

IMPACT STUDY
of a
Proposed Wireless Telecommunications Facility
for
SCI Towers, LLC
SCI Site Name: Sanford

Proposed to be Located on a Portion of a 12.70 Acre Vacant Parcel of Land
with Frontage on Colon Road (SR 1415) - Close to 1313 Colon Road
Sanford, North Carolina 28330
Lee County



Prepared For

SCI Towers, LLC
c/o Mr. Jonathan L. Yates, Esq.
Hellman Yates & Tisdale PA
105 Broad Street, Third Floor
Charleston, South Carolina 29401

Prepared By

John C. Palmer, MAI, CCIM, CDA

The Palmer Company, Inc.

COMMERCIAL REAL ESTATE APPRAISERS AND CONSULTANTS

221 S. PLAINS DRIVE
ASHEVILLE, NORTH CAROLINA 28803

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COMMERCIAL REAL ESTATE APPRAISERS AND CONSULTANTS

*221 S. Plains Drive
Asheville, North Carolina 28803*

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May 13, 2020

SCI Towers, LLC
c/o Mr. Mr. Jonathan L. Yates, Esq.
Hellman Yates & Tisdale PA
105 Broad Street, Third Floor
Charleston, South Carolina 29401

Re: Impact Study for a Proposed Wireless Telecommunications Facility for SCI Towers, LLC, SCI Site Name: Sanford, Proposed to be Located on a Portion of a 12.70 Acre Vacant Parcel of Land with Frontage on Colon Road (SR 1415) - Close to 1313 Colon Road, Sanford, Lee County, North Carolina 28330, Lee County PIN#: 9654-02-5305-00
The Palmer Company File #: 20-1519

Dear Mr. Yates:

This is a revised appraisal report of an original appraisal report dated May 11, 2020 which corrects certain descriptions discovered after the original report was submitted. This revised appraisal report is intended to replace the original report, rendering the previous report null and void. Please return or destroy the previous report.

At your request, I examined and analyzed the site of the proposed Wireless Telecommunications Facility for SCI Towers, LLC (SCI Site Name: Sanford) and surrounding area of the for the purpose of determining the impact, if any, of the proposed wireless telecommunications facility on the abutting property as it pertains to a Special Use Permit Application for a New Telecommunications Tower, Sanford/ Lee County Planning and Development.

The Client is identified as Mr. Jonathan L. Yates, Esq., Hellman Yates & Tisdale, PA, as legal counsel to SCI Towers, LLC. The depth of discussion contained in this Impact Study and Opinion is specific to the needs of the client. The information included in this report is believed to be sufficient for the purpose of this opinion.

The Intended Use of this Impact Study is to assist the client in counseling SCI Towers, LLC, in efforts to obtain a Special Use Permit for a Proposed New Telecommunications Tower (SCI Site Name: Sanford) as it pertains to Lee-Sanford Wireless Telecommunication Facilities (WTF) Ordinance as adopted under the authority and provisions of the Wireless Telecommunication Facilities, North Carolina General Statutes 153A, Article 18, Part 3B. This analysis and report are not intended for any other use.

The Purpose of this Impact Study is to develop an opinion of the impact (if any) of the proposed wireless telecommunications facility (WTF) on the value of adjoining or abutting property as described in the Sanford/ Lee County Planning & Development Special Use Permit Application.

The Intended Users of this Impact Study are SCI Towers, LLC, Mr. Jonathan L. Yates, Esq., Hellman Yates & Tisdale, PA, as legal counsel for SCI Towers, LLC, and the Lee County Board of Adjustment. This Impact Study and the conclusions set forth are intended for exclusive use of the Client and Intended Users and use of this report by others is not intended by the appraiser. The appraiser is not responsible for unauthorized use of this opinion and its conclusions by any other parties.

This Impact Study is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state and federal rules and regulations. This Impact Study is not an appraisal as it does not report a value of any property; however, the study employs appraisal methodology to reach a conclusion of the impact of the

proposed wireless telecommunications facility on surrounding property values. The conclusions of this Impact Study are supported by the data and reasoning set forth herein and contained in my work file and includes presentation of area data, site data, market data, and discussions of the analyses and conclusions. Supporting documentation and analyses are contained in my work file.

The Scope of Work of this assignment did not include an on-site visit to the proposed subject property site. Information and data about the site, the proposed development, specific improvement information, and surrounding area were obtained from the client, tower owner/ representatives, public records, internet sources, and my own data files. An Extraordinary Assumption is made that all of the supplied information and county public information used is accurate and true.

I made a number of independent investigations as part of this opinion, study, and analysis. Local demographic information was obtained to determine and illustrate the character of the local area. Research into the immediate and larger surrounding neighborhood was made in order to determine local trends and development patterns. Information and records specific to the proposed site location was obtained from the Lee County Tax Administration web site, Lee County Interactive Mapping Department and GIS, the Lee County Register of Deeds Office/ Online, information from the Sanford/ Lee County Planning and Development Office, and various internet sources. Information specific to the proposed facility was provided by client, including certain plat and design data.

Research of the local area and market information obtained were adequate to develop an indication of the impact, or lack thereof, of telecommunications facilities on the nature and character of the immediate area. This study has been prepared as part of the scope of work relative to communication of the data used in developing an opinion of the impact of the proposed telecommunications facility. My research included a study of the adjoining and nearby properties, I gathered data, and conducted investigations and analyses necessary to form a valid opinion as to the impact of the facility on adjoining properties. Research of towers in the area is derived from client supplied information and maps, Antennasearch.com, cellreception.com, and other internet sources.

A Hypothetical Condition that the proposed wireless telecommunications facility was in place on the proposed site as of the date of this Impact Study was necessary. In addition, Extraordinary Assumptions were also needed in the development of this study and analysis and are further described in the Attachments to this Study. Additionally, this study and analysis is subject to the General Assumptions and Limiting Conditions also contained in the Attachments to this study. Your acceptance of this study and opinion constitutes an agreement with these conditions and assumptions.

The proposed wireless communications facility (WTF) is to be located on a portion of larger, approximately 12.70 acre, heavily wooded, parcel of land owned by Grayson N. Rosser. The proposed site is located in the Town of Sanford, North Carolina, on a parcel commonly known as at 1313 Colon Rd Sanford, North Carolina. The Lee County Tax Assessor identifies the subject parcel as PIN#: 9654-02-5305-00. Supplied information and the Lee County GIS shows the subject property is zoned RR - Restricted Residential District. In addition, the subject property is subject to the Sanford/Lee County Land Use Plan (Plan SanLee), which designates this area as "Mixed Use Activity Center". Information regarding this land use designation has been included as attachment to this study. A map showing the adjacent parcels zonings is contained in the Attachments to this study.

The proposed site is located approximately 0.70 miles north of US Hwy 421 Bypass, approximately 1.83 miles northeast of the intersection of US Hwy 421 Bypass and US Hwy 1/501, and approximately 2.71 miles north of the City of Sanford.

According to client supplied plans and specifications, the proposed wireless telecommunications facility (WTF) includes a 195' steel monopole (199' overall height with lightning rod) type tower, associated ground equipment, shrubbery buffer zone, and associated infrastructure, enclosed within an 50' x 50' x 7' chain link fence with a 12.0' access drive gate, all topped with three strand barbed wire. The proposed wireless telecommunications facility and all of the proposed easements will be located entirely within a 100' x 100' leased area on the subject property. The wireless telecommunications facility (WTF) will be accessed by a proposed 12' wide drive access drive within a proposed 30' wide Access and Utility Easement off of Colon Road, an asphalt paved two road. There is a proposed 50' long paved driveway entrance at Colon Road. The proposed wireless telecommunications facility will comply with Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) rules concerning construction requirements, safety standards, interference protection, power and height limitations, and radio frequency standards. SCI Towers LLC has been approved by Sanford-Lee Regional Airport Authority and has FAA approval. According to information provided by the client, the FAA will not require the tower to be illuminated. The supplied proposed Plans and Specifications are included in the Attachments to this study.

The adjoining properties include a small mobile home park and an older single family dwelling to the north, three older single family residential dwellings and a vacant lot to the east, a single family residential dwelling and accessory buildings (the same owner as the subject property parcel) and land parcel with accessory buildings to the south, and a Seaboard Coastline Railroad Line runs along the western property line. Surrounding property uses include the Sanford Municipal Golf Course to the west across the Seaboard Coastline Railroad Line and Turner's Chapel Church to the northeast.

According to supplied information, there is an 80'+ tree height canopy surrounding the proposed site on all sides, there is no ground level line of site to the proposed facility, and the proposed site is approximately 250' west from Colon Road. The site plan indicates adjoining land uses near the proposed site are greater than 230' feet from the proposed facility. The surrounding land uses, location, and siting are contributing factors in the development of a conclusion regarding the potential impact of the proposed cell tower.

The appraiser used information supplied by the client and/or client's representatives in this opinion and analyses. The appraiser relied on certain representations and the accuracy of supplied information in the development of opinions contained in this report. The appraiser does not warrant or guarantee the accuracy of the information supplied by the client or their representatives. Should that information be inaccurate, it may have a substantial impact on the valuations contained herein.

The appraiser determined the level of analysis designed to meet the needs of the client and to be consistent with the scope of work to be performed by the appraiser. Consideration has been given to the level of risk associated with the subject type, the current and anticipated market conditions, and the intended use of the conclusions contained in this opinion. The appraiser analyzed the general market area and neighborhood with focus on the social, economic, governmental, and environmental forces that affect property values.

My opinions and conclusions are based on the scope of work described in this study and qualified by the definitions, assumptions, limiting conditions, and certifications set forth in this study.

As of this date, COVID-19 has been declared a pandemic with a national state of emergency in place. The pandemic has created substantial turmoil in various financial markets and due to the developing situation, it is difficult to determine the future impact of COVID-19 on local commercial and residential real estate markets. The conclusions and opinions contained in this study are based on findings of an analysis of market data available to the appraiser at the time of the assignment.

Based on the data and analyses developed for this Impact Study, in my professional judgment, as of May 11, 2020, the effective date of this Impact Study, subject to all Hypothetical Conditions and Extraordinary Assumptions and conditions in the Assumptions and Limiting Conditions attachment, the proposed wireless telecommunication facility as described herein, **would not have a negative influence on value of adjoining or abutting property.**

This letter must remain attached to the impact study, which contains 39 pages plus related exhibits, in order for the value opinion to be valid.

It was a pleasure preparing this impact study for you. Please do not hesitate to contact me if I may be of further assistance in the interpretation and application of the findings and opinions.

Respectfully submitted,
The Palmer Company, Inc.



