

Site Name: Erwin Road  
Site Address: 5022 Kerley Road, Durham, NC 27705

Statement Regarding Visual Intrusiveness for Surrounding Properties  
Section 5.10.8(A)(1)(f)

The tower as proposed is a monopole tower with a slim profile. These types of towers are used throughout the area because of their slim profile and low visibility. As is shown by the photo simulations from the balloon test, the existing trees and terrain prevent the tower from being seen by many of the adjoining properties. References to views in this Statement are to the balloon test results.

With the trees that exist along the eastern property line, the neighbor to the east can barely see the tower as shown in the View from Location 12. While the properties to the north and at the intersection of Mt. Sinai and Kerley Roads can see the tower, the profile is very slim and consistent with the power poles and power lines that already exist. In addition, the landscaping required by the Orange County Tower Ordinance will require that the ground equipment be obscured from view by a fence and landscaping. As one moves along Mt. Sinai Road to the west, the tower quickly disappears behind the trees (View from Location 9). The same is true with respect to the houses to the south of the site (View from Location 2, 3, 4, 5 and 6). For the house immediately to the south, almost half of the tower is obscured by trees (Simulated View from Location 1).

Using a monopine at this location does not make sense because the tower itself is in an open field. As mentioned above, the existing trees and terrain do an excellent job of hiding the proposed tower. Furthermore, a monopine at this location will create a larger visual footprint than a monopole. Rather than just having the antennas attached to the tower, the branches of a monopine will make this tower appear much wider and larger causing it to stand out much more than a single, slim pole.

In connection with this Application, David A. Smith, MAI, SRA, a local appraiser, completed an Impact Analysis of the proposed tower on adjoining properties. This Impact Analysis is included with this Application. Mr. Smith did his analysis using Lake Hogan Farms, an Orange County subdivision which is adjoined by a lattice tower, which has a larger visual profile than the proposed tower (See Pictures included with Impact Analysis). Mr. Smith compared the change in value of the lots in Lake Hogan Farms that can see the tower to lots in Lake Hogan Farms that cannot see the tower and concluded that the tower had no impact on adjoining property values. In addition, he found that "the proposed tower will not adversely affect the property values of the properties that adjoin or abut the property." The Lake Hogan Farms tower is much more visible than the proposed tower. If the Lake Hogan Farms tower does not adversely impact property values than certainly, the slimmer profile of the proposed tower will not adversely impact property values, as concluded by Mr. Smith.

IMPACT ANALYSIS OF  
A PROPOSED TELECOMMUNICATIONS TOWER ON  
THE VALUES OF SURROUNDING OR ADJOINING PROPERTIES

LOCATED ON

5022 KERLEY ROAD  
ORANGE COUNTY, NORTH CAROLINA

AS OF

MARCH 31, 2015

FOR

THOMAS H. JOHNSON, JR.  
NEXSEN PRUET, PLLC  
4141 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612

BY

DAVID A SMITH, MAI, SRA  
POST OFFICE BOX 51597  
DURHAM, NORTH CAROLINA 27717-1597

**PART ONE - INTRODUCTION**



## DAVID A. SMITH, MAI, SRA

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DURHAM, NORTH CAROLINA 27717-1597  
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April 9, 2015

Thomas H. Johnson, Jr.  
Nexsen Pruet, PLLC  
4141 Parklake Avenue, Suite 200  
Raleigh, NC 27612

Mr. Johnson:

As requested, I have inspected the site of a proposed telecommunications tower and the surrounding and adjoining properties. The proposed tower will be located at 5022 Kerley Road in Orange County, North Carolina.

The purpose of this assignment is to develop an opinion of the effect of the proposed tower on the properties that adjoin or abut the proposed tower site. The intended use of this assignment is to assist the approving body in determining the effect of the proposed tower. The intended users of this report are officers and employees of Nexsen Pruet, PLLC and anyone they designate.

As requested, a summary report has been prepared. This is not an appraisal, but is a consulting assignment. This report assumes that the proposed tower has been constructed.

The properties were inspected on March 31, 2015 which is the effective date of this report and analysis. I made all necessary investigations and analyses. Based on a set of plans of the proposed tower, an inspection of the proposed tower and the surrounding and adjoining properties, an analysis of data gathered and facts and conclusions as contained in the following report of 17 pages, and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not adversely affect the property values of the properties that adjoin or abut the property.

I certify that I have personally inspected the site of the proposed tower and those properties that surround or adjoin it. I further certify that I have no interest either present or contemplated in the property and that neither the employment to make this analysis nor the compensation is contingent upon the result of the analysis.

Respectfully submitted,

*David A. Smith*

David A. Smith, MAI, SRA  
NC State-Certified General Real Estate Appraiser #A281



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**CERTIFICATION**

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report 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 report.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the 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 the report, I have completed the requirements of the continuing education program of the Appraisal Institute.

This assignment was not made, nor was the report rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a credit transaction.

Unless otherwise stated in this report, I have not performed any services regarding the subject property within the three year period immediately preceding acceptance of this assignment as an appraiser or in any other capacity.

I have not performed any service regarding this property for the prior three years.

*David A. Smith*

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David A. Smith, MAI, SRA

**PART TWO – PREMISES OF THE REPORT**

**STATEMENT OF COMPETENCE**

I have completed all of the requirements to become a state certified general appraiser for the State of North Carolina and all of the requirements for the MAI designation. In addition I have successfully completed USPAP courses and continuing education seminars for over thirty years as well as preparing real estate appraisal reports over the same period. More detailed information about the courses and seminars are in the qualifications section of this report. I have prepared similar analyses and feel competent to perform this analysis.

**EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS**

An extraordinary assumption is an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions. A hypothetical condition is something that is contrary to what exists but is supposed for the purpose of the analysis. This analysis assumes that the proposed tower has been constructed.

No other extraordinary assumptions or hypothetical conditions are made.

**GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

The report has been made with the following general assumptions:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication.
2. The appraiser by reason of this report 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.
3. Neither all nor any part of the contents of this report (especially any conclusions, 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 media without the prior written consent and approval of the appraiser.

4. Definitions used in this report have been taken from *The Dictionary of Real Estate Appraisal*, 5th ed., published by the Appraisal Institute, copyright 2010, unless otherwise stated.

5. I relied on a set of plans entitled "Erwin Road, Skyway Site #NC-08828," prepared by Tower Engineering Professionals and last revised February 11, 2015. For purposes of this report, this information is assumed to be correct. Copies of pages from these plans are in the addenda.

6. I relied on public records from the Orange and Durham County Tax Offices, the Orange and Durham County Register of Deeds, the Triangle Multiple Listing Service and antennasearch.com for information regarding properties analyzed in this report. For purposes of this report, this information is assumed to be correct.

## PURPOSE, INTENDED USE AND USERS OF THE REPORT

The purpose of this analysis is to estimate the effect of a proposed telecommunications tower on adjoining and abutting properties. The intended use of the report is to assist the approving body in determining the effect of the proposed use. The intended users of this report are officers and employees of Nexsen Pruet, PLLC and anyone they designate.

## DEFINITION OF VALUE

The opinions of value in this analysis are the market values. The definition of market value is that used by federally regulated financial institutions. I found this definition on page A-105 of the *2014-2015 Uniform Standards of Professional Appraisal Practice (USPAP)*. This definition is as follows:

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. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States 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 OF ANALYSIS AND DATE OF REPORT**

The effective date of the analysis is March 31, 2015. The date of the report is April 9, 2015.

#### **PROPERTY RIGHTS**

The ownership interest considered in this analysis is the fee simple interest. The properties may be leased or have other property rights transferred, but the effect is for the fee simple value of the properties. The definition of fee simple as used in this report is:

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 escheat.

#### **SCOPE OF WORK**

The scope of the report involves collection and confirmation of data relative to the property with the proposed tower and adjoining and abutting properties. I made an inspection of the proposed tower site and referred to a set of plans for the tower. I also made an exterior inspection, from the street right-of-way of those properties that surround or adjoin the proposed tower site. I researched properties around existing cell towers to locate those that sold for comparison purposes. I located a subdivision in Orange County to judge the effect of the proposed tower on property values of the properties that adjoin or abut the property.

**PART THREE – PRESENTATION OF DATA**

## **NEIGHBORHOOD AND LOCATIONAL DATA**

The proposed tower is located in eastern Orange County, North Carolina near the Orange and Durham County lines. This area is a mixture of rural, suburban and agricultural uses. It was previously a typical rural area with mixture of woodland, agricultural, and scattered residential uses, but new development has occurred in the past few years due to its proximity to Chapel Hill, Durham and the Research Triangle Park. A location map for the subject on the following page.

