IMPACT ANALYSIS OF

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

LOCATED ON

NC HIGHWAY 902 AND CANNON ROAD
CHATHAM COUNTY, NORTH CAROLINA

AS OF

APRIL 28, 2014

FOR

KAREN KEMERAIT
STYERS, KEMERAIT & MITCHELL, PLLC
1101 HAYNES STREET, SUITE 101-C
RALEIGH, NC 27604

BY

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

PART ONE - INTRODUCTION

DAVID A. SMITH, MAI, SRA

P.O. BOX 51597
DURHAM, NORTH CAROLINA 27717-1597
PHONE (919) 493-1534
smithappraiser@frontier.com

April 28, 2014

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 surrounding and adjoining properties. The proposed tower will be located on NC Highway 902 and Cannon 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 surrounding and adjoining properties. 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 April 28, 2014 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 21 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 and will not impair the integrity or character of the surrounding or adjoining districts.

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, MAI, SRA
NC State-Certified General Real Estate Appraiser #A281

TABLE OF CONTENTS

	PAGE
PART ONE-INTRODUCTION	
Letter of Transmittal	1
Table of Contents	2
Certification of Value	3
PART TWO-PREMISES OF THE ANALYSIS	
Statement of Competence	4
Extraordinary Assumptions and Hypothetical Conditions	4
General Assumptions and Limiting Conditions	4
Purpose and Intended Use of the Report	6
Definition of Value	6
Date of Analysis and Date of Report	7
Property Rights	7
Scope of Work	7
PART THREE-PRESENTATION OF DATA	
Neighborhood and Locational Data	8
Description of Proposed Tower Site	8
Description of the Proposed Tower Site	8
Description of Adjoining and Abutting Properties	9
PART FOUR-ANALYSIS OF DATA AND CONCLUSIONS	
Estimated Effect of the Proposed Telecommunications Tower	10
Conclusion	16
Qualifications of the Appraiser	17
ADDENDA	
Photographs of Subject	
Flood/Topo Map	
Aerial Map	
Tax Card	
Site Plan	
Comparable Tower Detail	
Comparables	
Plat of River's Edge	
Photographs of River's Edge	
Plat of Eno Forest	
Photographs of Eno Forest	
Aerial Photographs of River's Edge and Eno Forest	
Tower Detail	

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 "American Tower Corporation, AT&T Site #: 368-770, ATC# 282331, ATC Site Name: Pleasant Hill NC, NC Hwy 902, Pittsboro, NC 27312," prepared by Tower Engineering Professionals and last revised March 13, 2014. 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, 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 surrounding and adjoining 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 Styers, Kemerait & 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 *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 April 28, 2014. The date of the report is also April 28, 2014.

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 tower to locate those that sold for comparison purposes. I located a dwelling in Chatham County and a subdivision in Durham County to judge the effect of the proposed tower on property values of surrounding or adjoining properties.

PART THREE – PRESENTATION OF DATA

NEIGHBORHOOD AND LOCATIONAL DATA

The proposed tower is located in central Chatham County, North Carolina about 5.5 miles southwest of Pittsboro. This area is mostly rural in nature with a mixture of woodland, agricultural, and scattered residential uses. There are a few non-residential uses primarily churches, auto repair and country stores. The nearest US highway is US 64 about three miles to the north. This highway connects Siler City and Pittsboro. A location map for the subject is on the following page.

The neighborhood is stable and property values should remain stable.

DESCRIPTION OF PROPOSED TOWER SITE

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

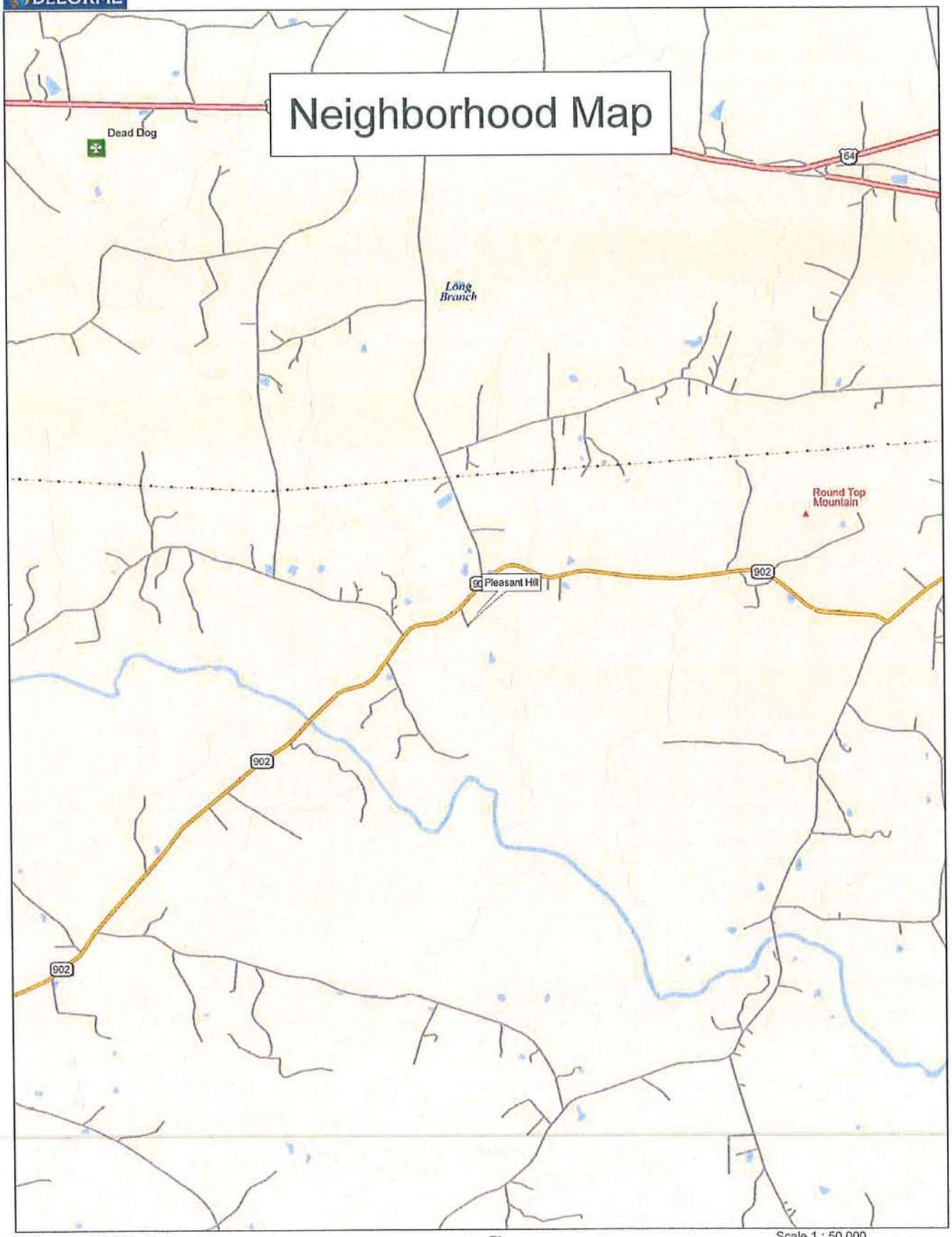
The land where the tower will be located is owned by Edward H. Straughn. The Chatham County tax office identifies it with a parcel number of 0012512. According to tax records, the land area is 107.202 acres. The property is unimproved and is a mixture of cleared and wooded areas.

DESCRIPTION OF THE PROPOSED TOWER

The tower will be self-supporting and will be 315 feet in height (including the base and the lightning rod). It will be located on a 100' x 100' leased area near the north end of the tract. The tower will be lit according to FAA requirements. A 60' x 80' area will be enclosed with eight foot high chain link fence with three strand barbed wire that will contain the equipment. Outside the fenced area will be a gravel parking area for two vehicles. The fenced area will be buffered with shrubs. There will be an equipment shed 11'5" x 12' and 9'6" in height and a generator on a 5' x 10' concrete pad. There will also be an ice bridge between the equipment shed and the tower about 10'6" in height. Space is available for three

DeLorme Street Atlas USA® 2013

Neighborhood Map



Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2013.

www.delorme.com

TN

MN (8.7°W)

Scale 1 : 50,000

1" = 4,166.7 ft

Data Zoom 12-0

additional equipment buildings for co-location on the tower. The tower will be accessed by a 12' gravel drive from NC 902.

The tower will be about 200 feet from the northern property boundary, 227 feet from the eastern boundary, 391 feet from the southern boundary and 339 feet from the western boundary. The area of the proposed tower is cleared.

DESCRIPTION OF ADJOINING AND ABUTTING PROPERTIES

There are eleven properties that adjoin or are across the street from the tower parcel. A chart of these properties is below.

PIN	Owner	Legal Description	Land Size	Building Size
12506	Myrtis G. Moore Heirs	6143 NC Highway 902	5.8	1,372
74661	Faye M. Taylor	NC Highway 902	57.541	
66288	Edward H. and Kay T. Straughn	NC Highway 902	18.536	
79861	Robert E. Straughn	6323 NC Highway 902	1.778	1,674
64743	Elizabeth Ann Smith/ Baugham	NC Highway 902	8.659	
12516	David W. Peterson Revocable Trust	NC Highway 902	279.89	
87484	Bonnie Tysor and Davis Trudy Tysor	Fred Tysor Road	141.458	
12354	Rochelle Clark Downing Life Es.	6707 NC Highway 902	10.5	1,536
60117	Edward H. and Kay T. Straughn	128 Cannon Road	9.221	1,348
12334	Leif E. Carlson Trustee	2378 Alex Cockman Rd	287.18	2,352
12343	Myrtis G. Moore Heirs	NC Highway 902	5.63	

Six of the properties are vacant and the other five are improved with single family dwellings.

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. 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.

While the tower will be in a cleared area, there are lines on trees to the north, east and west that will act as screens. To the south is the bulk of the larger tract. The non-tower improvements will most likely not visible from adjacent properties and will not be any more noticeable than typical residential or agricultural uses since they are no more than nine feet in height. The only potential adverse effect is the visual impact of the tower itself on the adjoining or abutting properties.