John C. Palmer, MAI, CCIM, CDA
North Carolina State Certified General Real Estate Appraiser – License #A5928
North Carolina Department of Transportation (NCDOT) - Approved General Appraiser
North Carolina RE Broker – License #198326
South Carolina State Certified General Appraiser – License #6808
South Carolina Department of Transportation (SCDOT) - Approved General Appraiser
Virginia State Certified General Real Estate Appraiser – License #4001017039
Virginia Department of Transportation (VDOT) - Senior Appraiser



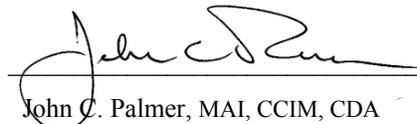
Certification Statement

I certify that, to the best of my knowledge and belief:

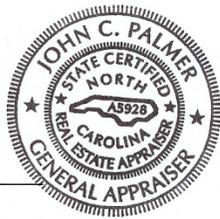
- The statements of fact contained in this opinion are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or contemplated future interest in the Property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no services, as appraisers or in any other capacity, regarding the Property that is the subject of this opinion within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the Property that is the subject of this opinion or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this opinion has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I, John C. Palmer, did not made a personal inspection of the Property that is the subject of this opinion.
- No one provided significant appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with 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.
- As of the date of this report, I (John C. Palmer) have completed the continuing education program for Designated Members of the Appraisal Institute.

May 13, 2020

Date of Opinion/Certification



John C. Palmer, MAI, CCIM, CDA
North Carolina State Certified General Real Estate Appraiser – License #A5928
NCDOT Approved General Appraiser
North Carolina RE Broker – License #198326
South Carolina State Certified General Appraiser – License #6808
SCDOT Approved General Appraiser
Virginia State Certified General Real Estate Appraiser – License #4001017039
Virginia Department of Transportation (VDOT) - Senior Appraiser



Attachment A: Hypothetical Conditions and Extraordinary Assumption

Hypothetical Conditions and Extraordinary Assumptions

A **Hypothetical Condition** is defined as “A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”¹ A hypothetical condition may be used in an assignment **only if**:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- Determine the scope of work necessary to produce creditable assignment results in accordance with the Scope of Work Rule.

(USPAP, 2020 - 2021 ed., Standards Rule 1-2 (g and h), pages 17-18).

This Impact Study is subject to the following *Hypothetical Conditions*:

1. That the proposed wireless telecommunications facility as represented to the appraiser was in place on the proposed site as of the effective date of this Study and Opinion.

The use of this Hypothetical Conditions might have affected the assignment results.

This Impact Study is subject to the following *Extraordinary Assumptions*:

1. That all of the information supplied to the appraiser is accurate and true as represented to the appraiser as of the effective date of this opinion and analysis.
2. That the proposed wireless communications facility is completed according to the plans and specifications supplied to the appraiser.
3. That the proposed improvements as described within this report will be compliant with the appropriate governmental ordinances including but not necessarily limited to zoning, setbacks, landscaping, access and other items outside my field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within the respective fields.

The use of these Extraordinary Assumptions might have affected the assignment results.

The appraiser believes that the use of the above Conditions and Assumptions will result in a credible analysis for purposes of this Impact Study. Your acceptance of this Impact Study and analysis constitutes an agreement with these conditions and assumptions. Should any of the Hypothetical Conditions, Extraordinary Assumptions, or General Assumptions and Limiting Conditions prove to be inaccurate, or if there is any deviation from any of these conditions, it may have a substantial effect on the valuation estimates herein.

¹ *Uniform Standards of Professional Appraisal Practice*, 2020-2021 Ed., p. 4

Attachment B: Proposed Site County Tax Card

5/11/2020

Lee County Tax Administration

PARID: 965402530500
ROSSER, GRAYSON NEIL

0 COLON RD VACANT

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:
- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
- Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN: 965402530500 /
Tax Year: 2021
Tax Jurisdiction: FNV : NORTHVIEW FIRE DISTRICT
Neighborhood: 968 : NORTHEAST LEE

Valuation

Appraised Land: 45,500
Appraised Building: 3,100
Appraised Total: 48,600
Defered: 0
Exempts/Excluded: 0
Assessed Real: 48,600
Total Assessed: 48,600

Owner

Account Number: 129380
Name: ROSSER, GRAYSON NEIL
Name 2:
Own %: 100
Mailing Address: 1313 COLON RD
SANFORD NC 27330

Linked Sale [1152/605](#)

Legal

Physical Address: 0 COLON RD
Legal Description 1: 0 COLON RD
Plat Cabinet/Slide: /

Description

NBHD Code / Name: 968 : NORTHEAST LEE
Class: R1 : RESIDENTIAL
Land Use: 101 : RESIDENTIAL
Zoning: RR
Living Units:
Deeded Acres: 12.64
Calculated Acres: 12.64

Field Notes

Note:	Number:
MERGED 9654025706 & 9654036133	2
BOER2013 NO CHANGE	1

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
15-OCT-08	1152	605	NW - NONWARRANTY DEED	0	M

<https://taxaccess.leecountync.gov/PT/Datalets/PrintDatalet.aspx?pin=965402530500&gsp=PROFILEALL&taxyear=2021&jur=000&ownseq=0&card=1...> 1/2

5/11/2020

Lee County Tax Administration

15-OCT-08	1152	602	GW - GENERAL WARRANTY	500	D
24-FEB-00	696	328	GW - GENERAL WARRANTY	0	8
09-MAR-94	527	649	-	32,000	8

PIN Map - Lee County GIS



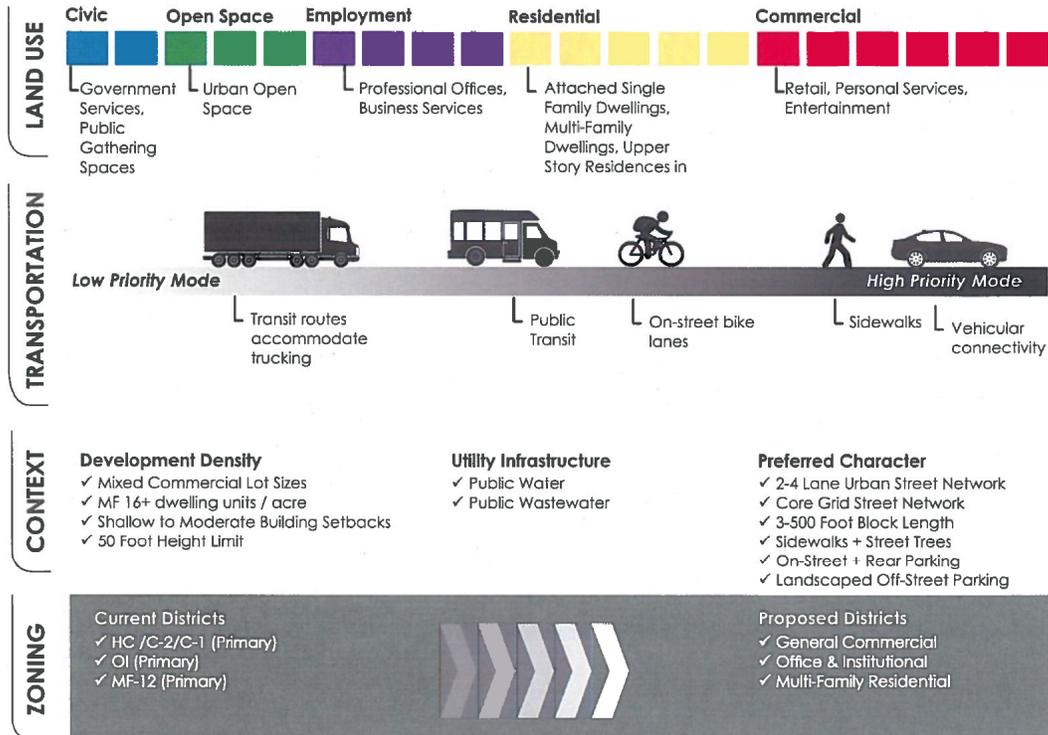
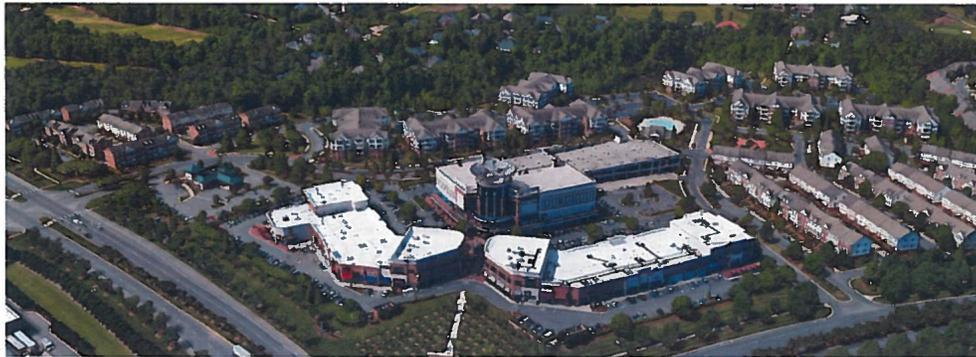
Attachment C: Sanford/Lee County Land Use Plan – Mixed Use Activity Center Information



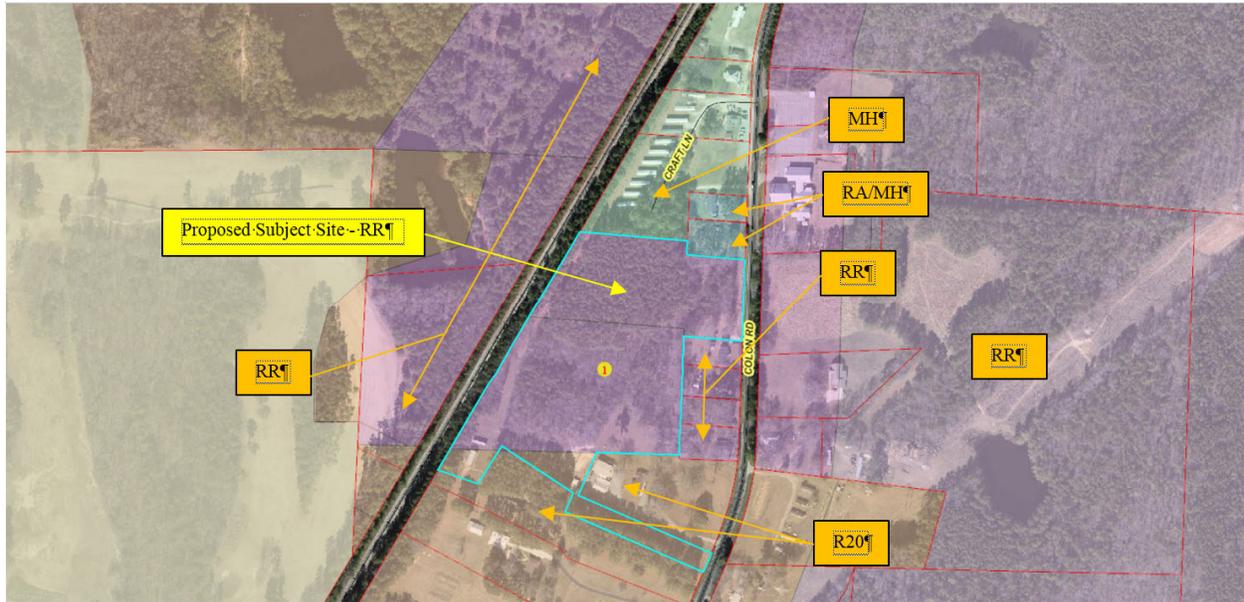
MIXED USE ACTIVITY CENTER

- ✓ Facilitate development of large scale integrated mix of uses
- ✓ Single master-planned unit, but contextually integrated into surrounding development pattern including strong mobility linkages
- ✓ Within close proximity to highway interchanges and major arterials

Local Example - US 1 / Spring Lane Interchange Area in Sanford



Attachment D: Adjacent Property Zoning Map



ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special airframe required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard prescriptive design vs annual energy cost for the proposed design.