It is adjacent to the City of Durham and about 2 miles north of the Chapel Hill town limits.

The Orange County area is less developed but there is a retirement center on the county line. In Durham County is an elementary school, Forestview, and a small apartment development. A short distance to the east in Durham County are several residential subdivisions, Montvale, Lochnora, Winstead, Soleterra, Stonegate, and Carillon Forest to name the closest. There are several other subdivisions in the area but further away. Also in the area are private schools, churches and recreation centers.

The neighborhood is stable and property values should not change significantly in the near future.

## **DESCRIPTION OF PROPOSED TOWER SITE**

Since the purpose of this report is to estimate the effect of the proposed tower on adjoining and abutting properties and not the tower or the land the tower is on, only a brief description of the tower and site is given. More details of the site and tower are in the addenda.

The land where the tower will be located is owned by Leah Marie Bergman. The Orange County tax office identifies it with a parcel number of 0801154533. According to tax records, the land area is 6 acres. The property is improved with a single family dwelling and several outbuildings used for horses. Tax records indicate that the dwelling has 1,288 square feet of area and was built in 1979. The site is mostly cleared with strips of wooded area along the perimeter.

# Location Map



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### **DESCRIPTION OF THE PROPOSED TOWER**

The tower will be of monopole design 125 feet in height with a 4 foot lightning rod for a total of 129 feet. It will be located on a 100' x 100' leased area near the southern end of the property. The tower will not be lit. A 60' x 60' area will be enclosed with eight foot high solid wood fence with three strand barbed wire that will contain the equipment. There will be a 20 foot landscaped buffer between the fenced area and the remainder of the leased area. There will be an equipment shed 10' x 12' concrete equipment pad. On this pad will be metal equipment boxes none over 8' in height. There will also be an ice bridge between the equipment and the tower less than 8' in height. Space is available for three additional equipment buildings for co-location on the tower. There will be a 4' by 4' service rack. The tower will be accessed by a 20' gravel drive on a 30 foot wide access and utility easement from Mt. Sinai Road.

The tower will be 137' 6" from Mt. Sinai Road, 137' 6" from the western property boundary, about 427 feet from the northern boundary and 3344 feet from the eastern boundary. The area of the proposed tower is cleared but there is an existing 3 slat wood fence.

### **DESCRIPTION OF ADJOINING AND ABUTTING PROPERTIES**

There are eight properties that adjoin, abut or are across the street from the tower parcel. A chart of these properties is on the following page.

*DAVID A. SMITH, MAI, SRA*

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Owner	Address	Land Size	Building Size
William G Waller	4919 Kerley Road	38.367	Various
William G Waller	3130 Mt Sinai Road	0.725	1,964
Durham Public Schools	3007 Mt Sinai Road	20.94	NA
Orange County Healthcare	5935 Mt Sinai Road	5.804	NA
William Wilkins	5917 Mt Sinai Road	4.65	1,840
Rebecca Hall	5916 Mt Sinai Road	1.4	1,942
Mark Waller	5010 Kerley Road	1.17	1,118
Lee Ray Bergman	5909 Bergman Drive	8.86	888

One of these properties is a large farm and the closest part of the farm is a large field. Another is a public school that is located diagonally to the tower property and all improvements are well away. One is a retirement facility located close to Mt Sinai Road. Another is a large tract located diagonally to the tower property. The other four are improved with single family dwellings one of which is on a large wooded tract.

**PART FOUR – ANALYSIS OF DATA AND CONCLUSIONS**

## ESTIMATED EFFECT OF THE PROPOSED TELECOMMUNICATIONS TOWER

The potential adverse affects from any proposed improvement are environmental hazards, noise, odor, lighting, traffic and visual impact. Based on the plans of the proposed tower and conversations with those associated with it, there will be no environmental hazards associated with the proposed use. Also after construction there should be no significant adverse noise since the site is unmanned and none of the proposed items produce any significant noise. The improvement should also not produce any adverse odors. The tower will not be lit. Also traffic should not cause any significant adverse impact since the facility requires only periodic maintenance. The tower would be visible and this has the potential to cause adverse impacts on the adjoining and abutting properties.

There is a line of trees along the northern, eastern and western boundaries. There is also a small area with trees along the southern boundary. The tower property is currently fenced, but this fence is about five feet high and is not solid. The non-tower improvements will be mostly covered by the proposed solid wood fence and would not be any more intrusive than typical residential or agricultural structures. The only potential adverse effect is the visual impact of the tower itself on the adjoining or abutting properties.

Of the adjoining and abutting properties, the type with the greatest potential for an adverse effect are the single family dwellings.

To estimate the effect of a cell tower on adjoining or abutting properties, I located a subdivision where a cell tower was adjacent. The subdivision is part of Lake Hogan Farms in northeastern Carrboro and has a total of 82 lots. The cell tower is to the east of the subdivision and the property where the tower is located is adjacent to five of the lots. It is also visible from 27 of the other lots.

Using the Triangle MLS I located sales that occurred from March of 2001 to July of 2014. From those found, I only considered those without basements that were built after 1999. There were a total of 84 sales (some of the properties sold more than once). Of these 46 did not have a view of the tower and 38 did have a view. This tower was 170 feet in height, was not a monopole but a

lattice type structure which is much more visible. The appearance of this tower is less appealing than the proposed subject tower both in height and design.

I prepared charts of the Hogan Farm sales and copies are on the following pages. I adjusted the sales for differences in closing date, age, garage size and number of fireplaces. They are all in the same neighborhood, were built by the same builders and are similar in quality. They are similar in all respects not adjusted for. The comparables were then analyzed on a per square foot basis.

As seen, the comparables with a view of the tower sold for an average of \$152.77 per square foot compared with the comparables without a view for an average of \$151.70 per square foot. This indicates a difference of 0.65%. This difference is likely from small differences in the sales and indicate that the presence of the tower has no adverse effect on property values.

#### **CONCLUSION**

Cellular telephones have become a necessary and desired item in today's world. Many potential buyers of real estate expect cellular communications just as they expect electric service and lack of this service could adversely affect value. In order to meet this need, telecommunications towers have become a common part of the landscape in much the same way that power and telephone lines and other utilities have. Like these utilities, telecommunications towers are needed in locations throughout the country. As such they are in harmony with the area in the same way that other utilities are.

Based on a set of plans of the proposed tower, an inspection of the proposed tower site and the surrounding and adjoining properties, an analysis of data gathered and facts and conclusions as contained in this report and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not adversely affect the property values of the properties that adjoin or abut the property.