To estimate the effect of a cell tower on adjoining or abutting properties, I located the sale of a single family dwelling south of Pittsboro with a tower located directly behind it. Single family residences are the most sensitive to external influences and would show the greatest effect. This tower is 250 feet high and was constructed in 1992. The parcel where the tower is located has an address of 307 Jack Wolfe Road and it is located roughly in the east central portion of the tract. More information about this tower is in the addenda.

The property adjacent to the tower is located at 924 Old Sanford Road and sold on August 8, 2012. To determine the effect of the tower on this property I considered sales of similar properties. I researched the Triangle Multiple Listing Service for sales of dwellings built within 10 years of the Sanford Road dwelling, within 100 square feet of its size and sold within two years of its sale date. I considered only those sales that were in the Pittsboro elementary school district and were tradition (not manufactured home) construction. I located seven dwellings that sold with this criteria. More information about these dwellings is in the addenda.

I deducted the value of the land from the sales prices to arrive at the value of the improvements. Adjustments were then made for differences such as year built, decks, porches, decks, garages, carports, storage buildings, fireplaces, quality and condition. The resulting adjusted improvement value was then divided by the living area of the dwelling to arrive at a selling price per square foot.

The property located adjacent to the tower gave a per square foot value of the dwelling of $76.19. The seven other properties gave per square foot values of $72.31, $74.50, $66.07, $83.79, $63.52, $76.54 and $80.44 with an average of $73.88. Four of the seven properties sold for less per square foot than the property near the tower and the per square foot price of the property is higher than the average. This indicates that the property had no adverse effect on the property adjacent to the tower. A chart showing this analysis is on the following page.

Address	924 Old Sanford	258 Rocky Hills	107 Dogwood	40 Cotten	174 Hanks	115 Hillcrest	377 Old Graham	285 Oakwood
Sales Date	8/8/2012	2/26/2013	9/30/2010	10/15/2010	9/23/2013	11/25/2013	11/30/2010	3/19/2013
Sales Price	$177,500	$145,000	$175,000	$128,900	$176,000	$100,000	$160,000	$113,000
Land Size	4.6	1.1	1.713	0.3	0.647	0.55	0.68	1.33
Land Value	60,542	37,260	52,987	30,000	40,000	30,000	37,250	25,500
Improvement Value	116,958	107,740	122,013	98,900	136,000	70,000	122,750	87,500
Year Built	1983	1991	1974	1975	1991	1979	1992	1974
# Rooms	5	6	6	8	7	7	6	6
Bedrooms	3	3	3	3	3	3	3	3
Baths	2	2	2	2	2	1.5	2	2
Deck	3,633	6,861	3,875		2,076	2,214	2,491	
Porch	3,685	2,828	4,356	5,515	1,379		2,382	
Screen Porch	6,318			7,722				
Storage/Util	1,384	923	28,690	7,565		2,952		
Fireplace		3,400	3,400		3,400			3,400
Garage	8,375							
Carport	8,303		5,716	3,791		2,888		2,888
Quality			6,689	6,664				
Net Adjustment	31,698	14,012	52,725	31,256	6,855	8,054	4,873	6,288
Adjustment Dep	21,872	10,789	31,635	19,066	5,278	5,235	3,801	3,773
Adjusted Price	95,086	96,951	90,378	79,834	130,722	64,765	118,949	83,727
Cost New	93,600	92,850	100,050	99,675	98,250	96,150	95,625	91,425
Age	-	(7,428)	9,005	7,974	(7,860)	3,846	(8,606)	8,228
Condition					(13,100)	12,820	(12,750)	6,095
Final Adjustment	95,086	89,523	99,382	87,808	109,762	81,431	97,593	98,050
Living Area	1248	1238	1334	1329	1310	1282	1275	1219
Price Per SF	$76.19	$72.31	$74.50	$66.07	$83.79	$63.52	$76.54	$80.44

I also considered sales of residential lots in two subdivisions in northern Durham County, River's Edge and Eno Forest.

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.

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

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 adjoining or abutting properties and their construction will maintain or enhance the value of contiguous property.

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 of and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not adversely affect property values and will not impair the integrity or character of the surrounding or adjoining districts.

DAVID A. SMITH, MAI, SRA

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

QUALIFICATIONS OF
DAVID A. SMITH, MAI, SRA

The appraiser, David A. Smith, has been involved in the appraisal of real estate for over thirty years. He worked with his father, Charles W. Smith, from 1976 to 2003. After the retirement of Charles W. Smith in 2003 he formed Smith & Whitfield, Inc. and later David A. Smith & Associates. 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 was changed to the SRA designation. In 1991 he was awarded the MAI designation of the Appraisal Institute. He became a state-certified real estate appraiser in 1991 the year the state first began licensing real estate appraisers and his certification number is A281.

He has also trained and supervised several appraisers and has prepared all types of appraisal reports. His primary focus is Durham County and the adjoining counties of Orange, Person, Granville and Chatham.

EDUCATION: Graduate Episcopal High School, Alexandria, VA, 1976
A.B., Duke University, Durham, NC, 1981

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
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 Appraiser Market Analysis and Highest and Best Use, Atlanta, Georgia, 2007
Online Business Practices and Ethics, Chicago, Illinois, 2007
Appraisal Curriculum Overview, 2009
Condemnation Appraising: Principles & Applications, Greensboro, NC, 2011

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 Agency, 1992
Real Estate Law for Appraisals, 1992
Appraising Apartments, 1993
Discounted Cash Flow Analysis, 1994
Appraiser's Legal Liabilities, 1994
Understanding Limited Appraisals, 1994
Analysis Operating Expenses, 1995
Future of Appraisals, 1996
Highest and Best Use Applications, 1996
Standards of Professional Practice, Parts A & B, 1997
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
How GIS Can Help Appraisers Keep Pace with Changes in R E 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 Purpose Properties, 2005
National USPAP Update, 2006
Appraisal Consulting: A Solutions Approach for Professionals, 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 Valuation, 2008
National USPAP Update, 2009
Effective Appraisal Writing, 2009
Appraisal Curriculum Overview, 2009
Discounted Cash Flow Model: Concepts, Issues and Apps., 2010
National USPAP Update, 2010
Rates and Ratios: Making sense of GIMs, OARs and DCFs, 2011
National USPAP Update, 2012

Business Practices and Ethics, 2012
Marketability Studies: Advanced Considerations & Applications, 2013
Real Estate Valuation Conference, 2013
National USPAP Update, 2014

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:

NC Property Tax Commission, 2013 – Present
Durham Civilian Police Review Board, 2009 - Present, Past Chair
Durham County Board of Equalization and Review, 2013 – Present
Durham Public Schools Budget Advisory Committee, 2013 - Present
City of Durham Audit Oversight Committee, 2002 – 2006
Durham Board of Adjustment, 1994 - 2002
Durham City/County Zoning Commission, 1990 – 1995
John Avery Boys and Girls Club, 1994-2002
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 (within the past five years):

LENDING INSTITUTIONS
American National Bank & Trust Company
AMEX Financial
BB&T
Citizens National Bank
CommunityOne Bank NA
Fidelity Bank
First South Bank

Harrington Bank
KeySource Commercial Bank
Live Oak Banking Company
Mechanics & Farmers Bank
Pacific International Bank
PNC Bank
RBC Bank
Self-Help
State Farm Bank
SunTrust Bank
Wells Fargo Bank

MUNICIPALITIES AND OTHER GOVERNMENT AGENCIES
Chapel Hill Transit
City of Durham
NC Department of Administration
Durham County
Durham Public Schools
Durham Technical Community College
Housing Authority of the City of Durham
NCDOT
Orange County
Orange Water and Sewer Authority
Person County
Town of Chapel Hill

OTHER
Allenton Management
AND Associates
Barcosnic
Builders of Hope
BCG Properties
Blanchard, Miller, Lewis & Styers Attorneys at Law
Blue Cross & Blue Shield of NC
Boulevard Proeprties
Bugg & Wolf Attorneys at Law
Carolina Land Acquisitions
CRC Health Corporation
Development Ventures Inc.
Duke Energy
Durham Academy
Durham Rescue Mission
Durham Technical Community College
Edward Jones Trust Company
Farrington Road Baptist Church
Forest History Society
GBS Properties of Durham, LLC
Hayden Stanziale
Georgia Towers, LLC

Hawthorne Retail Partners
Integral
Investors Title Insurance
IUKA Development
Joelepa Associates LP
John and Mary Hebrank
LCFCU Financial Partners
Manor Associates
McDonald's USA
Mt. Gilead Baptist Church
Northgate Realty, LLC
Property Advisory Services, Inc.
Rand Enterprises
Research Triangle Foundation
Sehed Development Corporation
Simba Management
Southwest Durham Partners, LLC
Stirling Bridge Group, LLC
Styers, Kemerait & Mitchell, PLLC
Talbert & Bright Attorneys at Law
Teer Associates
Thalle Construction
The Bogey Group
TKTK Accountants
Treyburn Corporate Park, LLC
Trinity Properties
UNC Hospitals
Voyager Academy
Wilhekan Associates

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.