ENERGY SUMMARY

Existing building envelope complies with code: Yes No (number of this section is not applicable)

Climate Zone: 3A 4A 5A

Method of Compliance: Energy Prescriptive Prescriptive

THERMAL ENVELOPE (Prescriptive)

Roofing/ceiling Assembly (each assembly):
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Sky/lights in each assembly: _____
 U-Value of sky/light: _____
 total square footage of sky/lights in each assembly: _____

Exterior Walk (each assembly):
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Operating (windows or doors with glazing): _____
 U-Value of assembly: _____
 Sky/lights in each assembly: _____
 Door R-Values: _____

Walk below grade (each assembly):
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____

Floors over unconditioned space (each assembly):
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____

Floors slab on grade:
 Description of assembly: _____
 U-Value of total assembly: _____
 R-Value of insulation: _____
 Horizontal/vertical requirement: _____
 slab located: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_s) _____
 Seismic (I_s) _____

Live Loads: Roof _____ psf
 Mezzanine _____ psf
 Floor _____ psf

Ground Snow Load: _____ psf
 Base Wind Speed _____ mph
 Exposure Category _____

SEISMIC DESIGN CATEGORY:
 Provide the following Seismic Design Risk Category (Table 16.5-1):
 Risk Category (Table 16.5-1) _____
 Spectral Response Acceleration Coefficient (S_s) _____
 Site Classification (ASCE 7.9.1) _____
 Data Source: _____

Basic structural system: _____
 Moment Resisting Frame
 Building Frame
 Simplified
 Dual w/Intermediate R/C or Special Steel
 Inverted Pentadrum
 Dynamic

Analysis Procedure: Architectural, Mechanical, Components anchored? Yes No

LATERAL DESIGN CONTROL: Earthquake Wind

SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) _____ psf
 Presumptive Bearing Capacity _____ psf
 Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

2018 NC Administrative Code and Policies

PLANS PREPARED FOR:
SCI SITE NAME:
SANFORD
 1344 COLON RD
 (991) ADDRESS TO BE DETERMINED
 SANFORD, NC 27330
 (LEE COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 861-6351
 www.tepgroup.net
 N.C. LICENSE # C-1794

ZONING REVIEW

REVISIONS:

REV	DATE	ISSUED FOR
3	11/05/20	DC/MD
2	11/04/20	DC/MD
1	10/29/20	DC/MD
0	10/09/20	DC/MD

DRAWN BY: [] CHECKED BY: []

APPENDIX B

REVISIONS:

SHEET NUMBER: **T-5** REVISION: **3**

TEP # 2392261

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: _____
summer dry bulb: _____

Interior design conditions
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing, Conditioning System
Utility: _____
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler: _____
Size category: If oversized, state reason: _____
Chiller: _____
Size category: If oversized, state reason: _____

List equipment efficiencies: _____

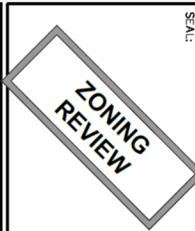
2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code Prescriptive
ASHRAE 90.1 Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture: _____
number of lamps in fixture: _____
ballast type used in fixture: _____
number of ballasts: _____
total wattage per fixture: _____
total interior wattage: _____
total exterior wattage: _____
total wattage allowed (whole building or space by space): _____

Additional Efficiency Packages (When using the 2018 NCECC, not required for ASHRAE 90.1)
 C406.2 More Efficient HVAC Equipment Performance
 C406.3 Reduced Lighting Power Density
 C406.4 Enhanced Digital Lighting Controls
 C406.5 Demand Controlled Ventilation
 C406.6 Dedicated Outdoor Air System
 C406.7 Reduced Energy Use in Service Water Heating



PLANS PREPARED FOR:
SCI TOWERS SANFORD
1344 COLON RD
SANFORD, NC 27330
(LEE COUNTY)

PROJECT INFORMATION:
SCI SITE NAME: SANFORD

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 IRVON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 881-6351
www.tegroup.net
N.C. LICENSE #C-1794

SHEET NUMBER: **T-6**
REV # 239221

REVISION: **3**

APPENDIX B

2018 NC Administrative Code and Policies

2018 NC Administrative Code and Policies

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SCI OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL WORKERS HAVE SUFFICIENT EXPERIENCE AND ABILITY TO KNOWLEDGEABLY PERFORM THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF NORTH CAROLINA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009 AND CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, 2018 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, AND TO THE SPECIFICATIONS, THE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD OR THE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK. ON THIS PROJECT THE CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN ORDER TO FIELD VERIFY DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK AND THE OWNER'S ENGINEER, THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, REQUIREMENTS AND PROCEDURES OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH SUFFICIENT EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLETES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID THE CONTRACTOR IN ORDERING AND DELIVERING MATERIALS TO THE PROJECT SITE.
13. ALL REPORTS THAT MUST BE OBTAINED BY ALL OPERATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (OR Y SCRAPY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS UNDERLIE THIS MATERIAL AND APPROVED MATERIALS. ALL SUBGRADERS SHALL BE PROTECTED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTACT WITH THE OWNER'S PROJECT MANAGER AND THE ENGINEER'S OFFICE FOR ANY CHANGES TO THE PLANS.

GENERAL NOTES

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT.
2. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (NC ONE-CALL 1-800-652-4499).
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PLANS PREPARED FOR:

SCI
TOWERS
(888) 318-2803

PROJECT INFORMATION:

SCI SITE NAME:
SANFORD

1344 COLON RD.
(SANFORD)
(911) 409-1111
SANFORD, NC 27330
(LEE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3300
OFFICE: (919) 861-4361
www.towereng.com

N.C. LICENSE # C-1794

SCALE:

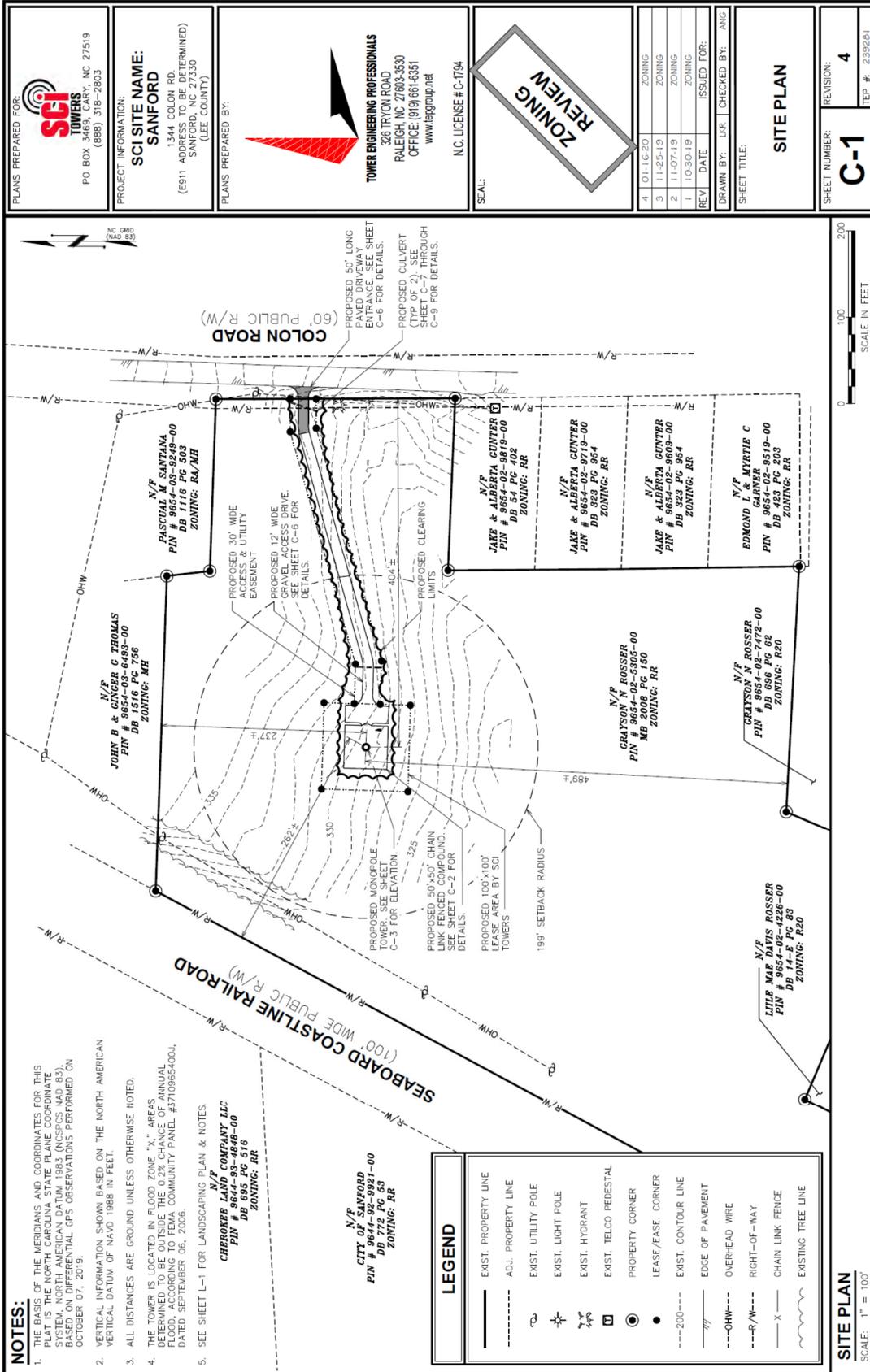
ZONING REVIEW

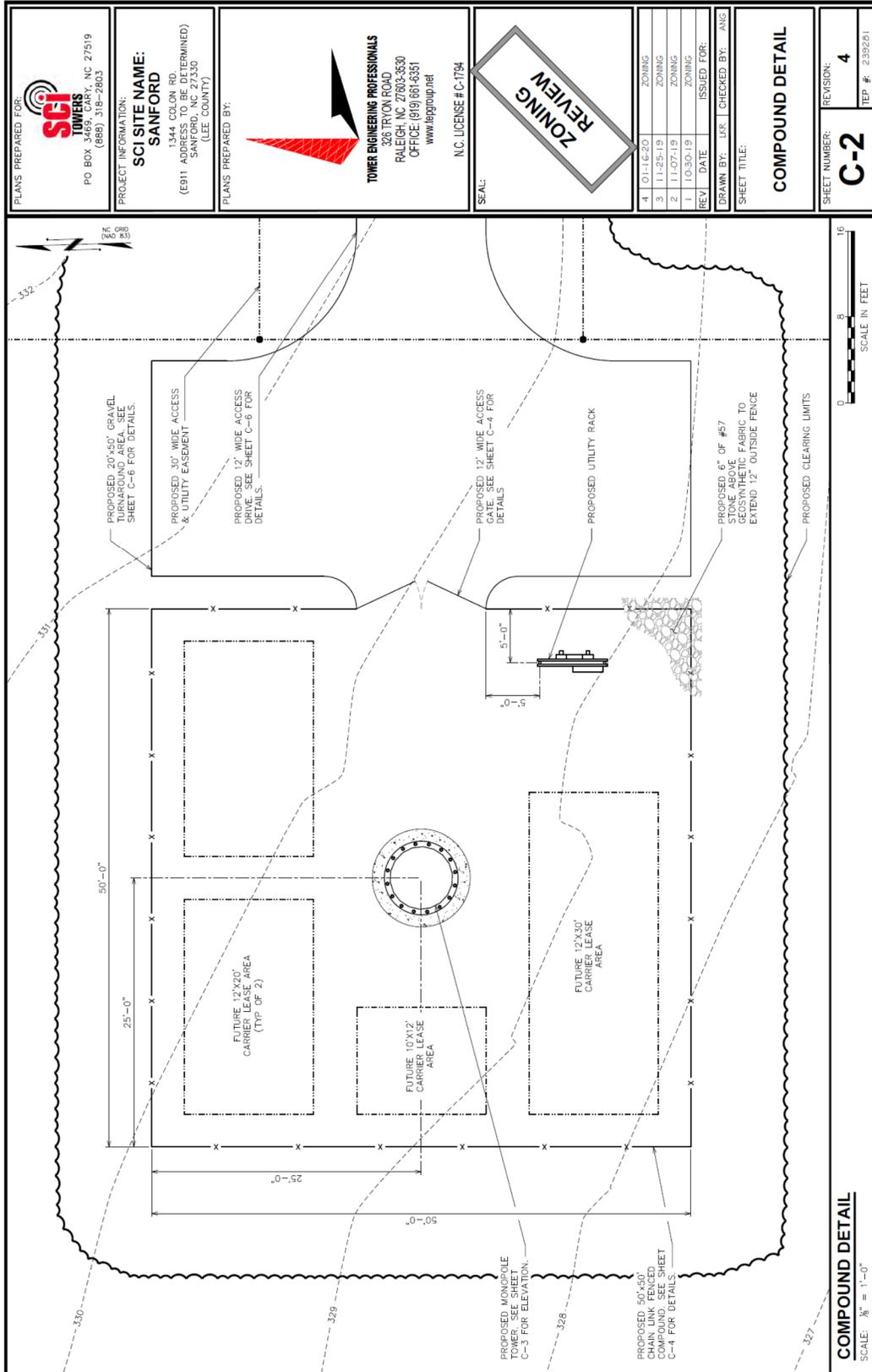
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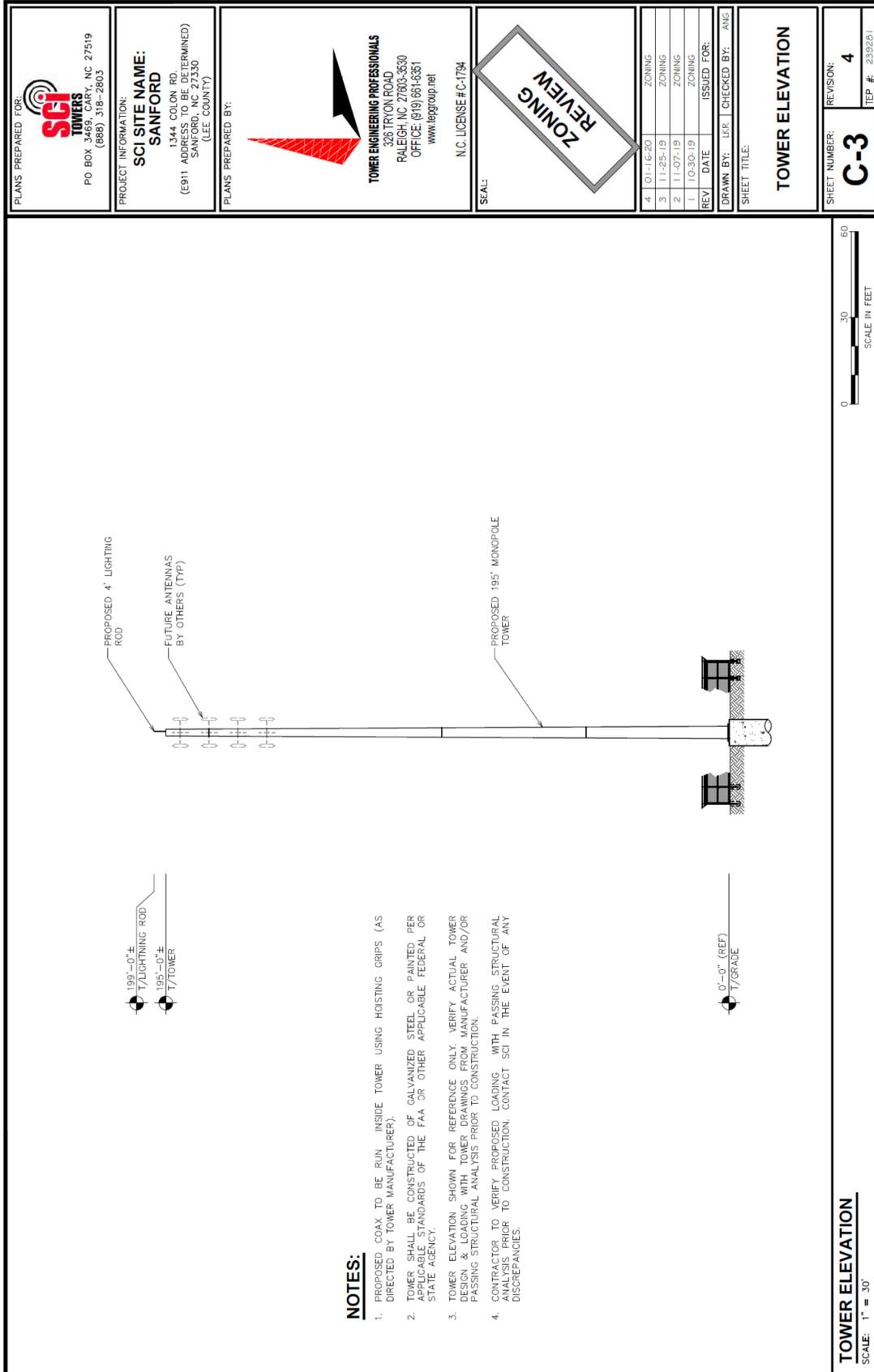
DRAWN BY: [] CHECKED BY: []

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: N-1	REVISION: 3
TEP # 239261	







NOTES:

1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER ELEVATION & DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT SCI IN THE EVENT OF ANY DISCREPANCIES.

PLANS PREPARED FOR:
SCI TOWERS LLC
 PO BOX 3446
 SANFORD, NC 27519
 (888) 318-2803

PROJECT INFORMATION:
**SCI SITE NAME:
 SANFORD**
 1344 COLON RD.
 (E911 ADDRESS TO BE DETERMINED)
 SANFORD, NC 27330
 (LEE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 861-6361
 www.tepgroup.net
 N.C. LICENSE # C-1734

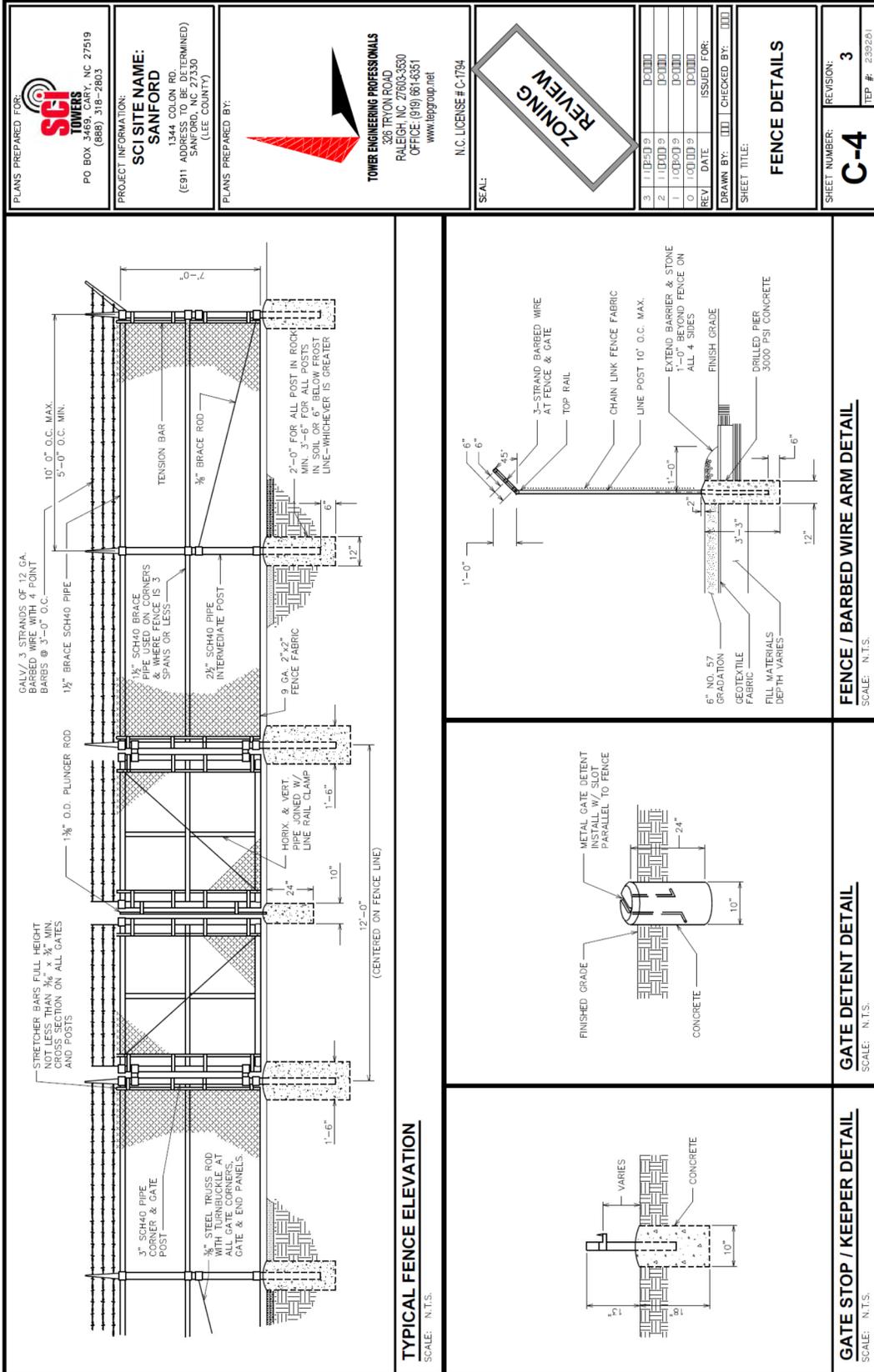
SEAL:


REV	DATE	ISSUED FOR:
4	01-16-20	ZONING
3	11-25-19	ZONING
2	11-07-19	ZONING
1	10-30-19	ZONING

DRAWN BY: UKK CHECKED BY: ANG
 SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **C-3**
 REVISION: **4**
 TEP #: 239201

TOWER ELEVATION
 SCALE: 1" = 30'



