP: SC Commission on Disabilities and Special Needs Committee Procedures – Attachment C Personnel Committee Procedures

Chairman Rawlinson noted that there are no changes to this Policy. She made a motion to approve the Policy with no changes; seconded by Commissioner Thomas and unanimously approved by the Commission. (Attachment I)

At 11:26 AM, Chairman Rawlinson asked for a 15-minute point of comfort break.

New Business

- A. FY22 Accountability Report

Dr. Harley Davis updated the Commission on the Accountability Report that is due today. This Report is legislatively mandated and consists of goals, metrics, strategic plans, etc. of the agency. Commissioner Malphrus wanted to make sure that the accomplishments of the State Director be incorporated into this Report. Chairman Rawlinson noted that the Legislative Committee should be involved in the production of this Report in the future.

- B. FY24 Legislative Budget Proposal

Ms. Rumbaugh presented the budget proposal for 2024. Discussion was held on the proposal. Dr. Fry noted that the Department of Health and Human Services (DHHS) will be submitting, as part of their budget, a couple of provisos that might mention our agency, specifically regarding autism and dual diagnosis. Once DHHS shares the language they will use

in their budget, Dr. Fry asks that the agency echo that language in our budget submission. Commissioner Miller made a motion to mirror DHHS' language regarding the autism/dual diagnosis proviso; seconded by Commissioner Blackwood and unanimously approved by the Commission. Commissioner Thomas made a motion to approve the budget proposal presented by Ms. Rumbaugh; seconded by Commissioner Miller and unanimously approved by the Commission.

Ms. Rumbaugh thanked Dr. Fry, Ms. Manos and other members of the executive staff for all of their efforts in getting this proposal completed. The Commission in turn, thanked Ms. Rumbaugh for all of her hard work on this budget proposal as well as her role as interim CEO. (Attachment J)

C. Financial Update

Ms. Rumbaugh presented the spending plan vs actual expenditures as of August 30, 2022. To date the agency is 1.73% under budget.

On a motion by Commissioner Blackwood, seconded by Commissioner Miller, the financial update was approved as presented. (Attachment K)

Director's Update

Dr. Fry emphasized that this week is Direct Support Professionals' (DSP) Week and each Regional Center is having their own events to acknowledge and show appreciation to DSPs.

The month of October is National Employment Month and the agency will be unfolding different events to acknowledge our consumers and their employment throughout the State. We have a number of videos and other social media highlights that will be shared throughout the month. She went on to announce that Ms. Susan Davis and Ms. Becky Peters will present at two sessions at the SC American Association on Intellectual and Developmental Disabilities (AAIDD) Conference to help promote employment and Day Services Programs.

On October 13th, the agency will be hosting a sensory friendly morning at the SC State Fair. The lights and sounds will be lowered at the fairground between 10:00 AM and Noon. Additionally, on October 20th, DSPs will be hosting an exceptional citizen stay at the fairgrounds.

Lastly, DDSN is in the process of working with Camp Cole, a fully accessible camping retreat located just outside of Columbia, to support and provide programming to enrich the lives of our consumers.

Chairman Rawlinson reminded Commissioners that next month's meeting will take place on October 20, 2022 at 10:00 AM in the Chambers at the Dorchester County Council. The meeting is expected to last for two hours. There will be a public Listening Session to be held after lunch in Chambers. A set of rules to include a 10-minute or less comment period for everyone will be shared with the public. After the Listening Session, the Commission members will tour the Coastal Regional Center.

Executive Session

At 12:18 PM, on a motion by Commissioner Blackwood; seconded by Commissioner Miller, the commission entered into executive session.

Enter into Public Session

Upon rising out of executive session at 1:03 PM, Chairman Rawlinson announced that no decisions were made, no votes were taken and no motions were made.

Commissioner Thomas made a motion to request from the Agency Head Salary Commission an increase to the agency's Executive [State] Director's pay range from its low of where it is now to the highest that can be obtained under the salary range as designated by regulation; seconded by Commissioner Miller and unanimously approved by the Commission.

Commissioner Thomas made a second motion that the Commission asks the Agency Head Salary Commission, according to its regulations or rules, to conduct a study allowing the agency head's hiring commission to determine a possible higher number based on qualifications of the Executive [State] Director of the SC Department of Disabilities and Special Needs concerning the salary range; seconded by Commissioner Miller and unanimously approved by the Commission.

Next Regular Meeting

October 20, 2022 at 10:00 AM
Dorchester County Council
500 N. Main Street
Summerville, SC 29483

Adjournment

On a motion by Commissioner Blackwood, seconded by Commissioner Malphrus and unanimously approved by the commission, the meeting was adjourned at 1:06 P.M.

Submitted by:

Approved by:

Christie D. Linguard
Administrative Coordinator

Commissioner Robin Blackwood
Secretary

The purpose of this monthly report is to ensure staff comprehensively reports on all Executive Limitation Policy (800-CP-03) financial transactions for approval and financial threshold reporting requirements. The Finance and Audit Committee will decide which items require presentation to the Commission for a formal vote, as well as which items need only be reported via this monthly report to the Commission to ensure transparent reporting. After the Finance and Audit Committee’s decisions, this report will highlight item wording in **red to notify Commission this will not need a formal vote** and highlight items in **yellow indicating item will require a formal Commission vote to approve**.

I. New Non-Service Contracts \$200,000 or Greater:

Solicitation 5400022621- SC DDSN Strategic Planning: A consulting firm was solicited on 03/09/2022 for long-range strategic planning. The contract period for this were established as a (1) year contract with (4) renewals. There were seven (7) proposals submitted. The contract was awarded to Sage Squirrel Consulting LLC in the amount of \$ 283,180.00.

II. Existing Service Contracts Increasing \$200,000 or Greater (simple list if based on indiv. choice; detail summary if not):

None

III. \$200,000 or Greater Increase in Personnel Positions for a Program or Division:

None

IV. New CPIP or Re-Scoping of an Existing CPIP:

1) **Pee Dee Center Mulberry and Pecan Roof Replacements** – The scope of this project is to provide complete roof replacement to the Mulberry Dorms (seven buildings), and replacement of the shingle portions of the roofs on the Pecan Dorms (five buildings). Pee Dee Center has many roofs approaching 20-years-old on buildings throughout campus, and we expect to see many roofing replacements there in the next couple of years. These particular roofs were last replaced in 2002, and are in need of replacement. Due to ongoing maintenance issues they were identified as a project to prioritize in order to address these existing problems and go get a good jump on roof replacements at Pee Dee which will be a need over the next several years. **Estimated Cost: \$850,000 - \$950,000**

2) **Pee Dee-Pecan Dorms-Bathroom Renovations** – The scope of this project is to perform a large scale bathroom renovation to the Pecan Dorms. There are five Pecan Dorms that consist of nine large gang bathrooms, ten individual bathrooms, and five staff bathrooms. Due to outdated and deteriorated conditions, these bathrooms will be demo’ed down to the block walls and slabs and be provided with complete new finishes, plumbing fixtures, ceiling grids, and toilet partitions. This project was identified in order to aid in our efforts to beautify our facilities. We also expect to see many similar projects at other Regional Centers in the Near future. **Estimated Cost: \$750,000 - \$950,000**

3) **Midlands-Walnut Bathroom Renovations** – The scope for this project includes the complete renovation of three resident bathrooms and three staff bathrooms. Walnut has a total of four resident bathrooms. One of the resident bathrooms has been bid out in a separate project and is not included in this scope. The bathrooms included in this project will be demo’ed down to the block walls and slabs and be provided with complete new finishes, plumbing fixtures, doors, paint, and toilet partitions. This project was identified in order to prepare Walnut as a new triage facility. **Estimated Cost: \$200,000 - \$245,000.**

V. New Consulting Contract:

None

VI. New Federal Grant:

None

(NOTE: In August of each year, a report of all prior FY non-service expenditures by vendor over \$200,000 will be presented as a “post-payment” review. This will add visibility for expenditures from contracts originated in prior FYs and vendors with separate purchases aggregating over \$200,000 in current FY.)

Consideration of Interim CIP Projects

In recent efforts to improve and beautify our facilities the 5-Year CIP plan, as well as other potential projects, were reviewed in order to identify items that could be moved up in the process. The following projects were selected as has high priority projects that would provide needed repairs and improvements for the individuals who live and work at our Regional Centers:

- 1) **Pee Dee Center Mulberry and Pecan Roof Replacements** – The scope of this project is to provide complete roof replacement to the Mulberry Dorms (seven buildings), and replacement of the shingle portions of the roofs on the Pecan Dorms (five buildings). Pee Dee Center has many roofs approaching 20-years-old on buildings throughout campus, and we expect to see many roofing replacements there in the next couple of years. These particular roofs were last replaced in 2002, and are in need of replacement. Due to ongoing maintenance issues they were identified as a project to prioritize in order to address these existing problems and get a good jump on roof replacements at Pee Dee which will be a need over the next several years. **Estimated Cost: \$850,000 - \$950,000.**

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Consideration of Surplus Properties:

Disposition of 710 & 722 S. Bomar Avenue, Landrum 29356

Need approval from Commission to surplus 710 & 722 S. Bomar Avenue (two former CRCF's) in Spartanburg County

- Upon approval by Commission, the department will work with staff at the Department of Administration and the State Fiscal Accountability Authority to complete the approval to put these two facilities on state surplus.
- An MAI full appraisal of 710 & 722 S. Bomar Avenue was finalized March 30, 2022, and summarized the “as-is” market value of the fee simple estate for each home at \$270,000, so the total value was appraised at \$540,000. The appraiser deemed the “highest and best use” for each home to be offered as two individual homes, rather than as a multi-family package.
- Once the properties are fully approved as surplus properties by all involved parties, the Department of Administration will move forward with using the state-contracted realtor (CBRE) for marketing and selling the properties. The properties have to be sold at or above the appraised value, unless extraordinary circumstances merit otherwise (per advice of Department of Administration).
- Previously known as Landrum I/II, these are two vacant former 8-bed CRCF's constructed around 1991 by the department across four lots totaling 2.50 acres. Each home is 3103 heated square feet, and has 4 bedrooms (originally two individuals to a room) and 2.5 bathrooms, along with typical community areas and a garage.
- The Charles Lea Center operated these homes until fully vacating them in the fall of 2021, due to various deficiencies of the houses themselves and a shift from the 8-bed setting, much less the two homes not only being next door to each other but also sharing a driveway in the middle.
- No replacement homes were needed as Charles Lea Center absorbed the beds within its system to the maximum benefit of each individual formerly served in these residential settings.
- Proceeds from the eventual sale(s) of 710 & 722 S. Bomar Avenue in Landrum will be split between the department and the state, per Proviso 93.15.

AN APPRAISAL REPORT

OF



SUBJECT PROPERTY
2-SINGLE FAMILY RESIDENCES
LOCATED AT 710/722 S. BOMAR AVENUE
LANDRUM, SC 29356

DATE OF INSPECTION
JANUARY 26, 2022

DATE OF REPORT
MARCH 30, 2022

PREPARED FOR
SOUTH CAROLINA DEPARTMENT OF DISABILITIES AND SPECIAL NEEDS
ATTN: MS. VICKI WILKES
3440 HARDEN STREET EXTENSION
COLUMBIA, SC 29203

PREPARED BY
ROBERT R. ELLIOTT, JR, MAI, SRA

ELLIOTT VALUATION & CONSULTING SERVICES, LLC

Rob Elliott, MAI, SRA
Certified General
Real Property Appraiser

P.O. Box 5022
Spartanburg, SC 29304
Phone: (864) 707-5200

March 30, 2022

South Carolina Department of Disabilities and Special Needs
Attn: Ms. Vicki Wilkes
3440 Harden Street Extension
Columbia, SC 29203

RE: 710/722 S. Bomar Avenue, Landrum, SC 29356

Ms. Wilkes,

At your request, we have completed an appraisal report on the above referenced property. I have made the necessary inspection of available photographs and provided data and the analysis to appraise the above referenced property.

The purpose of the following appraisal report is to develop an opinion of market value of the Fee Simple Estate of the As Is condition, as of January 26, 2022. The intended use of this appraisal is to establish market value for the South Carolina Department of Disabilities and Special Needs and-or participants. The intended users of this report is the South Carolina Department of Disabilities and Special Needs and-or affiliates. **This report is not intended for use by any other party.**

I have made a site visit to the subject and have performed the necessary investigation and analysis to form and support a credible opinion of market value as it relates to the interests disclosed above. The report in its entirety including all general and extraordinary assumptions and limiting conditions is inseparable from this letter of transmittal.

The property is valued based on the market value definition that is defined in the body of this report. The report is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practical Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" Market Value of the Fee Simple Estate for the subject property, identified as 710 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-011.00 & 1-08-10-010.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" Market Value of the Fee Simple Estate for the subject property, identified as 722 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-009.00 & P/O 1-08-10-008.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

Respectfully submitted,



**Robert R. Elliott, Jr., MAI, SRA
South Carolina CG 4745**

EVCS 108-22

Extraordinary Assumptions:

- The subject is comprised of four tax map numbers. The client provided a plat map dated June 6, 1974. The report assumes this document remains accurate and correct. If this is found to be untrue, it could alter the results stated in this report.
- The highest and best use later in the report determines that the property is best served to be offered as two individual homes rather than as a package multi-family application. Each of the improvements is accessed through 1-08-10-010.00. The client has requested that this parcel be attributed to 710 S. Bomar Avenue. The report assumes that an easement or access agreement would be recorded for 722 S. Bomar Avenue. If this is found to be untrue, it could alter the results stated in this report.
- The client has provided the original site plan that illustrates the improvement of 722 S. Bomar Avenue is located on 1-08-10-008.00 and 1-08-10-009.00. Spartanburg County GIS illustrates that parcel 1-08-10-008.00 is a vacant lot. The report has relied on the information sent by the client and this parcel is not considered excess land. If this is found to be untrue, it could alter the results stated in this report.

