

IMPACT ANALYSIS OF  
A PROPOSED TELECOMMUNICATIONS TOWER ON  
THE VALUES OF PROPERTIES IN THE GENERAL VICINITY OF THE TOWER

LOCATED ON

POYTHRESS ROAD  
CHATHAM COUNTY, NORTH CAROLINA

AS OF

SEPTEMBER 10, 2013

FOR

KAREN KEMERAIT  
STYERS, KEMERAIT & MITCHELL, PLLC  
1101 HAYNES STREET, SUITE 101-C  
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BY

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## **PART ONE - INTRODUCTION**



## DAVID A. SMITH, MAI, SRA

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September 10, 2013

Karen Kemerait  
Styers, Kemerait & Mitchell, PLLC  
1101 Haynes Street, Suite 101-C  
Raleigh, NC 27604

Ms. Kemerait:

As requested, I have inspected the site of a proposed telecommunications tower and the properties that in the general vicinity of the proposed tower. The proposed tower will be located on Poythress Road in Chatham County, North Carolina.

The purpose of this assignment is to develop an opinion of the effect of the proposed tower on the properties that are in the general vicinity of the tower. 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 Styers, Kemerait & Mitchell, 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 September 10, 2013 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 properties that are in the general vicinity of the proposed tower site, an analysis of data gathered and facts and conclusions as contained in the following report of 19 pages, and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not adversely affect property values in the general vicinity of the tower.

I certify that I have personally inspected the site of the proposed tower and those properties that are in the general vicinity of the tower. 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, 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, 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*, 4th ed., published by the Appraisal Institute, copyright 2002, unless otherwise stated.

5. The appraiser relied on a set of plans entitled "AT&T Site #: 368-545, ATC# 280373, Poythress Road, Chapel Hill, NC 27516," prepared by Tower Engineering Professionals and last revised July 19, 2013. For purposes of this report, this information is assumed to be correct. Copies of pages from these plans are in the addenda.

6. The appraiser relied on public records from the Chatham and Durham County Tax Offices, the Chatham and Durham County Register of Deeds and the Triangle Multiple Listing Service 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 properties that are in the general vicinity of the proposed tower. 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 Styers, Kemeraite & Mitchell, 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 *2012-2013 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 September 10, 2013. The date of the report is also September 10, 2013.

## **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 are in the general vicinity of the proposed tower. Public records were researched to judge the effect of the proposed tower.

## **PART THREE – PRESENTATION OF DATA**

## **NEIGHBORHOOD AND LOCATIONAL DATA**

The proposed tower is located in northern Chatham County, North Carolina about four miles southwest of Chapel Hill and ten miles north of Pittsboro. This area is mostly rural in nature with a mixture of woodland, agricultural, and scattered residential uses. There are a few residential subdivisions in the area and some commercial uses as well as institutional uses such as schools, churches and parks. A location map for the subject is on the following page.

The nearest highway is US 15/501 about three miles to the east. The neighborhood is stable and property values should not change significantly in the near future.

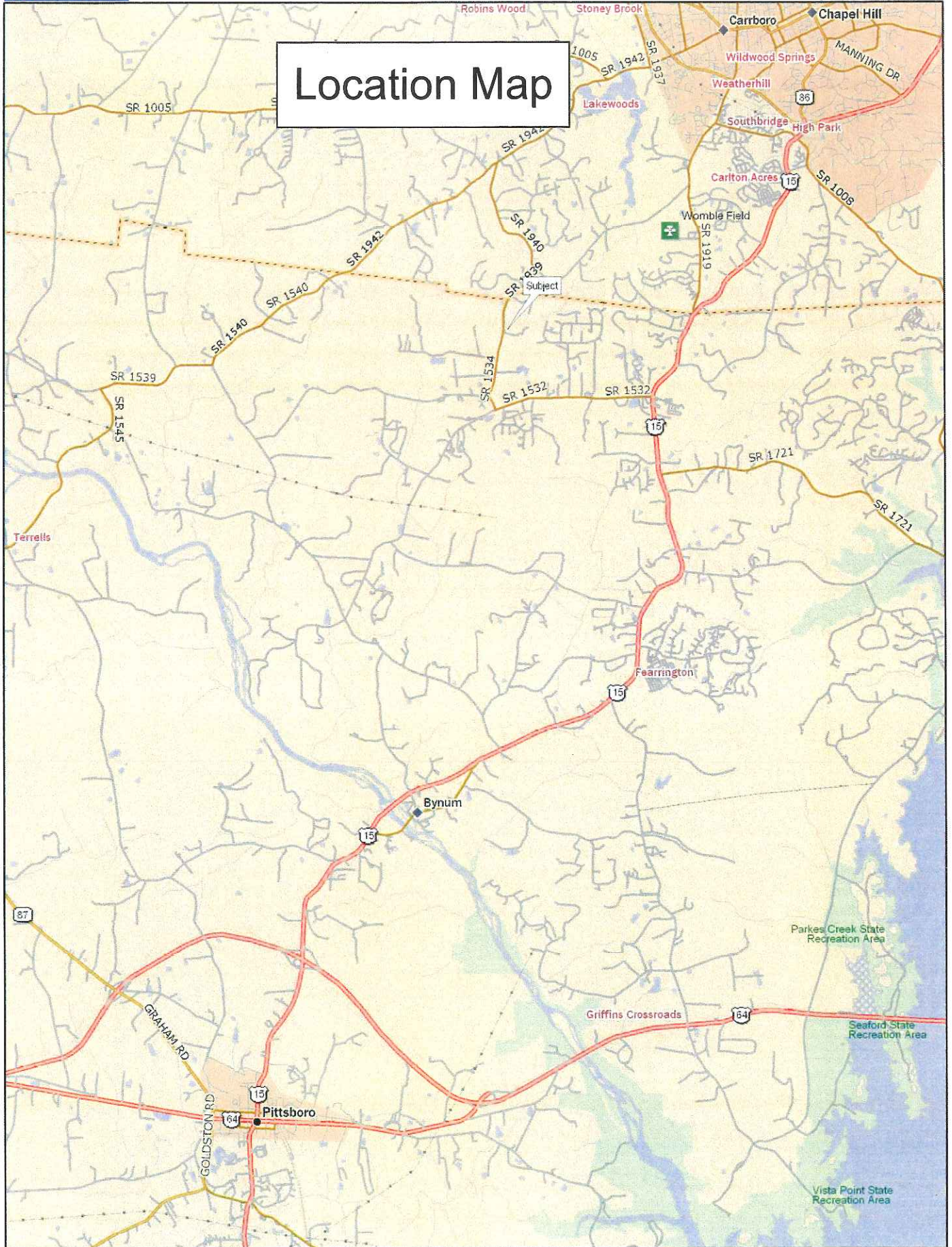
## **DESCRIPTION OF PROPOSED TOWER AND SITE**

Since the purpose of this report is to estimate the effect of the proposed tower on properties in the general vicinity of the tower 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 James Walter Womble and Jane R. Womble. The Chatham County tax office identifies it with a parcel ID number of 85601. According to tax records, the land area is 81.28 acres in size. It is irregular in shape and the western section where the tower will be located is connected to the rest of the site only by a road. The property is not improved with any dwellings or other buildings. It is partially cleared but in the area of the proposed tower the site is wooded.

The tower will be a 195 feet high monopole (199 feet including the antenna) tower located on a 100' x 100' leased area at the western end of the tract. The tower will not be lit. A 60' x 60' area will be enclosed with eight foot high chain link fence with three strand barbed wire. There will be an equipment shed 11'5" x 20' and nine feet in height and a generator on a 5' x 10' concrete pad. Space is available for three additional equipment buildings for co-location on the tower. The tower will be accessed by a gravel drive about 90 feet long from Poythress Road.