DWELLINGS IN LAKE HOGAN FARMS WITH NO TOWER VIEW

Address	Sold Price	Closing Date	Adjusted for Close	Yr Blt	Adjusted for Year	Garage	Adjusted for Gar	FP	Adjusted for FP	Living Area	Price/SF
106 Hogan Woods Circle	\$404,096	3/28/2001	\$492,997	2001	\$492,997		\$492,997		\$492,997	3,300	\$149.39
104 Hogan Woods Circle	\$417,374	5/19/2001	\$509,196	2001	\$509,196		\$509,196		\$509,196	3,586	\$142.00
105 Hogan Woods Circle	\$419,767	5/30/2001	\$512,116	2001	\$512,116		\$512,116		\$512,116	3,553	\$144.14
102 Hogan Woods Circle	\$364,990	8/30/2001	\$445,288	2001	\$445,288		\$445,288		\$445,288	3,037	\$146.62
107 Hogan Woods Circle	\$396,129	9/28/2001	\$483,277	2001	\$483,277		\$483,277		\$483,277	3,413	\$141.60
103 Hogan Woods Circle	\$421,424	10/24/2001	\$514,137	2001	\$514,137		\$514,137		\$514,137	3,565	\$144.22
420 Hogan Woods Circle	\$424,990	12/20/2001	\$518,488	2001	\$518,488		\$518,488		\$518,488	3,565	\$145.44
407 Hogan Woods Circle	\$460,860	3/12/2002	\$511,555	2002	\$511,555		\$511,555		\$511,555	3,565	\$143.49
405 Hogan Woods Circle	\$487,000	4/30/2002	\$540,570	2001	\$545,976		\$545,976	1	\$539,728	3,553	\$151.91
409 Hogan Woods Circle	\$458,895	5/29/2002	\$509,373	2002	\$509,373	2	\$490,498	1	\$484,250	3,697	\$130.98
307 Hogan Woods Circle	\$456,150	5/30/2002	\$506,327	2002	\$506,327		\$506,327		\$506,327	3,565	\$142.03
418 Hogan Woods Circle	\$440,000	6/20/2002	\$488,400	2002	\$488,400	2	\$469,524	1	\$463,276	3,495	\$132.55
100 Arbor Creek Court	\$534,267	6/25/2002	\$593,036	2002	\$593,036	3	\$564,723	1	\$458,034	3,361	\$136.28
402 Hogan Woods Circle	\$443,780	7/5/2002	\$492,596	2002	\$492,596	3	\$464,282	1	\$451,181	3,662	\$145.05
401 Hogan Woods Circle	\$501,175	8/16/2002	\$556,304	2002	\$556,304	2	\$537,428	1	\$512,748	3,680	\$139.33
410 Hogan Woods Circle	\$484,569	10/28/2002	\$537,872	2002	\$537,872	2	\$518,996	1	\$512,748	3,680	\$139.33
412 Hogan Woods Circle	\$445,432	10/28/2002	\$494,430	2002	\$494,430	2	\$475,554	2	\$463,058	3,495	\$132.49
102 Arbor Creek Court	\$507,365	11/21/2002	\$563,175	2002	\$563,175	3	\$534,862	1	\$528,614	3,286	\$160.87
403 Hogan Woods Circle	\$455,611	12/9/2002	\$505,728	2002	\$505,728	3	\$477,415	1	\$471,167	3,361	\$140.19
404 Hogan Woods Circle	\$457,808	12/21/2002	\$508,167	2002	\$508,167	2	\$489,291		\$489,291	3,116	\$157.03
101 Arbor Creek Court	\$536,494	2/12/2003	\$584,778	2002	\$590,626	3	\$562,313		\$562,313	3,495	\$160.89
416 Hogan Woods Circle	\$484,334	2/20/2003	\$527,924	2002	\$533,203	3	\$504,890	1	\$498,642	3,663	\$136.13
104 Arbor Creek Court	\$487,500	2/27/2003	\$531,375	2002	\$536,689	3	\$508,375	1	\$502,127	3,068	\$163.67
414 Hogan Woods Circle	\$451,483	7/11/2003	\$492,116	2003	\$492,116	3	\$463,803	1	\$457,555	3,116	\$146.84
102 Hogan Woods Circle	\$430,000	8/11/2003	\$468,700	2001	\$478,074	2	\$459,198	1	\$452,950	3,400	\$133.22
411 Hogan Woods Circle	\$520,000	8/25/2003	\$566,800	2003	\$566,800	3	\$538,486	1	\$532,238	3,663	\$145.30
314 Hogan Woods Circle	\$509,664	7/23/2004	\$479,084	2004	\$479,084	2	\$460,208	1	\$453,961	3,116	\$145.69
305 Hogan Woods Circle	\$590,496	9/15/2004	\$555,066	2004	\$555,066	3	\$526,753	1	\$520,505	3,680	\$141.44
416 Hogan Woods Circle	\$518,000	10/15/2004	\$486,920	2002	\$496,658	3	\$468,345	1	\$462,097	3,848	\$120.09

105 Hogan Woods Circle	\$567,500	11/23/2004	\$533,450	2001	\$549,454	2	\$530,578	1	\$524,330	4,300	\$121.94
103 Hogan Woods Circle	\$585,000	8/16/2005	\$561,600	2001	\$584,064	2	\$565,188	1	\$558,940	3,620	\$154.40
105 Hogan Woods Circle	\$645,000	7/2/2006	\$625,650	2000	\$663,189	2	\$644,313	1	\$638,065	4,200	\$151.92
106 Hogan Woods Circle	\$576,000	8/29/2006	\$558,720	2001	\$586,656	2	\$567,780	1	\$561,532	3,459	\$162.34
409 Hogan Woods Circle	\$680,000	6/12/2007	\$598,400	2001	\$634,304	2	\$615,428	1	\$609,180	3,620	\$168.28
314 Hogan Woods Circle	\$650,000	7/12/2007	\$572,000	2004	\$589,160	2	\$570,284	1	\$564,036	3,222	\$175.06
412 Hogan Woods Circle	\$695,000	7/15/2008	\$667,200	2002	\$707,232	2	\$688,356	1	\$682,108	3,495	\$195.17
414 Hogan Woods Circle	\$650,000	7/17/2008	\$624,000	2003	\$655,200	2	\$636,324	1	\$630,076	3,402	\$185.21
410 Hogan Woods Circle	\$575,000	3/9/2009	\$569,250	2002	\$609,098	2	\$590,222	1	\$583,974	3,800	\$153.68
407 Hogan Woods Circle	\$644,000	12/1/2009	\$637,560	2002	\$682,189	3	\$653,876	1	\$647,628	3,993	\$162.19
418 Hogan Woods Circle	\$590,000	7/16/2010	\$554,600	2002	\$598,968	2	\$580,092	1	\$573,844	3,473	\$165.23
105 Hogan Woods Circle	\$655,000	6/13/2013	\$674,650	2000	\$762,355	2	\$743,479	1	\$737,231	4,436	\$166.19
401 Hogan Woods Circle	\$635,000	7/30/2013	\$654,050	2002	\$725,996	3	\$697,682	1	\$691,434	3,783	\$182.77
106 Hogan Woods Circle	\$599,000	8/29/2013	\$616,970	2000	\$697,176	2	\$678,300	1	\$672,052	3,571	\$188.20
102 Hogan Woods Circle	\$539,000	9/19/2013	\$555,170	2001	\$621,790	2	\$602,915	1	\$596,667	3,400	\$175.49
101 Arbor Creek Court	\$630,000	5/30/2014	\$630,000	2002	\$705,600	3	\$677,286	1	\$671,038	4,000	\$167.76
409 Hogan Woods Circle	\$610,000	6/27/2014	\$610,000	2001	\$689,300	2	\$670,424	1	\$664,176	3,685	\$180.24
	\$530,091			2002						3,566	\$152.77