FRONT VIEW OF 710 S. BOMAR AVENUE



FRONT/SIDE VIEW OF 710 S. BOMAR AVENUE



REAR VIEW OF 710 S. BOMAR AVENUE



REAR VIEW OF 710 S. BOMAR AVENUE



KITCHEN – 710 S. BOMAR AVENUE



BREAKFAST AREA – 710 S. BOMAR AVENUE



HALF BATHROOM – 710 S. BOMAR AVENUE



TYPICAL BEDROOM – 710 S. BOMAR AVENUE



TYPICAL BATHROOM – 710 S. BOMAR AVENUE



RECREATIONAL/MULTI-PURPOSE ROOM – 710 S. BOMAR AVENUE



OFFICE – 710 S. BOMAR AVENUE



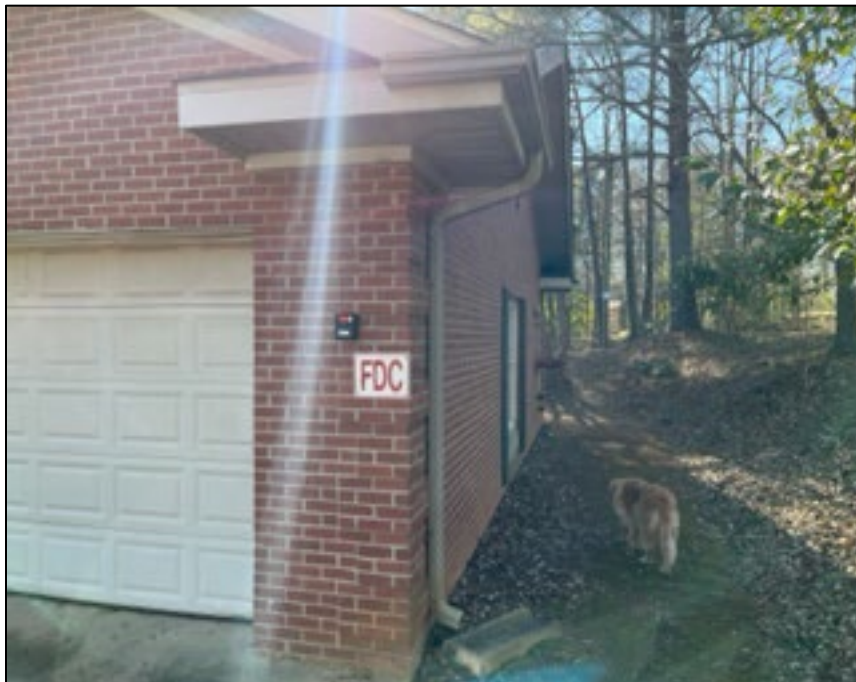
SHARED DRIVEWAY



FRONT VIEW – 722 S. BOMAR AVENUE



SIDE VIEW – 722 S. BOMAR AVENUE



REAR VIEW – 722 S. BOMAR AVENUE



REAR VIEW – 722 S. BOMAR AVENUE



SIDE VIEW – 722 S. BOMAR AVENUE



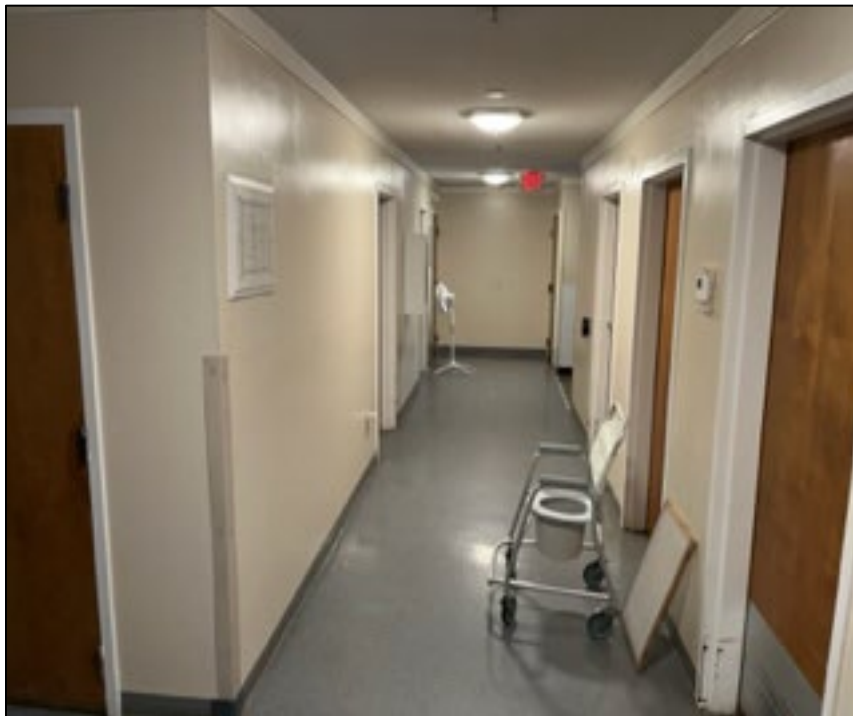
DEN – 7220 S. BOMAR AVENUE



TYPICAL BEDROOM – 722 S. BOMAR AVENUE



BEDROOMS/BATHROOMS CORRIDOR – 722 S. BOMAR AVENUE



TYPICAL RESTROOM – 722 S. BOMAR AVENUE



RECREATIONAL/MULTI-PURPOSE ROOM – 722 S. BOMAR AVENUE



TYPICAL RESTROOM – 722 S. BOMAR AVENUE



KITCHEN – 722 S. BOMAR AVENUE



STREET SCENE



STREET SCENE



SUMMARY OF SALIENT FACTS AND CONCLUSIONS:

PROPERTY TYPE: 2-Single Family Residences that total at 3,103 SF (each)

LOCATION: 710/722 S. Bomar Avenue, Landrum, SC 29356

OWNERSHIP: South Carolina Department of Disabilities and Special Needs

IDENTIFICATION: Further identified by Spartanburg County as tax map numbers:
1-08-10-008.00, 1-08-10-009.00, 1-08-10-010.00, 1-08-10-011.00

DATE OF INSPECTION: January 26, 2022

PROPERTY RIGHTS APPRAISED: Fee Simple

SITE SIZE: 2.50-Acres (Total)

IMPROVEMENTS: Two existing single-family residences with pertinent site improvements.

ZONING: R-1, Single Family Residential District (City of Landrum)

HIGHEST AND BEST USE:

VACANT: Residential

AS IMPROVED: Continued use as presently improved

MARKET VALUE:**As Is Market Value (Fee Simple) – January 26, 2022 (710 S. Bomar Avenue)**

Cost Less Depreciation Approach	N/A
Sales Comparison Approach	\$270,000
Income Capitalization Approach	N/A

As Is Market Value (Fee Simple) – January 26, 2022 (722 S. Bomar Avenue)

Cost Less Depreciation Approach	N/A
Sales Comparison Approach	\$270,000
Income Capitalization Approach	N/A

DATE OF INSPECTION: January 26, 2022

DATE OF REPORT: March 30, 2022

EFFECTIVE DATE OF VALUE: January 26, 2022

CERTIFICATION OF THE APPRAISER

- I certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct.
- I have made a personal inspection of the property that is the subject of this report. I inspected the property on the interior and exterior of each improvement on January 26, 2022.
- I have no present or contemplated future interest in the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- I have no bias with respect to the property that is the subject of this report to the parties involved with this assignment
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The reported appraisal/valuation analyses are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions. We do not authorize the out-of-text quoting from or partial reprinting of this appraisal/valuation analysis report. Neither all nor any part of this appraisal/valuation analysis report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser/analyst signing this appraisal/valuation analysis report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- As of the date of this report, Robert R. Elliott, Jr., MAI, SRA, has completed the continuing education program of the Appraisal Institute.

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" Market Value of the Fee Simple Estate for the subject property, identified as 710 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-011.00 & 1-08-10-010.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" Market Value of the Fee Simple Estate for the subject property, identified as 722 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-009.00 & P/O 1-08-10-008.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

Respectfully submitted,



**Robert R. Elliott, Jr., MAI, SRA
South Carolina CG 4745**

Extraordinary Assumptions:

- The subject is comprised of four tax map numbers. The client provided a plat map dated June 6, 1974. The report assumes this document remains accurate and correct. If this is found to be untrue, it could alter the results stated in this report.
- The highest and best use later in the report determines that the property is best served to be offered as two individual homes rather than as a package multi-family application. Each of the improvements is accessed through 1-08-10-010.00. The client has requested that this parcel be attributed to 710 S. Bomar Avenue. The report assumes that an easement or access agreement would be recorded for 722 S. Bomar Avenue. If this is found to be untrue, it could alter the results stated in this report.
- The client has provided the original site plan that illustrates the improvement of 722 S. Bomar Avenue is located on 1-08-10-008.00 and 1-08-10-009.00. Spartanburg County GIS illustrates that parcel 1-08-10-008.00 is a vacant lot. The report has relied on the information sent by the client and this parcel is not considered excess land. If this is found to be untrue, it could alter the results stated in this report.

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report has been made with the following general assumptions and limiting conditions. This appraisal report and all of the appraiser's work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms:

1. Any legal descriptions furnished are assumed to be correct and no responsibility is assumed for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise noted.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and management of the property are assumed.
4. Information regarding the subject property, the market, comparable properties and operating data furnished by others is believed to be reliable. This information is verified where possible and is believed to be true and correct. However, such information is not guaranteed and no liability is assumed resulting from possible inaccuracies or errors regarding such information or estimates.
5. All engineering studies provided are assumed to be correct. The plot plans and illustrative material such as sketches, maps, photographs and other exhibits included in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structure that render it more or less valuable. Specifically, the appraisers accept no responsibility for the presence of termites, woodborers or any other wood infesting insects. No responsibility is assumed for such conditions or for arranging of studies and inspections that may be required to discover them.
7. The appraiser is not a building inspector and is not an expert in regard to the structural integrity of the subject improvements (if applicable). Unless otherwise noted in the report, the appraiser assumes that the various components of the subject improvements are sound and in working order.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal/valuation analysis report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated and examined in this report/analysis.
10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

11. The utilization of the land and the improvements is assumed to be within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. For the purposes of this appraisal, the presence of any hazardous materials, gases or toxic substances that would cause a loss of value is assumed not to exist on the property. The intended user is urged to retain an expert in this field, if desired.
13. Any allocation of the total value estimated in this report between the land the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
15. Possession of this report, or a copy thereof, does not carry with it the right of publication.
16. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other median without the prior written consent and approval of the appraiser.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
19. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute and applicable federal, state and local law.
20. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value opinion are contingent upon completion of the improvements in a professionally competent manner.

21. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the previously stated assumptions and limiting conditions. My liability extends only to the stated client, not to subsequent parties or uses of the report.

PURPOSE OF THE APPRAISAL

The intended use of this appraisal is to determine the Market Value As Is in the Fee Simple Estate for the property as improved and the excess land, as of the applicable date of value as it relates to the type of value sought.

INTENDED USE & USERS OF THE APPRAISAL REPORT

The intended use of this appraisal is to establish market value for the South Carolina Department of Disabilities and Special Needs and-or participants. The client of this report is the South Carolina Department of Disabilities and Special Needs and-or affiliates. The South Carolina Department of Disabilities and Special Needs is the only intended user identified for this report as per the engagement letter. The report is not intended to be used by any other party. There are no other recognized users of this report. There is no accountability, obligation, or liability to any unauthorized third party. Furthermore, any party who uses or relies on any information in this report, without the appraiser's written consent, does so at his/her own risk.

PROPERTY RIGHTS APPRAISED

Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat¹.

¹ The Dictionary of Real Estate Appraisal; 6th Edition

DEFINITION OF MARKET VALUE

Market Value in this report is defined as:²

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus."

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Buyer and seller are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale date.

MARKETING AND EXPOSURE TIME

Consideration has been given to a reasonably estimated exposure and marketing period for the subject property. Exposure time is always presumed to precede the effective date of the appraisal. Exposure time is defined by the Appraisal Institute in the *Dictionary of Real Estate Appraisal, 6th Edition*, Page 83 as, "1) The time a property remains on the market. 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Marketing time is a function of various factors including prevailing market conditions, the price of the product being marketed, the competitive position of the property in the market, and the amount and quality of marketing effort allocated to the property. It should be noted that the appraiser has no control of the previously mentioned factors, nor can the appraiser anticipate or predict any of them. Therefore, it is assumed that the property will or would receive an adequate and typical marketing effort.

Based on a review of sales information in the market and conversations with market participants, the appraiser has concluded that reasonable estimate of a marketing/exposure time for the subject would be 6-12 months.

² (SOURCE: Office of the Comptroller of the Currency, 12CFR, Part 34; January 1, 2000).

SCOPE OF WORK

The appraisal analysis has been completed in several distinct phases: general data collection and analysis, neighborhood data collection and analysis, subject property data collection and analysis, highest and best use analysis, market data collection verification and analysis, valuation and report preparation. This is an appraisal report and has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (Standard 2-2(A)). I inspected the property on the interior and exterior on January 26, 2022.

The initial steps in completing this assignment entailed research in performing a neighborhood and market analysis of Spartanburg County. The sources utilized to perform this analysis included but were not limited to: ESRI, Spartanburg County, city of Landrum and other various government sources. The conclusions found in this section of the report are applied throughout the report, as it pertains to the current, local economic conditions.

The valuation section of the report utilizes one approach to value: the Sales Comparison Approach.

The Cost Approach was not completed for this assignment. The subject improvements are estimated to have been built in 1991. A prospective purchaser would not consider the cost given the age of the subject improvements. For these reasons, the Cost Approach was not completed for this assignment.

The Sales Comparison Approach was performed in this appraisal report. The scope of work warranted to provide credible assignment results did include this type analysis. The appraiser researched public records and MLS systems for comparable sales. The search included the northern part of Spartanburg County with an emphasis on the Landrum area. Once the comparable sales were selected, the appraiser inspected the exterior of each property and when possible verified all the data necessary associated with each property. The approach was completed and did yield credible assignment results.

The final approach considered and but not performed is the Income Approach. The report did research sales and rents for duplex facilities in Spartanburg County. The report determined through the highest and best use that the subject improvements yield a higher value to be marketed individually as single family homes rather than as a duplex type facility. The Income Approach was not necessary for the purpose of this assignment. The exclusion of this approach does not lessen the credibility of this report.

The appraisal has been written in a manner to demonstrate competency. The appraisal is completed to serve its intended use of a financial decision and analyzes all applicable items concerning the property.

HISTORY OF THE SUBJECT PROPERTY

The subject last transferred on January 16, 1990. The property was transferred from Thomas P. Johnson, Jr., Ronald H. Johnson and Martha J. Walker to the South Carolina Department of Mental Retardation for the price of \$21,500. This transfer included the following tax map numbers: 1-08-10-008.00, 1-08-10-009.00, 1-08-10-010.00 and 1-08-10-011.00. It is assumed that all the tax map numbers were vacant at the time of sale and were purchased for the construction of the two existing improvements. The details of the transaction are unknown. The transaction is recorded in Deed Book 56-K at Page 371. A copy of the deed is located in the addenda for review.

The subject is not currently listed for sale or under contract to the knowledge of the report.

IDENTIFICATION OF THE PROPERTY

The subject is located in Landrum, SC and is in the city limits. Please note that the physical address at the properties are 710 and 722 S. Bomar Avenue, but Spartanburg County identifies them as 712 S. Bomar Avenue. The property is located in the city limits of Landrum and has adequate access to Highway 176 and Interstate 26. The subject is identified by the Spartanburg County Assessor’s Office as tax map numbers: 1-08-10-008.00, 1-08-10-009.00, 1-08-10-010.00 and 1-08-10-011.00. The aerial map of the subject property is located below for review.