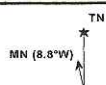
# Location Map



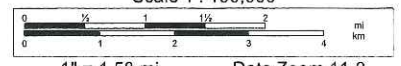
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Scale 1 : 100,000



The tower will be located near the southwest corner of the site about 140 feet from the western property boundary (Poythress Road) and about 190 feet from the southern boundary. The subject is wooded and there will be trees between the properties and the tower in all directions.

### DESCRIPTION OF ADJACENT PROPERTIES

There are eight properties that are adjacent to the section of the subject parcel where the tower would be located. A chart of these properties follows:

PIN	Owner	Address	Land Size	Building Size	Year Built	Land Value	Building Value	Total Value
87588	Ray & Sharon Womble	Chestnut Way	7.211			\$108,165	\$0	\$108,065
2165	Ray & Sharon Womble	84 Chestnut Way	1.01	1,680 SF	1975	\$45,112	\$64,594	\$109,706
2179	Jean Williams	1049 Poythress Road	18.83	3,604 SF	1977	\$477,450	\$477,927	\$955,377
2241	Marvin Meacham	2915 Meacham Road	46.8	1,155 SF	1927	\$478,500	\$28,641	\$507,141
72597	Vicki & John Bachmann	120 Glen Ridge Drive	6.474	3,270 SF	2001	\$166,266	\$509,773	\$676,039
71469	Geraldine & Irvin Nunn	134 Araya Lane	5.579	3,297 SF	2001	\$154,422	\$481,646	\$636,068
79653	James & Jane Womble	Chestnut Way	13.38			\$131,512	\$0	\$131,512
88065	Karen & Michael Brusckke	Chestnut Way	2.471			\$54,798	\$0	\$54,798

As seen, three of the properties have no improvements. The other three are improved with single family dwellings, but four are well away from the tower site. The other is closer, but this property is also heavily wooded and the tower would not be visible from the dwelling.

**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 most potential to cause adverse impacts on properties in the general vicinity. The site is wooded and those structures other than the tower itself will be below the tree line and not visible outside the property.

To estimate the effect of a cell tower on properties in the vicinity of the proposed tower, I located sales of residential lots in two subdivisions in northern Durham County that were developed recently, River's Edge and Eno Forest. Single family residences are the most sensitive to external influences and would show the greatest effect.

**River's Edge**, has two towers on adjacent properties. There is a 470 foot lighted lattice tower located directly to the west of the subdivision and a 192 foot unlighted tower located directly to the south. This subdivision has about 50 residential lots and the tax values of the houses range from \$255,866 to \$639,290 with an average of about \$456,677. Forty-two lots sold in the subdivision between August of 2003 and March of 2009. The subdivision has a fifty foot buffer surrounding it so the towers do not directly abut any lots, but they do abut the subdivision. An aerial photograph of this subdivision is in the addenda.

**Eno Forest** is located in the same area as River's Edge, but no towers are visible. This subdivision has about 45 lots and the tax values of the houses range from \$366,470 to \$566,281 with an average of about \$460,266. Twenty-two lots in the subdivision sold between November of 2004 to June of 2007. An aerial photograph of this subdivision is in the addenda.



The two subdivisions are similar in most respects. They are in northern Durham, have similar house values and are located in close proximity to the Eno River. Both have areas set aside for open space. The lots in Eno Forest are larger, but developers and builders generally think in terms of number of lots instead of sizes of lots and this should not have a significant effect.

The sales of the lots in the two subdivisions were compared. Lots were used because they are easier to compare than houses since houses can have many more differences. The only adjustments made on the lots were for market conditions (time). Lots sold before January 1, 2008 were adjusted to January 1, 2008 based on the annual CPI (2.5%). Lots sold since that time were adjusted upwards by an annual rate of 5% to reflect the downturn in the real estate market. This date was chosen because it represents the housing peak. Charts for each of the neighborhood lot sales are on the following pages. Those lots located closest to the towers are marked with asterisks.

**DAVID A. SMITH, MAI, SRA**

ANALYSIS OF LOT SALES - RIVER'S EDGE SUBDIVISION					
Lot	Date	Stamps	Price	Market Condition Adjustment	Adjusted for Market Conditions
1	8/21/2003	\$126	\$63,000	10.00%	\$69,300
37	8/21/2003	\$126	\$63,000	10.00%	\$69,300
35	8/27/2003	\$126	\$63,000	10.00%	\$69,300
39	8/27/2003	\$126	\$63,000	10.00%	\$69,300
11	9/4/2003	\$130	\$65,000	10.00%	\$71,500
41	9/4/2003	\$130	\$65,000	10.00%	\$71,500
7	9/11/2003	\$130	\$65,000	10.00%	\$71,500
43	9/11/2003	\$130	\$65,000	10.00%	\$71,500
12	4/8/2004	\$138	\$69,000	10.00%	\$75,900
40	5/13/2004	\$132	\$66,000	10.00%	\$72,600
42	5/19/2004	\$132	\$66,000	10.00%	\$72,600
*5*	6/29/2004	\$142	\$71,000	10.00%	\$78,100
*3*	7/23/2004	\$134	\$67,000	7.50%	\$72,025
9	7/23/2004	\$142	\$71,000	7.50%	\$76,325
6	8/3/2004	\$142	\$71,000	7.50%	\$76,325
36	8/3/2004	\$134	\$67,000	7.50%	\$72,025
*2*	8/12/2004	\$134	\$67,000	7.50%	\$72,025
38	8/20/2004	\$126	\$63,000	7.50%	\$67,725
8	11/4/2004	\$144	\$72,000	7.50%	\$77,400
*4*	11/22/2004	\$144	\$72,000	7.50%	\$77,400
10	2/17/2005	\$146	\$73,000	7.50%	\$78,475
13	3/8/2005	\$174	\$87,000	7.50%	\$93,525
14	3/9/2005	\$174	\$87,000	7.50%	\$93,525
15	6/30/2005	\$174	\$87,000	7.50%	\$93,525
22	7/11/2005	\$164	\$82,000	5.00%	\$86,100
17	7/27/2005	\$163	\$90,500	5.00%	\$95,025
26	7/27/2005	\$163	\$72,500	5.00%	\$76,125
34	1/11/2006	\$140	\$70,000	5.00%	\$73,500
16	1/12/2006	\$174	\$87,000	5.00%	\$91,350
27	2/3/2006	\$152	\$76,000	5.00%	\$79,800
23	2/15/2006	\$160	\$80,000	5.00%	\$84,000
44	4/20/2006	\$136	\$68,000	5.00%	\$71,400
25	4/26/2006	\$152	\$76,000	5.00%	\$79,800
18	5/3/2006	\$170	\$85,000	5.00%	\$89,250
47	5/3/2006	\$136	\$68,000	5.00%	\$71,400
48	6/14/2006	\$135	\$67,500	5.00%	\$70,875
*29*	2/9/2007	\$159	\$79,500	2.50%	\$81,488
49	2/13/2007	\$147	\$73,500	2.50%	\$75,338
21	3/12/2007	\$167	\$83,500	2.50%	\$85,588
20	8/7/2007	\$152	\$76,000	0.00%	\$76,000
*31*	10/31/2008	\$136	\$68,000	5.00%	\$71,400
*33*	3/13/2009	\$149	\$74,500	5.00%	\$78,225
			\$72,512		\$77,366