DWELLINGS IN LAKE HOGAN FARMS WITH A TOWER VIEW

Address	Sold Price	Closing Date	Adjusted for Close	Yr Blt	Adjusted for Year	Garage	Adjusted for Gar	FP	Adjusted for FP	Living Area	Price/SF
111 Hogan Woods Circle	\$433,824	3/28/2001	\$529,265	2001	\$529,265		\$529,265		\$29,265	3,300	\$160.38
112 Hogan Woods Circle	\$405,759	3/28/2001	\$495,026	2001	\$495,026		\$495,026		\$495,026	3,300	\$150.01
110 Hogan Woods Circle	\$427,779	5/18/2001	\$521,890	2001	\$521,890		\$521,890		\$521,890	3,586	\$145.54
109 Hogan Woods Circle	\$452,598	6/28/2001	\$552,170	2001	\$552,170		\$552,170		\$552,170	3,495	\$157.99
115 Hogan Woods Circle	\$414,721	7/25/2001	\$505,960	2001	\$505,960		\$505,960		\$505,960	3,037	\$166.60
114 Hogan Woods Circle	\$470,518	7/27/2001	\$574,032	2001	\$574,032		\$574,032		\$574,032	3,650	\$157.27
108 Hogan Woods Circle	\$404,341	8/28/2001	\$493,296	2001	\$493,296		\$493,296		\$493,296	3,586	\$137.56
115 Hogan Woods Circle	\$411,413	9/19/2001	\$501,924	2001	\$501,924		\$501,924		\$501,924	3,472	\$144.56
201 Hogan Woods Circle	\$537,775	12/30/2003	\$596,930	2004	\$596,930	3	\$568,617	1	\$562,369	3,536	\$159.04
207 Hogan Woods Circle	\$519,248	3/31/2004	\$540,018	2004	\$540,018	2	\$521,142	1	\$514,894	3,392	\$151.80
111 Hogan Woods Circle	\$522,000	6/1/2004	\$542,880	2001	\$559,166	3	\$530,853	1	\$524,605	3,541	\$148.15
114 Hogan Woods Circle	\$618,000	6/23/2004	\$642,720	2001	\$662,002	3	\$633,688	1	\$627,440	4,144	\$151.41
301 Hogan Woods Circle	\$576,300	6/28/2004	\$599,352	2004	\$599,352	3	\$571,038	1	\$564,790	3,663	\$154.19
101 Randolph Court	\$546,627	6/29/2004	\$568,492	2004	\$568,492	3	\$540,178	1	\$533,931	3,663	\$145.76
102 Randolph Court	\$509,352	6/29/2004	\$529,726	2004	\$529,726	2	\$510,850	1	\$504,602	3,372	\$149.64
308 Hogan Woods Circle	\$515,065	7/14/2004	\$535,668	2004	\$535,668	2	\$516,792	1	\$510,544	3,361	\$151.90
303 Hogan Woods Circle	\$585,666	8/5/2004	\$609,093	2004	\$609,093	3	\$580,779	1	\$574,531	3,372	\$170.38
203 Hogan Woods Circle	\$587,519	8/25/2004	\$611,020	2004	\$611,020	3	\$582,706	1	\$576,458	3,680	\$156.65
306 Hogan Woods Circle	\$552,230	9/22/2004	\$574,319	2004	\$574,319	3	\$546,006	1	\$539,758	3,663	\$147.35
202 Hogan Woods Circle	\$482,500	12/17/2004	\$501,800	2004	\$501,800	2	\$482,924	1	\$476,676	3,495	\$136.39
209 Hogan Woods Circle	\$584,615	12/22/2004	\$608,000	2004	\$608,000	3	\$579,686	1	\$573,438	3,663	\$156.55
100 Randolph Court	\$530,427	1/18/2005	\$509,210	2004	\$514,302	3	\$485,988	1	\$479,740	3,489	\$137.50
211 Hogan Woods Circle	\$635,959	2/4/2005	\$610,521	2005	\$610,521	3	\$582,207	1	\$575,959	3,986	\$144.50
205 Hogan Woods Circle	\$526,247	2/17/2005	\$505,197	2005	\$505,197	2	\$486,321	1	\$480,073	3,116	\$154.07
302 Hogan Woods Circle	\$499,490	5/28/2005	\$479,510	2005	\$479,510	2	\$460,635	1	\$454,387	3,116	\$145.82
204 Hogan Woods Circle	\$527,339	7/23/2005	\$506,245	2005	\$506,245	2	\$487,370	1	\$481,122	3,372	\$142.68
103 Randolph Court	\$526,891	8/22/2005	\$505,815	2005	\$505,815	2	\$486,940	1	\$480,692	3,361	\$143.02
101 Randolph	\$586,000	9/21/2006	\$568,420	2004	\$579,788	3	\$551,475	1	\$545,227	3,663	\$148.85
209 Hogan Woods Circle	\$625,000	6/2/2009	\$618,750	2004	\$649,688	3	\$621,374	2	\$608,878	3,694	\$164.83

203 Hogan Woods Circle	\$645,000	6/15/2010	\$606,300	2004	\$642,678	2	\$623,802	1	\$617,554	3,980	\$155.16
303 Hogan Woods Circle	\$675,000	6/21/2010	\$634,500	2004	\$672,570	3	\$644,256	1	\$638,008	3,743	\$170.45
110 Hogan Woods Circle	\$625,000	7/28/2010	\$587,500	2001	\$640,375	3	\$612,061	1	\$605,813	3,798	\$159.51
108 Hogan Woods Circle	\$599,000	3/10/2011	\$497,170	2001	\$546,887	2	\$528,011	1	\$521,763	3,625	\$143.93
100 Redfoot Run	\$610,000	3/28/2011	\$506,300	2005	\$536,678	3	\$508,364	1	\$502,116	4,151	\$120.96
207 Hogan Woods Circle	\$517,500	5/15/2013	\$533,025	2004	\$580,997	2	\$562,121	1	\$555,874	3,397	\$163.64
302 Hogan Woods Circle	\$525,000	2/3/2014	\$525,000	2005	\$572,250	2	\$553,374	1	\$547,126	3,240	\$168.87
100 Redfoot Run Road	\$600,000	6/30/2014	\$600,000	2005	\$654,000	3	\$625,686	1	\$619,438	4,470	\$138.58
114 Hogan Woods Circle	\$650,000	7/18/2014	\$650,000	2001	\$734,500	3	\$706,186	1	\$699,938	4,289	\$163.19
		1/13/2006	\$554,659	2003						3,591	\$151.70



## DAVID A. SMITH, MAI, SRA

DAVID A SMITH & ASSOCIATES, INC.  
P.O. BOX 51597  
DURHAM, NORTH CAROLINA 27717-1597  
PHONE (919) 493-1534



### QUALIFICATIONS OF DAVID A. SMITH, MAI, SRA

The appraiser, David A. Smith, was affiliated with Charles W. Smith Associates from 1976 to 2003. After the retirement of Charles W. Smith in 2003 he formed Smith & Whitfield, Inc. and later David A. Smith & Associates. Prior to 1981 most of the time was spent in research and gathering the other background experience necessary to appraisers. Starting in 1981, he began co-authoring residential appraisals with Mr. Charles W. Smith, MAI, SRPA and after 1982 began writing residential reports on his own. In 1988 he was awarded the RM designation. With the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers in January of 1991, the RM designation will no longer be awarded and all RM's were given the option to convert their designation to SRA. Mr. Smith made that election.

Since 1985 he has been primarily authoring and co-authoring non-single family reports. He has also trained and supervised several appraisers preparing all types of appraisal reports as well as authoring them himself. In 1991 he was awarded the MAI designation of the Appraisal Institute. He is also a State-Certified General Real Estate Appraiser for the State of North Carolina (No. A281).

EDUCATION: A.B., Duke University, 1981

#### COMPLETED APPRAISAL INSTITUTE COURSES:

Real Estate Appraisal Principles (Exam 1A-1/8-1)  
University of North Carolina, 1981

Residential Valuation (Exam 8-2)  
University of North Carolina, 1981

Basic Valuation Procedures (Exam 1A-2)  
University of North Carolina, 1983

Standards of Professional Practice (Exam SPP)  
University of North Carolina, 1983, 1997

Capitalization Theory & Techniques, A (Exam 1B-A)  
University of Colorado, 1984

Capitalization Theory & Techniques, B (Exam 1B-B)  
University of Colorado, 1984

Valuation Analysis and Report Writing (Exam 2-2)  
University of North Carolina, 1987

Case Studies in Real Estate Valuation (Exam 2-1)  
University of North Carolina, 1987

Advanced Sales Comparison & Cost Approaches  
Atlanta Georgia, 2002

General Market Analysis and Highest and Best Use  
Atlanta, Georgia, 2007

APPRAISAL INSTITUTE SEMINARS:

Highest and Best Use, 1988  
Industrial Valuation, 1988  
Rates, Ratios and Reasonableness, 1988  
Valuation of Leased Fee Interests, 1989  
Current Problems in Industrial Valuation, 1989  
Methods of Subdivision Analysis, 1989  
Expert Witness in Litigation, 1989  
Discounted Cash Flow, 1990  
RTC Appraisal Standards, 1990  
Preparation and Use of the UCIAR Form, 1990  
Standards of Professional Practice Update, 1990  
Commercial Construction Overview, 1991  
Appraising Troubled Properties, 1991  
Appraisal Regulations of the Federal Banking Association, 1992  
Real Estate Law for Appraisals, 1992  
Appraising Apartments, 1993  
Discounted Cash Flow Analysis, 1994  
Appraiser's Legal Liabilities, 1994  
Understanding Limited Appraisals & Reporting Options, 1994  
Analysis Operating Expenses, 1995  
Future of Appraisals, 1996  
Highest and Best Use Applications, 1996  
Litigation Skills for the Appraiser, 1997  
Eminent Domain & Condemnation Appraising, 1998  
Matched Pairs/Highest & Best Use/Revisiting Report Options, 1998  
Valuation of Detrimental Conditions, 1998  
Appraisal of Nonconforming Uses, 2000  
Using GIS to Keep Pace With Changes in Real Estate Industry, 2001  
Feasibility Analysis, Market Value and Investment Timing, 2002  
Analyzing Commercial Lease Clauses, 2002  
Standards of Professional Appraisal Practice, 2002  
Effective Appraisal Writing, 2003  
Supporting Capitalization Rates, 2004  
National USPAP Update, 2004  
Rates and Ratios: Making Sense of GIMs, OARs, and DCFs, 2005  
The Road Less Traveled: Special Use Properties, 2005  
National USPAP Updated, 2006  
Appraisal Consulting: A Solutions Approach, 2006