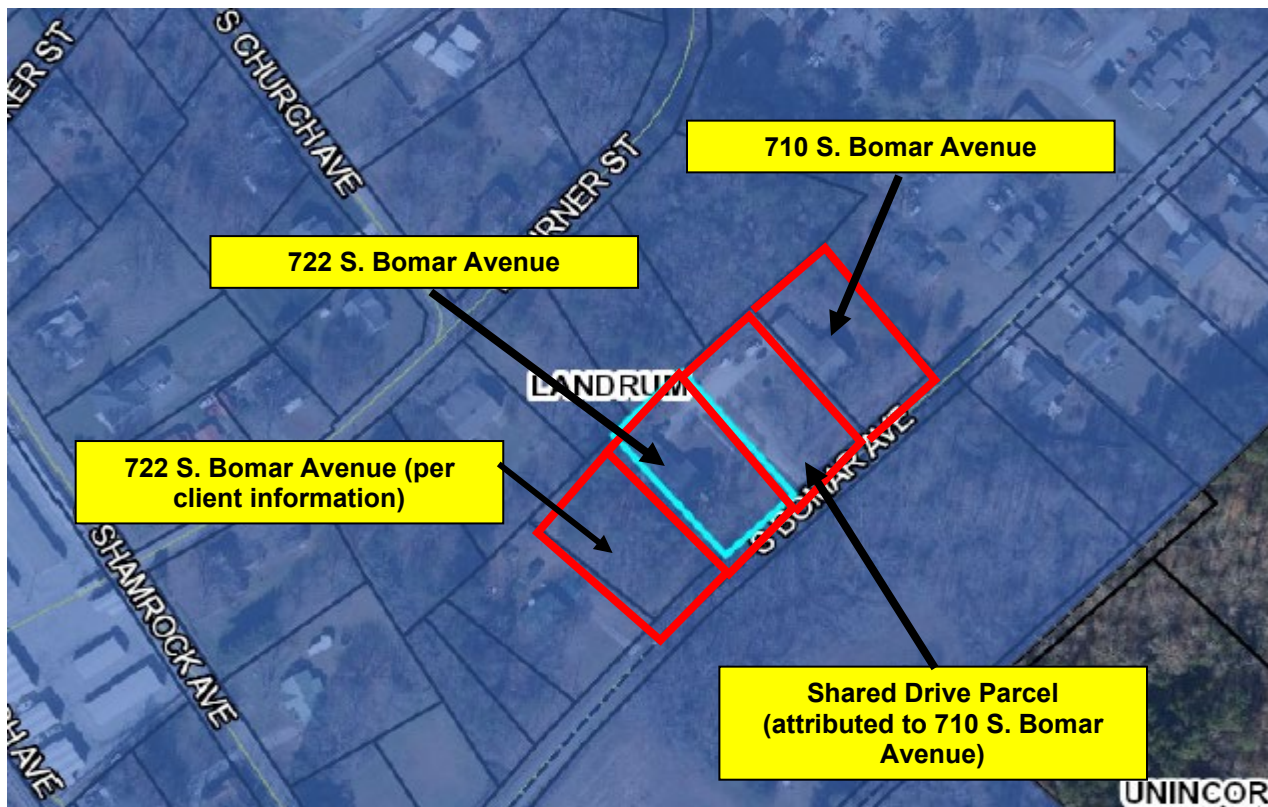


Image provided by Spartanburg County GIS

The table below summarizes the components valued within this appraisal report.

Address	Tax Map Number	Description	Site Size
S. Bomar Avenue	1-08-10-008.00	Single Family Residence	0.70-Acre
722 S. Bomar Avenue	1-08-10-009.00	Single Family Residence	0.60-Acre
S. Bomar Avenue	1-08-10-010.00	Shared Drive Parcel	0.60-Acre
710 S. Bomar Avenue	1-08-10-011.00	Single Family Residence	0.60-Acre

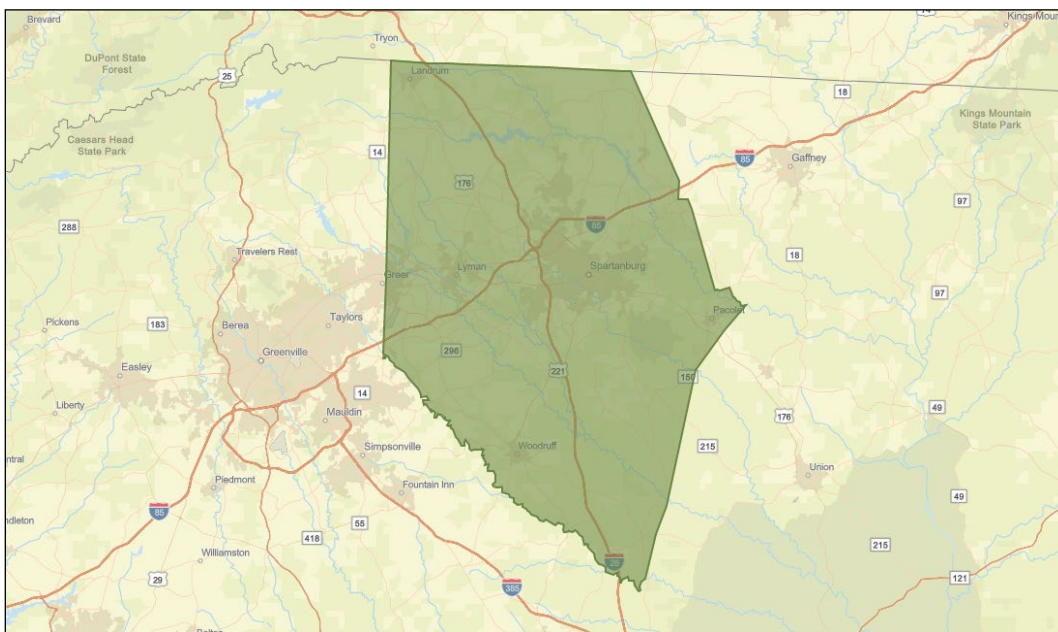
** Please note that due to the residence of 710 S. Bomar being partially located on 1-08-10-008.00 that it is not considered excess land. For the purposes of valuation, 722 S. Bomar Avenue will have underlying site area of 1.30-acres and 710 S. Bomar Avenue will have 1.20-acres.

NEIGHBORHOOD & MARKET ANALYSIS

A neighborhood is an area of influence that consists of complementary land uses, as opposed to a district which consists of homogeneous land uses. Various factors which influence the property values include environmental, social, economic and governmental forces. Each of these factors and their effect on the subject property value is examined in the following analysis. The subject is located inside the city limits of Landrum and in Spartanburg County. The neighborhood and market area are defined as Spartanburg County. The following analysis will encompass the county.

I. ENVIRONMENTAL

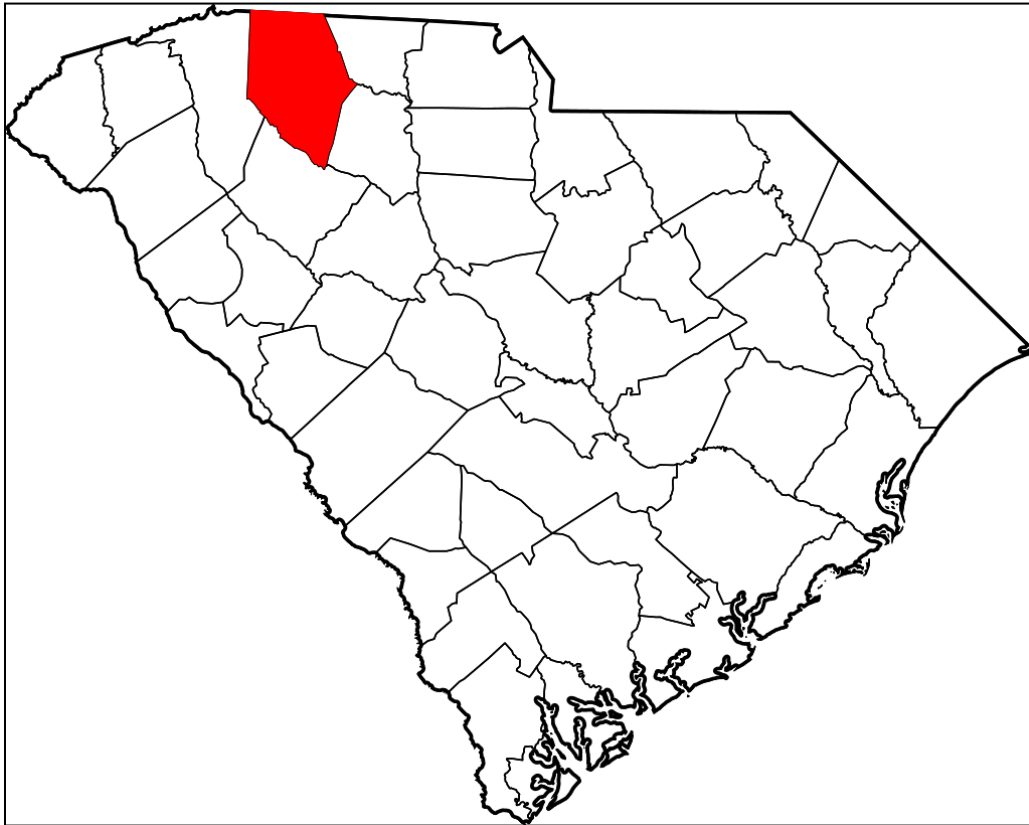
Some of the major highways in Spartanburg County are as follows: Interstate 85, US 29, Interstate 26, Business Interstate 85, Highway 176, Highway 56, Highway 290, Highway 296, Highway 417, Highway 292, Highway 9, Highway 146 and Highway 221. The county is located off the I-85 and I-26 corridors. The county is located approximately 1-hour south of Charlotte, 2.5-hours north of Atlanta, 1.5-hours from Columbia and 1-hour south of Asheville. The area has good transportation linkages and continues to be a hub for manufacturing and distribution.



The subject inside the city limits of Landrum. The property has good access to the major highways that provide linkages to Spartanburg and the surrounding area. The subject's immediate area is made up of primarily residential uses, given its location along a secondary road. There are commercial uses along the major thoroughfares.

The boundaries of Spartanburg County are Rutherford County, NC to the north; Cherokee County to the east; Union County to the southeast; Laurens County to the south; Greenville County to the west; and Polk County, NC to the northwest.

The map below is a larger view of the subject county and bordering areas.



II. SOCIAL

The study area was defined as Spartanburg County, SC. The current population is reported as 331,427 and is expected to increase to 354,621 within the next five years. The subject area contains a total of 127,634 households as of 2021 and is expected to increase to 136,693 by 2026. The households possess a median household income of \$56,200, an average household income of \$73,705 and a per capita income of \$28,445 per 2021 data provided by ESRI. The chart below represents the past, present and anticipated growth in the subject area in terms of population and household expansion.

Summary	Census 2010	2021	2026
Population	284,307	331,427	354,621
Households	109,246	127,634	136,693
Families	75,404	86,395	92,026
Average Household Size	2.53	2.54	2.54
Owner Occupied Housing Units	76,260	90,534	97,617
Renter Occupied Housing Units	32,986	37,100	39,076
Median Age	37.9	39.9	40.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.36%	1.26%	0.71%
Households	1.38%	1.30%	0.71%
Families	1.27%	1.19%	0.64%
Owner HHs	1.52%	1.47%	0.91%
Median Household Income	1.58%	1.86%	2.41%

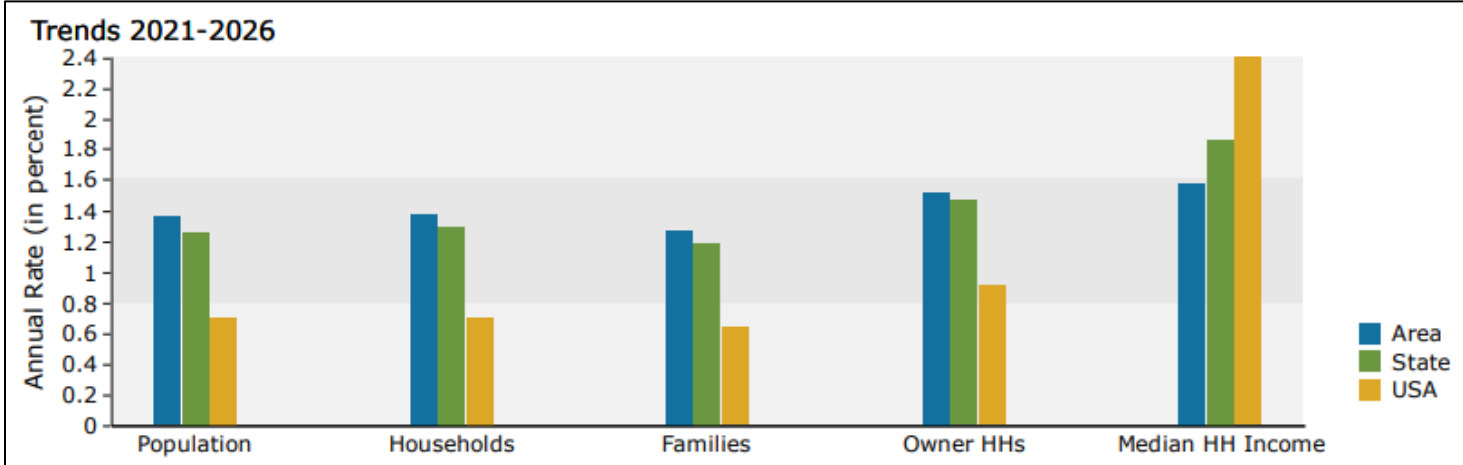
Provided by ESRI

Growth is expected to continue increasing over the next five years. The population is predicted to have an increase an annual increase of 1.40%. In addition, the number of households is expected to increase by 1.42% annually. The area continues to grow in a positive manner at a moderate pace. The population and demand for housing is considered steady with prices increasing at a moderate rate. This data would conclude that neither a period of rapid expansion nor decline should be anticipated.

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	13,808	10.8%	13,004	9.5%
\$15,000 - \$24,999	12,542	9.8%	11,696	8.6%
\$25,000 - \$34,999	12,632	9.9%	12,124	8.9%
\$35,000 - \$49,999	15,998	12.5%	16,457	12.0%
\$50,000 - \$74,999	26,321	20.6%	28,270	20.7%
\$75,000 - \$99,999	17,963	14.1%	20,317	14.9%
\$100,000 - \$149,999	17,469	13.7%	21,050	15.4%
\$150,000 - \$199,999	5,649	4.4%	7,394	5.4%
\$200,000+	5,252	4.1%	6,381	4.7%
Median Household Income	\$56,200		\$60,775	
Average Household Income	\$73,705		\$82,059	
Per Capita Income	\$28,445		\$31,688	

Provided by ESRI

The next chart is an example of the current stability and anticipated growth for the area. The bar graph compares the subject area with the average state and national statistics in terms of population, households, families, owner-occupied homes and median household income.



Provided by ESRI

The bar graph displays a visual aid to anticipate the expected growth and stability of the area. As can be seen above, the subject area is expected to outpace the state in all areas except median household income growth. Similarly, the subject is predicted to be higher than the national averages in four of the five categories (all except median household income). The data from the previous page indicates that growth is positive and is occurring at a moderate rate.

Spartanburg County

Housing Market Profile

	2000	2010	2021	2026
Total Number of Units	106,986	122,628	142,093	151,894
Owner Occupied Units	65.7%	62.2%	63.7%	64.3%
Renter Occupied Units	25.6%	26.9%	26.1%	25.7%
Vacant Units	8.6%	10.9%	10.2%	10.0%

	2021	Entire U.S.	Projected by 2026-Market area
Median Home Value	\$182,303	\$235,127	\$229,975

Housing Summary

The number of households in the county has continued to grow. As can be seen above, the area did experience growth from 2000-2010, and again from 2010-2020. More units are expected over the next five years. The table below illustrates the annual growth rate for housing units within the county.

2000 – 2010	1.46%
2010 – 2021	1.44%
2021 – 2026	1.38%

Income Profile for Market Area

	2021	2026 (Projected)	Annual % Change
Median Household Income	\$56,200	\$60,775	1.63%

Income Profile for Market Area Summary

Current median household income is \$56,200 for the county. Median income is projected to be \$60,775 in 2026. The subject market area has experienced growth in terms of household income. The expected growth in terms of median household income in the subject area is 1.63% annually.