**DAVID A. SMITH, MAI, SRA**

ANALYSIS OF LOT SALES - ENO FOREST SUBDIVISION					
Lot #	Date Sold	Stamps	Sales Price	Market Condition Adjustment	Adjusted for Market Conditions
8	11/30/2004	\$ 154.50	\$ 77,250	7.50%	\$ 83,044
9	11/30/2004	\$ 154.50	\$ 77,250	7.50%	\$ 83,044
12	11/30/2004	\$ 154.50	\$ 77,250	7.50%	\$ 83,044
13	11/30/2004	\$ 154.50	\$ 77,250	7.50%	\$ 83,044
2	11/30/2004	\$ 152.33	\$ 76,167	7.50%	\$ 81,879
10	11/30/2004	\$ 152.33	\$ 76,167	7.50%	\$ 81,879
11	11/30/2004	\$ 152.33	\$ 76,167	7.50%	\$ 81,879
1	12/1/2004	\$ 158.40	\$ 79,200	7.50%	\$ 85,140
3	12/1/2004	\$ 158.40	\$ 79,200	7.50%	\$ 85,140
6	12/1/2004	\$ 158.40	\$ 79,200	7.50%	\$ 85,140
7	12/1/2004	\$ 158.40	\$ 79,200	7.50%	\$ 85,140
14	12/1/2004	\$ 158.40	\$ 79,200	7.50%	\$ 85,140
15	7/27/2005	\$ 152.00	\$ 76,000	5.00%	\$ 79,800
32	6/2/2006	\$ 160.00	\$ 80,000	5.00%	\$ 84,000
33	11/16/2006	\$ 136.00	\$ 68,000	2.50%	\$ 69,700
34	11/16/2006	\$ 136.00	\$ 68,000	2.50%	\$ 69,700
30	12/15/2006	\$ 124.25	\$ 62,125	2.50%	\$ 63,678
35	12/15/2006	\$ 124.25	\$ 62,125	2.50%	\$ 63,678
44	12/15/2006	\$ 124.25	\$ 62,125	2.50%	\$ 63,678
45	12/15/2006	\$ 124.25	\$ 62,125	2.50%	\$ 63,678
21	2/20/2007	\$ 142.00	\$ 71,000	2.50%	\$ 72,775
22	6/25/2007	\$ 136.00	\$ 68,000	2.50%	\$ 69,700
Average			\$ 73,318		\$ 77,450

While the lots vary in sales price, the averages both before and after adjusting for market conditions give very close indications. Based on this, it appears that the two telecommunications towers have no significant effect on values of properties in the general vicinity.

## 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 properties that are in the general vicinity of the proposed tower site, 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 value of properties in the general vicinity of the proposed tower.



## DAVID A. SMITH, MAI, SRA

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### 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



Chestnut Way



Street Scene Along Poythress Road

PHOTOGRAPHS OF SUBJECT



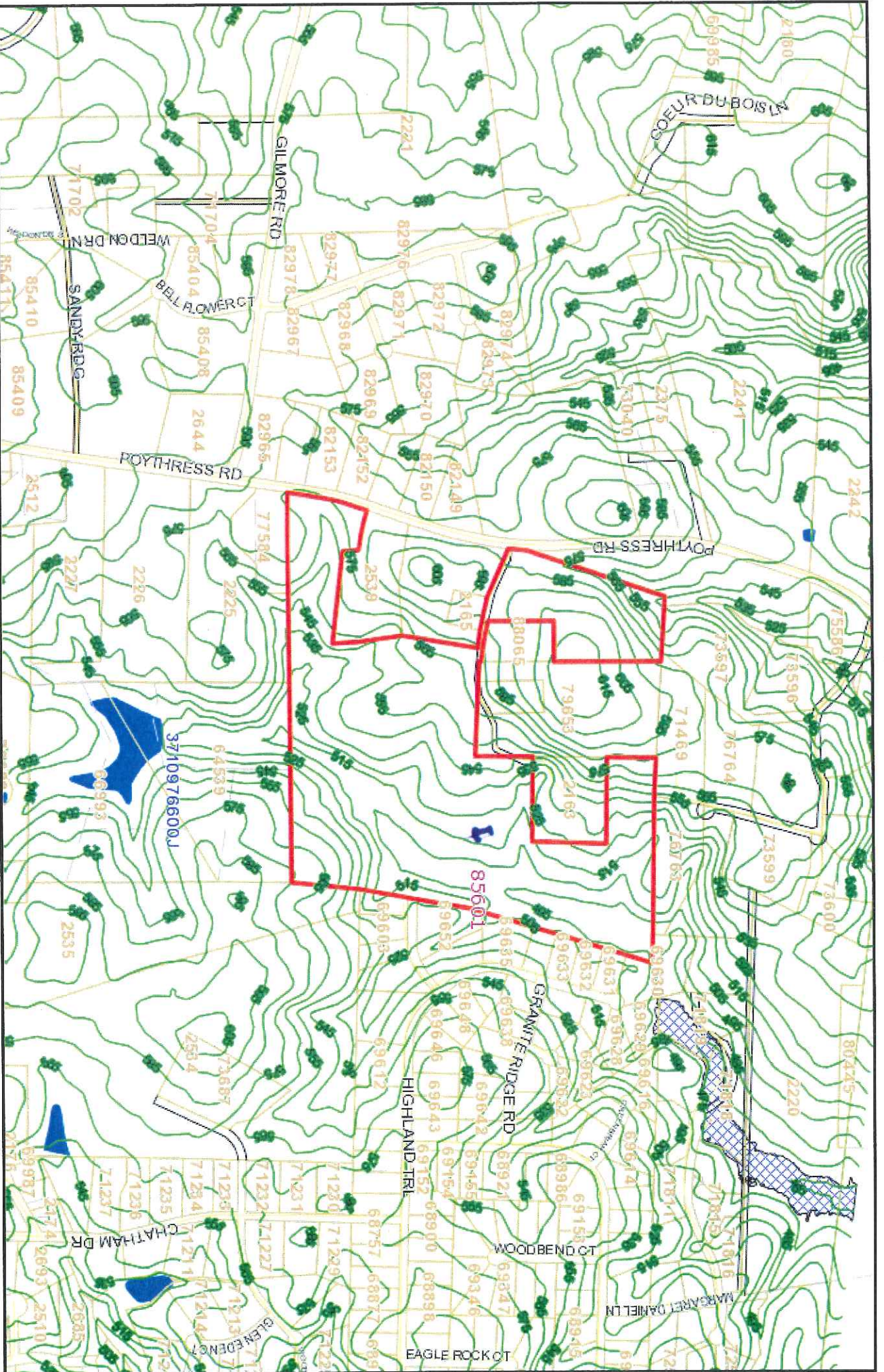
View of Site from Poythress Road



# CHATHAM COUNTY, NC

## Flood Topo Map

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



Parcel Number: 85601  
 Map Number: 9766-46-9711  
 Owner Name: WOMBLE JAMES WALTER ETUX JANE R  
 Owner Address: 189 CHESTNUT WAY  
 Owner City: CHAPEL HILL  
 Owner State: NC  
 Owner Zip: 27516  
 Tax Year: 2013  
 Description: TR 1

Deed Book: 1437  
 Deed Page: 0670  
 Plat Book: 2009  
 Plat Page: 0267  
 Deed Acres: 81.682  
 Physical Address: POYTHRESS RD  
 Improvement Value: 0  
 Land Value: 684600  
 Fire District: 107  
 Township Code: 2



One Inch = 800 Feet



# CHATHAM COUNTY, NC

## Property Map

**Disclaimer:**  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.



**Parcel Number:** 85601  
**Map Number:** 9766-46-9711  
**Owner Name:** WOMBLE JAMES WALTER ETUX JANE R  
**Owner Address:** 189 CHESTNUT WAY  
**Owner City:** CHAPEL HILL  
**Owner State:** NC  
**Owner Zip:** 27516  
**Tax Year:** 2013  
**Description:** TR 1