PLANS PREPARED FOR:
SCI TOWERS
PO BOX 3469, CARY, NC 27519
(888) 318-2803

PROJECT INFORMATION:
**SCISITE NAME:
SANFORD**
1344 COLON RD.
SANFORD, NC 27330
(LEE COUNTY)
(E911 ADDRESS TO BE DETERMINED)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3630
OFFICE: (919) 661-8351
www.tepgroup.net
N.C. LICENSE # C-1794

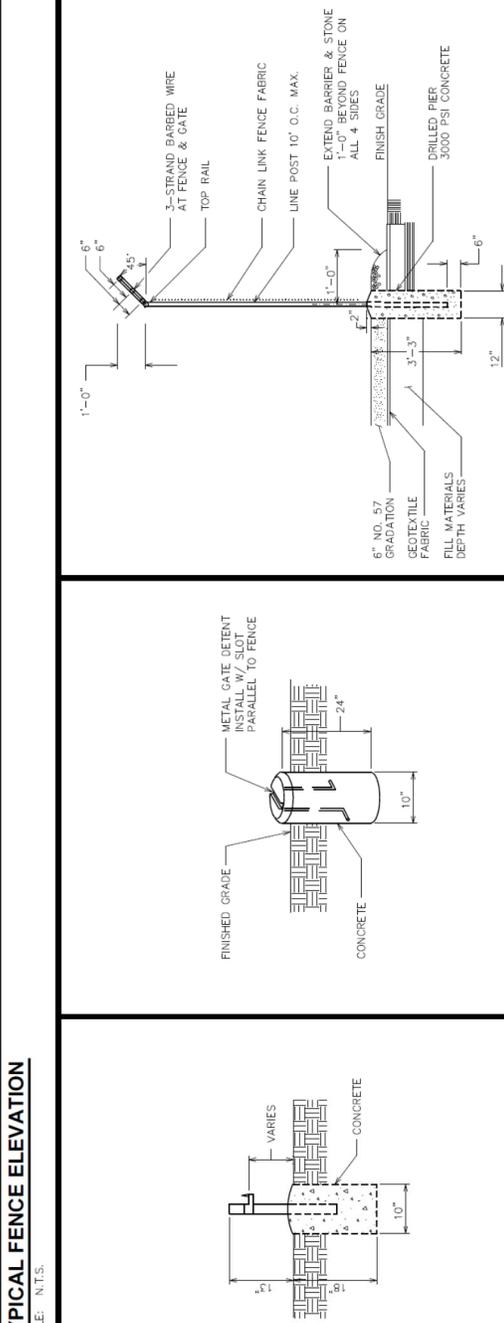
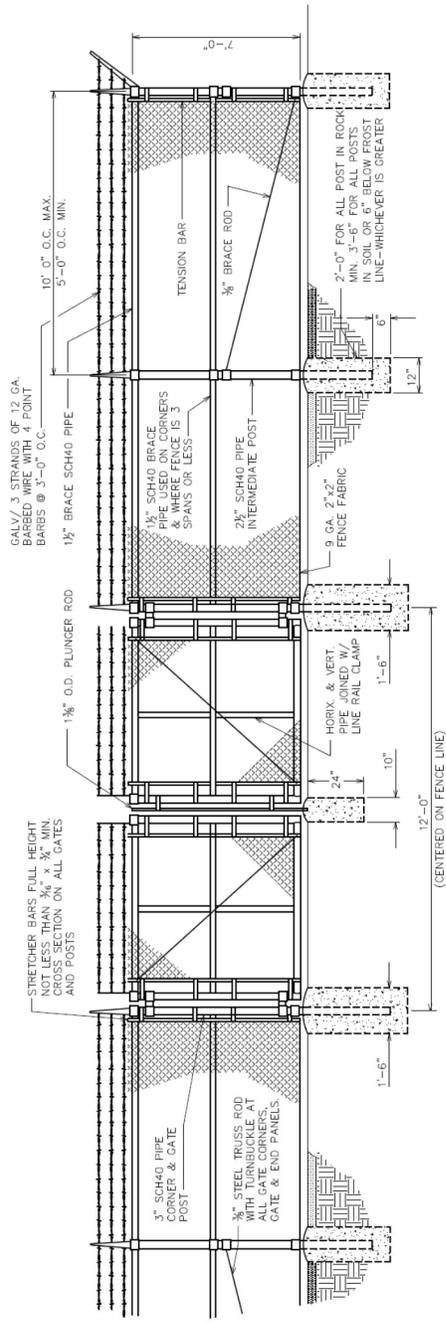
SCALE:
ZONING REVIEW

3	11/01/09	DC/000
2	11/01/09	DC/000
1	10/06/09	DC/000
0	10/01/09	DC/000

REV. DATE ISSUED FOR:
DRAWN BY: [] CHECKED BY: []

SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
C-4
REVISION: **3**
TEP # 239291



- NOTES:**
1. SIGNS SHALL BE MADE OF ALUMINUM WITH 1/4" HOLES 1/2" FROM EACH CORNER TO HANG SIGNS ON FENCE
 2. SIGNS SHALL BE INSTALLED AS FOLLOWS:
GATE: SCI TOWERS LLC AND FCC TOWER REGISTRATION NUMBER, NO TRESPASSING, RF WARNING SIGN
FENCE FACING ACCESS DRIVE: E911 STREET NUMBER SIGN
 3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISHED GRADE

1 SCI TOWERS LLC AND FCC REGISTRATION SIGN
SIZE: 12" X 24" (0.063" ALUMINUM)
(TO BE MOUNTED ON GATE)

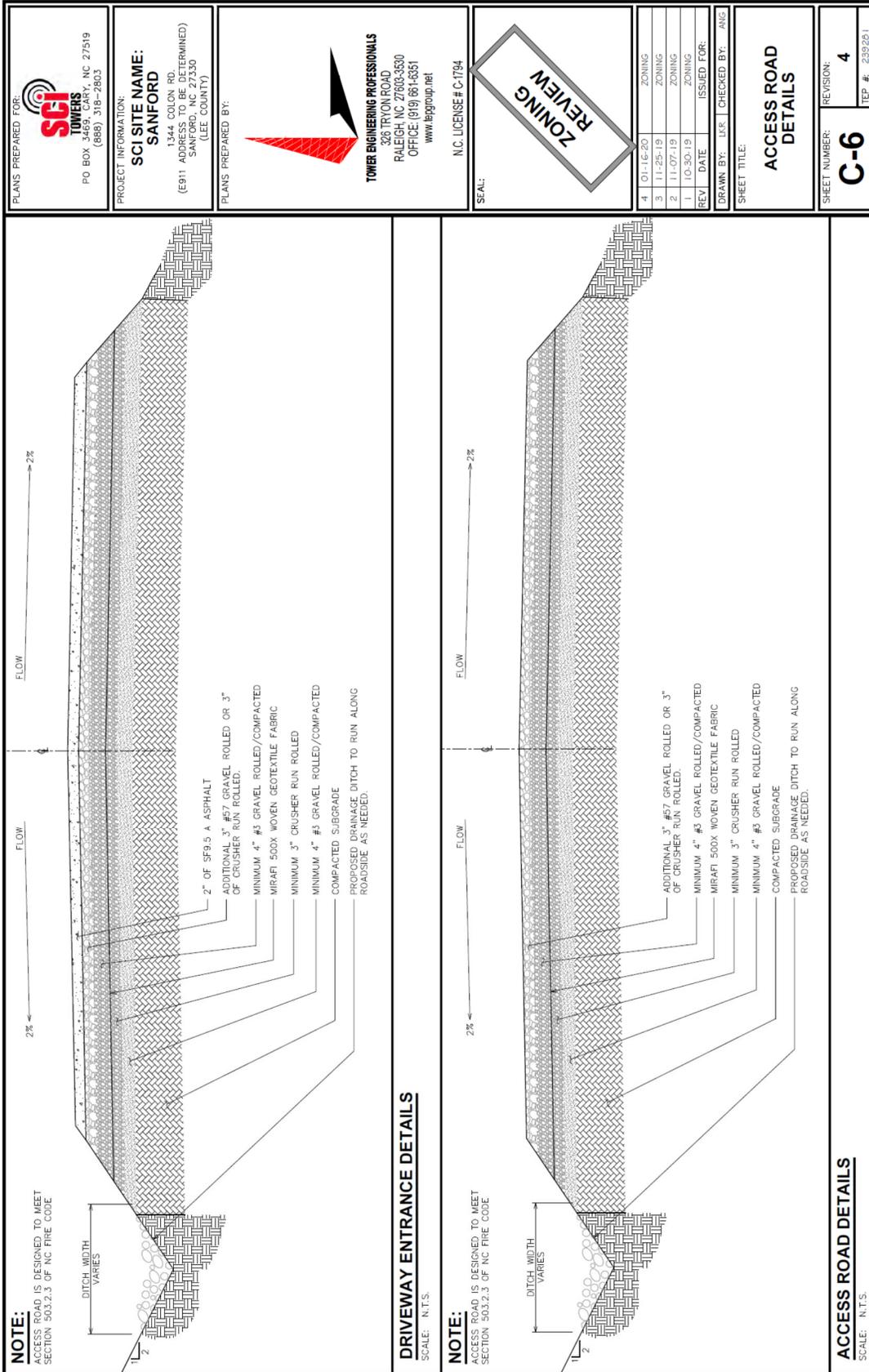
2 NO TRESPASSING SIGN
SIZE: 18" X 24"
(TO BE MOUNTED ON GATE)

3 RF WARNING SIGN
SIZE: 18" X 12" (0.040" ALUMINUM)
(TO BE MOUNTED ON GATE)

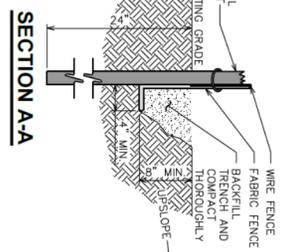
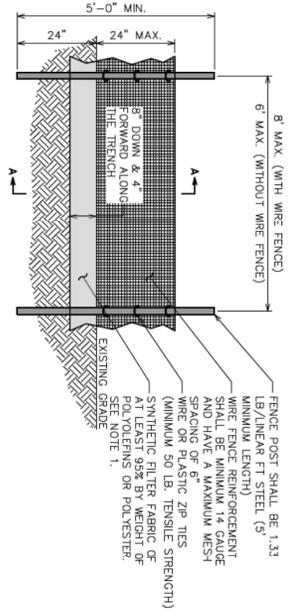
4 E911 STREET #
LETTERS MUST BE A MINIMUM 5" TALL
(TO BE MOUNTED ON THE FENCE FACING THE ACCESS DRIVE)

TYPICAL SIGNS AND SPECIFICATIONS
SCALE: N.T.S.