Spartanburg County has been analyzed from a social standpoint. The area's population, household income, and residential historical and future growth patterns have been reviewed. The area has shown moderate rates of growth in recent years, in terms of population and median incomes. All previous indicators show a strong overall retail market in the subject area, with continued growth in population and income.

III. ECONOMIC

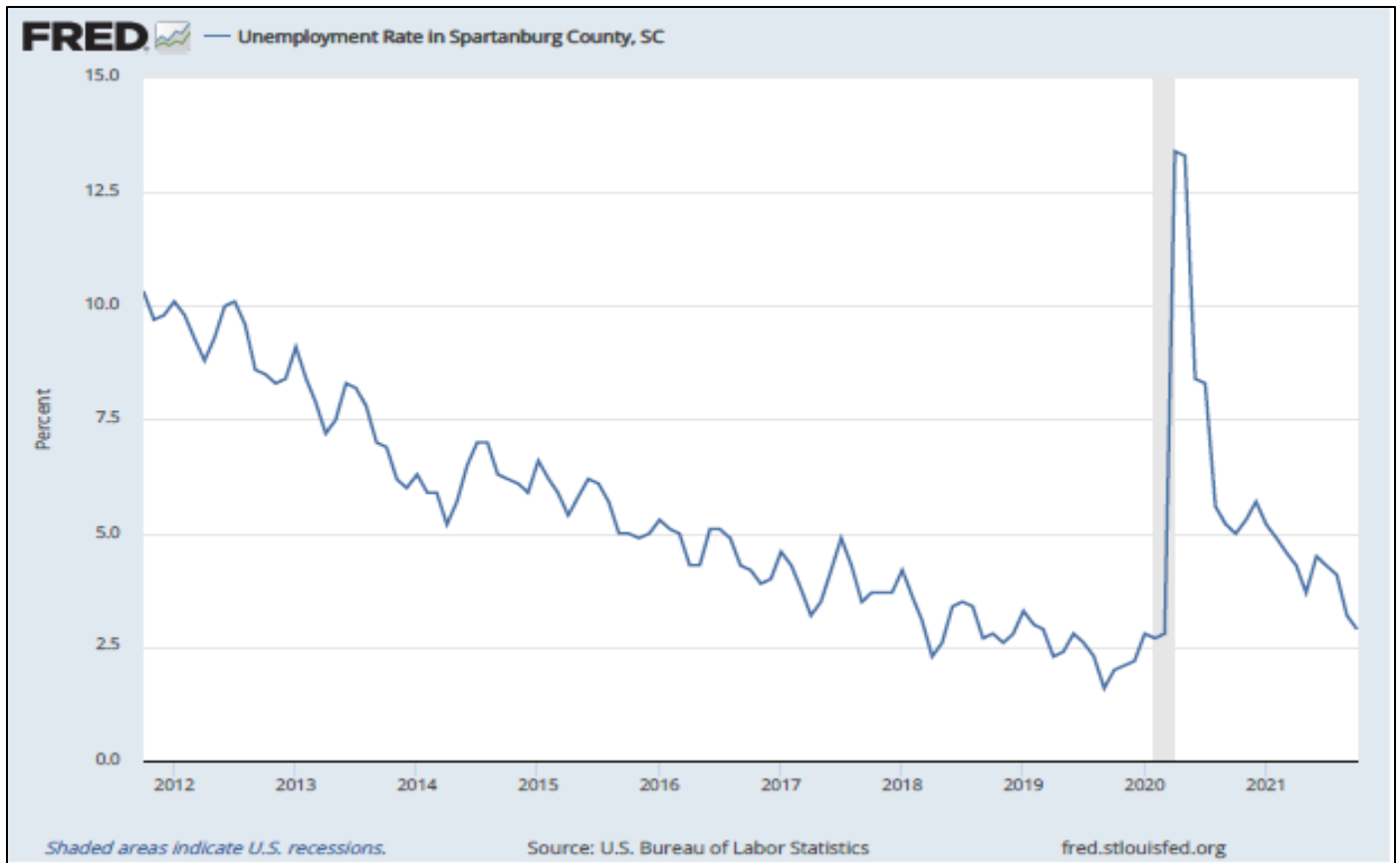
As concluded in the social characteristics of the neighborhood analysis, the area is relatively stable for today’s economic climate and is continually expanding. Spartanburg County has a diverse workforce with white-collar and blue-collar opportunities existing. The table below lists the top 20 employers in the county.

Employer	Employer
BMW Manufacturing Corp.	County of Spartanburg
DAA Draexlmaier Automotive of America	Dolgencorp, Inc.
Ingles Market, Inc.	Lear Operations Corporation
Michelin North America, Inc.	Milliken & Company, Inc.
QHG of Spartanburg, Inc.	Quiktrip Corporation
Siemens Industry, Inc.	Spartanburg County School District (5 of them)
Spartanburg Regional Medical Center	TFE Logistics Group, Inc.
University of SC	Wal-Mart Associates, Inc.

The table above illustrates the major employers in Spartanburg County. As can be seen, the area has a mixture of public sector opportunities, manufacturing, retail, and health care. This would indicate that the local workforce is diverse and is not overly dependent on one sector or entity. As stated throughout, the area has good access with Interstate 85 and Interstate 26 being located within the county. These interstate systems serve all directions throughout the county.

The employers have been reported and the next item analyzed is the current and historical unemployment rate.

The employers have been reported and the next item analyzed is the current and historical unemployment rate. The graph below represents the unemployment rate for the county since 2000.



Provided by StLouisFed.org

The above line graph illustrates the unemployment rate in Spartanburg County over the last 10 years. The economic recession did impact the area as the rate rose from around 5% in 2008 to around 13% in 2010. The rate continued to subside until COVID. The rate did rise to around 13% at the height of the pandemic but has consistently fallen since April 2020. The rate was most recently reported at 2.9% as of October 2021.

IV. GOVERNMENTAL

The subject property is located in an unzoned area of Spartanburg County. The subject would still need to adhere to any applicable development regulations and review processes through Spartanburg County.

Conclusion of Neighborhood Data

Spartanburg County has been analyzed from environmental, social, economic and governmental standpoint. The county continues to show growth in terms of population and households. Data regarding household income and growth in income continues to show positive signs.

REAL ESTATE TAXES

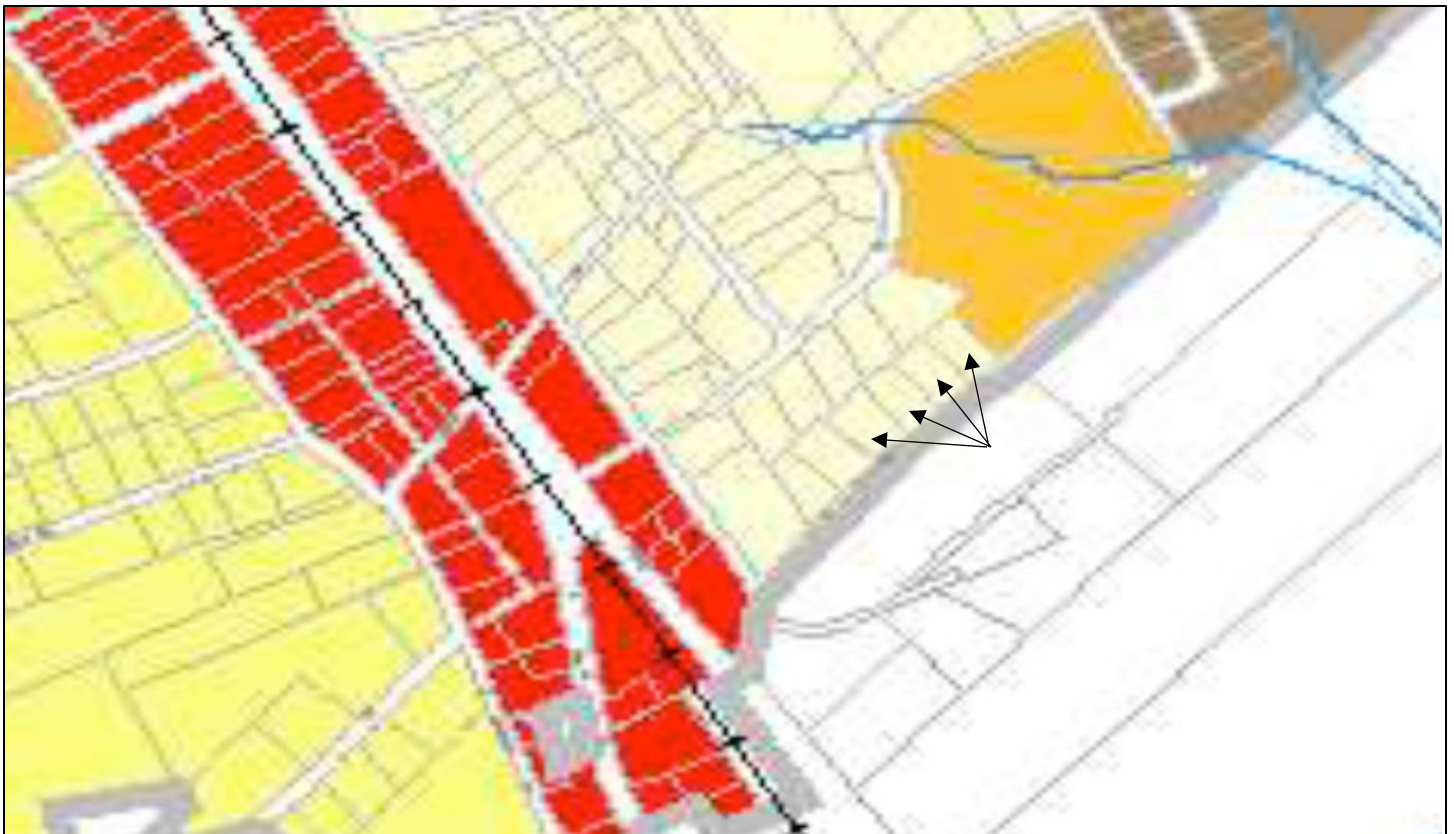
The subject is identified by Spartanburg County as parcel numbers: 1-08-10-008.00, 1-08-10-009.00, 1-08-10-010.00 and 1-08-10-011.00. The SC tax law is based on market value to which an assessed value is applied based on occupancy (4% for owner occupied residential, 6% for commercial, and 10.5% for heavy industrial). From the assessed value a millage rate is applied based and determined by the county. The subject properties are owned by an entity of the state of South Carolina and are not taxed. If the subject properties become eligible to be taxed, they would be subject to Spartanburg County and the city of Landrum.

The following is the estimated tax amount for each of the subject parcels. The 2021 millage rate for the area was 0.4401. The homes are valued at \$270,000 (each) and are estimated at a 6% ratio. The estimated taxes for the homes is \$7,129.62.

ZONING

The subject is located in the city limits of Landrum. The subject is zoned by the city and is located in the R-1, Single Family Residential District. The definition and details of this zoning district are below.

R-1, Single Family Residential District. This district is intended to foster, preserve and protect areas of the community in which the principal use of land is a large lot, detached, single family dwelling and related support facilities.

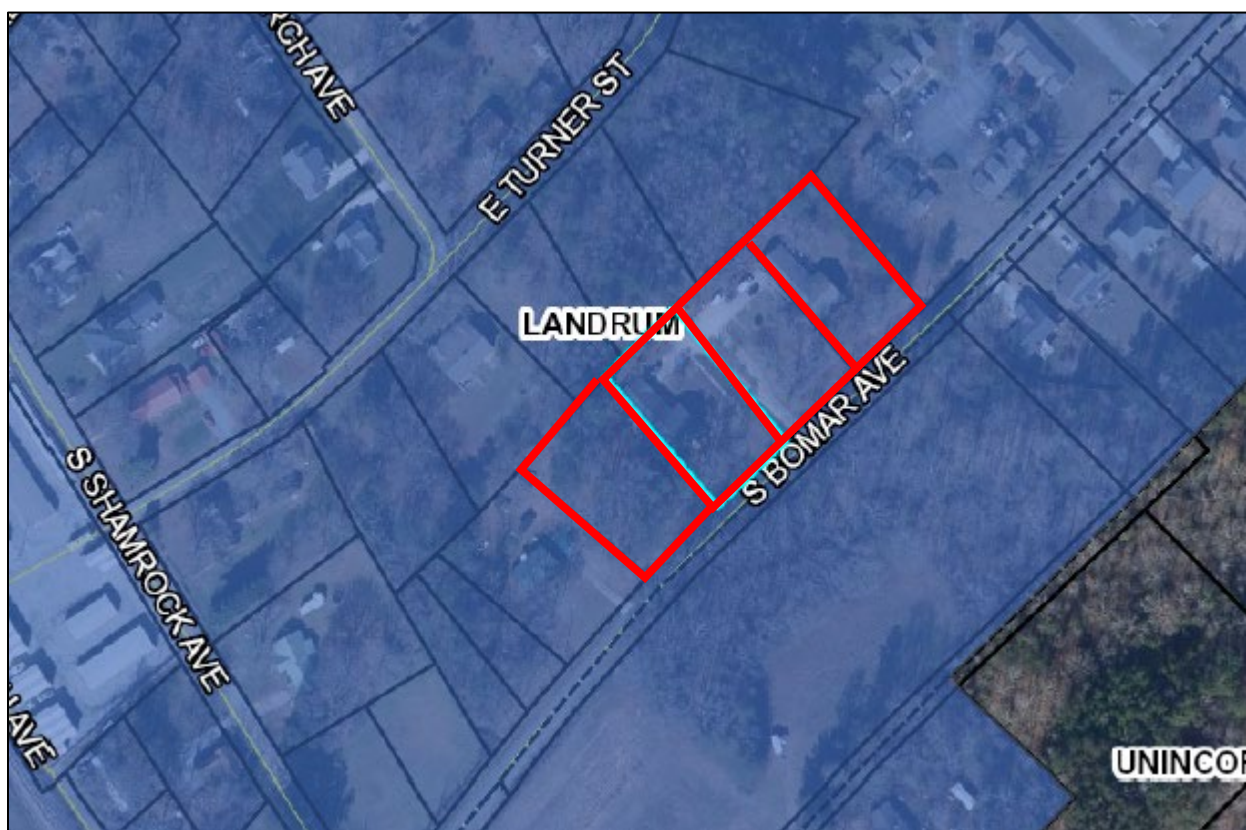


*** Zoning Map Provided by the City of Landrum****

The subject site as presently improved is a legal and conforming use of the site. The report is unaware of any conditions or exceptions that would exist as it relates the subject's current use.

SUBJECT SITE DESCRIPTION AND ANALYSIS

The subject parcels in totality are reported as 2.50-acres. Please note for the purposes later in the report, 710 S. Bomar Avenue will be allocated with 1.20-acres and 722 S. Bomar Avenue will have 1.30-acres. The subject is located along S. Bomar Avenue, which is a 2-lane collector street in Landrum. The subject sites are located in close proximity to access of Highway 176, which also leads to convenient access to Interstate 26. Each of the parcels is slightly irregular in shape. The site in totality has over 400-LF of frontage along S. Bomar Avenue. The site has full ingress/egress from S. Bomar Avenue. The property has varying topography with sloping topo towards the road frontage and mostly level topography in the middle and rear portions of the site. Drainage appeared adequate as of the date of inspection as no standing water was noted. The sites are not located in a FEMA designated flood zone.



Map provided by Spartanburg County GIS

UTILITIES

The neighborhood area has all necessary utilities available. The subject site has public water, sewer, cable, internet, natural gas and power. This is typical of the market area.