**Deed Book:** 1437  
**Deed Page:** 0670  
**Plat Book:** 2009  
**Plat Page:** 0267  
**Deed Acres:** 81.682  
**Physical Address:** POYTHRESS RD  
**Improvement Value:** 0  
**Land Value:** 684600  
**Fire District:** 107  
**Township Code:** 2

One Inch = 400 Feet



Chatham County Property Record Card

DATE 2/13/13 CHATHAM CO TAX DEPARTMENT PAGE 1  
 TIME 12:46:37 PROPERTY CARD FOR YEAR 2013  
 USER FRANCES WALTER  
 WOMBLE JAMES R  
 WOMBLE JANE R  
 189 CHESTNUT WAY  
 PARCEL ID... 0085601  
 LOCATION... POYTHRESS RD  
 DEED YEAR/BOOK/PAGE... 2009 1437 0670  
 PLAT BOOK/PAGE...  
 LEGAL DESC:TR 1  
 TOWNSHIP... 2 BALDWIN  
 NBRHOOD... 0246 NORTH WEST BALDWIN  
 NH CLASS...  
 RESIDENTIAL  
 OWNER ID... 1213548  
 DISTRICT... 107 NORTH CHATHAM FIRE DIST

CHAPPEL HILL NC 27516-  
 DESCRIPTION AGRICULTURAL STATUS  
 MAINTAINED... 5/29/2012 BY TINA VALUED... 12/13/2012 BY TINA  
 VISITED... 12/05/2008 BY JPM  
 PARCEL STATUS... ACTIVE  
 \* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*  
 SALES HISTORY  
 SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME  
 1437 0670 12/18/2009 SPLIT OTHER WOMBLE JAMES WALTER ETUX JANE  
 1437 0670 1/13/2009 WARRANTY DEED REVENUE STAMPS WOMBLE JAMES WALTER ETUX JANE  
 06E 0340 9/01/2008 ESTATE FILE RELATED PARTIES WOMBLE JAMES W  
 06E 0340 3/10/2008 SPLIT OTHER WOMBLE JAMES W  
 95E 0225 12/30/2006 SPLIT OTHER POYTHRESS FLONNIE M DEVISEES

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1437	0670	12/18/2009	SPLIT	OTHER		WOMBLE JAMES WALTER ETUX JANE
1437	0670	1/13/2009	WARRANTY DEED	REVENUE STAMPS		WOMBLE JAMES WALTER ETUX JANE
06E	0340	9/01/2008	ESTATE FILE	RELATED PARTIES		WOMBLE JAMES W
06E	0340	3/10/2008	SPLIT	OTHER		WOMBLE JAMES W
95E	0225	12/30/2006	SPLIT	OTHER		POYTHRESS FLONNIE M DEVISEES

LAND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZE%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		100	AC R	81.280	8,422.74	.00	.00	100.00	.00	.00	.00	.00	684,600
		LUV..	UA 8	42.429	500.00				LU ADJ & VALUE..			.00	21,214
2		100	AC ZV	38.851	.00	.00	.00	100.00	.00	.00	.00	.00	13,209
		LUV..	UW 8	38.851	340.00				LU ADJ & VALUE..			.00	684,600
		TOTAL ACRES..		81.280					TOTAL LAND FMV..				684,600
		TOTAL IN LUV..		81.280					TOTAL LAND LUV..				34,423

TOTAL PARCEL VALUES---  
 FMV..... 684,600  
 APV..... 34,423  
 DEFERRED.. 650,177  
 LAND / OVR IMPROVEMENTS / OVR TOTAL LAND/IMPROVE 2012 VALUE  
 684,600 0 684,600  
 34,423 0 34,423  
 650,177 0 650,177

-----  
 GZ-408 ALSO PART OF THIS LISTING  
 FOR 1/2002: PROCESS PLT 2001-497 110.758A (109.913A NET)  
 PS 2005-28 TITLE WORK SHOWS NO OVERLAP W/ 2643 PER STALEY  
 SMITH, SURVEYOR  
 95E225 WILL OF FLONNIE POYTHRESS DEVISE 3AC TO COLEEN BREWER  
 REST & RESIDUE TO JAMES C POYTHRESS  
 PB 2002/116 LOT 1  
 SPLIT OUT 0079653 PB 2005/27 LOT 1  
 06E/340 DEVISED 5.571AC W/RESIDENCE TO COLEEN P BREWER

Chatham County Property Record Card (cont')

DATE 2/13/13  
TIME 12:46:37  
USER FRANCES

CHATHAM CO TAX DEPARTMENT  
PROPERTY CARD  
FOR YEAR 2013

PIN... 9766 00 46 9711  
PAGE 2  
PROG# AS2006

WOMBLE JAMES WALTER

PARCEL ID.. 0085601

REST & RESIDUE TO JAMES WOMBLE  
UNABLE TO HONOR 06E/340 UNTIL 3. AC SURVEYED TO COLEEN BREWER  
UPON ADVISE OF CHATHAM COUNTY CLERK OF COURT JANICE OLDHAM  
SPLIT OUT OF 2163 PER FRANCES WILSON, SHEA DENNING, IOE,  
KEVIN WHITEHEART ATTY  
SFF: DB 1422/909, NON WD FROM COLLEEN BREWER TO RESOLVE ABOVE  
ISSUE

PB 2008/91 LOT 1  
84.153-.402 R/W 83.751 NET  
LESS 87588 SPLIT OUT BY PB 2008/91  
SEE DB 1422-905 ESMT & ROAD MAINTENANCE DEED  
SPLIT OUT 88065 BY PB 2009/267 & DB 1493-1061



1437  
0670

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED Jan 13, 2009  
AT 04:40:54 pm  
BOOK 01437  
START PAGE 0670  
END PAGE 0671  
INSTRUMENT # 00318  
EXCISE TAX (None)

BOOK 1437 PAGE 670

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00  
Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Wade Barber, PLLC, PO Box 1755, Pittsboro, NC 27312 (NO TITLE SEARCH)  
Brief description for the Index: Tract 1, 83.751 acres net

THIS DEED made this 6<sup>th</sup> day of January 2009, by and between

GRANTOR	GRANTEE
James Walter Womble, and Jane R. Womble, his wife.	James Walter Womble, and Jane R. Womble, a married couple, As tenants by the entirety. 189 Chestnut Way Chapel Hill, NC 27516

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.

WHEREAS the Grantor desires to create a Tenancy by the Entirety;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Baldwin Township, Chatham County, North Carolina and more particularly described as follows:

All of Tract 1, containing 83.751 acres net, more or less, according to a survey entitled, "Recombination Survey for Flonnie M. Poythress, Devises and Ray Womble", prepared by Smith and Smith Surveyors, dated 1 May 2007 and recorded 10 March 2008 in Plat Book 2008, Page 91, Chatham County Registry, to which plat reference is made for a more particular description.

This conveyance is made subject to that certain Declarations of Easements and Provisions for Private Road Maintenance dated 29 August 2008 and recorded 12 September 2008 in Book 1422, Page 905, Chatham County Registry and other easements of record.

The property hereinabove described was acquired by Grantor by instrument recorded in Estate File # 95-E-225, Chatham County Clerk of Superior Court.

A map showing the above described property is recorded in Plat Slide 2008-91, Chatham County Registry.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James Walter Womble (SEAL)  
James Walter Womble

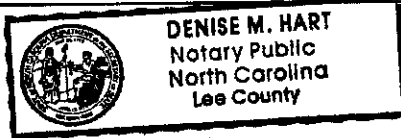
Jane R. Womble (SEAL)  
Jane R. Womble

State of North Carolina - County of Chatham

I, the undersigned Notary Public of Lee County and State aforesaid, certify that James Walter Womble, and Jane R. Womble, a married couple personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6<sup>th</sup> day of January 2009.