PLANS PREPARED FOR: SCI TOWERS LLC PO BOX 344 SANFORD, NC 27519 (888) 318-2803	
PROJECT INFORMATION: SCI SITE NAME: SANFORD 1344 COLON RD. (E911 ADDRESS TO BE DETERMINED) SANFORD, NC 27330 (LEE COUNTY)	
PLANS PREPARED BY: TOWER ENGINEERING PROFESSIONALS 328 TRYON ROAD RALEIGH, NC 27603-3530 OFFICE: (919) 881-6351 www.tepgroup.net N.C. LICENSE # C-1794	
SCALE: 	
SHEET NUMBER: C-5	REVISION: 3
SHEET TITLE: SIGNAGE DETAILS	
DRAWN BY: [] CHECKED BY: [] REV. DATE ISSUED FOR:	3 11/25/09 [] 2 11/05/09 [] 1 10/20/09 [] 0 10/01/09 []

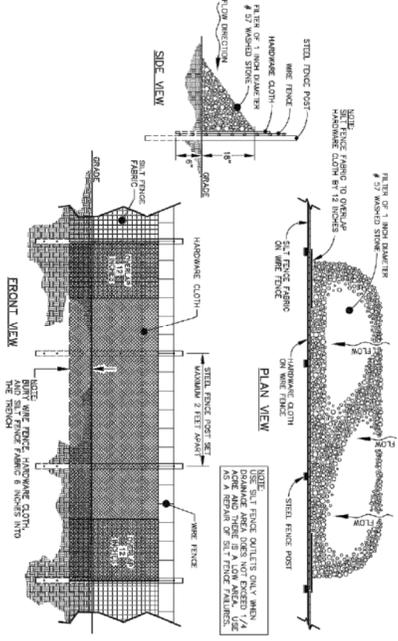


- NOTES:**
1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
 2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
 3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
 4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
 5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
 6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSURABLE SEDIMENT DEPOSITS, BRUSH AND LOGS FROM THE AREA AND REPAIR/STABILIZE THE SITE.



SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:
SCI TOWERS
 P.O. BOX 3469, SANFORD, NC 27319
 (859) 319-2833

PROJECT INFORMATION:
SCI SITE NAME:
SANFORD
 1344 COLON RD.
 ADDRESS TO BE DETERMINED
 SANFORD, NC 27330
 (LEE COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 228 TRYON ROAD
 RALEIGH, NC 27603-3330
 OFFICE: (919) 861-8361
 www.teppgroup.net

SEAL:
 N.C. LICENSE # C-1794

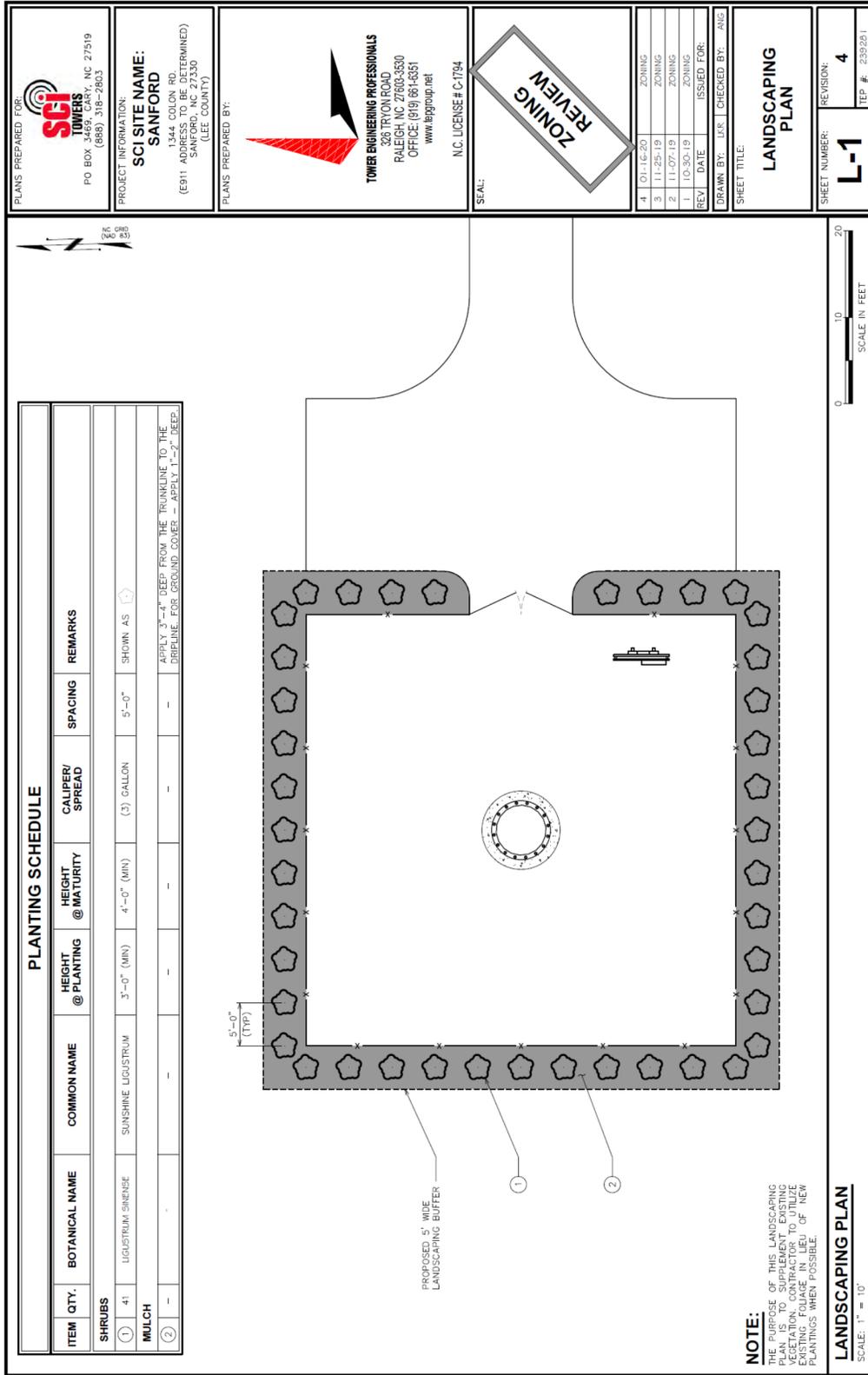
ZONING REVIEW

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2	11/09/09	DC/DM
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REV. DATE ISSUED FOR		
DRAWN BY: [initials] CHECKED BY: [initials]		

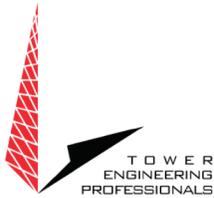
SHEET TITLE:
SILT FENCE DETAILS

SHEET NUMBER:
C-8
 REVISION:
3
 TEP # 239261

<p>PLANS PREPARED FOR:</p> <p>SCI TOWERS PO BOX 3469, CARY, NC 27519 (888) 318-2803</p>	<p>PROJECT INFORMATION:</p> <p>SCI SITE NAME: SANFORD</p> <p>1344 COLON RD. SANFORD, NC 27330 (E911 ADDRESS - UNTERMINED) (LEE COUNTY)</p>	<p>PLANS PREPARED BY:</p> <p>TOWER ENGINEERING PROFESSIONALS 326 TRYON ROAD RALEIGH, NC 27603-3830 OFFICE (919) 661-6351 www.tegroup.net</p> <p>NC LICENSE # C-1794</p>	<p>SEAL:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>ISSUED FOR:</th> </tr> <tr> <td>4</td> <td>01-16-20</td> <td>ZONING</td> </tr> <tr> <td>3</td> <td>11-25-19</td> <td>ZONING</td> </tr> <tr> <td>2</td> <td>11-07-19</td> <td>ZONING</td> </tr> <tr> <td>1</td> <td>10-30-19</td> <td>ZONING</td> </tr> </table> <p>DRAWN BY: LXR CHECKED BY: ANG</p>	REV	DATE	ISSUED FOR:	4	01-16-20	ZONING	3	11-25-19	ZONING	2	11-07-19	ZONING	1	10-30-19	ZONING	<p>SHEET TITLE:</p> <p>CULVERT & DISSIPATOR PAD DETAILS</p> <p>SHEET NUMBER: C-9</p> <p>REVISION: 4</p> <p>TEP #: 239281</p>			
REV	DATE	ISSUED FOR:																					
4	01-16-20	ZONING																					
3	11-25-19	ZONING																					
2	11-07-19	ZONING																					
1	10-30-19	ZONING																					
<p>2" OF SF9.5 A ASPHALT</p> <p>SEE SHEET C-6 FOR DETAILS</p> <p>BACKFILL (STRUCTURAL FILL)</p> <p>PROPOSED 15"Ø CLASS IV, RCP CULVERT</p> <p>GEOSYNTHETIC FABRIC OR EQUIVALENT</p> <p>BEDDING MATERIAL</p> <p>BACKFILL</p> <p>12" (MIN)</p> <p>6"</p> <p>4"</p> <p>4"</p>	<p>15"Ø CULVERT DETAIL</p> <p>SCALE: N.T.S.</p>	<p>2" OF SF9.5 A ASPHALT</p> <p>SEE SHEET C-6 FOR DETAILS</p> <p>BACKFILL (STRUCTURAL FILL)</p> <p>PROPOSED 12"Ø CMP CULVERT</p> <p>GEOSYNTHETIC FABRIC OR EQUIVALENT</p> <p>BEDDING MATERIAL</p> <p>BACKFILL</p> <p>12" (MIN)</p> <p>6"</p> <p>4"</p> <p>4"</p>	<p>12"Ø CULVERT DETAIL</p> <p>SCALE: N.T.S.</p>	<p>PLAN VIEW</p> <p>PIPE</p> <p>I.D.</p> <p>3 x I.D.</p>	<p>SECTION 'A-A'</p> <p>PIPE</p> <p>L</p> <p>d</p> <p>FILTER FABRIC</p>																		
<p>DISSIPATOR PAD SIZING</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>RIP-RAP APRON NO.</th> <th>CULVERT DIAMETER (IN)</th> <th>WIDTH (FT)</th> <th>LENGTH (FT)</th> <th>DEPTH (IN)</th> <th>D₅₀ (IN)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12</td> <td>4</td> <td>4</td> <td>18</td> <td>6</td> </tr> <tr> <td>2</td> <td>15</td> <td>4</td> <td>4</td> <td>18</td> <td>6</td> </tr> </tbody> </table>		RIP-RAP APRON NO.	CULVERT DIAMETER (IN)	WIDTH (FT)	LENGTH (FT)	DEPTH (IN)	D ₅₀ (IN)	1	12	4	4	18	6	2	15	4	4	18	6	<p>NOTES:</p> <ol style="list-style-type: none"> L = THE LENGTH OF THE RIPRAP APRON. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES). A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION. 		<p>PROPOSED DISSIPATOR PAD DETAILS</p> <p>SCALE: N.T.S.</p>	
RIP-RAP APRON NO.	CULVERT DIAMETER (IN)	WIDTH (FT)	LENGTH (FT)	DEPTH (IN)	D ₅₀ (IN)																		
1	12	4	4	18	6																		
2	15	4	4	18	6																		



Attachment G: Visual Impact Assessment



November 8, 2019

Mr. Dennis Culligan
Program Manager
Site Concepts, Inc.

Dear Mr. Culligan,

Tower Engineering Professionals, Inc. (TEP), on behalf of SCI Towers, has completed a Balloon Test and Visual Impact Assessment for a proposed 225-ft AGL monopole communications tower (229-ft overall with appurtenances) to be located at latitude: N 35° 31' 00.56", longitude: W 79° 09' 57.39" (NAD 83), at 1344 Colon Road, north of City of Sanford in north-central Lee County, North Carolina. On Thursday November 7, 2019, TEP deployed a 10' long x 4'-1" diameter yellow blimp with red fins at 225-ft above ground level (to top of blimp) from approximately 7:45 a.m. to 9:45 a.m. EST. The weather at the time of the blimp flight was partly cloudy, with excellent visibility, and approximately 40 to 60 degrees Fahrenheit with little to no wind.