FLOOD MAP

The Federal Insurance Administration designates flood prone areas, flood hazard areas, as those where there is a one percent chance of the "100-year flood" level being exceeded or equaled in any given year. A copy of Community Panel Number 45083C0016D, last revised January 6, 2011, is found below. As can be seen below, the subject property is not located in a FEMA designated flood area.



Provided by FEMA

SITE CONCLUSION

The subject as vacant does conform to market standards. The site has adequate physical features for a residential application. The site as vacant would be considered a developable and viable option to the market.

IMPROVEMENT DESCRIPTION AND ANALYSIS

The subject improvements were both built at the same time and are identical in size, floor plan, and construction materials. The improvements total at 3,103 SF and each contains a kitchen, den, laundry room, 4-bedrooms, 2.1-bathrooms and an office. The homes also feature a 2-car garage with some storage space in the garage area.

The improvements are estimate to have been built in 1991. The exterior features masonry construction with a composition shingle roof and aluminum gutters and downspouts. The front and rear porches are also masonry in construction. The interior is institutional in appeal. The walls are painted drywall with tile flooring throughout. The improvements do not appear to have been updated since construction but have had an adequate maintenance program.

The subject improvements are in average condition. They are given an effective age of 20-years with average quality of construction.

SUMMARY OF GENERAL CONSTRUCTION FEATURES

FOUNDATION AND FOOTING:	Concrete Slab
FLOOR COVERING:	Tile
EXTERIOR WALLS:	Brick
INTERIOR WALLS:	Painted Drywall
ROOF:	Composition Shingle
CEILING:	Drywall
HVAC:	Central
ELECTRICAL:	Assume Adequate
LIGHTING:	Adequate
PLUMBING:	Adequate
OTHER:	None

SUBJECT EFFECTIVE AGE & REMAINING LIFE

The subject improvements are in average overall condition. There were no deferred maintenance items noted during the inspection process. Similar facilities have a typical economic life of 60-65 years. The table below illustrates the subject’s remaining life.

Total Expected Life	Less Effective Age	Remaining Economic Life
60 Years	20 Years	40 Years

IMPROVEMENT SUMMARY AND CONCLUSION

The subject property is in average condition as of the date of inspection. As stated, the subject improvements do have some institutional features but are functioning single family residences. The highest and best use will analyze whether the improvements should be independent single-family residences or a multi-family application.

HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

"That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value."

The definition above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements on it, which is not the case regarding the subject, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

The four essential criteria for use under this concept were considered in the sequence shown below:

1. Physically possible uses were considered in terms of the size, shape, land area and topography. Also considered was the availability of public utilities.
2. Legally permissible uses were considered. These results from such limitations as those imposed by private deed restrictions, zoning, building codes and environmental regulations.
3. Financially feasible uses are those uses that meet the conditions imposed by the two previous criteria and which may be expected to produce a positive financial return.
4. Maximally Productive use is that which among the highest financially feasible uses provides the highest rate of return, or value (given a constant rate of return).

Generally accepted professional appraisal practice dictates that in appraising improved property, the highest and best use be estimated under two different premises. First, the highest and best use of the site as if it were vacant and available for development must be estimated. The second analysis estimates the highest and best use of the property as presently improved or as proposed.

HIGHEST AND BEST USE OF THE SITE AS THOUGH VACANT

The highest and best use of the subject site will be discussed in terms of its physical, legal and feasible uses. Then the maximum productive use of the site is analyzed.

PHYSICAL USE OF THE SITE

The subject size totals at 2.50-acres. The subject is located in the city limits of Landrum. The subject is located on S. Bomar Avenue, which is located in close proximity to Highway 176 and Highway 14. The shape of the parcel is irregular. The subject's direct frontage along S. Bomar Avenue is reported at approximately 400-LF. The property has minimal traffic exposure, primarily by the local, traveling public. The site is above grade from S. Bomar Avenue. Topography is a mixture of sloping and level. Drainage appeared adequate as of the date of inspection as no standing water was noted. The site is not located in a FEMA designated flood zone. The surrounding uses are mainly commercial in nature with residential uses also located along the secondary roads. After noting these types of surroundings, this would infer that the soil is of load-bearing capacity.

The subject's size and other physical attributes would indicate that development of many uses could be possible. The site's surroundings would likely eliminate the possibility of agricultural uses. The highest and best use of the site as vacant through the physically possible is for a residential use based on the immediate surrounding applications.

LEGAL USE OF THE SITE

The subject site is located inside the city limits of Landrum. The subject is zoned R-1 by the city. This district is primarily intended for residential applications. The highest and best use remains for a residential use through the physical possible and legally permissible.

FINANCIALLY FEASIBLE USES OF THE SITE

As vacant, the subject has the physical possibility and legal parameters to support some form of commercial development. The financially feasible aspect of highest and best use is to determine which of these uses would provide the greatest return to the land.

The subject site is considered typical for the immediate area in terms of shape, with its size on the larger end of what is seen in this area. As vacant, and based on residential land trends in the area, the site could be subdivided sold for multiple residential applications. The most financially feasible use of the site would be for subdividing the land within the current time frame with the most likely user being an investor or owner/user.

MAXIMALLY PRODUCTIVE USES OF THE SITE

The highest and best use of the land is that use from among the financially feasible uses that produces the highest rate of return or value, usually over the long term. The use would be for a residential application within the current time frame by an investor or owner user.

HIGHEST AND BEST USE AS IMPROVED

Highest and best use of the property as improved or proposed is the use that should be made of the property given the existing or proposed improvements. The purpose of this type of analysis is to identify the use that would provide the highest return and to help identify comparable improved properties. Uses that are typically considered are: leaving the property "as is", changing occupancy type & zoning (i.e., residential to office), modifying the existing structure, making additions to the existing structure, making minor repairs or improvements, and demolishing the present improvements to construct the highest and best use of the site as though vacant. Each of these options is evaluated through the framework of the four tests: physically possible, legally permissible, financially feasible, and maximally productive.

PHYSICALLY POSSIBLE

The subject features four tax map numbers with two single family residences. The improved sites are reported as 1.30-acres and 0.75-acre, respectively (this represents an equal division of the shared drive parcel). The improvements are adequately placed within these site areas. The improvements, as presently situated are a physical possible use of the site.

LEGALLY PERMISSIBLE

The subject is zoned R-1 by the city of Landrum. The district is intended for residential oriented uses. The subject improvements are considered a legally permissible use.

FINANCIALLY FEASIBLE

The subject property has been analyzed as improved for its physical and legal parameters. The next step is to determine whether a positive return from the improvement to the land exists. The valuation section later in the report will illustrate the current improvements do exceed the value of the site as vacant. The continued use as single family residences is a financially feasible use within the current time frame.

MAXIMALLY PRODUCTIVE

The tests of physically possible, legal permissibility and financial feasibility have been performed. The subject as proposed represents a physically possible use of the site, legally permissible and financially feasible use of the site. The highest and best use conclusion for the subject as improved is continued use as presently improved within the current time frame. The most likely user would be an owner user.

DISCUSSION OF VALUATION METHODOLOGY:

The appraisal process represents a logical analysis of the factors that bear upon the present value of real estate. In this valuation process, there are three commonly accepted approaches typically used by the appraiser: 1) Cost Approach, 2) Sales Comparison Approach, and 3) Income Capitalization Approach. As previously discussed in the Scope of Work section of the report, the report will apply the Income Capitalization Approach and the Sales Comparison Approach.

The report will not apply the Cost Approach. The Cost Approach was not applied due to the age of the subject's improvements and it is not necessary to provide a credible opinion of value. The exclusion of this approach does not lessen the credibility of this appraisal report.

The Income Approach is not performed for this assignment. The report did research sales and rents for duplex facilities in Spartanburg County. The report determined through the highest and best use that the subject improvements yield a higher value to be marketed individually as single family homes rather than as a duplex type facility. The Income Approach was not necessary for the purpose of this assignment. The exclusion of this approach does not lessen the credibility of this report.

The Sales Comparison Approach is performed in this appraisal report. The report has located the most applicable, similar type transactions of single family residences. The search for comparable sales included the northern portion of Spartanburg County with an emphasis on the Landrum area. The Sales Comparison Approach upon execution does lead to credible assignment results.

The valuation section of the report is located on the following pages.

SALES COMPARISON APPROACH

The Sales Comparison Approach is the process of deriving a value indication for the subject property by comparing similar properties that have recently sold with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. This approach could be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales data is available.

Real estate appraisers use a systematic procedure and the steps are as follows:³

1. Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings, and bona fide offers may also be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.
2. Verify the information by conforming that the data obtained is factually accurate and that the transactions reflect arms'-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income producing), value component allocations, and other significant factors as well as information about the market to ensure that comparison are credible.
3. Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.
4. Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should consider the comparability.

³ Source: The Appraisal Institute, Fifteenth Edition, Appraisal Institute, Chicago.

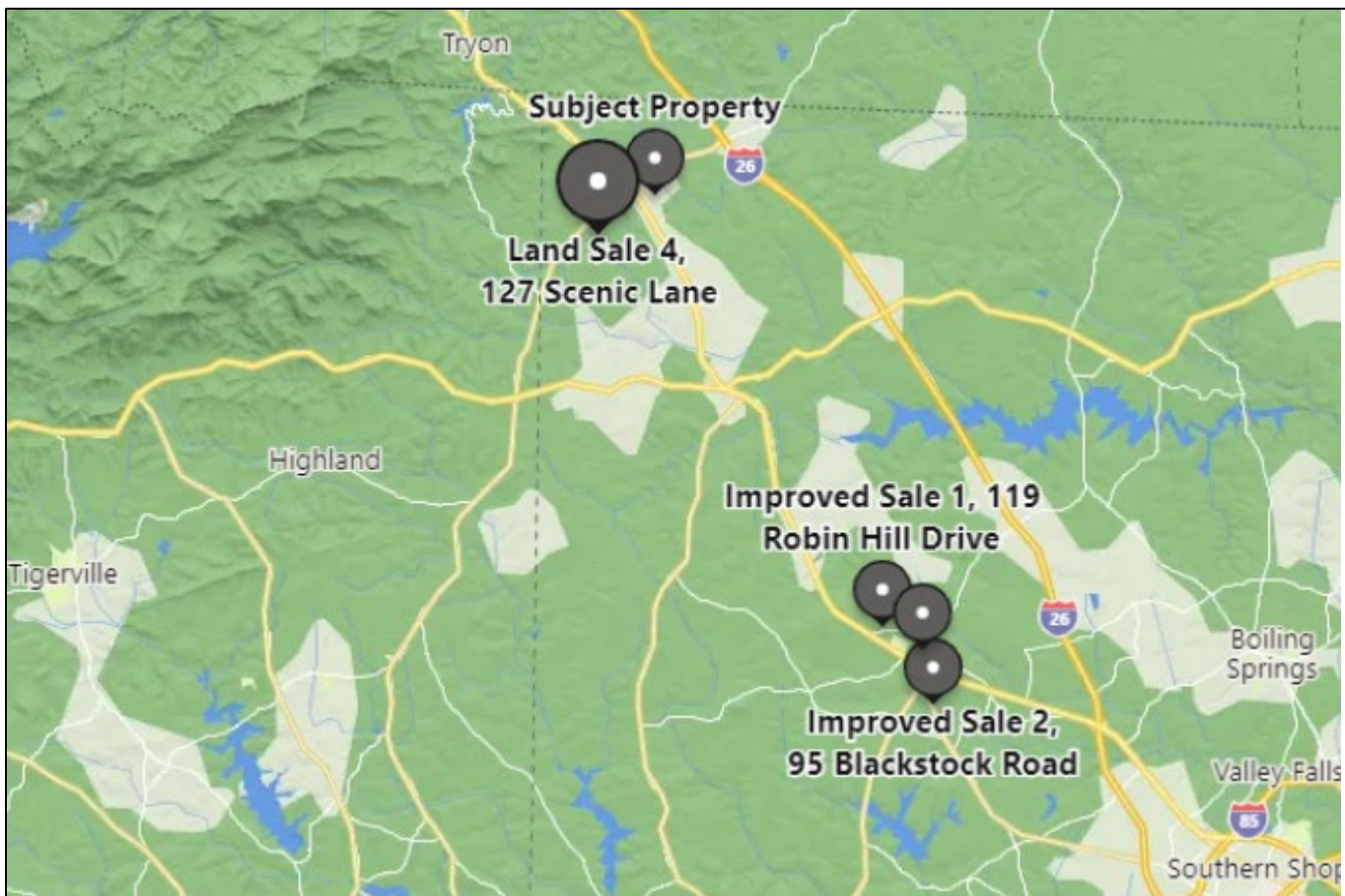
5. Reconcile the various value indications produced from the analysis of comparables into a value conclusion. A value opinion can be expressed as a single point estimate, as a range of values, or in terms of a relationship (e.g., more or less than a given amount).

Elements of comparison as applied to each of the comparable sales in relation to the subject property consists of real property rights conveyed, financing, conditions of sale, date of sale, location, and physical characteristics. Each of these elements has been analyzed and adjustments made as required to the unit of comparison deemed most appropriate for single family residences.

SUMMARY OF IMPROVED SALES – 710 & 722 S. BOMAR AVENUE

The following section provides information on each comparable improved sale in a summarized form. Transaction information regarding each sale follows the summary page.

LOCATION MAP



Improved Sale No. 1 is the sale of 119 Robin Hill Drive, Inman, SC. This is a ranch style home that totals at 2,680 SF. The home was originally built in 1957 but has been modernized over time. The interior features 8-rooms, 4-bedrooms and 3-bathrooms. The exterior is brick and features a crawl space foundation. The property also has a 2-car attached carport. The kitchen has been renovated with granite countertops and stainless steel appliances. The improvement is situated on a 2.30-acres site. The property was listed for \$305,000 and was in the market for 7-days. The property sold for \$305,000 on April 19, 2021. This transaction is recorded in Deed Book 131-W at Page 789.



****Provided by MLS****

IMPROVED SALE 1 – TRANSACTION DETAILS

PROPERTY TYPE: Single Family Residence
LOCATION: 119 Robin Hill Drive, Inman, SC
TAX ID: 1-39-13-015.00
GRANTOR: Casi S. Robinson
GRANTEE: Peter Andrew Leschisin & Natalie Marion Leschisin
DATE OF SALE: April 19, 2021
DEED REFERENCE: Deed Book 131-W at 789
SALE PRICE: \$385,000
LAND AREA: 2.30-Acres
VERIFICATION: MLS, Deed, Public Record
FURTHER REMARKS: None.



Improved Sale No. 2 is the sale of 95 Blackstock Road, Inman, SC. This is a ranch style single family home that totals at 3,083 SF. The residence was built in 1965 and is of stone and vinyl siding construction. The foundation for the improvement is a crawl space. The interior of the home features 9-rooms, 4-bedrooms and 4-bathrooms. The home contains a 2-car attached garage and multiple detached garage like buildings. The improvement is situated on a 1.44-acres site. The property was offered at \$295,000 and was on the market for 3-days. The property sold for \$295,000 on January 7, 2021. This transaction is recorded in Deed Book 130-Q at Page 319.