What Clients Would Like Their Appraisers to Know, 2007  
Valuation of Detrimental Conditions, 2007  
Business Practice and Ethics, 2007  
Office Building Valuation: A contemporary Perspective, 2008  
Subdivision Analysis, 2008  
National USPAP Update, 2009  
Effective Appraisal Writing, 2009  
Appraisal Curriculum, 2009  
Discounted Cash Flow Model: Concepts, Issues and Apps., 2009  
National USPAP Update, 2010

#### OTHER SEMINARS:

Commercial Segregated Cost Seminar, Marshall & Swift, 1988  
Appraisal Guide and Legal Principles, Department of Transportation, 1993  
The Grammar Game, Career Track, 1994

#### MEMBERSHIPS:

Appraisal Institute, MAI #09090  
Appraisal Institute, SRA/RM #2248  
Durham Board of Realtors  
North Carolina Association of Realtors  
National Association of Realtors

#### CERTIFICATION:

State Certified General Real Estate Appraiser for North Carolina, #A281

#### OTHER:

Member of City of Durham Audit Oversight Committee, 2002 – 2006  
Member Durham Board of Adjustment, 1994 - 2002  
Member Durham City/County Zoning Commission, 1990 – 1995  
Broad Member, John Avery Boys and Girls Club, 1994-2002  
Trustee Durham Historical Preservation Society, 1992 - 1995  
Vice President of the Candidates, 1989, NC Chapter 40  
President of the Candidates, 1990, NC Chapter 40  
Candidate of the Year, 1990, NC Chapter 40

#### RECENT CLIENTS:

LENDING INSTITUTIONS  
Bank of America  
Branch Bank & Trust

Suntrust Bank  
RBC Centura  
Community Investment Corporation of North Carolina  
Fidelity Bank  
First Citizens Bank  
First Union National Bank  
Harrington Bank  
Mechanics & Farmers Bank  
Mutual Community Savings Bank  
North Carolina Mutual Insurance Company  
Roxboro Savings Bank  
Self Help Credit Union  
Southern National Bank  
Cardinal State Bank

#### MUNICIPALITIES AND OTHER GOVERNMENT AGENCIES

City of Durham, North Carolina  
County of Durham, North Carolina  
Orange County, North Carolina  
Town of Chapel Hill, North Carolina  
North Carolina Department of Transportation  
Housing Authority of Durham  
Durham Public Schools  
Veteran's Administration

#### OTHER

Blue Cross and Blue Shield of North Carolina  
Carolina Power & Light  
Cimarron Capital  
Duke Energy Company  
Durham Technical Institute  
General Telephone of the Southeast  
IBM Corporation  
Moore & Van Allen  
Maupin, Taylor & Ellis  
Northgate Associates  
Property Advisory Services  
Stubbs, Cole, Breedlove & Prentis  
Teer Associates  
The Pantry  
Ticon, Inc.  
UDI Community Development Corporation  
Womble, Carlyle & Sandridge

In addition, Mr. Smith has made appraisals for other lending institutions, municipalities, individuals, corporations, estates and attorneys. Appraisal assignments have been made throughout the Triangle, North Carolina, and South Carolina.

Properties appraised include all types of single family residential, multi-family residential, office, retail, commercial, industrial and specialty type uses both vacant and improved, existing and proposed.

Appraisal assignments were for a variety of purposes including: mortgage loans, estate planning, condemnation, bankruptcy and equitable distribution.

**ADDENDA**

PHOTOGRAPHS OF SUBJECT



Street Scene along Mount Sinai Road



Street Scene along Kerley Road

PHOTOGRAPHS OF SUBJECT



Apartments near Site



Retirement Home near Site

PHOTOGRAPHS OF SUBJECT



Area of Proposed Tower Site



Area of Proposed Tower Site

PHOTOGRAPHS OF SUBJECT



Utility Lines near Site

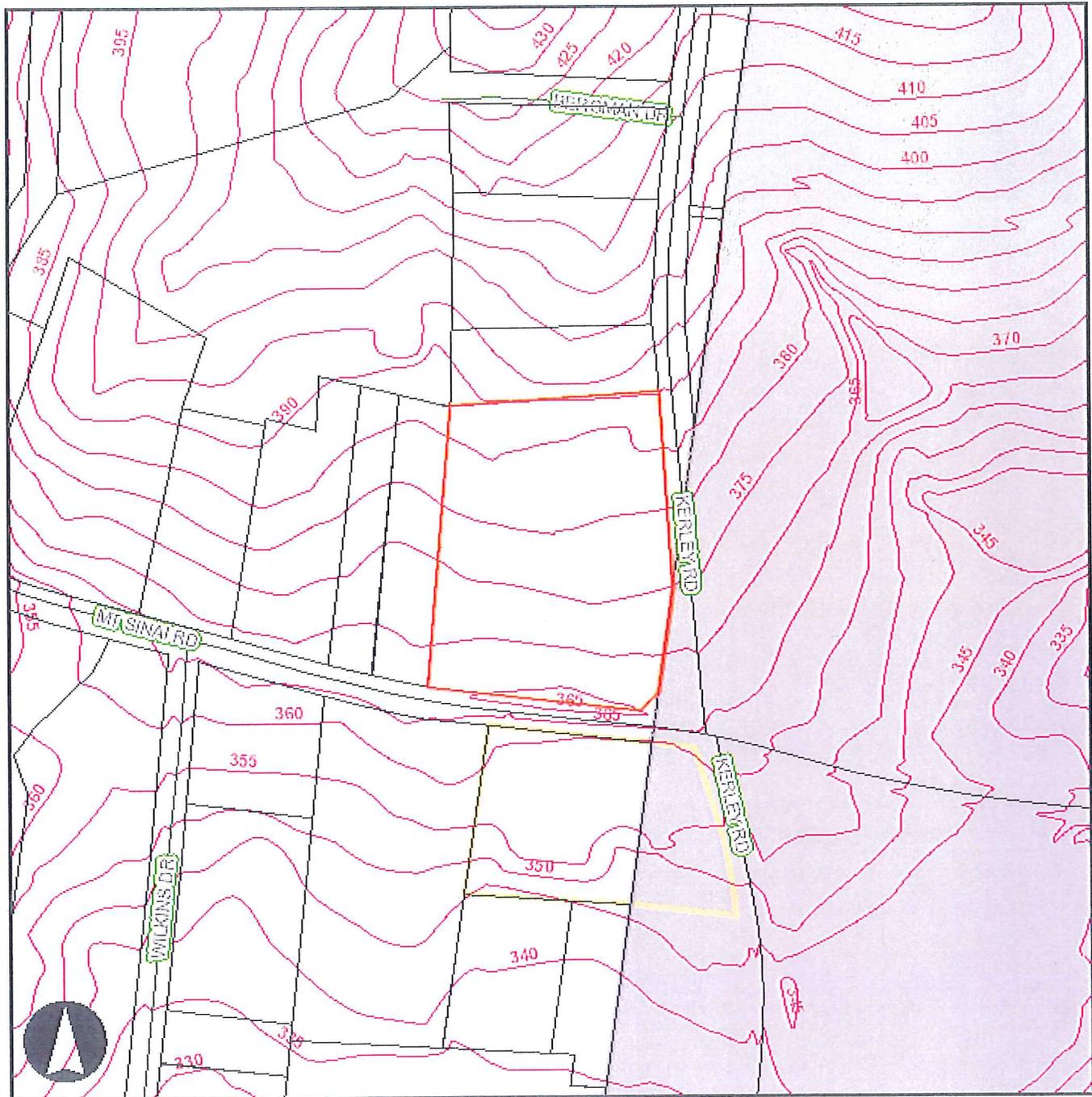


Utility Lines near Site



# Orange County, NC GIS

## Flood Topo Map



1 inch = 300 feet  
Created on 3/30/2015. Orange County, North Carolina.