During the Visual Impact Assessment, TEP noted where the blimp was visible along public roads within a 3-mile radius of the proposed tower location. Additionally, photographs were taken from six (6) locations within the 3-mile radius. Photographs were taken by Ryan Malek of TEP with a Nikon D3200 Digital Camera at a focal lengths ranging from approximately 18mm to 50mm. The blimp was visible from five (5) of the six (6) photograph locations. TEP completed pictorial representations (photo simulations) to simulate the view of the proposed tower utilizing five (5) of the photographs where the blimp was visible.

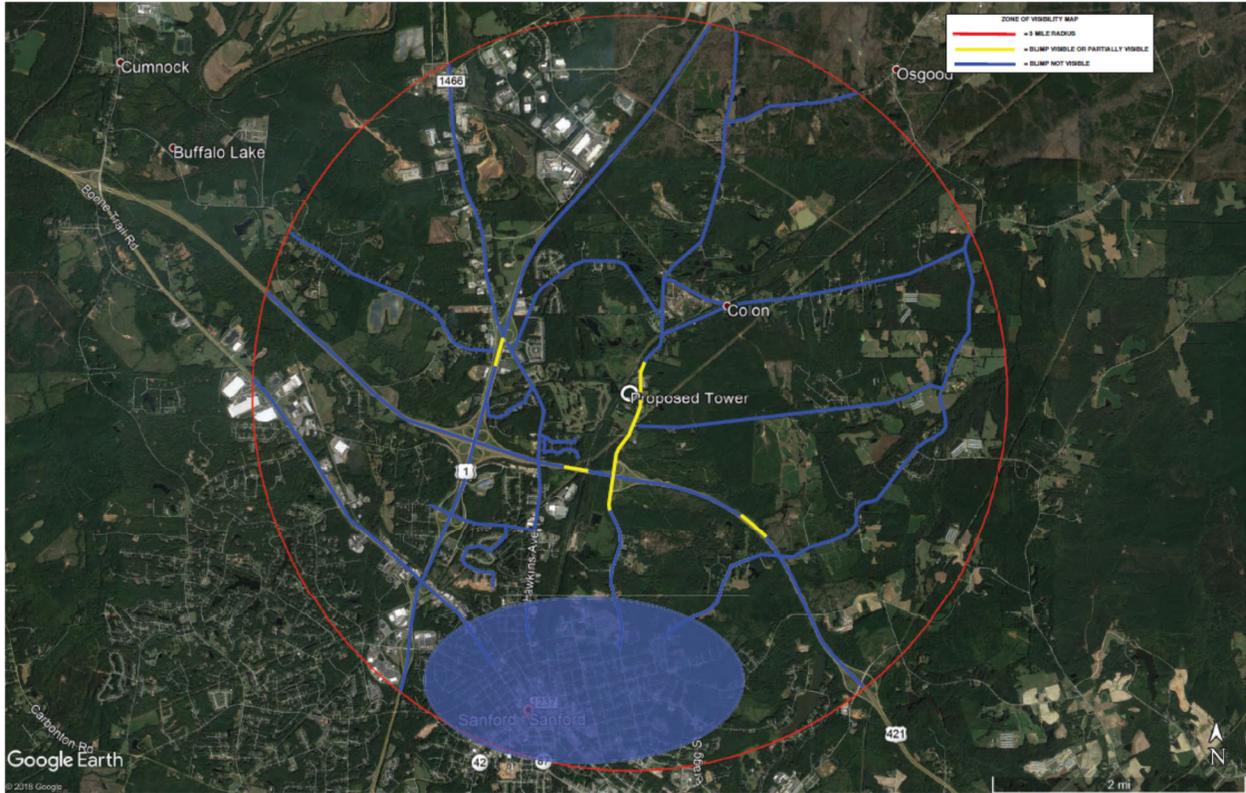
Attached is the Visual Impact Assessment Map overlaid on the Google Earth 9/30/18 Aerial Photograph and photographs from within a 3-mile radius of the proposed tower location, five (5) of which are accompanied by pictorial representations (photo simulations) of the proposed tower. Please don't hesitate to contact me with any questions or concerns regarding this report.

Sincerely,



Ryan A. Malek
Environmental Division Manager
Tower Engineering Professionals, Inc.

326 Tryon Road Raleigh, NC 27603 O) 919.661.6351 F) 919.661.6350
rmalek@tepgroup.net



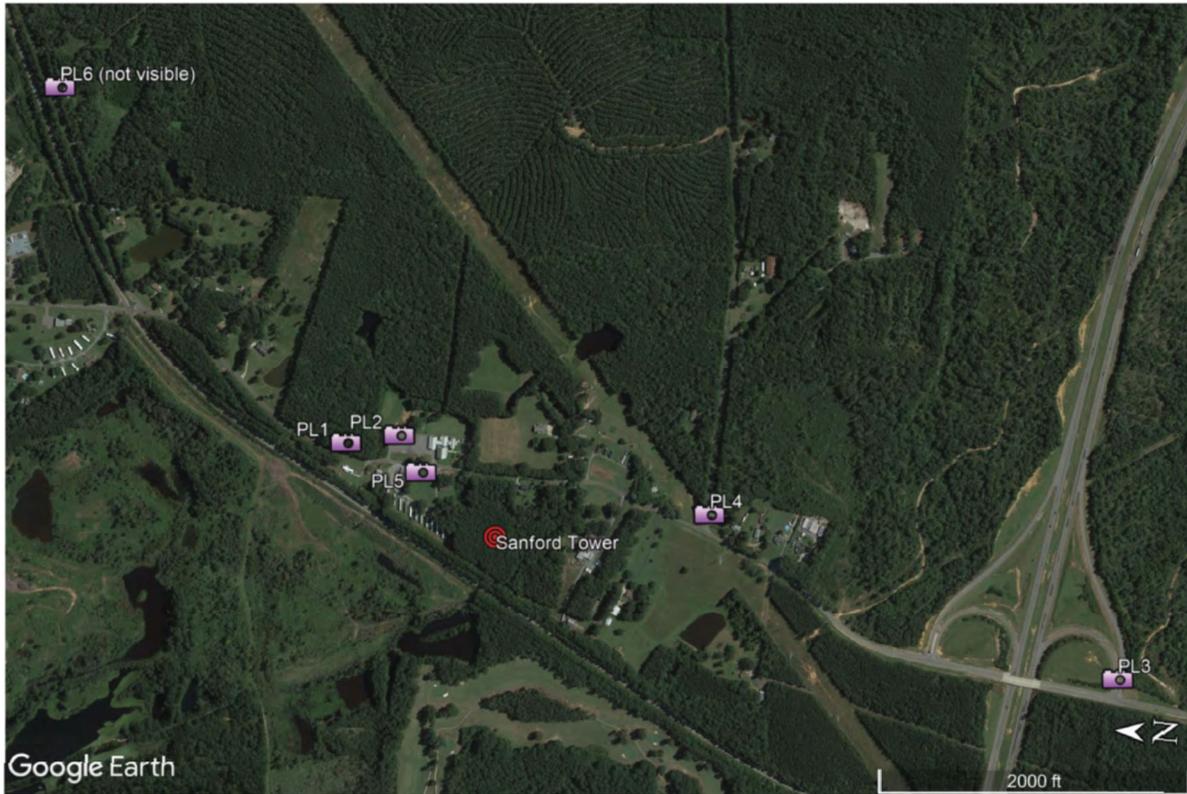


Photo Locations

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #1 - approx. 1,115' NE of site

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #2 - approx. 860' NE of site

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #3 - approx. 4,100' SSW of site

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #4 - approx. 1,350' SSE of site

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #5 - approx. 615° NE of site

Sanford
1344 Colon Road
Sanford, NC 27330



Monopole Tower Simulation
Balloon at 225-ft AGL
Photo #5 - approx. 615° NE of site

Sanford
1344 Colon Road
Sanford, NC 27330

Attachment H: General Assumptions and Limiting Conditions

1. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of all Assumptions and Limiting Conditions; these can only be modified in writing executed by both parties.
2. All necessary licenses, permits, consents, legislative or administrative authority from any local, state or federal government or private entity are assumed to be in place or reasonably obtainable.
3. In the case of improved properties: the subject property is structurally sound and that all electrical, mechanical, and plumbing systems are in good working order.
4. There are no zoning violations, encroachments, easements, or other restrictions that would affect the subject property, unless otherwise stated.
5. All of the subject property is usable as represented to the appraiser.
6. I cannot guarantee that the property is free of encroachments or easements, and recommend further investigation and survey.
7. This appraisal is to be used only for the purpose stated. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed. Possession of this report, whether original or copy, does not carry with it the right of publication.
8. The appraiser's liability extends only to the stated client, not subsequent parties or users.
9. This impact study must be considered and used only as a unit. No part may be used without the whole report, and the report becomes invalid if any part is separated from the whole.
10. The appraiser who signed the impact study prepared all conclusions and opinions, unless otherwise indicated. No one other than the appraiser may make any changes to this report. The appraiser shall have no responsibility if any unauthorized change is made.
11. No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media without written permission from the appraiser.
12. All files, work papers, documents, formulas, etc. developed in connection with this assignment are intellectual property of The Palmer Company, Inc. and cannot be used without the written consent of The Palmer Company, Inc.. Information, estimates, and opinions were verified where possible, but cannot be guaranteed.
13. The appraiser is not required to give testimony in court in connection with this appraisal. If the appraiser is subpoenaed, the client agrees to pay my per diem rate plus expenses.
14. The appraiser may not divulge the material contents, analytical findings or conclusions of the report, or give a copy to anyone other than the client or his/her designee as specified in writing, except as may be required by The Appraisal Institute for ethics enforcement, or by a court of law or other body with the power of subpoena.
15. I have relied on certain representations and accuracy of information supplied by client, owner/owners representatives, and public records to identify the subject property and to develop value opinions. The appraiser does not guarantee the accuracy of the information supplied. The Palmer Company, Inc. does not claim responsibility for any incorrect information that may have been supplied by agencies, organizations, or individuals which may be included in the findings of this report. Should that information be inaccurate, it may have a substantial impact on the enclosed valuations.
16. The appraiser does not assume any responsibility for the accuracy of information furnished by others, including the client, any designees, the borrower (if applicable), or public records. The market data relied on in this report has been confirmed with one or more parties familiar with the transaction, from affidavit or other source deemed reasonable; all are considered appropriate for inclusion to the best of my judgment. An impractical and uneconomic expenditure of time would be required to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. The client should consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property in this report.
17. I have made no survey and assume no responsibility for the accuracy of any survey, plat, sketches, or other maps contained in this report or on record. The surveys, plats, sketches, plans, and/or maps in this report are included to assist the reader in visualizing the property, and are not necessarily to scale. Various photos, if any, are included for the same purpose. All of the above items are provided to assist the client in visualizing the property; no other use of these items is permitted.
18. Appraisals are based on the data available at the time the assignment is completed. I reserve the right to alter or amend this report should any new information become available after the completion of this impact study that may affect the value of the subject property. Any such amendments are at the sole discretion of the appraiser and may involve an additional fee.
19. No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear of all debts, liens, mortgages, encumbrances, or leases of an adverse nature, unless otherwise stated in particular parts of this report. It is further assumed that all real estate taxes and special assessments have been paid in full, unless otherwise noted.
20. No responsibility is assumed for any hidden or unapparent conditions of the property, subsoil, or structure, which would make the property more or less valuable.