****Provided by CoStar****

IMPROVED SALE 2 – TRANSACTION DETAILS

PROPERTY TYPE: Single Family Residence
LOCATION: 95 Blackstock Road, Inman, SC
TAX ID: 1-44-00-071.00
GRANTOR: Rhonda McCarter Cullen & Luann Drake
GRANTEE: Esfir Bogomasiuk
DATE OF SALE: January 7, 2021
DEED REFERENCE: Deed Book 130-Q at 319
SALE PRICE: \$295,000
LAND AREA: 1.44-Acres
VERIFICATION: MLS, Deed, Public Record
FURTHER REMARKS: Please note that the seller paid \$5,000 in closing costs on behalf of the buyer.



Improved Sale No. 3 is the sale of 9 Bishop Street, Inman, SC. This is a ranch style home located near the downtown area of Inman. The home totals at 3,055 SF and contains 8-rooms, 4-bedrooms and 3-bathrooms. The exterior of the home is stone and vinyl siding on a crawl space foundation. The home features a 2-car carport. The interior had been recently updated as well as a new HVAC system and roof. The improvement is situated on a 0.65-acre site. The property was listed for \$295,000 and was on the market for 108-days. The property sold for \$295,000 on March 16, 2020. This transaction is recorded in Deed Book 127-H at Page 704.



****Provided by MLS****

IMPROVED SALE 3 – TRANSACTION DETAILS

PROPERTY TYPE: Single Family Residence
LOCATION: 9 Bishop Street, Inman, SC
TAX ID: 1-44-02-083.00
GRANTOR: OMH Corporation
GRANTEE: Steven & Holly Escobar
DATE OF SALE: March 16, 2020
DEED REFERENCE: Deed Book 127-H at 704
SALE PRICE: \$295,000
LAND AREA: 0.65-Acre
VERIFICATION: MLS, Deed, Public Record
FURTHER REMARKS: Please note that the seller paid \$4,000 in closing costs on behalf of the buyer.



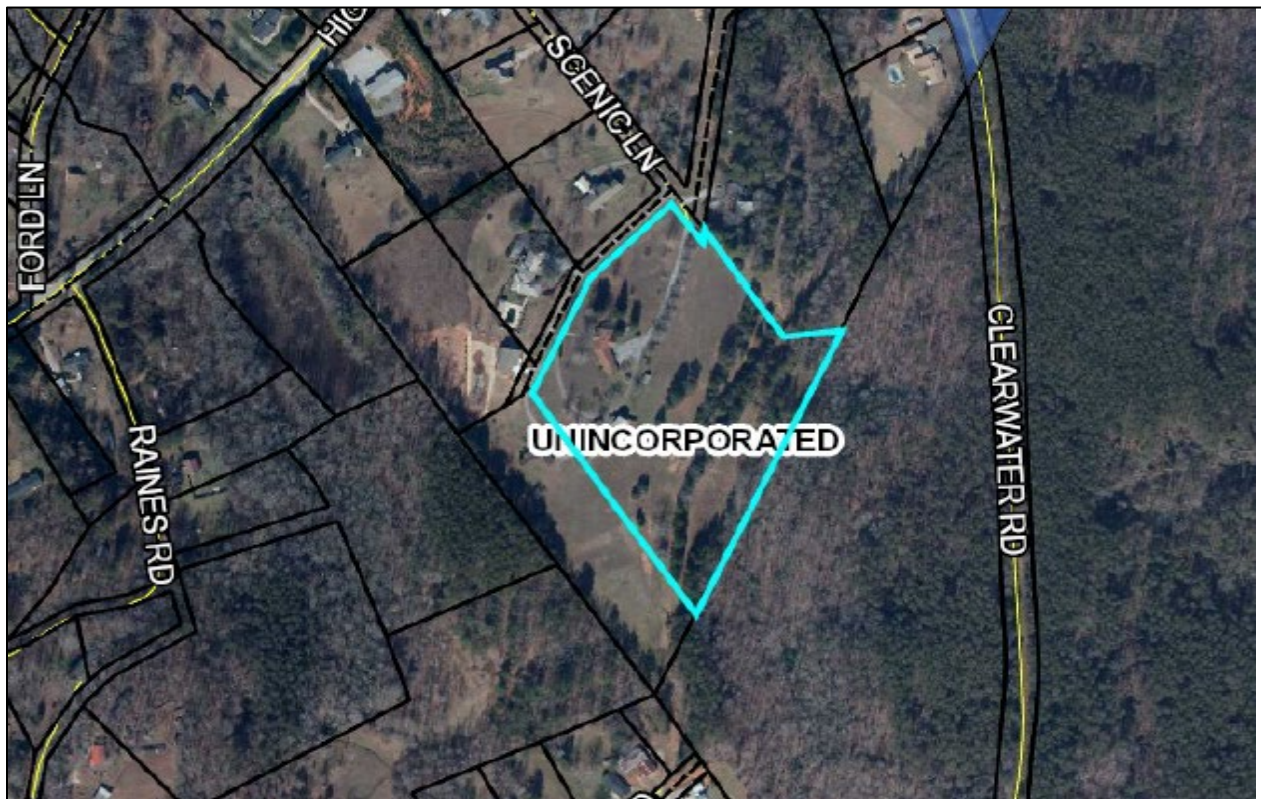
Improved Sale No. 4 is the sale of 127 Scenic Lane, Landrum, SC. This is ranch style home that totals at 2,609 SF. This residence was built in 1974. The exterior of the home is brick in construction and placed on a crawl space foundation. The home also features an attached 3-car garage with an additional garage building with a living space on the second level. The site is 7.96-acres and also contains a pond. The property was listed for at \$385,000 and was on the market for 115-days. The property sold for \$330,000 on March 20, 2020. This transaction is recorded in Deed Book 127-J at Page 804.



****Provided by MLS****

IMPROVED SALE 4 – TRANSACTION DETAILS

PROPERTY TYPE: Single Family Residence
LOCATION: 127 Scenic Lane, Landrum, SC
TAX ID: 1-07-00-030.00
GRANTOR: Rebecca Lynn Jablonski
GRANTEE: Edward J. Edington & Rebecca L. Edington
DATE OF SALE: March 20, 2020
DEED REFERENCE: Deed Book 127-J at 804
SALE PRICE: \$330,000
LAND AREA: 7.96-Acres
VERIFICATION: MLS, Deed, Public Record
FURTHER REMARKS: None.



IMPROVED SALES GRID

710/722 S. Bomar Avenue, Landrum, SC					
Improved Sales Comparison Grid					
	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>
Tax ID	Multiple	1-39-13-015.00	1-44-00-071.00	1-44-02-083.00	1-07-00-030.00
Location (Address)	710 & 722 S. Bomar Avenue Landrum, SC	119 Robin Hill Drive Inman, SC	95 Blackstock Road Inman, SC	9 Bishop Street Inman, SC	127 Scenic Lane Landrum, SC
Building Type	Single Family	Single Family	Single Family	Single Family	Single Family
Date of Sale		4/19/2021	1/7/2021	3/16/2020	3/20/2020
Sales Price		\$305,000	\$295,000	\$295,000	\$330,000
GLA	3,103	2,680	3,083	3,055	2,609
Price per SF		\$113.81	\$95.69	\$96.56	\$126.49
Effective Age	20-Years	20-Years	20-Years	20-Years	20-Years
Site Area (Effective)	1.20-Acres & 1.30-Acres	2.30	1.40	0.65	7.96
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Typical	Typical	Typical	Typical
Expenditures		Typical	Typical	Typical	Typical
Conditions of Sale		Typical	<u>(\$5,000)</u>	<u>(\$4,000)</u>	Typical
Adjusted Price		\$305,000	\$290,000	\$291,000	\$330,000
Market Conditions		<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
Adjusted Price		\$305,000	\$290,000	\$291,000	\$330,000
Physical Characteristics					
Location/Acreage		-\$10,000	\$0	\$0	-\$50,000
Room Count		-\$1,500	-\$4,500	-\$1,500	\$1,500
Size		\$14,805	\$0	\$0	\$17,290
Age		\$0	\$0	\$0	\$0
Basement		-\$3,000	-\$3,000	-\$3,000	-\$3,000
Condition		\$0	\$0	\$0	\$0
Quality/Appeal		-\$25,000	-\$15,000	-\$25,000	-\$25,000
Garage/Carport		\$3,000	\$0	\$3,000	-\$2,000
Porch/Patio/Deck		\$0	\$0	\$0	\$0
Fireplace		-\$2,000	-\$4,000	-\$2,000	-\$2,000
Additional/Exterior Features		<u>\$0</u>	<u>-\$15,000</u>	<u>\$0</u>	<u>-\$10,000</u>
Total Adjustments %		-\$23,695	-\$41,500	-\$28,500	-\$63,210
Final Indication		\$283,305	\$267,500	\$264,500	\$268,790

EXPLANATION OF ADJUSTMENTS

TRANSACTIONAL ADJUSTMENTS:

REAL PROPERTY RIGHTS CONVEYED

The subject property is being appraised in the Fee Simple Estate. The comparables all transferred in the Fee Simple Estate. There were no adjustments warranted in this category.

FINANCING

The adjustment for financing analyzes whether atypical funding was available for the purchaser and in turn would affect the total transaction price as a result. There was no unusual or atypical financing reported during the data collection process of this assignment. There were no adjustments warranted in this category.

EXPENDITURES

Expenditures are items that both buyer and seller are aware that must be corrected immediately after purchase. There were no expenditures reported during the data collection process for this assignment.

CONDITIONS OF SALE

Conditions of Sale represent any adjustment made for criteria of market value that was not met during the transaction. There were no unusual or atypical conditions reported during the data collection phase of this assignment; however, the seller paid closing costs on behalf the purchaser for Sales 2 and 3. These amounts were removed from the purchase prices.

MARKET CONDITIONS

Since real estate is a changing market, an adjustment for time of sale may apply depending on the rise or fall of a specific property type. The report has analyzed four sales that have occurred from March 2020 – April 2021. The grid does not illustrate a direct change related to market conditions. The sales are considered current and no adjustments for market conditions were applied.

PHYSICAL CHARACTERISTICS

LOCATION/ACREAGE

The subject improvements have an adequate location and lot sizes of 1.30-acres and 1.20-acres, respectively. After viewing the grid, Sales 2 and 3 are considered similar and no adjustment was warranted. Sales 1 and 4 contain superior acreage (over 2.00-acres) and were negatively adjusted in this category.

ROOM COUNT

The subject improvements have 7-rooms, 4-bedrooms and 2.1-bathrooms. Sales 1, 2 and 3 all have superior bathroom counts and were negatively adjusted in this category. Sale 4 is inferior in bathroom count and was positively adjusted.

SIZE

The subject has a size of 3,103 SF of above grade living area. The comparables range from 2,609 SF – 3,083 SF. Sales 2 and 3 are closely related in close to the subject and did not warrant an adjustment. Sales 1 and 4 are smaller than the subject and were adjusted positively at \$40 per SF.

AGE

The subject was given an effective age of 20-years. All of the sales have a similar effective age and no adjustments were warranted in this category.

BASEMENT

The subject residences were built on a concrete slab foundation. All of the comparables were built on crawl space foundations. A crawl space foundation is considered superior and all of the comparables were negatively adjusted in this category.

CONDITION

The subject and comparables are all in average type condition. There were no adjustments warranted in this category.

QUALITY/APPEAL

As stated throughout, the subject improvements do have an institutional appeal given their original intended use. The interior would require some renovation in terms of quality and appeal. Each of the comparables is superior and was negatively adjusted in this category.

GARAGE/CARPORT

The subject improvements contain a 2-car attached garage. Sales 1 and 3 have 2-car attached carports and each were positively adjusted in this category. Sale 2 is similar to the subject. Sale 4 has a 3-car attached garage and was negatively adjusted in this category.

PORCH/PATIO/DECK

The subject a front porch and rear porch. The comparables have similar exterior features. There were no adjustments warranted in this category.

FIREPLACE

The subject improvements do not contain a fireplace. All of the comparables contain one or more fireplaces. All of the comparables were negatively adjusted in this category.

ADDITIONAL FEATURES/EXTERIOR FEATURES

The subject improvements do have any additional features. Sale 2 has multiple garage type buildings and was negatively adjusted. Sale 4 has a garage building with living area on the second floor and was also negatively adjusted in this category.

SALES COMPARISON APPROACH CONCLUSION – As Is (January 26, 2022)

The grid for the Sales Comparison Approach that precedes this discussion features four closed transaction of similar facilities. All the comparables are single family residences. The adjusted range is reported as \$264,500 to \$283,305. All sales have been considered in the reconciliation.

Based on the preceding analysis of the sales, the report reconciles toward the lower end of the range at \$270,000. The market value for the subject property identified as 710 S. Bomar Avenue, Landrum, SC (1-08-10-010.00 & 1-08-10-011.00), by the Sales Comparison Approach is \$270,000. The As Is, Fee Simple market value of the subject property via the Sales Comparison Approach, as of January 26, 2022, is rounded to:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

SALES COMPARISON APPROACH CONCLUSION – As Is (January 26, 2022)

The grid for the Sales Comparison Approach that precedes this discussion features four closed transaction of similar facilities. All the comparables are single family residences. The adjusted range is reported as \$264,500 to \$283,305. All sales have been considered in the reconciliation.

Based on the preceding analysis of the sales, the report reconciles toward the lower end of the range at \$270,000. The market value for the subject property identified as 722 S. Bomar Avenue, Landrum, SC (1-08-10-008.00 & 1-08-10-009.00), by the Sales Comparison Approach is \$270,000. The As Is, Fee Simple market value of the subject property via the Sales Comparison Approach, as of January 26, 2022, is rounded to:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

FINAL RECONCILIATION

The report has determined the market value of the subject property for the following: Fee Simple, As Is. The report employed the use of the Sales Comparison Approach. The findings of these approaches for each type value requested is located below.

As Is Market Value (Fee Simple) – January 26, 2022 (710 S. Bomar Avenue)

Cost Less Depreciation Approach	N/A
Sales Comparison Approach	\$270,000
Income Capitalization Approach	N/A

As Is Market Value (Fee Simple) – January 26, 2022 (722 S. Bomar Avenue)

Cost Less Depreciation Approach	N/A
Sales Comparison Approach	\$270,000
Income Capitalization Approach	N/A

The Cost Approach was not completed for this assignment. The subject improvements were built in 1991 and measuring the long-lived items for depreciation would be difficult. An investor would not rely on cost when making a purchase decision. For these reasons, the Cost Approach was not applied. Please note that the exclusion of this approach does not lessen the credibility of this report.

The Sales Comparison Approach utilized four improved sales and three residential lot sales for the excess land. These sales were similar in functional utility of the subject and represented a similar transaction in each instance. The sales were adjusted based on market actions. The Sales Comparison Approach to value did yield credible assignment results. This approach is given all the weight in the final reconciliation.

The final approach considered and but not performed is the Income Approach. The report did research sales and rents for duplex facilities in Spartanburg County. The report determined through the highest and best use that the subject improvements yield a higher value to be marketed individually as single family homes rather than as a duplex type facility. The Income Approach was not necessary for the purpose of this assignment. The exclusion of this approach does not lessen the credibility of this report.