My Commission Expires: 11/10/2009

Denise M. Hart Notary Public  
Denise M. Hart, Notary Public of Lee County, NC

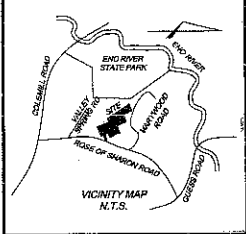


CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD	TANGENT
C1	228.00	339.98'	91°40'01"	N40°48'11"W	322.29	231.84
C2	228.00	339.98'	91°40'01"	S82°17'57"E	322.29	163.93
C3	228.00	339.98'	187°20'02"	S89°34'47"E	644.57	321.83
C4	228.00	339.98'	157°15'01"	S63°20'13"E	592.21	301.12
C5	228.00	339.98'	127°14'21"	S38°35'32"E	592.67	301.10
C6	228.00	339.98'	157°15'01"	S23°21'25"E	592.64	301.09
C7	228.00	339.98'	174°40'00"	S03°00'00"E	644.57	321.83
C8	228.00	339.98'	111°40'00"	S03°33'40"W	118.02	5.90
C9	175.00	270.98'	91°40'01"	S41°46'11"W	221.06	163.17
C10	175.00	270.98'	127°20'02"	N01°12'20"W	364.52	181.88
C11	175.00	270.98'	57°20'00"	N35°56'43"W	167.01	85.02
C12	175.00	270.98'	229°09'23"	N75°23'30"W	67.25	34.26
C13	475.00	705.98'	127°20'02"	N01°16'26"W	504.87	252.76
C14	475.00	705.98'	87°20'02"	S00°30'00"E	170.33	35.26
C15	475.00	705.98'	41°11'04"	S05°31'09"E	34.88	17.35
C16	525.00	788.14'	127°20'02"	S01°16'26"E	115.90	58.31
C17	525.00	788.14'	57°20'00"	N04°06'46"W	61.87	28.37
C18	525.00	788.14'	7°00'42"	N01°33'22"E	84.41	32.16

FILED  
 Plat Book 159 Page 193-194  
 Date 8/15/03 Time 1:10 pm  
 COUNTY OF DURHAM, NC

N/F R & K REAL ESTATE GROUP, LLC  
 DB 3292 PG 280  
 PB 26, PG 54

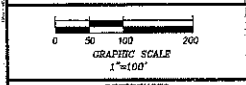
N/F THE ASSOCIATION FOR THE PRESERVATION  
 OF THE GNO RIVER VALLEY, INC.  
 DB 2425 PG 847  
 PB 113 PG 78



I, MARK J. OROPALLO, CERTIFY TO ONE OR MORE OF THE FOLLOWING:  
 THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PLOTTING OF LAND.  
 I, MARK J. OROPALLO, P.L.S. NO. L4198, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE DEED DESCRIPTIONS AND PLATS FOR THIS PROPERTY IS (AND) LISTED HEREON UNDER "REFERENCES"; THAT THE BEINGMENTS NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINE STYLE AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1000 OR GREATER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 84-2.30 AS AMENDED; WITNESSED BY ORIGINAL SIGNATURE REGISTERED PROFESSIONAL LAND SURVEYOR THIS 8TH DAY OF AUGUST, 2003.



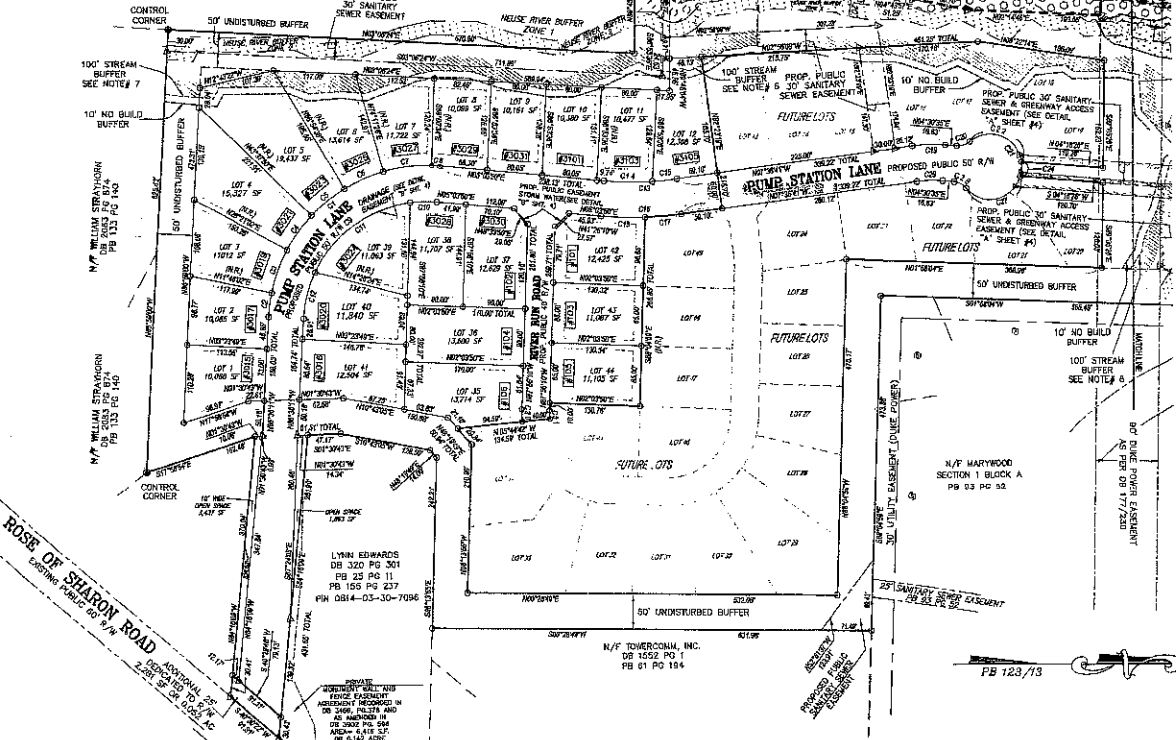
MARK J. OROPALLO  
 PROFESSIONAL LAND SURVEYOR LIC. # L-4198



REFERENCES	
DB 326 PG 301	PB 25 PG 11
DB 1335 PG 775	PB 155 PG 237
DB 180 PG 197	PB 26 PG 54
DB 2425 PG 847	PB 93 PG 92
DB 208 PG 874	PB 51 PG 154
DB 1552 PG 1	PB 38 PG 88

OWNER'S ADDRESS:  
 BRANDYWINE ROSE, LLC  
 SUITE 207  
 921 MORENE ROAD,  
 DURHAM, NC, 27705

LEGEND:		OLD TAX MAP # 773-81-0209 NEW PARCEL I.D. #177000
⊙	CONTROL CORNER	DRAWN BY: ES CHECKED BY: DSZ
⊙	EXISTING PROXIMOD	
⊙	IRON PIPE SET	
⊙	MATHEMATICAL POINT	
⊙	NON-RADIAL	PIN 0814-02-30-0663
⊙	STREET ADDRESS	CHECKED BY: DSZ



CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD	TANGENT
C19	122.00'	47.80'	123°27'45"	N01°33'37"W	47.51'	23.69
C20	26.00'	26.36'	44°54'02"	N17°59'27"W	15.86'	10.74
C21	46.00'	218.61'	288°48'04"	S85°23'25"E	65.17'	48.18
C22	46.00'	88.64'	122°31'47"	N91°02'28"W	36.89'	24.48
C23	46.00'	30.77'	38°15'17"	N89°21'02"W	30.15'	15.56
C24	46.00'	26.16'	26°05'50"	S45°48'11"E	20.00'	10.29
C25	46.00'	21.52'	28°48'54"	N85°20'05"W	21.33'	10.87
C26	46.00'	16.43'	30°28'00"	N82°30'12"W	16.36'	8.31
C27	46.00'	89.72'	105°45'59"	S19°01'52"E	73.84'	51.50
C28	26.00'	26.36'	44°54'02"	S28°37'30"W	15.86'	10.74
C29	175.00'	37.02'	120°17'15"	S01°33'02"E	35.93'	18.58
C30	130.00'	17.72'	74°09'31"	N88°09'34"E	17.70'	8.87
C31	80.00'	12.26'	74°09'31"	N88°09'34"E	12.28'	6.14

REV#1: DURHAM COUNTY REVIEW COMMENTS

REVISIONS
11: 7/2/2003

FINAL PLAT

PHASE 1  
 RIVER'S EDGE SUBDIVISION

TOWNSHIP: DURHAM OUTSIDE	COUNTY: DURHAM	STATE: NORTH CAROLINA	DATE: MAY 5, 2003
--------------------------	----------------	-----------------------	-------------------

SURVEYED by

MSS LAND CONSULTANTS  
 7540 MONSIEUR DRIVE, Phone (919) 610-4464  
 (SUITE 101) Fax (919) 610-9102  
 Raleigh, NC 27612 Email: oropallo@mssland.com

"Committed to Total Quality Service"