# Orange County, NC GIS

## Aerial Map



1 inch = 200 feet  
Created on 3/30/2015. Orange County, North Carolina.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID **0801154533**  
Property Owner **BERGMAN LEAH MARIE**

Property Location **5022 KERLEY RD**

Mailing Address **5022 KERLEY RD**

Property Use **RES**  
Most Recent Sale Date **3/18/2010**  
Legal Reference **4916/194**

City **DURHAM**  
State **NC**  
Zipcode **27705**

Grantor **LEE RAY BERGMAN**  
Sale Price **275,000**  
Land Area **6 AC**

## Current Property Assessment

Card 1 Value Building Value <b>81,459</b>	Other Features Value <b>19,592</b>	Land Value <b>215,758</b>	Total Value <b>316,809</b>
---	------------------------------------	---------------------------	----------------------------

## Building Description

Building Style **Conventional**  
# of Living Units **1**  
Year Built **1979**  
Finished Area (SF) **1288**  
Full Baths **2**  
# of Other Fixtures **3**

Foundation Type **Masonry**  
Roof Structure **Gable**  
Roof Cover **Shingle**  
Siding **Frame**  
1/2 Baths **0**

Heating Type **Combo H&A**  
Heating Fuel **N/A**  
Air Conditioning **100%**  
# of Bsmt Garages **0**  
3/4 Baths **0**

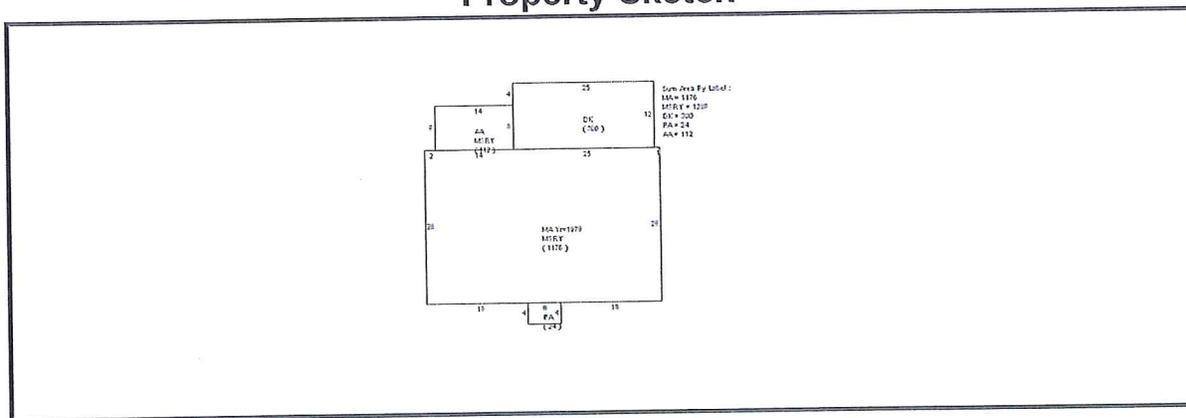
## Legal Description

N/E INT SR 1718 & 1717 P36/148

## Narrative Description of Property

This property contains 6 AC of land mainly classified as RES with a(n) Conventional style building, built about 1979 , having a finished area of 1288 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



*JH*  
*RM*

*DB*

FILED Joyce H. Pearson  
Register of Deeds, Orange Co., NC  
Recording Fee: \$25.00  
NC Real Estate TX: \$550.00

*DB*

20100318000052550 DEED  
**Bk:RB4916 Pg:194**  
03/18/2010 02:48:40 PM 1/3

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. **0801-15-4533**

*LB*

Prepared By: John C. Wainio, Attorney at Law

Return to: Grantee

Brief Description for Index: Greater portion of Tract A, Property of Dallas Crabtree, PB 14/138, PB 36/148

THIS DEED made this 17<sup>th</sup> day of March, 2010 by and between:

GRANTOR	GRANTEE
LEE RAY BERGMAN, LLC	LEAH MARIE BERGMAN  5022 Kerley Road Durham, NC 27705

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration, has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Durham, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN.**

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1450, at Page 288.

A map showing the above described property is recorded in Plat Book 14, Page 138. See also Plat Book 36, Page 148.



**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictive covenants and taxes of record.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**IN TESTIMONY WHEREOF**, the said Grantors have hereunto set their hands and seal, the day and year first above written.

**LEE RAY BERGMAN, LLC**

By: *[Signature]* (SEAL)  
Member-Manager

SEAL-STAMP

NORTH CAROLINA, Durham COUNTY

I, Jackie B. Paschall, a Notary Public of the County and State aforesaid, certify that LEAH MARIE BERGMAN, Member-Manager of Lee Ray Bergman, LLC, did personally appeared before me this day and acknowledged the execution of the foregoing instrument for the uses and purposes therein set forth.

**JACKIE B. PASCHALL**  
Notary Public, North Carolina  
Durham County  
My Commission Expires  
**January 04, 2013**

Witness my hand and official seal, this the 17 day of March, 2010.

My commission expires 01-04-2013 Jackie B. Paschall  
Notary Public



EXHIBIT A

PIN: 0801-15-4533

BEGINNING at a stake at the point of intersection of the North side of Mt. Sinai Road and the West side of Kerley Road and running thence along and with the North side of the Mt. Sinai Road North 78° 37' 50" West 501.66 feet to a stake, Jerry Hall's Southeast corner; thence North 9° 39' 10" East 536.37 feet to a stake; thence North 6° 13' 10" East 8.0 feet to a stake; thence South 89° 15' East 396.73 feet to a stake on the West side of Kerley Road; thence South 0° 23' 10" East 630.37 feet to a stake, the point of BEGINNING, containing 6.0 acres, more or less, and being the greater portion of Tract "A" of the PROPERTY OF DALLAS CRABTREE as per plat and survey thereof now on file in the Office of the Register of Deeds of Orange County in Plat Book 14 at page 138, to which reference is hereby made for a more particular description of same.

This property also described in boundary survey for Lee Ray Bergman dated January 26, 1983, by Robert W. Young, Land Surveyor, as recorded in Plat Book 36 at page 148, Orange County Registry, to which reference is herewith made for a more particular description of same.

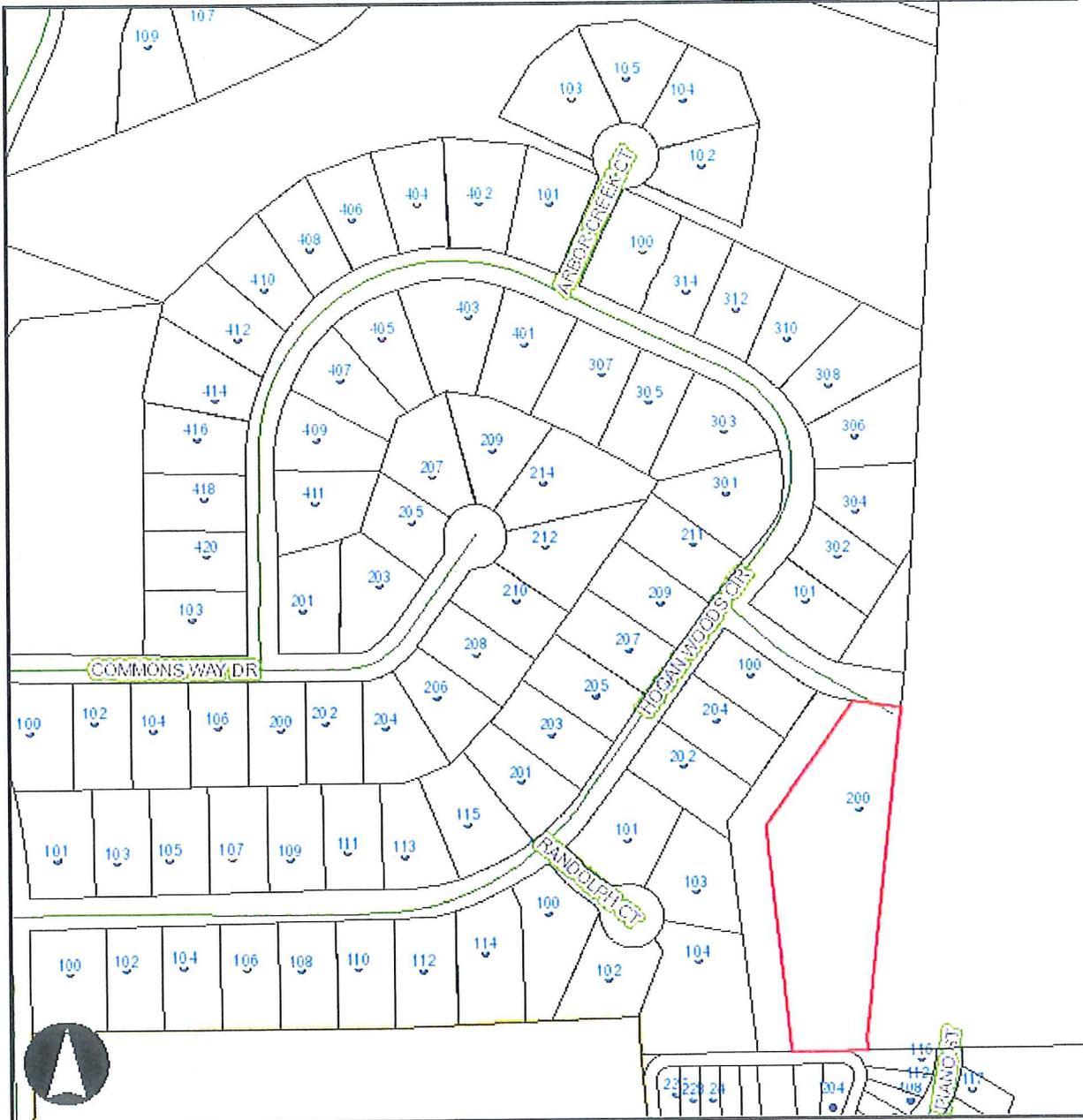
The property hereinabove described was acquired by Lee Ray Bergman by instrument recorded in Book 408, page 483, Orange County Registry.