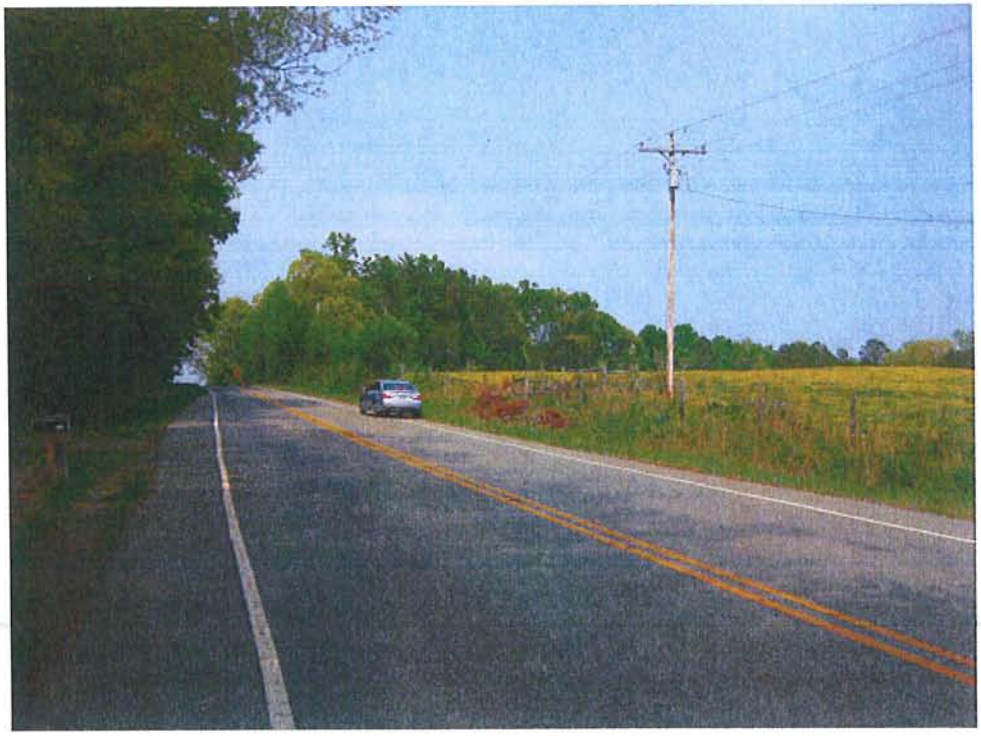
Properties appraised include all types of single family residential, multi-family residential, office, retail, commercial, industrial, churches, schools and other specialty type uses, vacant and improved, existing and proposed.

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

ADDENDA

PHOTOGRAPHS OF SUBJECT

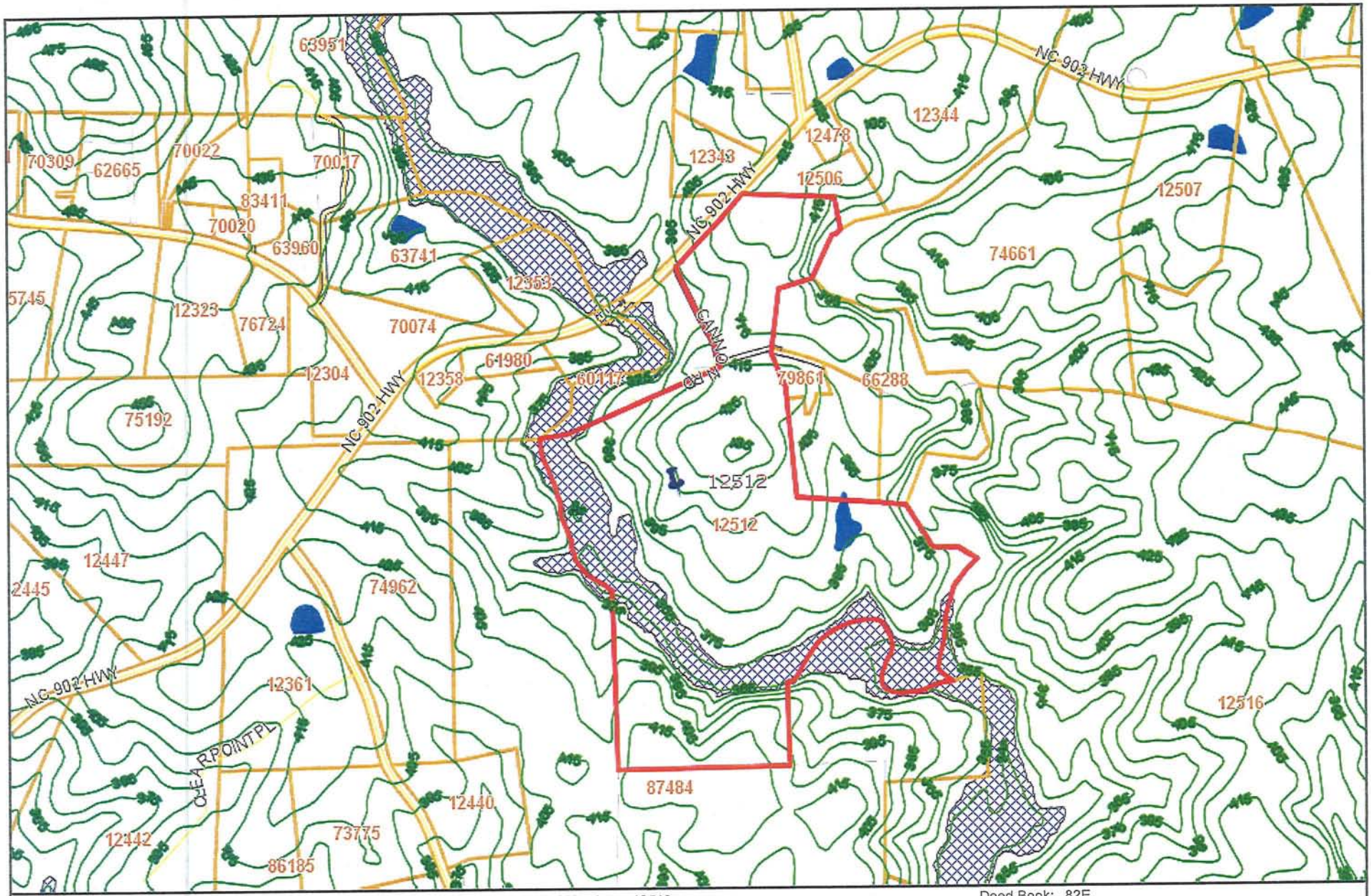
Street Scene Along NC 902



Street Scene Along NC 902

PHOTOGRAPHS OF SUBJECT

Approximate Location of Tower



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: 12512
Map Number: 9710-94-1700.000
Owner Name: STRAUGHN EDWARD H
Owner Address: 281 LUTTERLOH RD
Owner City: PITTSBORO
Owner State: NC
Owner Zip: 27312
Tax Year: 2014
Description: I7-3A

Deed Book: 82E
Deed Page: 0156
Plat Book::
Plat Page:
Deed Acres: 107.202
Physical Address: NC HWY 902
Improvement Value: 0
Land Value: 477007
Fire District: 106
Township Code: 9

One Inch = 800 Feet

CHATHAM COUNTY, NC

Aerial 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: 12512
Map Number: 9710-94-1700.000
Owner Name: STRAUGHN EDWARD H
Owner Address: 281 LUTTERLOH RD
Owner City: PITTSBORO
Owner State: NC
Owner Zip: 27312
Tax Year: 2014
Description: I7-3A

Deed Book: 82E
Deed Page: 0156
Plat Book::
Plat Page:
Deed Acres: 107.202
Physical Address: NC HWY 902
Improvement Value: 0
Land Value: 477007
Fire District: 106
Township Code: 9

One Inch = 800 Feet

CHATHAM COUNTY
NORTH CAROLINA

CHATHAM COUNTY
PROPERTY REPORT - PRINT

Property Owner	Owner's Mailing Address	Property Location Address
STRAUGHN EDWARD H	281 LUTTERLOH RD PITTSBORO, NC 27312	NC HWY 902

Administrative Data

Parcel ID No.	0012512
PIN	9710 00 00 0000
Owner ID	25151
Tax District	106 - CIRCLE CITY FIRE DISTRICT
Land Use Code	
Land Use Desc	
Neighborhood	0901

Administrative Data

Legal Desc	I7-3A
Deed Year Bk/Pg	0 - 82E / 0156
Plat Bk/Pg	/

Sales Information

Grantor	
Sold Date	1996-12-31
Sold Amount $	0

Valuation Information

Market Value $ 477,007

Market Value - Land and all permanent improvements, if any, effective January 1, 2009, date of County's most recent General Reappraisal

Assessed Value $ 50,401

If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.

Improvement Detail

(1st Major Improvement on Subject Parcel)

Year Built	0
Built Use/Style	
Current Use	/
* Percent Complete	0
Heated Area (S/F)	0
Fireplace (Y/N)	N
Basement (Y/N)	N
Attached Garage (Y/N)	N
*** Multiple Improvements	000

* Note - As of January 1
** Note - Bathroom(s), Bedroom(s), shown for description only
*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements

Land Supplemental

Map Acres	107.202
Tax District Note	106 - CIRCLE CITY FIRE DISTRICT
Present-Use Info	

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value $	** Improvement Assessed Value $
0	0

* Note - Market Value effective Date equal January 1, 2009, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2009, date of County's most recent General Reappraisal)

Land Full Value (LFV) $	Land Present-Use Value (PUV) $ **	Land Total Assessed Value $
477,007	50,401	50,401

** Note: If PUV is not equal to LFV then parcel is taxed at present use value and is subject to rollback taxes, if disqualified.

▾See offer details
Only the best for your **business.**
The new Mobile Share® Value Plans.
Learn more

Registered Tower Detail - Tower (2)

- **Ownership Info**

Rep	Company:	Spire Telecom, LP	Address:	8235 Douglas Avenue Dallas, TX, 75225
	Contact:	Robert B Gray		
	Phone:	(972)658-6197		
	Email:	rgray@integer.us		
Owner	Company:	Spire Telecom, LP	Address:	8235 Douglas Avenue Dallas, TX, 75225
	Contact:	Not Recorded		
	Phone:	(469)366-4043		
	Email:	rgray@integer.us		

- **Tower Characteristics**

Registration #:	1006630	Ground Elev:	532.8 feet
Latitude:	35.6781	Height Of Structure:	250.0 feet
Longitude:	-79.1885	Overall Height:	802.9 feet
Structure Type:	Tower	Structure Address:	307 Jack Wolfe Rd, 2.8 MI S PITTSBORO, NC
Status:	Constructed		
Date Constructed:	08/03/1992		

- **History**

Purpose	Status	Date		Addnl Info
New Reg	Granted	01/24/1997		---
Adm Update	Granted	04/06/2001		---
Adm Update	Granted	04/06/2001		---
Adm Update	Granted	04/23/2001		---
Adm Update	Granted	01/13/2003		---
Owner Change	Granted	03/26/2003	Rep	MCI WORLDCOM Network Services, Inc (debtor-in-possession)
			Assignor	Spire Telecom, LP
			Owner	MCI WORLDCOM Network Services, Inc (debtor-in-possession)
Owner Change	Granted	06/15/2004	Rep	MCI, Inc.
			Owner	MCI WorldCom Network Services, Inc.
			Assignor	Spire Telecom, LP
Owner Change	Granted	01/25/2005	Owner	Spire Telecom, LP
			Rep	Spire Telecom, LP
			Assignor	Spire Telecom, LP
Modification	Granted	11/28/2006		---
Constructed	Granted	07/11/2007		---

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:	6934
Map Number:	9740-41-7846.000
Owner Name:	MARTIN KELLI S ETUX JASON K
Owner Address:	924 OLD SANFORD RD
Owner City:	MONCURE
Owner State:	NC
Owner Zip:	27559
Tax Year:	2014
Description:	K7-2

Deed Book:	1634
Deed Page:	0709
Plat Book::	33
Plat Page:	0064
Deed Acres:	4.919
Physical Address:	924 OLD SANFORD RD
Improvement Value:	118549
Land Value:	60542
Fire District:	106
Township Code:	5

One Inch = 100 Feet

1843039 Closed **Residential** LP: $ 184,500

924 Old Sanford Road
Moncure, NC 27559
Media: 18 VT: No
Subdivision: Not in a Subdivision
Seller's Name: Krajnak, Jerome M.