CAD DRAWINGS / 2006-10-01 / RIVERSEPLAT.DWG

SHEET 2 OF 4



PHOTOGRAPHS OF SUBJECT



River's Edge Subdivision



River's Edge Subdivision

PHOTOGRAPHS OF SUBJECT

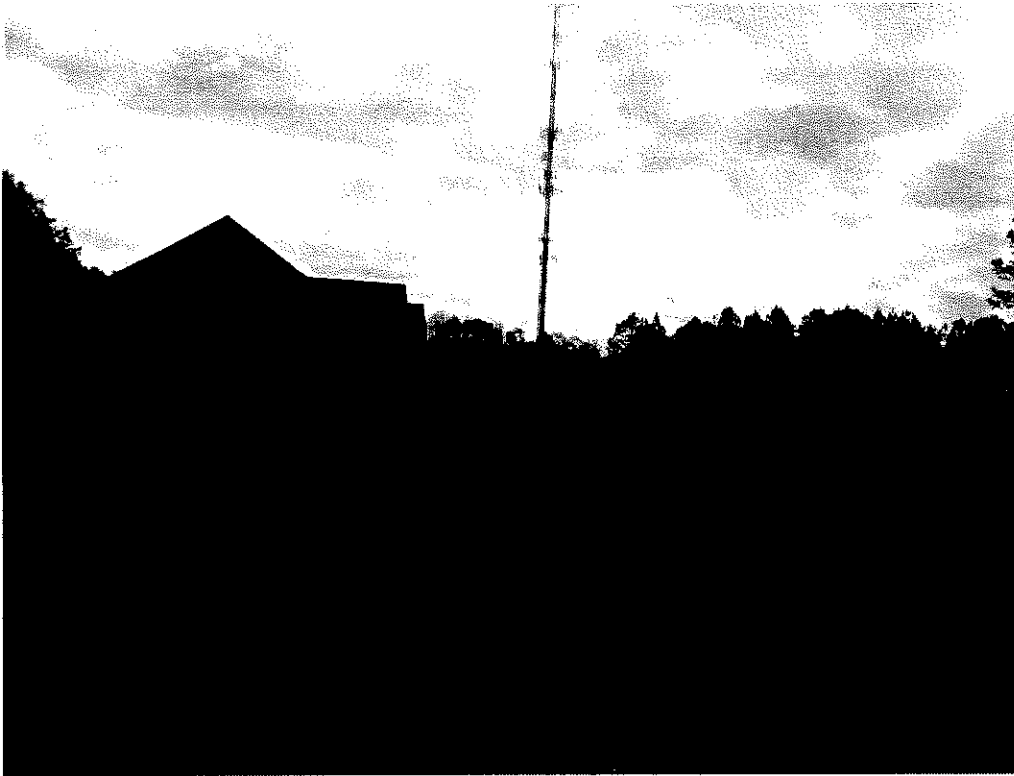


River's Edge Subdivision



River's Edge Subdivision

PHOTOGRAPHS OF SUBJECT

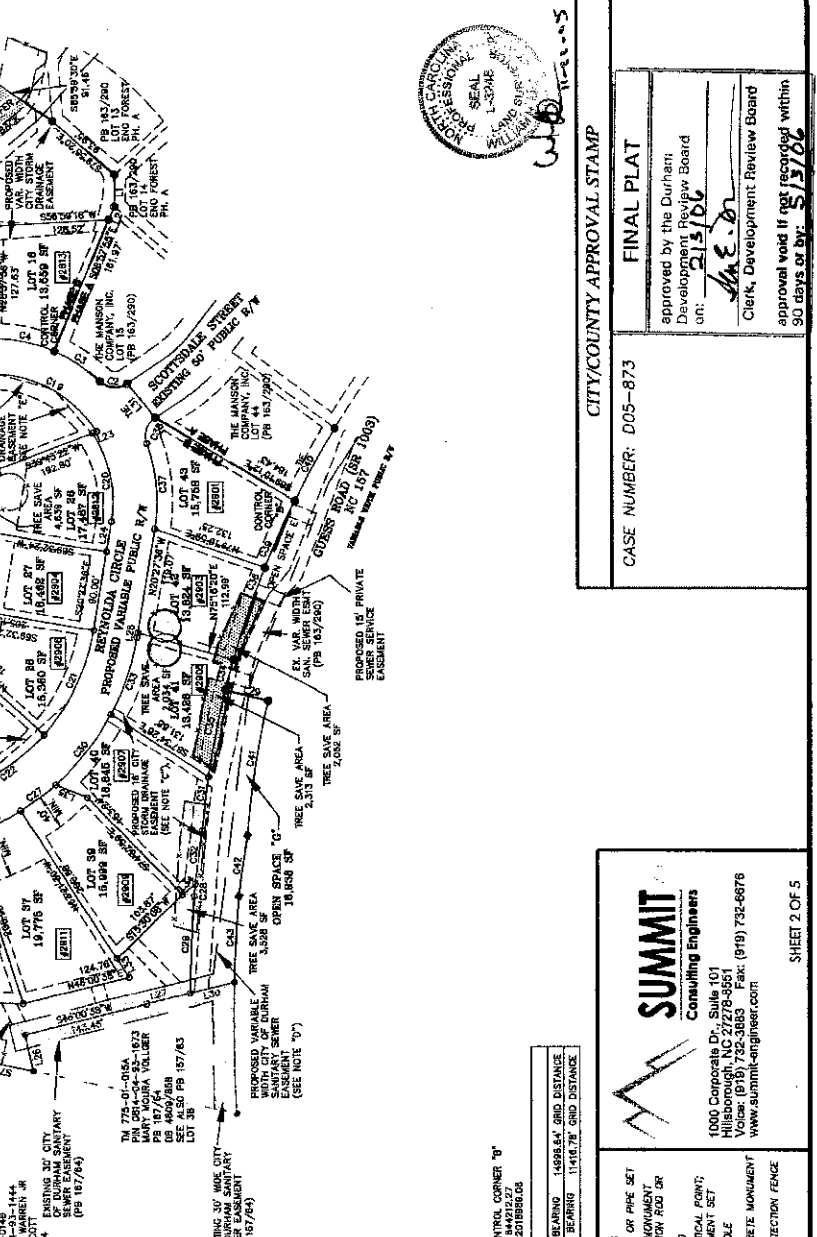


River's Edge Subdivision



River's Edge Subdivision

LINE	DIRECTION	DISTANCE	BEARING	CURVED	BEARING	CHORD	BEARING	CHORD
L1	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L2	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L3	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L4	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L5	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L6	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L7	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L8	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L9	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L10	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L11	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L12	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L13	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L14	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L15	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L16	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L17	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L18	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L19	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L20	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L21	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L22	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L23	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L24	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L25	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L26	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L27	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L28	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L29	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L30	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L31	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L32	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L33	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L34	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L35	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L36	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L37	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L38	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L39	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L40	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L41	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L42	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L43	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L44	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L45	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L46	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L47	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L48	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L49	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L50	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L51	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L52	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L53	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L54	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L55	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L56	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L57	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L58	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L59	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'
L60	S89°24'33"E	58.38'	S89°24'33"E	50.00'	S89°24'33"E	58.38'	S89°24'33"E	58.38'



FILED  
 Plat Book 171 Page 215  
 Date 3-16-06 Time 3:05pm  
 WILEY & COMPANY  
 REGISTERED MEASURERS  
 DURHAM COUNTY, NC

NC GRID COORDINATES NAD 83  
 COMBINED GRID FACTOR 0.99999803  
 NAD 83 "WITON"  
 E. 2028683.420  
 N. 2028683.443  
 E. 2028683.443

TRUE FROM NAD83 "WITON"  
 TO NAD83 "WITON"  
 TO CONTROL CORNER "B"  
 S89°24'33"E GRID BEARING 1498.84'  
 S89°24'33"E GRID DISTANCE 1498.78' GRID DISTANCE

LEGEND:  
 ○ IRON ROD OR PINE SET  
 ● EXISTING MONUMENT  
 ▲ FOUND: IRON ROD OR  
 ○ DESCRIBED  
 ▲ MATHEMATICAL POINT;  
 ○ NO MONUMENT SET  
 ○ UTILITY POLE  
 ■ EX. CONCRETE MONUMENT  
 - - - TREE PROJECTION FENCE

PROJECT # 00-008 DRAWING NAME 00-008ind.dwg  
 SCALE: 1" = 100' 200'  
 100' 0 100' 200'

ENO FOREST SUBDIVISION  
 FINAL PLAT PHASE B  
 DURHAM OUTSIDE TWP., CITY OF DURHAM, DURHAM CO., NC

CITY/COUNTY APPROVAL STAMP  
 CASE NUMBER: D05-873  
 FINAL PLAT  
 approved by the Durham  
 Development Review Board  
 on: 3/15/06  
 Clerk, Development Review Board  
 approval void if not recorded within  
 90 days of by: 3/31/06



PHOTOGRAPHS OF SUBJECT



Eno Forest



Eno Forest

# River's Edge



**LEGEND**

- Durham\_County
- Streams\_and\_Ditches
  - DITCH
  - RIVER
  - STREAM
  - UNKNOWN
- Highways
- Parcels
- Ortho\_2010

Tuesday, April 16 2013



# Eno Forest



**LEGEND**

- Durham\_County
- Streams\_and\_Ditches
  - DITCH
  - RIVER
  - STREAM
  - UNKNOWN
- Highways
- Parcels
- Ortho\_2010

Tuesday, April 16 2013



PLANS PREPARED FOR:



**AMERICAN TOWER CORPORATION**  
400 REGENCY FOREST DRIVE  
CARY, NC 27511

PROJECT INFORMATION:  
**AT&T SITE #: 368-545**  
**ATC#: 280373**  
MEACHAM NC  
POYTHRESS ROAD  
CHAPEL HILL, NC 27516  
(CHATHAM COUNTY)

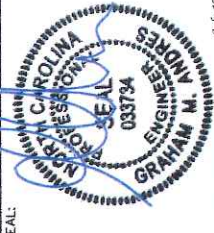
PLANS PREPARED BY:



**TOWER ENGINEERING PROFESSIONALS**  
3703 JUNCTION BOULEVARD  
RALEIGH, NC 27603-5263  
OFFICE: (919) 661-6351  
www.tepgroup.net

N.C. LICENSE # C-1794

SEAL:



July 19, 2013

REV	DATE	ISSUED FOR:
1	07-19-13	CONSTRUCTION
0	05-22-13	PRELIMINARY

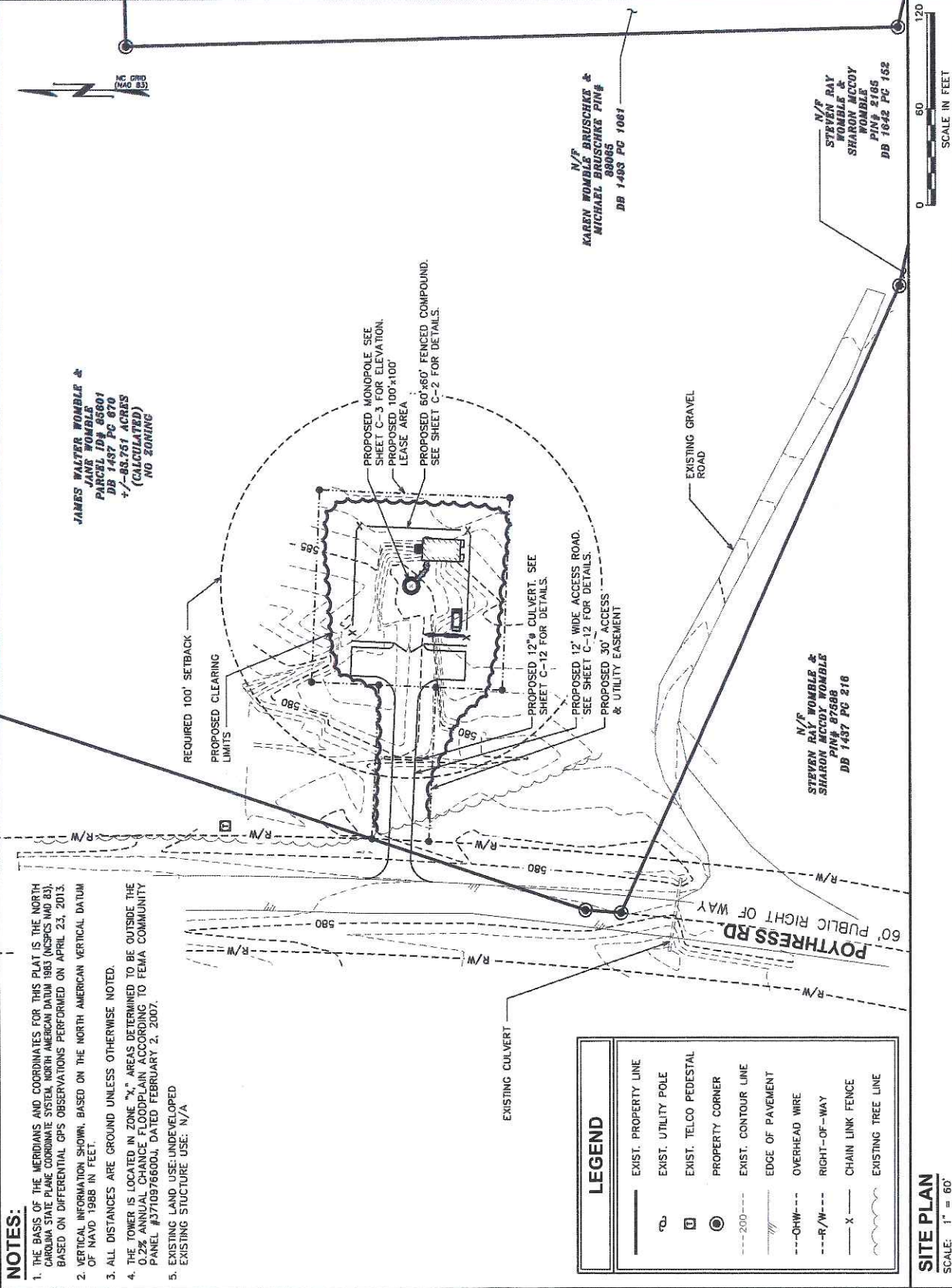
DRAWN BY: RWJ CHECKED BY: GMA

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-1**

REVISION:  
1

REP. #: 131501



**NOTES:**

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAN IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON APRIL 23, 2013.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710976500A, DATED FEBRUARY 2, 2007.
5. EXISTING LAND USE UNDEVELOPED  
EXISTING STRUCTURE USE: N/A