A map showing the above-described property is recorded in Plat Book 36, page 148, Orange County Registry.



##R udqj h#F rxqw| /#Q F #J LV

# Lake Hogan Farms Tax Map



4 #q fk # @ #633 #hhw  
Fuhdvhg #cq #72; 25348 #R udqj h#F rxqw| /#Q rusk #F durcd1

PHOTOGRAPHS OF LAKE HOGAN FARMS



Tower as seen from 106/107 Hogan Woods Circle

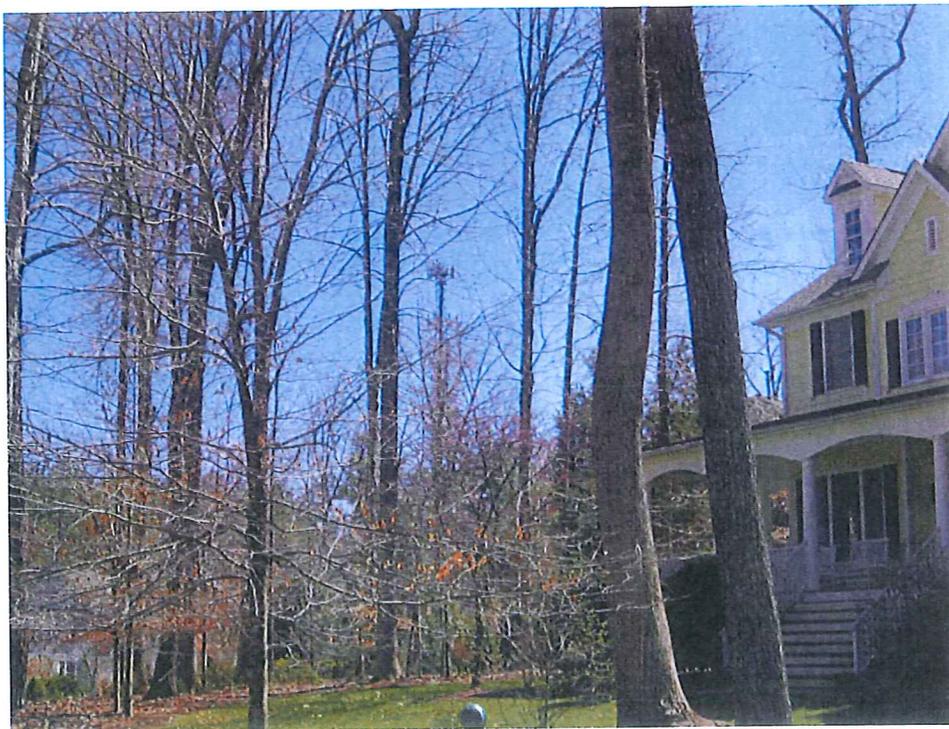


Tower as seen from 103 Randolph Court

PHOTOGRAPHS OF LAKE HOGAN FARMS



Tower as seen from Access Road

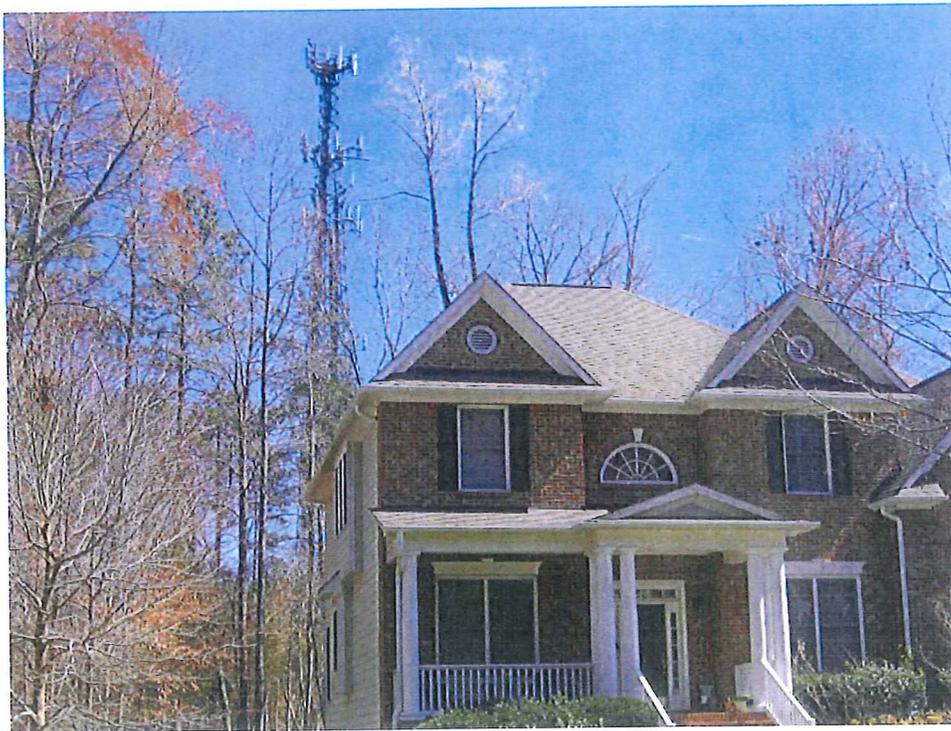


Tower as seen from 305/314 Hogan Woods Circle

PHOTOGRAPHS OF LAKE HOGAN FARMS



Tower as seen from 301/306 Hogan Woods Circle



Tower as seen from 204 Hogan Woods Circle

Tower Detail (Not Registered) - Tower (1)



Ownership Info

Owner	Company:	CAROLINA METRONET INC	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

Structure Characteristics

Filing #:	88-ASQ-754-OE	Ground Elev:	548.3 feet
Latitude:	35.948	Height Of Structure:	213.9 feet
Longitude:	-79.096	Overall Height:	762.2 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	04/16/1986		

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
C-1	SITE PLAN & TOWER ELEVATION	2
C-2	GRADING PLAN & CULTURE DETAILS	2
C-3	LANDSCAPING PLAN & DETAILS	2
C-4	CIVIL DETAILS I	2
C-5	CIVIL DETAILS II	2
E-1	ELECTRICAL NOTES & DETAILS I	2
E-2	GROUNDING NOTES & DETAILS I	2
E-3	GROUNDING NOTES & DETAILS II	2

CONTACT INFORMATION

CIVIL ENGINEER:  
 TOWER ENGINEERING PROFESSIONALS  
 303 TRYON ROAD  
 PLYMOUTH, NC 27859-5833  
 OFFICE: (919) 651-6533  
 FAX: (919) 651-6533  
 N.C. LICENSE # C-1719

ELECTRICAL ENGINEER:  
 TOWER ENGINEERING PROFESSIONALS  
 303 TRYON ROAD  
 PLYMOUTH, NC 27859-5833  
 OFFICE: (919) 651-6533  
 FAX: (919) 651-6533  
 N.C. LICENSE # C-1719

PROPERTY OWNER:  
 LEAN IL BERGMAN  
 5022 KERLEY ROAD  
 DURHAM, NC 27705  
 OFFICE: (919) 486-1100  
 PHONE: (919) 771-4561

PROJECT INFORMATION

LESSEE:  
 T-MOBILE  
 185 FAIRCHILD STREET  
 CHARLESTON, SC 29492  
 PHONE: (843) 214-1210

TOWER OWNER:  
 SKYWAY TOWERS, LLC  
 20525 AMBERFIELD DRIVE, SUITE 102  
 LAND O' LAKES, FL 34639  
 CONTACT: JASON JONES  
 PHONE: (813) 964-2177

SUBJECT:  
 BATEMAN CIVIL SURVEY COMPANY, PC  
 1000 W. STATE ST., SUITE 200  
 RAYLEIGH, NC 27601  
 PHONE: (919) 871-9100