Yr Blt: 1983
Nbrhd:

Area/Sub: 305/H
List Type: ER
SP: $ 177,500
Closed Dt: 08/08/2012

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: From Pittsboro Cthse. take 15-501 south toward Sanford, go 1 mi. past city limit & rt. Old Sanford Rd, go almost 1 mi. property on rt.

Remarks: Over 1/3 ac.pond w/brim,bass&catfish,hilltop privacy& only 2 mi to Pittsboro.New mini-split HP down&2 up cut elec. bills&give flexibility.LR/greatroom w/all south facing windows.Lrge deck & scporch.Wdstove on brick hearth.Detached 1 car garage w/2 car CP could be wkshp or rustic shed w/raised enclosed area & lean-to.Buy early & harvest squash,tomatoes,cukes & peppers.Easy commuting

Rooms / SqFt Information

Living Area Above Grade: 1248 Below Grade: 0 Total: 1248
Other Area Above Grade: 180 Below Grade: 0 Total: 180
Rooms: 5 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:
Living: 13x19 / Main
Dining:
Family:
Office/Study:
Kitchen: 8x8.5 / Main
Breakfast: 8.5x10 / Main
Master BR: 13x15 / Main
Bedroom 2: 11x11.5 / Second
Bedroom 3: 11.5x9.5 / Second
Bedroom 4:
Bedroom 5:
Utility: 5x7 / Main
Bonus:

Other Area-Room Dim/Levels

Garage: 12x24 / Main
Carport: 24x23/MAIN
Storage:
Porch: 21x7 / Main
Patio:
Deck: 10x21 / Main
Scrnd Porch: 10x18 / Main

General Information

Lot Dim: Call LO
New Construction: No
Builders Name:
HOA Mgmt:
Framed:
Lot #: 0
Est Fin Date:
Appx Acres: 4.60
Foundation: Crawl
Restrictive Covenants: N
HUD Compliant Senior Housing:
Ownership:
Zoning:
Primary Residence:
HOA Fees 1: $0
HOA Fees 2: $0

Financing and Taxes

Tax Value: $177,051 Tax Rate: 0.7220 TM/BK/PAR/LT or Deed Page: Par ID 6934
Financial Comments: $4,000 toward buyer costs.Bring pre-approval letter w/offer
Legal Desc: DB 792/679; PS33/64 Pin #: 974000416719

Features

Design: 2 Story, One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 3-5.9 Acres
Exterior Vinyl
Finish:
Roof: Shingle, Roof Age 6-10 Years
A/C: A/C Age 0-3 Years, Heat Pump
Fuel-Heat: Electric
Fireplace Wood Stove
Desc:
Lot Desc:
Fees Include: None
Assumption: No Assumption
Other Rooms:
Equip / Electric Range, Elec. Dryer HU, Range Hood, Refrigerator, Washer, Dryer

Exterior Features: Deck, Gutters, Horses Allowed, Out Building, Pier, Screen Porch, Storage Shed, See Remarks
Style: Contemporary
Basement Desc:
Flooring: Hardwood, Carpet, Vinyl
Heating: Heat Pump, Heat Age 0-3 Yrs
Water Heater: Electric, Water Htr Age 3-6 Yrs
Water/Sewer: Septic Tank, Well
Parking: 2 Carport, 1 Garage
Financing: New Needed
Dining: Breakfast Room
Washer/Dryer Loc: 1st Floor, Utility Room
Interior Features: Garage Shop
Accessibility:
Green
Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Appointment Only, Notice Required, Occupied
List Agent: CANDEL/ Elizabeth Anderson
List Office: 72227 / Howard Perry & Walston
Co List Agent:
Comm to Buy Agt: 2.5/ %/ N
List Type: ER-Exclusive Right

Agent Phone: 919-545-4545
Office Phone: 919-542-0209
CoList Agent Ph:
Comm to Sub Agt: 2.5/ %/ N
Possession: ATC

Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 7 CDOM: 7
PE: No

1843823 Closed Residential LP: $ 151,000

258 Rocky Hills Road
Pittsboro, NC 27312 (City limits of: Pittsboro)
Media: 25 VT: No
Subdivision: Rocky Hill Acres
Seller's Name:
Yr Blt: 1991
Nbrhd:
Area/Sub: 305/I
List Type: ER
SP: $ 145,000
Closed Dt: 02/26/2013

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood
Elementary 2:
Middle 2:
High 2:

Directions: From PBO circle-west on old 64, left on 87, right on 902 appx. 1.9 miles to right on Rocky Hills Road.

Remarks: Move-in ready! You'll love the setting of this home - allows for privacy with beautiful front and back yards. Enjoy sitting on either your front rocking porch or back deck to take in the peace and quiet. The vaulted living room ceiling opens up the living room with fireplace. Spacious breakfast nook comfortably fits a dining room table. Ideal location-close to Pittsboro.

Rooms / SqFt Information

Living Area Above Grade: 1238 Below Grade: 0 Total: 1238
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:
Living: 16.1x18.1 / Main
Dining:
Family:
Office/Study:
Kitchen: 12.1x11.8 / Main
Breakfast: 6x11.8 / Main
Master BR: 12.6x14.1 / Main
Bedroom 2: 11.1x11.2 / Main
Bedroom 3: 11.1x10.1 / Main
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport:
Storage: 4x5 / Main
Porch: 18.8x6 / Main
Patio:
Deck: 29.6x13.4 / Main
Scrnd Porch:

General Information

Lot Dim: see plat
New Construction: No
Builders Name:
Framed:
Lot #: 9
Est Fin Date:
Appx Acres: 1.10
Foundation: crawl
Restrictive Covenants: Y
HUD Compliant Senior Housing:
Zoning: .92
HOA Mgmt:
HOA Mgmt 2:TBD
HOA Fees 1: $100 Annually - Req: Y
HOA Fees 2: $0
Ownership:
Primary Residence:

Financing and Taxes

Tax Value: $155,433 Tax Rate: 0.9200 TM/BK/PAR/LT or Deed Page:
Financial Comments:
Legal Desc: J6-24-9 Pin #: 9730-48-8898.000

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 1-2.9 Acres
Exterior Finish: Fiber Cement
Roof: Shingle
A/C: Heat Pump
Fuel-Heat: Electric
Fireplace Desc: Masonry
Lot Desc: Cul-De-Sac, Hardwood Trees, Partial Clr, Prv Rd Mnt Ag, Road Frontage, Secluded
Fees Include: See Remarks
Assumption: No Assumption
Other Rooms: 1st Floor Bedroom, 1st Floor Master Bedroom
Equip / Electric Range, Dishwasher, Microwave

Exterior Features: Deck, Garden Area, Landscaped, Porch
Style: Transitional, Ranch
Basement Desc:
Flooring: Carpet, Vinyl
Heating: Forced Air
Water Heater: Electric
Water/Sewer: Septic Tank, Well
Parking: DW/Gravel
Financing: Cash, Conventional, FHA, New Needed
Dining: Breakfast Room
Washer/Dryer Loc: 1st Floor, Closet
Interior Features: 10Ft+ Ceiling, Ceiling Fan
Accessibility:
Green
Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Occupied
List Agent: R72671/ Lisa Skumpija
List Office: 1929 / Realty World Carolina Props.
Co List Agent:
Comm to Buy Agt: 3/ %/ N
List Type: ER-Exclusive Right
Agent Phone: 919-946-3486
Office Phone: 919-545-9911
CoList Agent Ph:
Comm to Sub Agt: 0/ %/ N
Possession: ATC
Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 198 CDOM: 198
PE: No

1701823 Closed **Residential** LP: $ 189,000

107 Dogwood Lane
Pittsboro, NC 27312
Media: 12 VT: Yes
Subdivision: Not in a Subdivision
Seller's Name: Perry

Yr Blt: 1974
Nbrhd:

Area/Sub: 305/C
List Type: ER
SP: $ 175,000
Closed Dt: 09/30/2010

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: From Pittsboro courthouse, 64 W to stoplight. Right on 87N. Immediately bear R on Old 87N. L on Dogwood Lane. Property on left.

Remarks: Charming home on dead end street!! Cozy one level home on 1.71 acres near town! Lots of new upgrades including tiled bathrooms, hardwood floors and new roof. Room to garden with your own potting shed, storage bldg and tractor shed, fenced dog pen and a 2 vehicle carport. Gas logs in family room.