RECONCILIATION OF CONCLUDED VALUES

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" **Market Value** of the Fee Simple Estate for the subject property, identified as 710 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-011.00 & 1-08-10-010.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

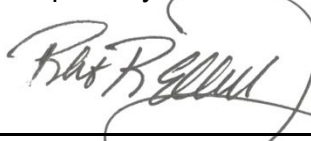
\$270,000

Based on all the analysis and conclusions in this report, the appraiser estimates that the "**As Is**" **Market Value** of the Fee Simple Estate for the subject property, identified as 722 S. Bomar Avenue, Landrum, SC 29356 (1-08-10-009.00 & P/O 1-08-10-008.00), subject to the Extraordinary Assumptions, General Assumptions and General Limiting Conditions, as of January 26, 2022, is:

TWO HUNDRED SEVENTY THOUSAND DOLLARS

\$270,000

Respectfully submitted,



Robert R. Elliott, Jr., MAI, SRA
South Carolina CG 4745

Extraordinary Assumptions:

- The subject is comprised of four tax map numbers. The client provided a plat map dated June 6, 1974. The report assumes this document remains accurate and correct. If this is found to be untrue, it could alter the results stated in this report.
- The highest and best use later in the report determines that the property is best served to be offered as two individual homes rather than as a package multi-family application. Each of the improvements is accessed through 1-08-10-010.00. The client has requested that this parcel be attributed to 710 S. Bomar Avenue. The report assumes that an easement or access agreement would be recorded for 722 S. Bomar Avenue. If this is found to be untrue, it could alter the results stated in this report.
- The client has provided the original site plan that illustrates the improvement of 722 S. Bomar Avenue is located on 1-08-10-008.00 and 1-08-10-009.00. Spartanburg County GIS illustrates that parcel 1-08-10-008.00 is a vacant lot. The report has relied on the information sent by the client and this parcel is not considered excess land. If this is found to be untrue, it could alter the results stated in this report.

ADDENDA

ENGAGEMENT LETTER

ELLIOTT VALUATION & CONSULTING SERVICES, LLC

Rob Elliott, MAI, SRA
Certified General
Real Property Appraiser

P.O. Box 5022
Spartanburg, SC 29304
Phone: (864) 707-5200

January 18, 2022

SCDDSN
Attn: Ms. Vicki Wilkes, Capital Contracts Director
3440 Harden Street Extension
Columbia, SC 29203

RE: Appraisal Engagement Letter for 720/722 Bomar Avenue, Landrum, SC

Ms. Wilkes:

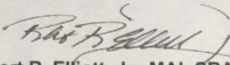
Per our conversation on January 18, 2022, I have prepared an agreement for a market value appraisal report for the properties located at 720/722 Bomar Avenue, Landrum, SC. The following is my understanding of the services needed and the scope of work necessary to achieve credible assignment results.

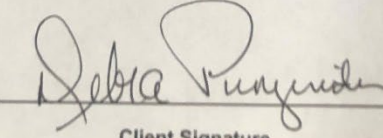
- **Problem Identification:** determine the market value of the subject property from the basis of a fee simple interest.
- **Intended Use of the Report:** the intended use of the appraisal report is to determine market value of the subject properties for the potential of disposition.
- **Client:** SCDDSN
- **Intended Users:** SCDDSN
- **Approaches Developed:** in determining the market value of the subject property, the report will employ the use of the Sales Comparison Approach and potentially the Income Approach.
- **Other Pertinent Data Analyzed:** in addition to the valuation sections, the report will also analyze the subject's historical tax burden, zoning designation(s), the site as vacant, the present improvements, demographic and economic data within the market area, property type market trends and perform a highest and best use analysis of the property as vacant and improved.

The fee for this assignment is \$3,000 and would be completed in 30-days from the date of acceptance.

Please do not hesitate to contact me directly with any questions. I thank you for the opportunity and look forward to working with you in the near future.

Respectfully submitted,


Robert R. Elliott, Jr., MAI, SRA


Client Signature

SUBJECT DEED

DEEDS b-K PG 371

Address of Grantee: P. O. Box 4706
Columbia, SC 29240

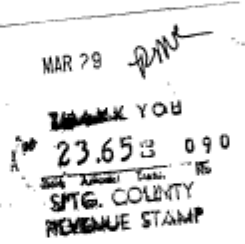
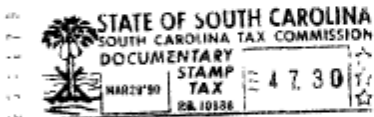
STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas P. Johnson, Jr., Ronald H. Johnson and Martha J. Walker

in consideration of Twenty-One Thousand Five-Hundred & No/100 (\$21,500.00) -----

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto South Carolina Department of Mental Retardation, its Successors and/or Assigns forever:

All Those certain pieces, tracts, or parcels of land lying and being situate in the State of South Carolina, County of Spartanburg, Town of Landrum shown and designated as Lots 15, 16, 17 and 18 located in Heritage Estates Sub Division as shown in Plat Book 73, Pages 468-470 as recorded in R.M.C. Office for Spartanburg County, Spartanburg, South Carolina. These lots are a part of a 17.3 acre tract of the A.B. Turner Estate purchased by Thomas P. Johnson, Jr., Ronald H. Johnson and Martha J. Walker as recorded in R.M.C. Office in Deed Book 39, Page 075, dated July 29, 1972. Reference: Block Maps 1-08-10-8, 1-08-10-9, 1-08-10-10, 1-08-10-11.



RECORDED
1990 MAR 29 PM 3:08
R.M.C.
SPARTANBURG, S.C.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs (or successors) and assigns against the grantor(s) and the grantor(s)'s heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor(s)'s hand(s) and seal(s) this 16th day of January 1990

SIGNED, sealed and delivered in the presence of:

Mary H. Johnson
Thomas P. Johnson, Jr.

Thomas P. Johnson (SEAL)
Ronald H. Johnson (SEAL)
Martha J. Walker (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) do(es) and (s)he will deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this January 31st. 19 90

[Signature] (SEAL)
Notary Public for South Carolina

Mary H. Johnson

My commission expires 7-79 PD 050 40000 3296R

DEED5b-K PG 372

STATE OF SOUTH CAROLINA
State Budget and Control Board
OFFICE OF THE EXECUTIVE DIRECTOR



CARROLL A. CAMPBELL, JR., CHAIRMAN
GOVERNOR

GRADY L. PATTERSON, JR.
STATE TREASURER

EARLE E. MORRIS, JR.
COMPTROLLER GENERAL

P.O. BOX 1244
COLUMBIA, SOUTH CAROLINA 29211
(803) 734-3326

JAMES N. WADDELL, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

ROBERT N. McLELLAN
CHAIRMAN, WAYS AND MEANS COMMITTEE

JESSE A. COLES, JR., Ph.D.
EXECUTIVE DIRECTOR

CERTIFICATE OF ACCEPTANCE OF INTEREST IN REAL PROPERTY

CERTIFICATE NUMBER 26 DATED December 19, 1989

Grantor:

Thomas P. Johnson et al
104 S. Shamrock Avenue
Landrum, SC 29356

Grantee:

SC Department of Mental Retardation
P. O. Box 4706
Columbia, SC 29240

General Description of Transaction:

County Location:

Spartanburg

Acreage:

2.13 acres located on Bomar Avenue in Landrum

Purpose/project:

For site for two 8-bed community residences; project J16-9542.

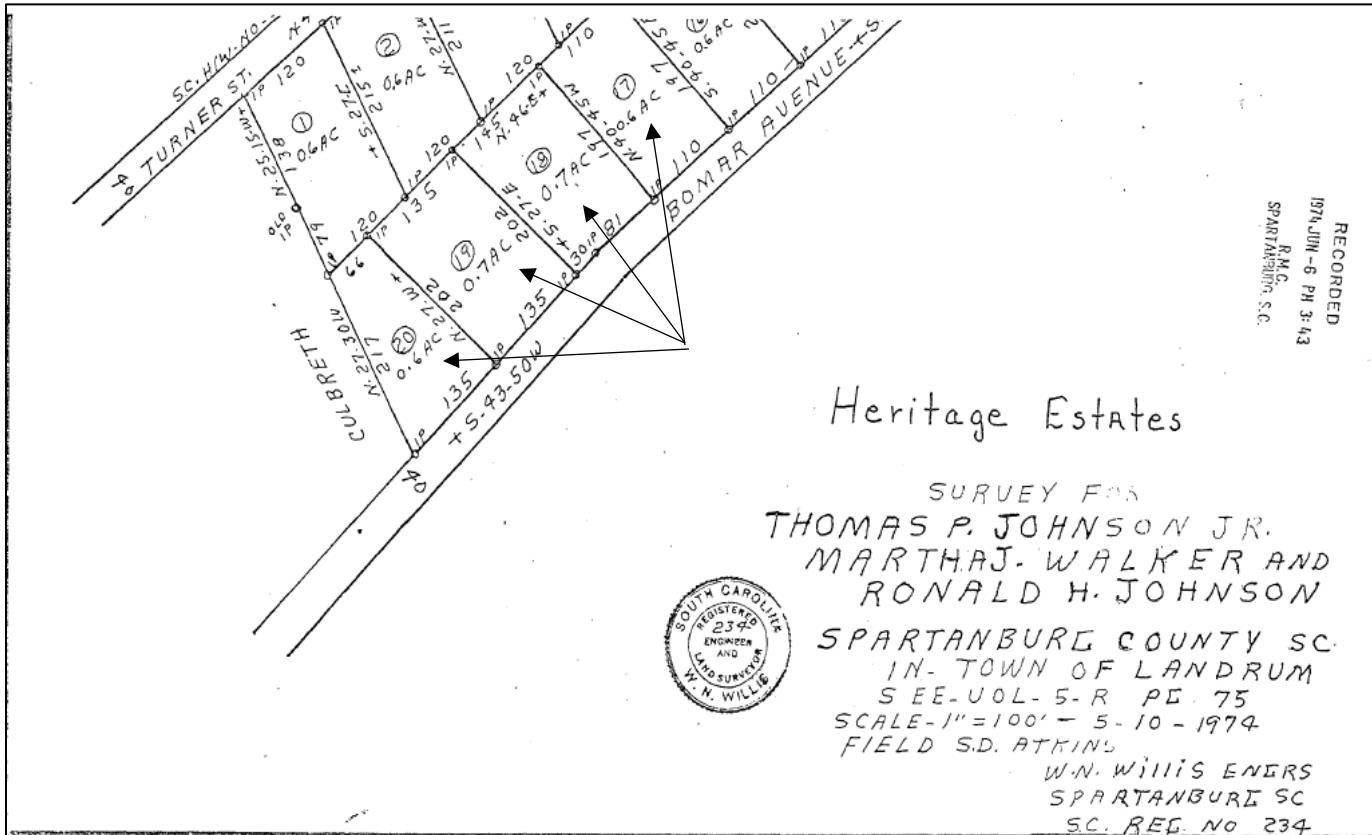
In accordance with the provisions of §1-11-65, Code of Laws of South Carolina, the State Budget and Control Board approved the acceptance of the transfer of interest in the real property described in the documents attached from the referenced grantor to the referenced grantee at its meeting held on December 5, 1989.



William A. McInnis

William A. McInnis, Secretary

SUBJECT PLAT



RECORDED
 1974 JUN - 6 PM 3:43
 R.M.C.
 SPARTANBURG, S.C.

Heritage Estates

SURVEY FOR
 THOMAS P. JOHNSON JR.
 MARTHA J. WALKER AND
 RONALD H. JOHNSON



SPARTANBURG COUNTY SC.
 IN-TOWN OF LANDRUM
 SEE-VOL-5-R PE 75
 SCALE-1"=100'-5-10-1974
 FIELD S.D. ATKINS
 W.N. WILLIS ENGRS
 SPARTANBURG SC
 SC. REG. NO 234

APPRAISER LICENSE



APPRAISER QUALIFICATIONS**APPRAISER'S QUALIFICATIONS****ROBERT R. ELLIOTT, JR., MAI, SRA****Elliott Valuation and Consulting Services, LLC**

South Carolina Certified General Real Estate Appraiser # 4745

Georgia Certified General Real Estate Appraiser #347035

North Carolina Certified General Real Estate Appraiser #A7536

Virginia Certified General Real Estate Appraiser #015749

Maryland Certified General Real Estate Appraiser #32076

West Virginia Certified General Real Estate Appraiser #515

Education**Formal:**

- Graduate, the Citadel, the Military College of South Carolina, Charleston
Bachelor of Science Degree, May 2002

Appraisal Institute Courses/Seminars & Pertinent Coursework:

- Course 410, National Uniform Standards of Professional Appraisal Practice, 15 Hour, November 2006 (AI)
- Course 420, Business Practice and Ethics, December 2006 (AI)
- The FHA Appraisal Process, February 2007 (AI)
- Course 310, Basic Income Capitalization, March 2007 (AI)
- Worldwide ERC Online Seminar, June 2007 (AI)
- Course 330, Apartment Appraisal, August 2007 (AI)
- Course 520, General Market Analysis and Highest & Best Use, March 2008 (AI)
- Course 510, Advanced Income Capitalization, December 2008 (AI)
- Course 300, Real Estate Finance, Statistics & Valuation Modeling, February 2009 (AI)
- Course 401G, General Sales Comparison Approach, March 2009 (AI)
- Course 402G, General Site Valuation & Cost Approach, May 2009 (AI)
- Course 405G, General Appraiser Report Writing & Case Studies, October 2009 (AI)
- Course N404G – General Appraiser Income Approach, Part 2, March 2010 (AI)
- USPAP Update, CE1032, September 2010 (AI)
- Course 503GD – Advanced Concepts and Case Studies, December 2010 (AI)
- Residential Appraisal Update 2010: Staying Competent in a New Decade, CE-1137, January 2011 (AI)
- Eminent Domain: Appraisal of Partial Acquisitions, CE-1030, March 2011
- 7-Hour USPAP Update Course, March 2012
- Complex Litigation Appraisal Studies, CE-1273, April 2013 (AI)
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, CE-1202, May 2013 (AI)
- Business Practice & Ethics, May 2013 (AI)
- "Excel as an Appraisal Professional," Webinar, June 2013 (AI)
- Marina Valuation Overview, Webinar, July 2013 (AI)
- Spotlight on USPAP: Common Errors and Issues, July 2013 (AI)

- Drone Technology and Its Impact on the Appraisal Industry, November 2014 (AI)
- A Picture is Worth a Thousand Words: Data Visualization in Appraisal, November 2014 (AI)
- Special Use Properties: Hospitality and Senior Housing, January 2015 (AI)
- Supervisory Appraiser/Trainee Appraiser Course, April 2015 (AI)
- The Lender Client and the Appraiser: You are on the Same Team, July 2015 (AI)
- Technology Tips for Real Estate Appraisers, October 2015 (AI)
- Case Studies for Complex Valuation, January 2016 (AI)
- Contract or Effective Rent: Finding the Real Rent, April 2016 (AI)