**LEGEND**

	EXIST. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE

**SITE PLAN**  
SCALE: 1" = 60'

SCALE IN FEET  
0 60 120

PLANS PREPARED FOR:  
**AMERICAN TOWER CORPORATION**  
 400 REGENCY FOREST DRIVE  
 CARY, NC 27511

PROJECT INFORMATION:  
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**ATC#: 280373**  
**MEACHAM NC**  
 POYTHRESS ROAD  
 CHAPEL HILL, NC 27516  
 (CHATHAM COUNTY)

PLANS PREPARED BY:



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July 19, 2013

REV	DATE	ISSUED FOR:
1	07-19-13	CONSTRUCTION
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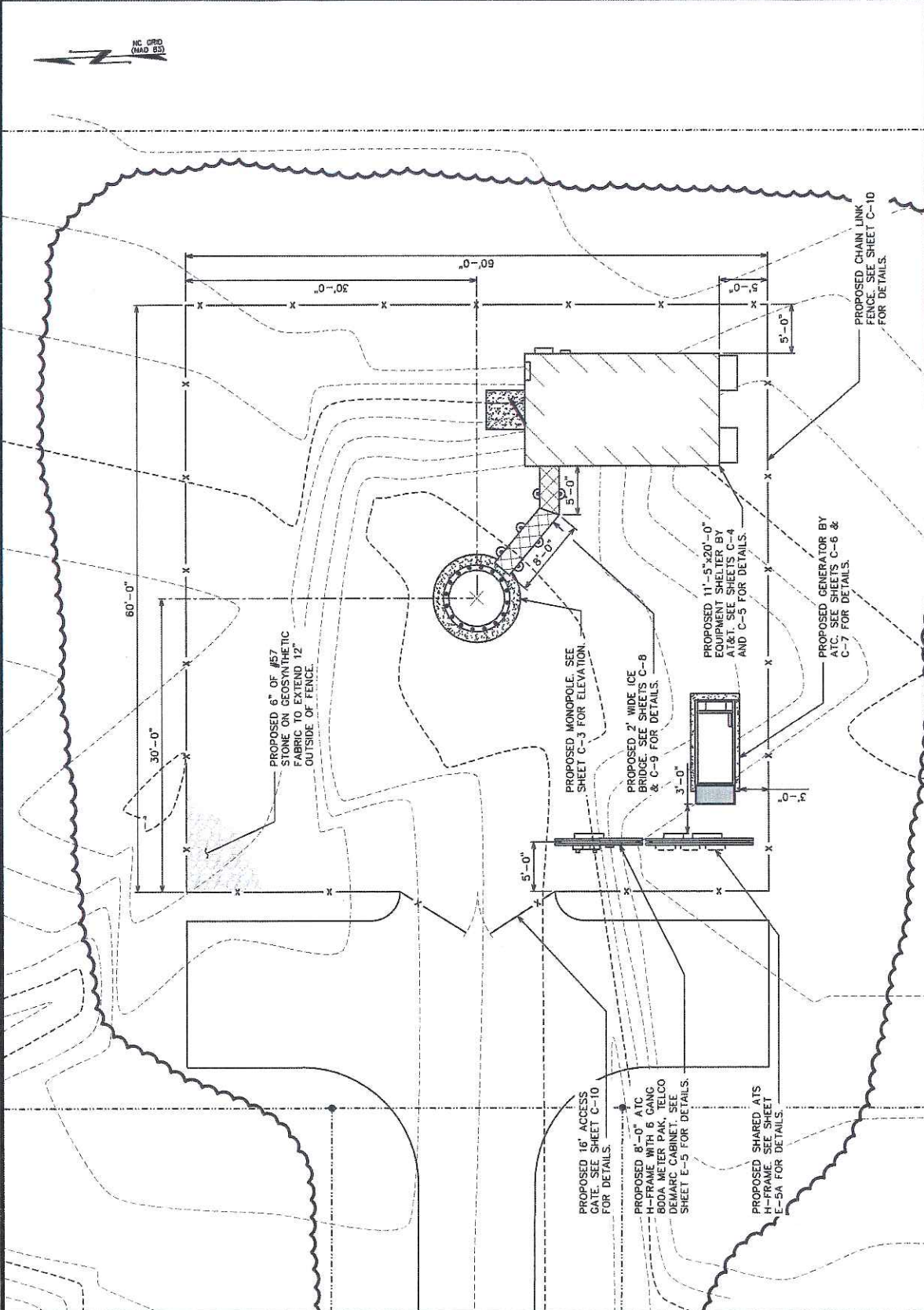
DRAWN BY: AWG CHECKED BY: GMA

SHEET TITLE:  
**COMPOUND DETAIL**

SHEET NUMBER:  
**C-2**

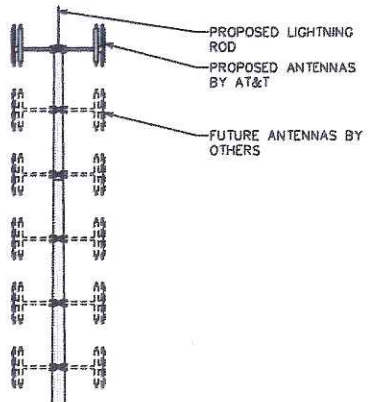
REVISION:  
**1**

TEP #: 131501



**COMPOUND DETAIL**  
 SCALE: 1" = 10'

199'-0"±  
 T/LIGHTNING ROD  
 195'-0"±  
 T/TOWER  
 ☉ AT&T ANTENNAS

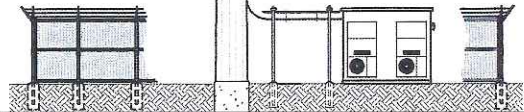


**NOTES:**

1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
2. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.

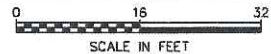
PROPOSED MONOPOLE TOWER

0'-0" (REFERENCE)  
 T/ CONCRETE



**TOWER ELEVATION**

SCALE: 1/8" = 1'-0"



SHEET NUMBER:  
**C-3**  
 REVISION:  
 1  
 TEP #: 131501

SHEET TITLE:  
**TOWER ELEVATION**

DRAWN BY:	SCS	CHECKED BY:	GMA
REV	DATE	ISSUED FOR:	
1	07-19-13	CONSTRUCTION	
0	05-22-13	PRELIMINARY	

N.C. ENGINE # C-1794  
 SEAL  
 NORTH CAROLINA  
 PROFESSIONAL ENGINEER  
 GRAHAM M. ANDRES  
 03/3734  
 July 19, 2013

TOWER ENGINEERING PROFESSIONALS  
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