Rooms / SqFt Information

Living Area Above Grade: 1334 Below Grade: 0 Total: 1334
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 5.7X4.4 / Main
Living:
Dining: 11.3X11.2 / Main
Family: 14.3X16.3 / Main
Office/Study:
Kitchen: 11.1X10.4 / Main
Breakfast:
Master BR: 15.6X11.2 / Main
Bedroom 2: 10.4X11.3 / Main
Bedroom 3: 12.3X11.8 / Main
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport: 19X20/ADDTL
Storage: 11.6X16.1 / Additio
Porch: 14.6X11.9 / Main
Patio:
Deck: 14X16 / Main
Scmd Porch:
Potting Sh/Additional
Tractor sh : 17x25.6/Additional

General Information

Lot Dim: 249x291x52x198x300
New Construction: No Framed:
Builders Name:
HOA Mgmt:
Lot #: 0
Est Fin Date:
Appx Acres: 1.71
Foundation: crawl
Restrictive Covenants: N
HUD Compliant Senior Housing: Y
Ownership:
Total HOA Dues: $ 0
Zoning:
Primary Residence:

Financing and Taxes

Tax Value: $158,940 Tax Rate: 0.6920 TM/BK/PAR/LT or Deed Page: bk759, pg147/ 11,38
Financial Comments: new needed
Legal Desc: K6-71
Pin #: 006871

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 1-2.9 Acres
Exterior Finish: All Brick Veneer
Roof: Roof Age 0-5 Years
A/C: Central Air, Heat Pump, A/C Age 0-3 Years
Fuel-Heat: Electric
Fireplace Desc: Gas Logs, In Family Room, Masonry
Lot Desc: Hardwood Trees, Partial Clr, Road Frontage
Fees Include: None
Assumption: No Assumption
Other Rooms: 1st Floor Bedroom, 1st Floor Master Bedroom
Equip / Exterior Features: Electric Range, Self Clean Oven

Exterior Features: Deck, Detached Workshop, Garden Area, Gutters, Out Building, Porch
Style: Ranch, Traditional
Basement Desc:
Flooring: Carpet, CerBath Flr, Hardwood, Vinyl
Heating: Forced Air, Heat Pump
Water Heater: Electric
Water/Sewer: City Water, Septic Tank
Parking: 2 Carport, DW/Gravel
Financing: Cash, Conventional, FHA, New NeededUSDA
Dining: Eat-in Kitchen, Separate Dining Room
Washer/Dryer Loc: 1st Floor, Hall
Interior Features: Attic Pull Down, Cable TV Available, Ceiling Fan, Smoke Alarm
Accessibility:
Green
Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Appointment Only, Combo LB, Notice Required, Occupied
List Agent: R90521/ Joni Williams
List Office: 1965 / Straight Up Realty, LLC
Co List Agent:
Comm to Buy Agt: 2.5/ %/ N
List Type: ER-Exclusive Right

Agent Phone: 919-548-4109
Office Phone: 919-545-0154
CoList Agent Ph:
Comm to Sub Agt: 0/ %/ N
Possession: ATC

Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 144 CDOM: 144
PE: No

1686222 Closed **Residential** LP: $ 159,000

40 Cotten Street
Pittsboro, NC 27312
Media: 12 **VT:** Yes
Subdivision: Not in a Subdivision
Seller's Name: Ferson

Yr Blt: 1975
Nbrhd:

Area/Sub: 305/P
List Type: ER
SP: $ 128,900
Closed Dt: 10/15/2010

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: Pittsboro Courthouse, South on 15-501 to Right on Pittsboro School Rd. to Left on Cotten St. House on Right.

Remarks: 3 BR 2 Bth Brick Ranch with acreage in Pittsboro. Walk to School or downtown. Well maintained brick ranch in cozy downtown Pittsboro neighborhood. Walk your kids to Elementary and Middle Schools. Lots of interior wood and tile bathrooms. Play in the back yard. Relax on the large screened porch.

Rooms / SqFt Information

Living Area **Above Grade:** 1329 **Below Grade:** 0 **Total:** 1329
Other Area **Above Grade:** 200 **Below Grade:** 0 **Total:** 200
 # Rooms: 8 **Beds:** 3 **Full Baths:** 2 **Half Baths:** 0

Living Area-Room Dim/Levels

Entry Hall: 11x5 / Main
Living: 17x11 / Main
Dining: 12x11 / Main
Family:
Office/Study:
Kitchen: 13x10 / Main
Breakfast:
Master BR: 15x11 / Main
Bedroom 2: 11x10 / Main
Bedroom 3: 14x11 / Main
Bedroom 4:
Bedroom 5:
Utility: 8x7 / Main
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport: 18x14/MAIN
Storage: 12x9 / Main
Porch: 22x10 / Main
Patio:
Deck:
Scrnd Porch: 22x10 / Main

General Information

Lot Dim: 140x95x140x95
New Construction: No **Framed:**
Builders Name:
HOA Mgmt:
Lot #: 0
Est Fin Date:
Appx Acres: 0.30
Foundation: Crawl
Restrictive Covenants: N
HUD Compliant Senior Housing:
Ownership:
Total HOA Dues: $ 0
Zoning: Res
Primary Residence:

Financing and Taxes

Tax Value: $179,983 **Tax Rate:** 0.9000 **TM/BK/PAR/LT or Deed Page:** DB808 PG561
Financial Comments:
Legal Desc: DB808PG561 **Pin #:** 974111650576

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: .26-.5 Acres
Exterior Finish: All Brick Veneer
Roof: Shingle
A/C: Central Air
Fuel-Heat: Oil
Fireplace Desc: None
Lot Desc: Road Frontage
Fees Include: None Known
Assumption: No Assumption
Other Rooms: Enclosed Porch
Equip / Cooktop – Electric, Range Hood, Refrigerator

Exterior Features: Brick Wall, Garden Area, Patio, Porch, Screen Porch
Style: Ranch
Basement Desc:
Flooring: Carpet
Heating: Flr Furnace
Water Heater: Electric
Water/Sewer: City Water, Septic Tank
Parking: 2 Carport
Financing: New Needed
Dining: Breakfast Room
Washer/Dryer Loc: 1st Floor
Interior Features: Ceiling Fan, Garage Shop, Tub/Shower
Accessibility: Level Flooring
Green
Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB, Tenants, Notice Required, Occupied, See Remarks
List Agent: R22971
List Office: 2935 / Coldwell Banker Advantage
Co List Agent:
Comm to Buy Agt: 3/ %/ N
List Type: ER-Exclusive Right

Agent Phone: 919-533-9730
Office Phone: 919-467-5111
CoList Agent Ph:
Comm to Sub Agt: 3/ %/ N
Possession: ATC

Agent Appt Ph: 919-595-8989
CoList Appt Ph: 919-595-8989
LADOM: 339 **CDOM:** 339
PE: No

1902733 Closed **Residential** LP: $ 175,000

Property Leased: N

174 Hanks Street

Pittsboro, NC 27312 (City limits of: Pittsboro)
Media: 19 **VT:** No
Subdivision: Not in a Subdivision
Seller's Name: Zulkosky

Yr Blt: 1991
Nbrhd:

Area/Sub: 305/P
List Type: ER
SP: $ 176,000
Closed Dt: 09/23/2013

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: From Chapel Hill, take 15-501 South approximately 16 miles to Pittsboro. In town, turn right onto Hank Street by the gas station. Cross over stop sign and house will be half a block on your right.

Remarks: Modern, comfortable, recently remodeled 3 bedroom one-story home in the heart of Pittsboro. Rock-maple floors, hand-built concrete counters, new windows throughout. Large lot set back from main road and protected by a grove of old trees. Quiet neighborhood next to downtown. Only 20 minutes to Chapel Hill/Carrboro. Faces the back garden of St. Barts Episcopal Church. Paved drive.

Rooms / SqFt Information

Living Area **Above Grade:** 1310 **Below Grade:** 0 **Total:** 1310
Other Area **Above Grade:** 81 **Below Grade:** 0 **Total:** 81
 # Rooms: 7 **Beds:** 3 **Full Baths:** 2 **Half Baths:** 0

Living Area-Room Dim/Levels

Entry Hall:
Living: 15x13 / Main
Dining: 8x12 / Main
Family:
Office/Study: 9x13 / Main
Kitchen: 11x12 / Main
Breakfast:
Master BR: 14x11 / Main
Bedroom 2: 13x10 / Main
Bedroom 3: 9x10 / Main
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport:
Storage:
Porch: 11x5 / Main
Patio:
Deck: 12x10 / Main
Scrnd Porch:

General Information

Lot Dim: 137x205x137x205
New Construction: No **Framed:**
Builders Name:
HOA Mgmt:
Lot #: 2
Est Fin Date:
Appx Acres: 0.65
Foundation: crawl
Restrictive Covenants: N
HUD Compliant Senior Housing:
Ownership: Year
Zoning:
Primary Residence: Y
HOA Fees 1: $0
HOA Fees 2: $0

Financing and Taxes

Tax Value: $137,705 **Tax Rate:** 0.9890 **TM/BK/PAR/LT or Deed Page:** Deed BK 1368 PG 1066
Financial Comments:
Legal Desc: PI-6-41-2 **Pin #:** 9741-68-5004

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres:.51-.75 Acres
Exterior Finish: HrdBoard/Masonite
Roof: Shingle
A/C: Central Air
Fuel-Heat: Electric
Fireplace Desc: In Living Room, Masonry
Lot Desc: Hardwood Trees, Partial Clr, Road Frontage
Fees Include: None
Assumption: No Assumption
Other Rooms:
Equip / Refrigerator, Dishwasher, Electric Range, Microwave

Exterior Features:
Style: Traditional, Transitional
Basement Desc:
Flooring: Tile, Hardwood
Heating: Heat Pump
Water Heater: Electric
Water/Sewer: City Water, Septic Tank
Parking: Entry/Side, DW/Asphalt
Financing: New Needed
Dining: Eat-in Kitchen
Washer/Dryer Loc: 1st Floor
Interior Features: Bath/Shower, Bookshelves, Solid Surface Counter Tops
Accessibility:
Green
Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Appointment Only, Combo LB, Occupied
List Agent: CPHIGA/ Gary Phillips
List Office: 3194 / Weaver Street Realty
Co List Agent:
Comm to Buy Agt: 2.5/ %/ N
List Type: ER-Exclusive Right

Agent Phone: 919-444-1075
Office Phone: 919-929-5658
CoList Agent Ph:
Comm to Sub Agt: 0/ %/ N
Possession: NEG

Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 24 **CDOM:** 24
PE: No

1904882 Closed **Residential** LP: $ 115,000

Property Leased: N

Special Conditions: Estate

115 Hillcrest Drive

Pittsboro, NC 27312 (City limits of: Pittsboro)

Media: 8 **VT:** No

Subdivision: Not in a Subdivision

Seller's Name: Estate of Betty K McKnight

Yr Blt: 1979

Nbrhd:

Area/Sub: 305/P

List Type: ER

SP: $ 100,000

Closed Dt: 11/25/2013

School Information

Elementary 1: Chatham - Pittsboro

Middle 1: Chatham - Horton

High 1: Chatham - Northwood

Elementary 2:

Middle 2:

High 2:

Directions: from the courthouse circle head north on Hillsboro Rd, pass Chatham Marketplace, turn left onto Park to right onto Hillcrest. House on left.