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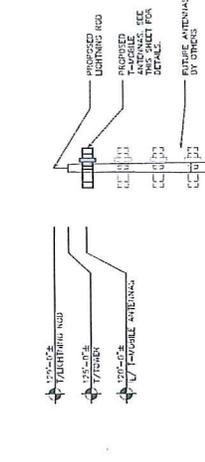
PROJECT INFORMATION

LESSEE:  
 T-MOBILE  
 185 FAIRCHILD STREET  
 CHARLESTON, SC 29492  
 PHONE: (843) 214-1210

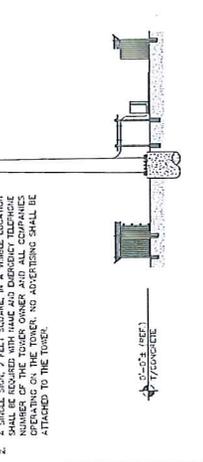
TOWER OWNER:  
 SKYWAY TOWERS, LLC  
 20525 AMBERFIELD DRIVE, SUITE 102  
 LAND O' LAKES, FL 34639  
 CONTACT: JASON JONES  
 PHONE: (813) 964-2177

SUBJECT:  
 BATEMAN CIVIL SURVEY COMPANY, PC  
 1000 W. STATE ST., SUITE 200  
 RAYLEIGH, NC 27601  
 PHONE: (919) 871-9100

DATE	REV	BY	DESCRIPTION
01-15-15	1	AS	ISSUED FOR PERMIT
01-15-15	2	AS	CONSTRUCTION
01-15-15	3	AS	CONSTRUCTION
01-15-15	4	AS	CONSTRUCTION
01-15-15	5	AS	CONSTRUCTION



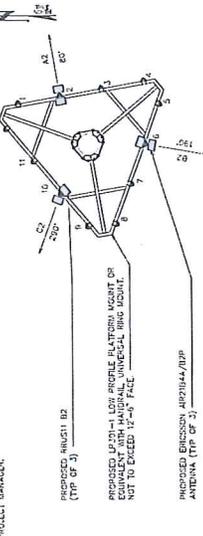
**NOTES:**  
 1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM. ALL WELDS SHALL BE TO THE MANUFACTURER'S SPECIFICATIONS.  
 2. ANTENNA SHALL BE 2 FEET ABOVE THE TOWER TOP. ANTENNA SHALL BE SECURED WITH SHOCK AND DAMPING TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.



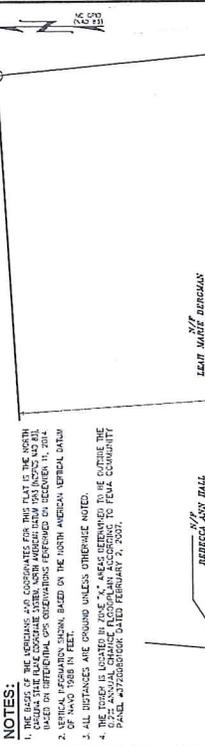
**ANTENNA SCHEDULE:**  
 SCALE: 1/4" = 1'-0"

ANT. SECTOR	MANUFACTURER (MODEL #)	TRUE AZIMUTH	MOUNTING HEIGHT	TECH	COAXIAL SIZE	COAXIAL LENGTH	MECH. DTLT	BLEG. DTLT	R/W
42	EMERSON (AR21844/BSP)	60°	6' 0" 130'	LTE	1/2"	130'±	0"	2"	(1) R/W 112
B2	EMERSON (AR21844/BSP)	135°	6' 0" 130'	LTE	1/2"	130'±	0"	2"	(1) R/W 112
C2	EMERSON (AR21844/BSP)	200°	6' 0" 130'	LTE	1/2"	130'±	0"	2"	(1) R/W 112

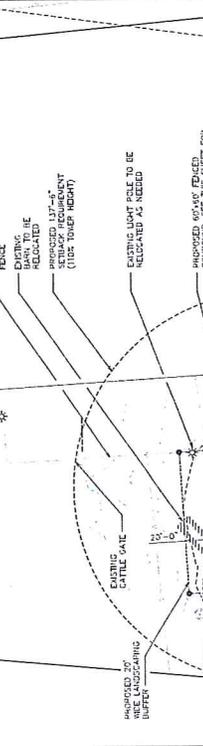
**ANTENNA SCHEDULE:**  
 SCALE: 1/4" = 1'-0"



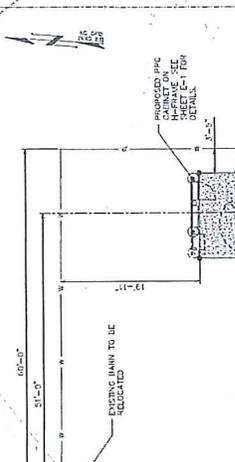
**ANTENNA PLAN VIEW:**  
 SCALE: 1/4" = 1'-0"



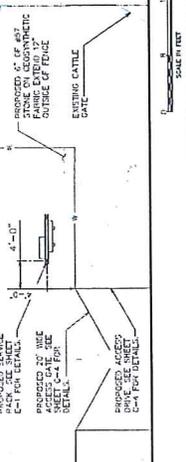
**NOTES:**  
 1. THE PROPERTY LINES SHOWN ARE BASED ON THE 2014 SURVEY OF THE ERWIN ROAD. THE BOUNDARY LINES SHOWN ARE BASED ON THE 2014 SURVEY OF THE ERWIN ROAD. THE BOUNDARY LINES SHOWN ARE BASED ON THE 2014 SURVEY OF THE ERWIN ROAD.  
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 3. ALL DISTANCES ARE GIVEN UNLESS OTHERWISE NOTED.  
 4. THE TOWER IS LOCATED IN THE "X" AREAS REFERENCED TO BE OUTSIDE THE 100' BUFFER ZONE AS REQUIRED BY THE 2014 SURVEY OF THE ERWIN ROAD.



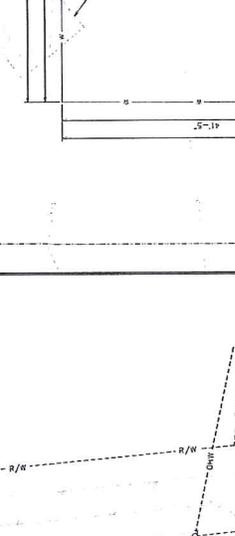
**LEGEND:**  
 --- EXIST. PROPERTY LINE  
 --- EXIST. UTILITY PILE  
 --- EXIST. LIGHT POLE  
 --- EXIST. TOWER FOOTPRINT  
 --- EXIST. CONTOUR LINE  
 --- EXIST. EASEMENT  
 --- EXIST. OVERHEAD WIRE  
 --- EXIST. RIGHT-OF-WAY  
 --- EXIST. DRAINAGE  
 --- EXIST. TREE LINE



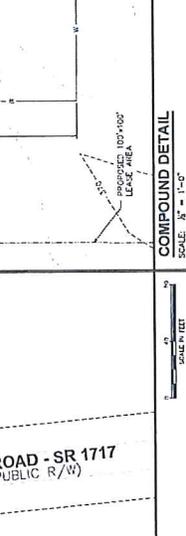
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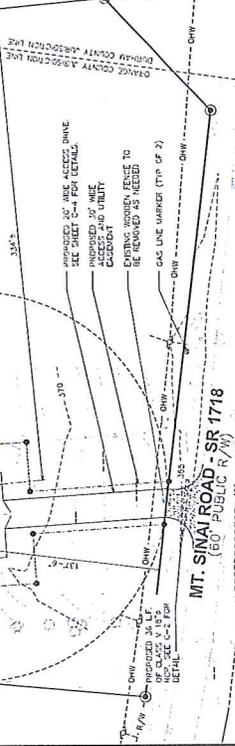
**ANTENNA PLAN VIEW:**  
 SCALE: 1/4" = 1'-0"



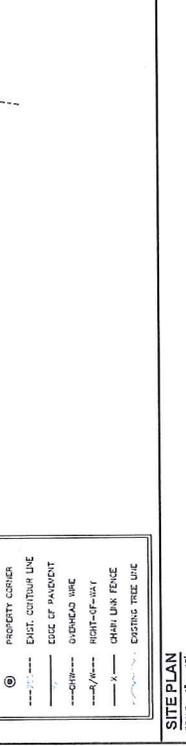
**ANTENNA SCHEDULE:**  
 SCALE: 1/4" = 1'-0"



**LEGEND:**  
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