Professional Affiliations/Service

- Member of the Appraisal Institute
- 2011 SC Chapter of the Appraisal Institute Chair of Associate Members
- 2010 SC Chapter of the Appraisal Institute Vice Chair of Associate Members
- 2012 LDAC Representative for South Carolina Chapter
- 2013 LDAC Representative for South Carolina Chapter
- 2013 SC Chapter Candidate Guidance Committee Chair
- Appraisal Institute – Demonstration Appraisal Grading Panel; General
- 2014 SC Chapter Education Committee Chair
- 2014 LDAC Discussion Leader
- 2014 – Presenter at AI Connect Concerning Benefits and Damages
- Appraisal Institute’s Capstone Program Facilitator
- 2015 SC Chapter Officer – Secretary
- 2015 SC Chapter Education Committee Chair
- 2015 SC Chapter Alternate Regional Representative
- 2015 Member of Admissions, Designations & Qualifications Committee (National)
- 2016 SC Chapter Officer – Treasurer
- 2016 SC Chapter Education Committee Chair
- 2016 SC Chapter Finance Committee Chair
- 2016 SC Chapter Regional Representative
- 2016 Vice Chair of Admissions, Designations & Qualifications Committee (National)
- 2017 SC Chapter Officer – Vice President
- 2017 SC Chapter – Finance Committee Member
- 2017 SC Chapter – Regional Representative
- 2017-2018 Finance Committee Member (National)
- 2017-2020 Chair of Admissions, Designations & Qualifications Committee (National)
- 2018 SC Chapter Officer – President
- 2019 SC Chapter Immediate Past President
- 2019 Strategic Planning Committee Member (National)
- 2020 Strategic Planning Committee Vice Chair (National)
- 2020 Region IX 3rd Director
- 2021 - 2022 Region IX Vice Chair (Member of the National Board of Directors)
- 2021 - 2022 Strategic Planning Committee Chair (National)



Michelle G. Fry, J.D., Ph.D.
State Director
Janet Brock Priest
Associate State Director
Operations
Lori Manos
Associate State Director
Policy
Constance Holloway
General Counsel
Harley T. Davis, Ph.D.
Chief Administrative Officer
Quincy Swygert
Chief Financial Officer
Greg Meetze
Chief Information Officer

COMMISSION
Stephanie M. Rawlinson
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Vice Chairman
Robin B. Blackwood
Secretary
Gary Kocher, M.D.
Eddie L. Miller
David L. Thomas
Michelle Woodhead

3440 Harden Street Extension
Columbia, South Carolina 29203
803/898-9600
Toll Free: 888/DSN-INFO
Home Page: www.ddsn.sc.gov

Reference Number: 505-02-DD
Title of Document: Death Reporting and Mortality Review Requirements
Date of Issue: April 1, 1989
Date of Last Revision: October 20, 2022 (REVISED)
Effective Date: November 1, 2022
Applicability: DDSN Regional Centers, DSN Boards, and Contracted Service Providers of Case Management, Day Services, and Residential Services

I. Introduction

The purpose of this document is to establish procedures to be followed in the event of a death of individuals participating in a Department of Disabilities and Special Needs (DDSN) operated Home and Community Based (HCB) Waiver as well as individuals receiving DDSN contracted residential or day supports regardless of funding source.

Staff should always remain aware of the feelings and emotions of families whose loved one is critically ill or has just passed away. All contact with the family should be made in a sensitive and respectful manner. Direct Service Provider or Case Management staff who have worked closely with the critically ill or deceased person and family are important in assisting the family and are generally the primary contact for the family.

Should a person’s death become imminent due to accident or serious illness, and the person is residing in a DDSN operated or contracted residence, the physician or the DDSN Regional Center/Provider designee should inform the parents/next-of-kin of the critical nature of the accident or serious illness. The residential staff or Case Manager, along with the physician will maintain contact with the family during the period the person remains in danger. If the family or person

supported desires, a pastor or other religious person of their choice will be located to minister to the needs of the person and the family as quickly as possible.

II. Definitions

Allegation of Abuse, Neglect, or Exploitation (ANE) – A person has reason to believe that another person has been or is at risk for abuse, neglect, or exploitation.

Administrative Review – The final step of the incident management process that reviews the circumstances of the incident; weighs evidence of policy or procedural violations or employee misconduct, and creates corrective action plans. The Administrative Review is intended to mitigate risks and prevent future incidents, where possible.

Case Manager - A person selected by the participant to coordinate assessment, planning, care coordination, evaluation, and services to meet a service recipient's needs. The Case Manager provides advocacy and information about available resources to ensure choice, satisfaction, and quality.

Corrective Actions – Actions implemented to increase protection to persons from similar future incidents. Corrective actions can be implemented for a single person and/or related to an organizational change to prevent similar incidents to all persons served.

Critical Incident – A type of incident that has been determined to be a sufficiently serious indicator of risk that it requires an administrative review.

Expected Death (Natural Causes) – Primarily attributed to a terminal illness or an internal malfunction of the body not directly influenced by external forces. This includes a death that is medically determined, based on a death certificate and supporting documentation, to have resulted solely from a diagnosed degenerative condition or a death that occurs as the result of an undiagnosed condition resulting from an explained condition, such as the aging process.

Unexpected Death – An unexpected death is primarily attributed to an external unexpected force acting upon the person. Deaths attributed to events such as car accidents, falls, homicide, choking and suicides would be considered unexpected.

Unexplained Death – A death in which the cause of death noted on a person's death certificate is not supported by documentation found in the person's medical history and other documentation.

Incident Management - The response to an event, intended to ensure the adequate, appropriate, and effective protection and promotion of the health, safety, and rights for all people served.

III. Reporting the Death of Persons Supported within DDSN Regional Centers or by DDSN Contracted Service Providers

In order to provide quality assurance oversight, DDSN tracks relevant information on the deaths of all persons who reside in DDSN sponsored residential services, or whose death occurs at a DDSN Regional Center or provider location (e.g., day program) or while under the supervision of a DDSN Regional Center or board/provider staff person.

- A. Deaths of Persons Receiving Residential Services in a Home Operated by or Contracted for Operation by DDSN
1. The physician or DDSN Regional Center/Provider ensures that the county coroner's office is immediately notified of all deaths unless the death occurred in a hospital or Hospice setting.
 2. For deaths involving persons age 18 and above, the DDSN Regional Center/Provider designee will report the death to the South Carolina Law Enforcement Division (SLED) Special Victims/Vulnerable Adult Investigations Unit immediately using SLED's toll-free number: 1-866-200-6066.
 3. For deaths involving persons age 17 and under, the DDSN Regional Center/Provider designee will report the death to the South Carolina Law Enforcement Division (SLED) Special Victims/Child Fatality Unit immediately using SLED's toll-free number: 1-866-200-6066. The death must also be reported to the SC DSS Out of Home Abuse and Neglect Investigation Unit (OHAN).
 4. The Initial Report of Death Form located in the Death Reporting function of the Incident Management System, must be completed-within 24 hours. A report must be made to DDSN and SLED even if the person dies in a location other than his/her DDSN sponsored home (e.g., hospital). The report to DDSN must be submitted on the Incident Management System. For persons recently discharged from a DDSN residential service location, SLED must be contacted by the former DDSN residential provider if the death occurs within 30 days of the discharge date.
 5. If the death was unexpected or unexplained, the DDSN Regional Center/Provider designee must call the DDSN Associate State Director of Operations or their designee immediately. Immediately means as soon as reasonably possible but, under no circumstances, to exceed two (2) hours following the death. The Death Reporting function on the Incident Management System must be completed within 24 hours.
 6. If there is any reason to believe that abuse or neglect may have occurred, the provider will also need to complete a corresponding ANE Report on the Incident Management System.
 7. All deaths in Intermediate Care Facilities for Individuals with Intellectual Disability (ICF/IID) and Community Residential Care Facilities (CRCF) must be reported in writing by the DDSN Regional Center/Provider designee to the Health Licensing Division of the South Carolina Department of Health and Environmental Control (DHEC) at the same time a report is made to DDSN.
 8. An Administrative Review will be conducted for all deaths. **This review should never interfere with any outside investigation.** For ICF/IID and CRCF locations, the results of all Administrative Reviews must be submitted to DDSN and to DHEC, within five (5) calendar days of the death. For all other residential settings, the results of all Administrative Reviews must be submitted to DDSN within ten (10) business days of the death. The results of the review must be documented in the Report of Death-Final Report, located within the Incident Management System. The DDSN Regional Center/Provider designee will submit the final report.

Notification Procedures

For those persons living in a DDSN operated or contracted residential setting, the family/guardian or primary correspondent will be notified of the death by the method they have identified in the person's plan such as by phone, personal visit or by notifying their minister who would then notify the family. If the family has made no prior arrangements, the attending physician will inform the family of the death of their family member per the physician's death notification policy. The provider representative will seek permission for an autopsy at that time as indicated by law. When gathering information on the death of a DDSN consumer, care must be taken to respect the feelings of survivors. The provider representative should express condolences, indicate the importance of gathering key information for the benefit of other individuals with disabilities, and proceed to fill out the "Report of Death" by retrieving information from the participant and staff records. If family members are unwilling/unable to participate in filling out the report, this information will be documented. The staff person should then proceed with the form using information from other approved participant records.

Autopsy

An autopsy will be performed following the death of a person when requested by the coroner or SLED and should also be done when:

- a) Death is an unexpected or unexplained outcome as determined by the attending physician and/or medical director, and/or Executive Director, or;
- b) Requested by the family. (*Costs for an autopsy requested by the family, but not required by the Coroner or SLED, will be the financial responsibility of the family*).

If the circumstances of the death do not require an autopsy (i.e., not ordered by the Coroner's Office or SLED), but one is sought, the attending physician will seek permission from the next of kin or correspondent. If permission is denied, this objection will be honored, and the denial recorded in the chart by the requesting physician/medical director or DDSN Regional Center/Provider designee.

Disposition of Remains

The remains of the deceased will be released according to the wishes of the person as specified in a pre-need document or to the parents or other responsible relative or guardian of record. If no responsible person is known or if such person refuses to accept custody of the remains, the DDSN Regional Center/Provider designee will arrange for burial or other appropriate disposition of the remains.

If possible, persons should be buried in accordance with their documented preferences or, if none, in their home community. If no family member or relative can be located to help make arrangements for the burial in the home community, the DDSN Regional Center/Provider can arrange for the burial at an appropriate community or church cemetery. In these cases, burials will be the financial responsibility of the DDSN Regional Center or provider previously supporting the person after all other resources have been utilized.

Personal Funds

At the time of death, all funds conserved for the person are frozen, and no disbursements will be made without legal authority of the Probate Court. Should this pose a problem for families needing immediate access to the person's funds for funeral expenses, the DDSN Regional Center/Provider will co-operate with the family to assure the burial is handled in a reasonable manner in accordance with the family's wishes.

The DDSN Regional Center/Provider designee will file the Affidavit for Collection of Personal Property Pursuant to Small Estate Proceeding available on the judicial website <https://www.sccourts.org/forms/> (Probate Court Form 420ES). The Probate Court will issue an order permitting payment to the proper persons.

- B. Deaths of persons of any age, other than those living in a residential program operated by or contracted for operation by DDSN whose death occurs at a DDSN Regional Center or provider location (e.g., day program) or while under the supervision of a DDSN Regional Center or board/provider staff person (e.g., respite, employment).
1. DDSN Regional Center/Provider designee will report the death to DDSN using the Death Reporting function of the Incident Management System within 24 hours.
 2. If the death was unexpected or unexplained, the DDSN Regional Center/Provider designee must call the DDSN Associate State Director of Operations or their designee immediately. Immediately means as soon as reasonably possible but, under no circumstances, to exceed two (2) hours following the death. The Death Reporting function on the Incident Management System must be completed within 24 hours.
 3. If there is any reason to believe that abuse or neglect may have occurred, the provider will also need to complete a corresponding ANE Report on the Incident Management System.
 4. The physician or DDSN Regional Center/Provider designee shall notify the county coroner's office immediately of all deaths unless the death occurred in a hospital setting.
 5. An Administrative Review will be conducted of all child deaths. **This review should never interfere with any outside investigation.** Results of all Administrative Reviews must be submitted to DDSN and to DHEC, as applicable, within ten (10) working days of the death. The results of the review must be documented in the Report of Death-Final Report, located within the Death Reporting function of the Incident Management System. The DDSN Regional Center/Provider designee will submit the final report.

IV. Reporting the Death of Persons enrolled in a DDSN operated HCB Waiver who do not meet the criteria listed previously

In order to provide quality assurance oversight, DDSN tracks relevant information on the deaths of all persons enrolled in a DDSN operated HCB Waiver. When the death that does not meet the criteria in A or B above, the Waiver Case Manager is responsible for reporting to DDSN.

1. Waiver Case Managers will report the death to DDSN using the Death Reporting function on the Incident Management System within 24 hours of their notification of the fatality.
2. If there is any reason to believe that abuse or neglect may have occurred, the provider will also need to complete a corresponding ANE Report on the Incident Management System.
3. An Administrative Review will be conducted for all deaths. **This review should never interfere with any outside investigation.** The Waiver Case Manager must complete the initial and final death reports as completely as possible, noting any suspected cause of death and whether an autopsy has been requested. The results of the review must be documented in the Report of Death-Final Report, located within the Death Reporting function of the Incident Management System. The Waiver Case Manager will submit the final report within ten (10) working days of the death.

V. Mortality Reviews

Providers are responsible for completing all required documentation to close out service authorizations, disenroll from Waiver services, and terminate billing. In addition, providers are expected to promptly comply with any requests for information from the Vulnerable Adult Fatality Committee or from the SLED Vulnerable Adult Investigations Unit. DDSN will participate in the Vulnerable Adult Fatalities Review Committee and the Children's Fatalities Review Committee to improve service quality and to develop and implement measures to prevent future deaths from similar causes from occurring if at all possible.

Through the DDSN Regional Center/Provider Risk Management Committee, a Mortality Review Process should evaluate information gathered during the reporting process to identify the following:

1. Immediate and secondary causes of death;
2. If the deaths were:
 - a. Expected due to a known terminal illness;
 - b. Associated with a known chronic illness;
 - c. A sudden, unexpected death;
 - d. Due to unknown cause;
 - e. Due to an accident and, if so, the type of accident;
 - f. Due to self-inflicted injury or illness (e.g., suicide, serious self-injurious behavior);
 - g. Due to suspicious or unusual circumstances; and
 - h. Due to suspected or alleged neglect, abuse, or criminal activity.
3. Findings from any outside investigation (as available/applicable) such as SLED, law enforcement etc.
4. Any trends and/or patterns in the deaths reported.
5. Immediate and longer-term circumstances and events that contributed to or were associated with deaths.

6. Actions that may eliminate or lessen the likelihood of circumstances and events that contribute to or are associated with the causes related to specific deaths.

Barry D. Malphrus
Vice Chairman

Stephanie M. Rawlinson
Chairman

Related Directives or Laws:

Child Protection Reform Act, S.C. Code Ann. § 20-7-480, et seq.
Omnibus Adult Protection Act, S.C. Code Ann. § 45-35-35, et seq.

200-02-DD: Financial Management of Personal Funds
200-12-DD: Management of Funds for Individuals Participating in Community Residential Programs
535-07-DD Obtaining Consent for Individuals Regarding Health Care – Making Health Care Decisions
Administrative Agency Standards

FY 23 Spending Plan VS Actual Expenditures - 09/30/2022

Category	Approved Spending Plan	Cash Expenditures YTD	SCDHHS Monthly "Wash" Expenditures with Revenue YTD *	Total Monthly Expenditures YTD	Remaining Spending Plan	Spending Plan Deviation with Actual
DDSN spending plan budget	\$ 938,535,153	\$ 78,384,831	\$ 153,849,763	\$ 232,234,594	\$ 706,300,559	REASONABLE
Percent of total spending plan remaining	100.00%	8.35%	16.39%	24.74%	75.26%	
% of FY Remaining					75.00%	
Difference % - over (under) budgeted expenditures					-0.26%	

* In September 2022, providers billed & paid by SCDHHS an estimate of \$153.8 million in services (waiver services + state plan services).

Methodology & Report Owner: DDSN Budget Division