Remarks: sweet easy to maintain one level home just minutes walk to Marketplace, downtown and the library. Terrific lot for gardening.HVAC 2005. Priced to sell with no intention to repair by sellers. Flood insurance required by seller's lender as of August 2013. Flood certificate for your use- see docs for explanation. A great value!

Rooms / SqFt Information

Living Area **Above Grade:** 1282 **Below Grade:** 0 **Total:** 1282

Other Area **Above Grade:** 0 **Below Grade:** 0 **Total:** 0

 # Rooms: 7 **Beds:** 3 **Full Baths:** 1 **Half Baths:** 1

Living Area-Room Dim/Levels

Entry Hall:

Living: 19x14 / Main

Dining: 14x11 / Main

Family:

Office/Study:

Kitchen: 13x11 / Main

Breakfast:

Master BR: 13x11 / Main

Bedroom 2: 11x10 / Main

Bedroom 3: 10x10 / Main

Bedroom 4:

Bedroom 5:

Utility: 8x9 / Main

Bonus:

Other Area-Room Dim/Levels

Garage:

Carport: 12x16/MAIN

Storage:

Porch:

Patio:

Deck: 16x8 / Main

Scrnd Porch:

General Information

Lot Dim: 100x235x95x278

New Construction: No **Framed:**

Builders Name:

HOA Mgmt:

Lot #: 1

Est Fin Date:

Appx Acres: 0.55

Foundation: crawl

Restrictive Covenants: N

HUD Compliant Senior Housing:

Ownership: Year

Zoning:

Primary Residence: N

HOA Fees 1: $0

HOA Fees 2: $0

Financing and Taxes

Tax Value: $129,864 **Tax Rate:** 0.9890 **TM/BK/PAR/LT or Deed Page:** 1125/0541

Financial Comments:

Legal Desc: PI-7-13A

Pin #: 9742 19 60 1543

Are oil/gas rights severed? No Representation

Features

Design: One Story

Property Type: Detached

Construction Type: Site built (Stick)

Acres: .51-.75 Acres

Exterior Vinyl

Finish:

Roof: Shingle

A/C: Central Air

Fuel-Heat: Natural Gas

Fireplace None

Desc:

Lot Desc: Hardwood Trees, Partial Clr, Road Frontage

Fees None Known

Include:

Assumption: No Assumption

Other Utility Room

Rooms:

Equip / Gas Range

Exterior Deck, Garden Area, Gutters

Features:

Style: Ranch, Traditional

Basement None

Desc:

Flooring: Carpet, Vinyl

Heating: Flr Furnace

Water Heater: Gas

Water/Sewer: City Sewer, City Water

Parking: 1 Carport, Attached

Financing: New Needed

Dining: Kitchen/Dining Room

Washer/Dryer 1st Floor, Utility Room

Loc:

Interior Ceiling Fan

Features:

Accessibility:

Green

Green Certs:

Green Building HERS Rating:

High Perform. Home:

Showing Instructions

Show Instruct: Hours of Notice: 0, Vacant

List Agent: CBARLO/ Louise Barnum

List Office: 3194 / Weaver Street Realty

Co List Agent:

Comm to Buy Agt: 3/ %/ N

List Type: ER-Exclusive Right

Agent Phone: 919-923-3220

Office Phone: 919-929-5658

CoList Agent Ph:

Comm to Sub Agt: 0/ %/ N

Possession: ATC

Agent Appt Ph: 919-595-8989

CoList Appt Ph:

LADOM: 57 **CDOM:** 57

PE: No

1750643 Closed **Residential** LP: $ 169,900

Property Leased: N

Special Conditions: Seller licensed real estate professional

377 Old Graham Road
Pittsboro, NC 27312
Media: 14 VT: No
Subdivision: Not in a Subdivision
Seller's Name: Harris

Yr Blt: 1992
Nbrhd:

Area/Sub: 305/C
List Type: ER
SP: $ 160,000
Closed Dt: 11/30/2010

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: From Pittsboro Courthouse, take Hwy 64 W one mile, turn R onto Hwy 87 at AL's Diner, in round-about take 2nd exit(almost straight) onto Old Graham Road, first house on left past Community Family Medicine.

Remarks: Charming ranch within walking distance to Central Carolina Comm. College, Library & downtown. Nice open yard w/ area for garden. New: flooring,paint (inside & ext),fridge,HVAC unit, D/W, range, microwave. Absolutely move-in condition. Spacious LR and separate dining. 12x12 rear deck for grilling and entertaining. Easy access to RTP,Cary and Chapel Hill. Great value & opportunity!

Rooms / SqFt Information

Living Area Above Grade: 1275 Below Grade: 0 Total: 1275
Other Area Above Grade: 239 Below Grade: 0 Total: 239
Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:
Living:
Dining: 12x10 / Main
Family: 13x18 / Main
Office/Study:
Kitchen: 10x10 / Main
Breakfast:
Master BR: 13x15 / Main
Bedroom 2: 10x11.8 / Main
Bedroom 3: 10x10 / Main
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport:
Storage:
Porch: 5x19 / Main
Patio:
Deck: 12x12 / Main
Scrnd Porch:

General Information

Lot Dim: 141x209 see plat 91-216 Lot 2
Lot #: 2
Appx Acres: 0.68
Foundation: crawl
Zoning: res
New Construction: No
Framed:
Est Fin Date:
Restrictive Covenants: N
HUD Compliant Senior Housing:
Builders Name:
Ownership:
Primary Residence:
HOA Mgmt:
Total HOA Dues: $ 0

Financing and Taxes

Tax Value: $147,189
Tax Rate: 0.7220
TM/BK/PAR/LT or Deed Page: 6857
Financial Comments:
Legal Desc: K6-60
Pin #: 9741-06- 49- 1149

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: .51-.75 Acres
Exterior Cedar
Finish:
Roof: Shingle
A/C: Central Air
Fuel-Heat: Gas LP
Fireplace
Desc:
Lot Desc: Open

Fees Include: None Known

Assumption: No Assumption
Other Rooms:

Exterior Features: Deck, Gutters, Porch, Landscaped

Style: Ranch
Basement Desc:

Flooring: Carpet, Laminate, Vinyl
Heating: Forced Air
Water Heater: Electric
Water/Sewer: City Water, Septic Tank
Parking: DW/Gravel
Financing: New Needed
Dining: Separate Dining Room
Washer/Dryer Loc: 1st Floor, Closet
Interior Features: Attic Pull Down, Bath/Tub, Bath/Shower

Equip / Dishwasher, Electric Range, Refrigerator, Microwave, Washer, Dryer

Accessibility:

Green

Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB
List Agent: R27250/ David Harris
List Office: 72115 / Carolina Southern Realty
Co List Agent:
Comm to Buy Agt: 3.00/ %/ N
List Type: ER-Exclusive Right

Agent Phone: 919-548-0210
Office Phone: 919-542-2667
CoList Agent Ph:
Comm to Sub Agt: 0/ %/ N
Possession: ATC

Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 26 CDOM: 26
PE: No

1871780 Closed **Residential** LP: $ 114,000

Special Conditions: REO/Lender Owned

285 Oakwood Drive
Pittsboro, NC 27312 (City limits of: Pittsboro)
Media: 10 VT: No
Subdivision: Sherwood Forest
Seller's Name: Fannie Mae

Yr Blt: 1974
Nbrhd:

Area/Sub: 305/P
List Type: ER
SP: $ 113,000
Closed Dt: 03/19/2013

School Information

Elementary 1: Chatham - Pittsboro
Middle 1: Chatham - Horton
High 1: Chatham - Northwood

Elementary 2:
Middle 2:
High 2:

Directions: From Hwy 15-501, go west on Park Drive, left on Oakwood Avenue, right on Oakwood Drive.

Remarks: 1 and a third acre lot in town. Brick ranch in an established neighborhood near Downtown Pittsboro. Property needs some updating but is priced accordingly. This property is approved for HomePath Renovation Mortgage Financing. Purchase this Fannie Mae HomePath property for as little as 3% down!

Rooms / SqFt Information

Living Area Above Grade: 1219 Below Grade: 0 Total: 1219
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:
Living:
Dining:
Family:
Office/Study:
Kitchen:
Breakfast:
Master BR:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport:
Storage:
Porch:
Patio:
Deck:
Scrnd Porch:

General Information

Lot Dim: 0
New Construction: No
Builders Name:
HOA Mgmt:
Framed:
Lot #: 15
Est Fin Date:
Appx Acres: 1.33
HOA Fees 1: $0
HOA Fees 2: $0
Foundation: Crawl
Restrictive Covenants: N
HUD Compliant Senior Housing:
Ownership:
Zoning:
Primary Residence:

Financing and Taxes

Tax Value: $145,977 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:
Financial Comments: Prequalification letter or proof of funds required for final acceptance.
Legal Desc: PI-7-6-15 Pin #: 8087

Features

Design: One Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 1-2.9 Acres
Exterior Wood, Partial Brick
Finish:
Roof: Shingle
A/C: Central Air
Fuel-Heat: Electric
Fireplace
Desc:
Lot Desc:

Fees None Known
Include:

Assumption: No Assumption
Other
Rooms:

Equip /

Exterior
Features:

Style: Ranch
Basement
Desc:

Flooring: Hardwood, Carpet, Tile
Heating: Forced Air
Water Heater: Electric
Water/Sewer: City Sewer, City Water
Parking: 1 Carport
Financing: Cash, Conventional, FHA, VA
Dining: Living/Dining Room
Washer/Dryer 1st Floor, Closet
Loc:
Interior
Features:

Accessibility:

Green

Green Certs:
Green Building HERS Rating:
High Perform. Home:

Showing Instructions

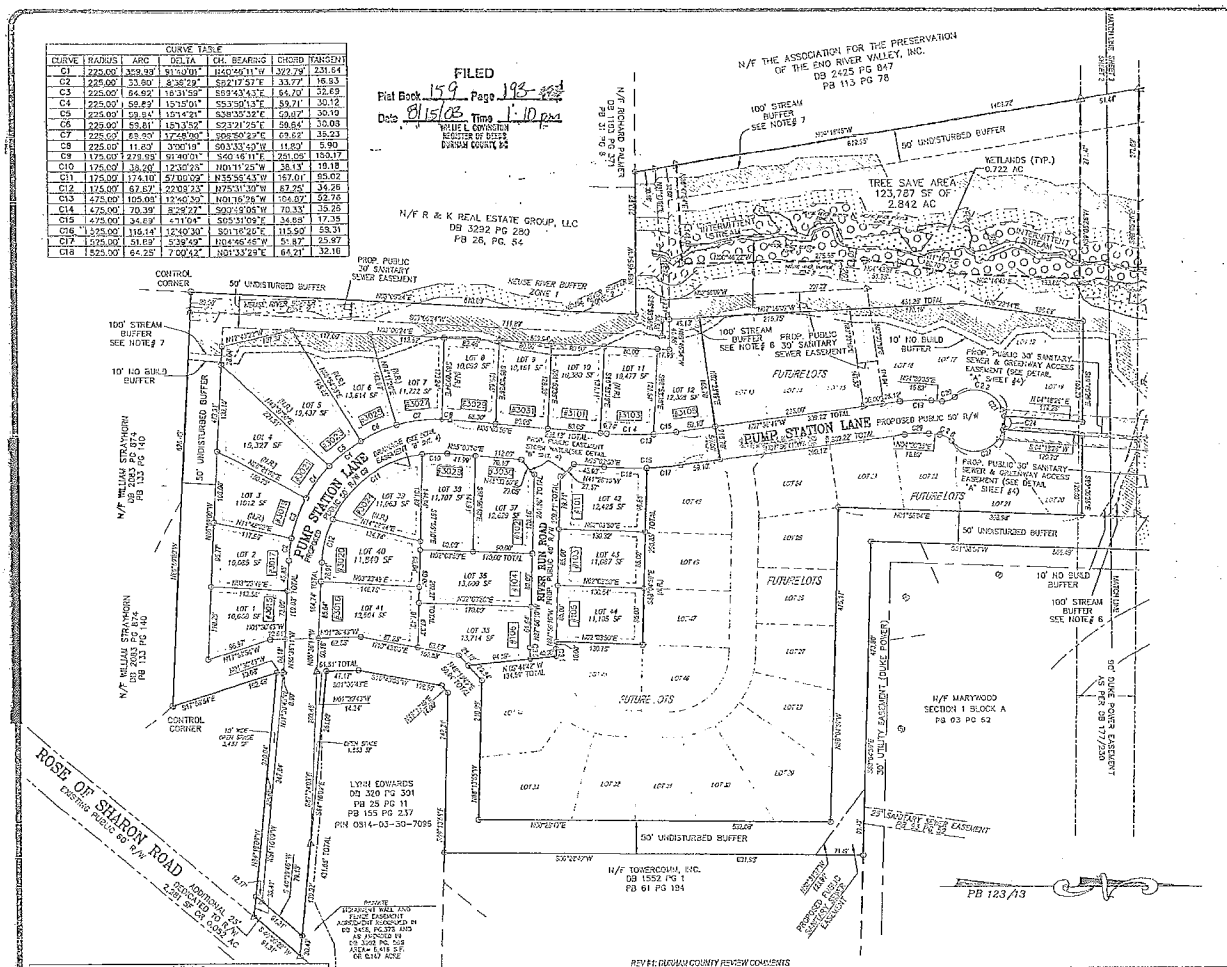
Show Instruct: , Combo LB, Vacant
List Agent: R27746/ Antonio Hernandez
List Office: 3044 / Rockwood Realty Inc.
Co List Agent:
Comm to Buy Agt: 3/ %/ N
List Type: ER-Exclusive Right

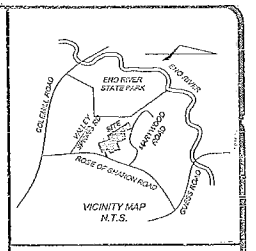
Agent Phone: 919-313-4545
Office Phone: 919-313-4545
CoList Agent Ph:
Comm to Sub Agt: 0/ %/ N
Possession: ATC

Agent Appt Ph: 919-595-8989
CoList Appt Ph:
LADOM: 7 CDOM: 7
PE: No

FILED
Plat Book 159 Page 192-194
Date 8/15/03 Time 1:10 pm
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD	TANGENT
C1	225.00'	359.99'	91°40'01"	N40°46'11"W	322.79'	231.64'
C2	225.00'	33.80'	8°36'29"	S82°17'57"E	33.77'	16.93
C3	225.00'	64.92'	16°31'59"	S69°43'43"E	64.70'	32.69
C4	225.00'	59.89'	15°15'01"	S53°50'13"E	59.71'	30.12
C5	225.00'	59.84'	15°14'21"	S38°35'32"E	59.67'	30.10
C6	225.00'	59.81'	15°13'52"	S23°21'25"E	59.64'	30.08
C7	225.00'	69.99'	17°49'00"	S06°50'23"E	69.69'	35.23
C8	225.00'	11.80'	3°00'19"	S03°33'49"W	11.80'	5.90
C9	175.00'	279.93'	91°40'01"	S40°46'11"E	251.05'	180.17'
C10	175.00'	38.20'	12°30'25"	N05°11'25"W	38.13'	19.18
C11	175.00'	174.10'	57°00'09"	N35°56'43"W	167.01'	95.02
C12	175.00'	67.67'	22°08'23"	N75°31'30"W	67.25'	34.26
C13	475.00'	105.08'	12°40'30"	N01°16'26"W	104.87'	52.76
C14	475.00'	70.39'	8°29'22"	S00°49'05"W	70.33'	35.25
C15	475.00'	34.69'	4°11'08"	S05°31'09"E	34.68'	17.35
C16	475.00'	116.14'	12°40'30"	S01°16'26"E	115.90'	58.31
C17	475.00'	51.69'	5°39'49"	N04°46'45"W	51.67'	25.87
C18	525.00'	64.25'	7°00'42"	N01°33'29"E	64.21'	32.16





VICINITY MAP
N.T.S.

I, MARK J. ORGPALLO, 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 PARCELS OF LAND.

I, MARK J. ORGPALLO, PLS NO. L-4183, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS (ARE) LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINETYPE, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESSED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF AUGUST, 2003.

NORTH CAROLINA PROFESSIONAL SEAL L-4183 LAND SURVEYOR MARK J. ORGPALLO

MARK J. ORGPALLO
PROFESSIONAL LAND SURVEYOR LIC. # L-4183

0 50 100 200
GRAPHIC SCALE
1"=100'

REFERENCES

DB 320 PG 301	PB 25 PG 11
DB 1335 PG 719	PB 155 PG 237
DB 163 PG 157	PB 26 PG 54
DB 2425 PG 847	PB 61 PG 52
DB 3293 PG 874	PB 61 PG 194
DB 1552 PG 1	PB 63 PG 83

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

LEGEND:
- CONTROL CORNER
- EXISTING IRON/ROD
- IRON PIPE SET
- MATHEMATICAL POINT
- (N.R.) - NON-RADIAL
- 0000 STREET ADDRESS

OLD TAX MAP & 773-01-0038
NEW PARCEL I.D. 811700
PIN 0814-03-30-6653
DRAWN BY: CG
CHECKED BY: DSZ

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD	TANGENT
C19	225.00'	47.60'	12°07'15"	N01°33'03"W	47.51'	23.83
C20	25.00'	20.38'	44°34'02"	N17°56'27"W	19.86'	10.74
C21	45.00'	216.51'	289°43'04"	S55°20'26"E	55.17'	45.16
C22	45.00'	98.64'	122°31'32"	N21°02'26"W	80.60'	64.48
C23	45.00'	30.73'	39°16'13"	N33°27'07"W	30.16'	15.96
C24	45.00'	20.18'	25°55'30"	S84°58'11"E	20.00'	10.25
C25	45.00'	21.52'	26°48'54"	N85°20'05"W	21.33'	10.97
C26	45.00'	16.45'	20°29'08"	N62°10'12"W	16.35'	8.31
C27	45.00'	85.72'	109°45'49"	S19°01'52"E	73.84'	61.50
C28	25.00'	20.33'	44°54'02"	S26°57'35"W	19.65'	10.74
C29	175.00'	37.02'	12°07'15"	S01°33'03"E	36.95'	18.58
C30	130.00'	17.72'	7°48'31"	N85°09'34"E	17.70'	8.87
C31	90.00'	12.26'	7°48'31"	N85°09'34"E	12.26'	6.14