21. The appraiser's conclusion of value is based on the assumption that there are no hidden or unapparent conditions that might affect the construction of improvements or any intended use. I recommend due diligence be conducted through the local building department or municipality to investigate the suitability of planned improvements and intended use.
22. Unless otherwise stated, the property is outside of areas where flood hazard insurance is mandatory. Maps prepared by public and private agencies to designate these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation. I assume no responsibility for any costs or consequences due to the need, or lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
23. The appraiser has inquired about, but has not been supplied with, any biological surveys or studies concerning any flora and or fauna that may or may not be on any Federal or State Endangered Species List for the subject property. This situation is beyond the scope of this appraisal, and no responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. For the purposes of this appraisal, it is assumed that no biological conditions exist. If such conditions are discovered, it may have a substantial effect on the value of the property and on the valuation. The appraiser will report any obvious, or even suspected, problems.
24. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property as of the Effective Date of Value Estimate. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser has not made a test of soil or underground water. Identifying site and soil contaminants or environmental issues is beyond the scope of this appraisal and the appraiser's qualifications. The appraiser has no special training, no chemical or engineering background, and no special equipment with which to identify hazardous substances. For these reasons, the appraiser does not assume responsibility for identification of hazardous substances or warrant that the property is free and clear of hazardous substances. Unless otherwise stated, this appraisal assumes the site and property is uncontaminated and unaffected by environmentally hazardous materials. No consideration of existing or proposed regulations of the Environmental Protection Agency, nor any other government agency, has been made by the appraiser. No statement of the subject property's compliance or non-compliance with the regulations or requirements of any government agency has been made, or implied by the appraiser. If there is a question as to whether a problem exists, the client should employ a firm specializing in environmental audits.
25. **AMERICANS WITH DISABILITIES ACT (ADA)** The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of these property to determine whether the property is conforming to 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 the property does/do not comply with one or more of the ADA requirements. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible non-compliance with the requirements of ADA in estimating the value of the property. For purposes of this appraisal, it is assumed any subject improvements comply, or will comply, with all applicable governmental regulations.
26. The subject property is managed efficiently and on the principles of sound management according to methods of adopted by other well-run properties of a similar type and size.
27. The market values contained herein involve analysis of economic and market trends of incomes and expenses, capitalization rates, and discount rates. The value estimates are intended to reflect the current expectations and participations of market participants along with factual data. As such, no responsibility is assumed for unforeseeable events that could alter market conditions prior to the effective date of this impact study. Should such an event occur, I reserve the right to amend this report to reflect the change, invalidating the original value estimates.
28. The scope of work in this appraisal is customized for the intended user(s). This appraisal and report may be inappropriate for other users. Therefore, regardless of the means of possession of this report, this appraisal may not be used or relied on by anyone other than the herein stated intended user. Any parties found in possession of this report who are believed to have obtained it inappropriately can be prosecuted under Federal Statute 18 USCA 2511; and, if misused by breaching its confidential content can be prosecuted under the Gramm-Leach-Bliley Act of 1999. The appraiser, appraiser's firm, and related parties assume no obligation, liability, or accountability for any third party.

Attachment I: Qualifications of the Appraiser

John C. Palmer, MAI, CCIM, CDA – Principal Appraiser

221 S. Plains Drive, Asheville, North Carolina 28803

Phone: 828-280-4520

Fax: 800-344-5971

Email: JPalmer@palmercompanyinc.com

Website: Palmercompanyinc.com

DESIGNATIONS

MAI – Designated Member, Appraisal Institute

CCIM – Certified Commercial Investment Member

CDA – Coalition Designated Associate – General – Designation #D-020 - North Carolina Professional Appraisers Coalition (NCPAC), Sponsor of the Appraisal Foundation

CERTIFICATIONS

North Carolina State Certified General Real Estate Appraiser – License #A5928

North Carolina Department of Transportation (NCDOT) Approved Appraiser

North Carolina Real Estate Broker- License # 198326

South Carolina State Certified General Appraiser – License #6808

South Carolina Department of Transportation (SCDOT) Approved Appraiser

Virginia State Certified General Real Estate Appraiser – License #4001017039

Virginia Department of Transportation (VDOT) - Senior Appraiser

Listed on the Appraisal Institute's Professional Development Program Registry – Litigation

Professional Registry for SBA Going Concerns

PROFESSIONAL EXPERIENCE

Over 40 years of experience in appraisal valuation services and commercial investment real estate, including acquisition, developing, leasing, managing, and disposition of land, income-producing, and industrial properties.

EDUCATION AND TRAINING

Conflict Management – IRWA (Course 213)

Investment Analysis for Commercial Investment Real Estate – CCIM Institute CI 104

Advanced Concepts & Case Studies – Appraisal Institute

Right of Way - Three Case Studies with Two Approaches to Value – Appraisal Institute

Evaluating Commercial Construction – Appraisal Institute

USPAP 7 Hr Update – Appraisal Institute

Federal Appraisal Policies: Hotlines, Complaint Forms and Revised Policy Statements –ABA

Introduction to Vineyard and Winery Valuation – Appraisal Institute

Advanced Income Capitalization – Appraisal Institute

Fundamentals of Separating Real Property, Personal Property & Valuing Intangible Assets – Appraisal Institute

General Appraiser Report Writing and Case Studies –Appraisal Institute

Condemnation Appraising: Principles & Applications – Appraisal Institute

How to Use Market Data: Solutions for Hard to Value CRE Assets - Appraisal Institute

Litigation Appraising: Specialized Topics and Applications - Appraisal Institute

The Appraiser as an Expert Witness: Preparation & Testimony - Appraisal Institute

Discounted Cash Flow Model: Concepts, Issues, and Applications – Appraisal Institute

Business Practices and Ethics – Appraisal Institute

Online Business Practices and Ethics - Appraisal Institute

Effective Appraisal Writing – Appraisal Institute

Appraising Distressed Commercial Real Estate – Appraisal Institute

Introduction to Valuing Green Buildings – Appraisal Institute

Subdivision Valuation: A Guide to Valuing Improved Subdivisions –Appraisal Institute

General Market Analysis and Highest & Best Use – Appraisal Institute

Introduction to GIS Applications for Real Estate Appraisal – Appraisal Institute

Online Appraising From Blueprints and Specifications – Appraisal Institute

Basic Income Capitalization - Appraisal Institute

Appraisal Consulting - Appraisal Institute

Rates and Ratios: Making Sense of GIMs, OARs, and DCF - Appraisal Institute

Office Building Valuation: A Contemporary Perspective - Appraisal Institute
Introduction to Real Estate Appraisal - American School of Real Estate Appraisal Course R-1
Valuation Principles and Procedures - American School of Real Estate Appraisal Course R-2
Applied Residential Property Valuation - American School of Real Estate Appraisal Course R-3
Advanced Income Capitalization Procedures - Triangle Appraisal and Real Estate School, Course G-2
Applied Income Property Valuation - Triangle Appraisal and Real Estate School, Course G-3
Financial Analysis for Commercial Real Estate - Commercial Investment Real Estate Institute Course CI-101
Market Analysis for Commercial Real Estate - Commercial Investment Real Estate Institute Course CI-102
User Decision Analysis for Commercial Investment RE - Commercial Investment RE Inst. Course CI-103

MEMBERSHIPS AND OFFICES

Member - North Carolina Professional Appraisers Coalition (NCPAC) – President 2016-2017
Member – The Appraisal Institute, NC and SC Chapters
Member – International Right of Way Association (IRWA) – Chapter 31 President 2019-2020
Member – CCIM, NC and SC Chapters, National Association of Realtors
Member – The Rotary Club of Asheville, North Carolina – Board member 2009-2012, President 2013-2014
Board Member – The Rotary Club of Asheville Foundation – President 2014-2016
Board Member – Blue Ridge Honor Flight – 2016-Present

SERVICES LIST (PARTIAL)

Eminent Domain
Greenway Valuations
Rails to Trails Valuations
Business Valuations
Construction Defects
Consulting Services
Estate Valuations
Feasibility Analysis
Investment/Disposition Analysis
Leased Fee Analysis
Litigation Support Services
Market Rental Studies
Marketability Studies
Partial/Fractional Interests
Real Property Valuations
Retrospective Valuations

PARTIAL CLIENT LIST

Azalea Management
BB&T
City of Asheville
City of Lenoir
Coward, Hicks & Siler, P.A.
Entegra Bank
First Bank
Florida Bank
Nantahala Outdoor Center, Inc.
NCDOT
Parker Poe Adams & Bernstein, LLP
Roberts & Stevens Attorneys at Law
The State of North Carolina
SunTrust Bank
TD Bank, NA
United Community Banks (UCBI)
The Van Winkle Law Firm
Various North Carolina and Virginia municipalities
VDOT

TYPES OF PROPERTIES APPRAISED

Specialty Properties

Car Washes – Manual, Automatic, Full Service
Cemeteries
Conference Centers
Conservation Easements
Funeral Homes / Mortuaries
Marinas
Solar / Green Buildings
Wineries/ Vineyards

Commercial Developments

Historic Rehabilitations
Hotels/Motels
Industrial Special Use Properties
Office Parks
Retail Strip Centers (Existing and Proposed)
Phased Master Planned Projects

Residential Properties

Affordable Housing Projects
Apartment Complexes (4-350 Units)
Residential Subdivisions (Existing and Proposed)
Low Income Housing Tax Credit (LIHTC) Projects

Commercial Properties

Assisted Living Centers/ Nursing Homes
Bed & Breakfast/ Other Lodging
Camps / Campgrounds
Churches and Church Schools
Daycare Centers
Dry Cleaners / Laundromats
Fuel Tank Storage Facilities
Golf Courses
Manufacturing Facilities - Light & Heavy
Medical Offices and Condominiums
Mini Storage/ Self Storage
Mixed Use Projects
Restaurants (Existing and Proposed)
Subdivisions
Veterinary Clinics

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LICENSE CARDS

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2020

REGISTRATION / LICENSE / CERTIFICATE HOLDER

19 **JOHN C PALMER** **20**

A5928 **G** **Y**

APPRAISER NUMBER TYPE NATIONAL REGISTRY

John C Palmer
APPRAISER'S SIGNATURE

David M. [Signature]
EXECUTIVE DIRECTOR

BCD1230343

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

JOHN C PALMER

Is hereby entitled in practice as a;
Certified General Appraiser

License Number: **6808**

Expiration Date: 06/30/2020

OFFICE COPY

Laura L. Smith
Administrator

DPO COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD
CERTIFIED GENERAL REAL ESTATE APPRAISER
NUMBER: 4001017039 EXPIRES: 06-30-2020

JOHN CLIFFORD PALMER
221 S PLAINS DRIVE
ASHEVILLE, NC 28803



Status can be verified at <http://www.dpor.virginia.gov>