SHEET 2 OF 4

REV #1: DURHAM COUNTY REVIEW COMMENTS

REVISIONS
#1: 7/21/2003

FINAL PLAT

PHASE 1
RIVER'S EDGE SUBDIVISION

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

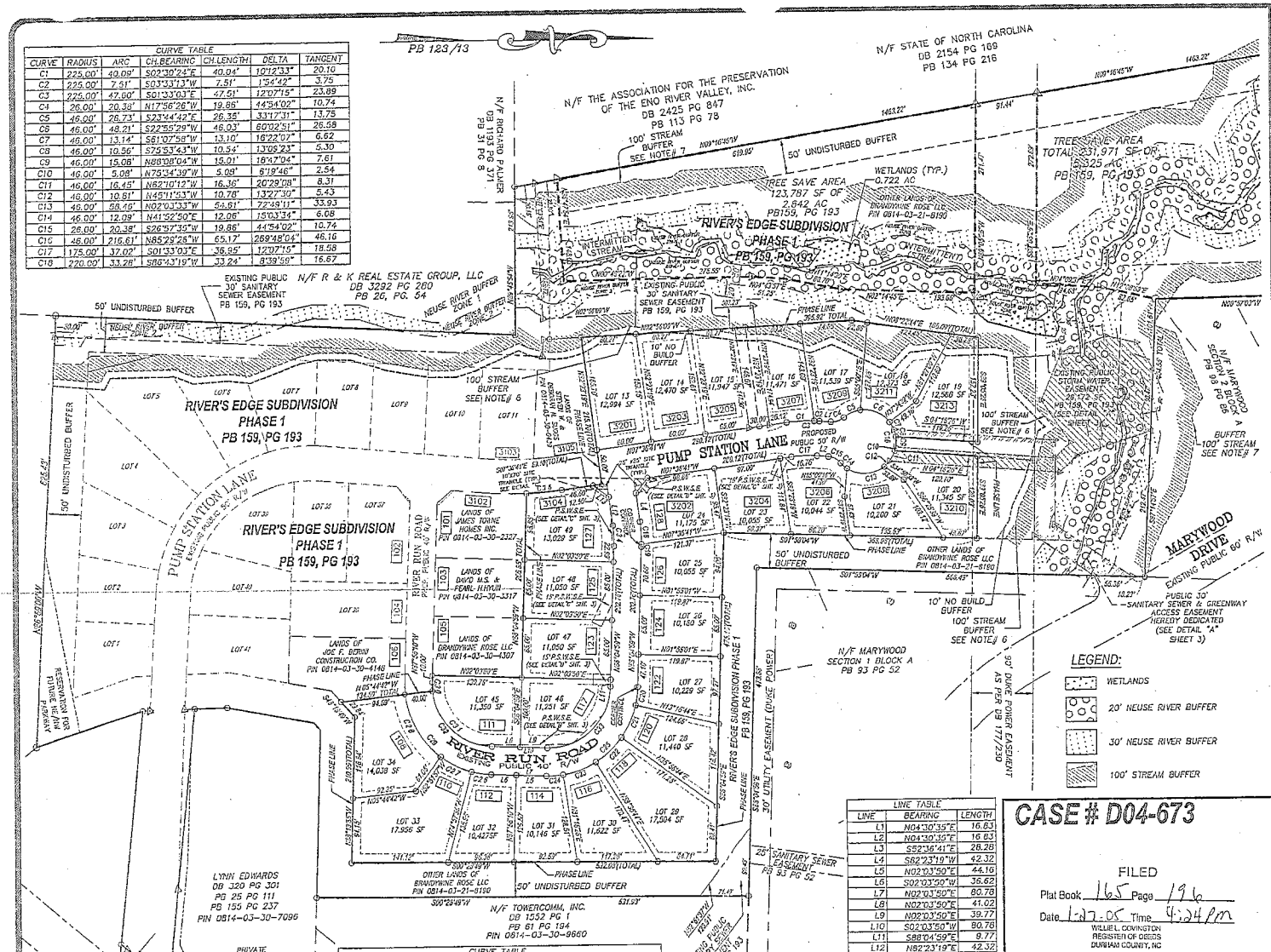
SURVEYED by

MSS LAND CONSULTANTS
5540 McNEELY DRIVE (Suite 101) Raleigh, NC 27612
Phone (919) 510-4254
Fax (919) 510-9103
Email: orgpallo@msslandcons.com

"Committed to Total Quality Service"

CAD DRAWINGS / 2002-ML-01 / RIVEDGEPLAT.DWG

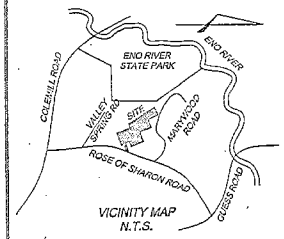
CURVE TABLE						
CURVE	RADIUS	ARC	CH.BEARING	CH.LENGTH	DELTA	TANGENT
C1	225.00'	40.09'	S02°30'24"E	40.04'	10°12'33"	20.10
C2	225.00'	7.51'	S03°33'13"W	7.51'	1°54'42"	3.75
C3	225.00'	47.00'	S01°33'03"E	47.51'	12°07'15"	23.89
C4	26.00'	20.38'	N17°56'26"W	19.86'	44°54'02"	10.74
C5	46.00'	26.73'	S23°44'42"E	26.35'	33°17'31"	13.75
C6	46.00'	48.21'	S22°55'29"W	46.03'	60°02'51"	26.58
C7	46.00'	13.14'	S61°07'58"W	13.10'	16°22'07"	6.62
C8	46.00'	10.56'	S75°53'43"W	10.54'	13°09'23"	5.30
C9	46.00'	15.08'	N88°08'04"W	15.01'	18°47'04"	7.61
C10	46.00'	5.08'	N75°34'39"W	5.08'	6°19'46"	2.54
C11	46.00'	16.45'	N52°10'12"W	16.36'	20°29'08"	8.31
C12	46.00'	10.81'	N43°11'53"W	10.78'	13°27'30"	5.43
C13	46.00'	88.45'	N02°01'33"W	54.91'	122°49'11"	33.93
C14	46.00'	12.09'	N41°52'50"E	12.06'	15°03'34"	6.08
C15	26.00'	20.38'	S26°57'35"W	19.86'	44°54'02"	10.74
C16	46.00'	216.61'	N85°29'28"W	65.17'	269°48'04"	46.16
C17	175.00'	37.02'	S01°33'03"E	36.95'	12°07'15"	18.58
C18	220.00'	33.28'	S86°43'19"W	33.24'	8°39'56"	16.67



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°30'35"E	16.63
L2	N04°30'35"E	16.63
L3	S82°36'41"E	28.28
L4	S62°23'19"W	42.32
L5	N02°03'50"E	44.16
L6	S02°03'50"W	36.62
L7	N02°03'50"E	80.78
L8	N02°03'50"E	41.02
L9	N02°03'50"E	39.77
L10	S02°03'50"W	80.78
L11	S88°04'59"E	9.77
L12	N82°23'19"E	42.32
L13	S37°23'19"W	28.28

CURVE TABLE						
CURVE	RADIUS	ARC	CH.BEARING	CH.LENGTH	DELTA	TANGENT
C19	220.00'	3.31'	N88°30'51"W	3.31'	0°51'43"	1.65
C20	130.00'	25.78'	N82°24'08"W	25.74'	11°21'43"	12.93
C21	130.00'	51.43'	N65°23'16"W	51.09'	22°40'00"	26.06
C22	130.00'	51.43'	N42°43'16"W	51.09'	22°40'00"	26.06
C23	130.00'	51.42'	N20°03'26"W	51.08'	22°39'42"	26.05
C24	130.00'	24.48'	N03°19'52"W	24.45'	10°47'24"	12.28
C25	130.00'	204.54'	N43°30'36"W	184.08'	90°08'49"	130.33
C26	130.00'	29.42'	N08°31'07"E	29.38'	12°58'35"	14.78
C27	130.00'	50.13'	N26°05'13"E	49.82'	22°05'30"	25.38
C28	130.00'	106.91'	N60°41'41"E	103.93'	47°07'16"	56.69
C29	130.00'	186.49'	N43°09'34"E	170.90'	82°11'29"	113.39
C30	90.00'	12.27'	N88°09'34"E	12.26'	7°48'31"	6.14
C31	90.00'	129.11'	N43°09'34"E	118.32'	82°11'29"	78.50
C32	90.00'	141.37'	N47°03'50"E	127.28'	90°00'00"	90.00
C33	90.00'	141.60'	N43°00'35"W	127.44'	90°08'49"	90.23
C34	180.00'	28.93'	S87°09'10"W	28.90'	9°31'41"	15.00
C35	525.00'	51.89'	N04°46'46"W	51.87'	5°39'49"	25.97

SHEET 2 OF 3



VICINITY MAP
N.T.S.

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 PARCELS OF LAND.

I, MARK J. OROPALLO, PLS NO. L-4188, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS (ARE) LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED IN A BROKEN LINETYPE, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESSED BY MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH. DAY OF JAN. 2005.

NORTH CAROLINA PROFESSIONAL SEAL L-4188 LAND SURVEYOR MARK J. OROPALLO

MARK J. OROPALLO
PROFESSIONAL LAND SURVEYOR LIC. # L-4188

0 50 100 200
GRAPHIC SCALE
1"=100'

REFERENCES

DB 320 PG 301	PB 25 PG 11
DB 1336 PG 719	PB 155 PG 237
DB 109 PG 197	PB 26 PG 54
DB 2425 PG 847	PB 93 PG 52
DB 2083 PG 874	PB 61 PG 194
DB 1552 PG 1	PB 90 PG 88

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

CASE # D04-673

FILED
Plat Book 165 Page 196
Date 1-27-05 Time 4:24 PM
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

LEGEND:
CONTROL CORNER
EXISTING IRON/ROD
IRON PIPE SET
MATHEMATICAL POINT
(N.R.) - NON-RADIAL
0000 STREET ADDRESS
P.S.W.S.E. PUBLIC STORM WATER SEWER EASEMENT

NEW PARCEL I.D. #196724
PIN 0814-03-30-3614
DRAWN BY: PD
CHECKED BY: MJO / DSZ

REV: #2 DURHAM REVIEW COMMENTS, STREET ADDRESSES
REV: #1 DURHAM REVIEW COMMENTS

REVISIONS
1:12/20/2004
2:01/04/2005

FINAL PLAT

PHASE 2
RIVER'S EDGE SUBDIVISION

CITY:	COUNTY:	STATE:	DATE:
DURHAM	DURHAM	NORTH CAROLINA	OCTOBER, 2004

SURVEYED by

MSS LAND CONSULTANTS
5540 McNEELY DRIVE. (Suite 101) Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-0103
Email: oropallom@mssland.com

"Committed to Total Quality Service"

O:\2002-ML-01\DWG\RIVEDGEPLAT1.DWG

O:\2002-ML-01\dwg\RIVEDGEPLAT1.dwg, Layout1, 01/05/2005 02:24:02 PM, ccard

PHOTOGRAPHS OF SUBJECT

River's Edge Subdivision

River's Edge Subdivision

PHOTOGRAPHS OF SUBJECT

River's Edge Subdivision

River's Edge Subdivision

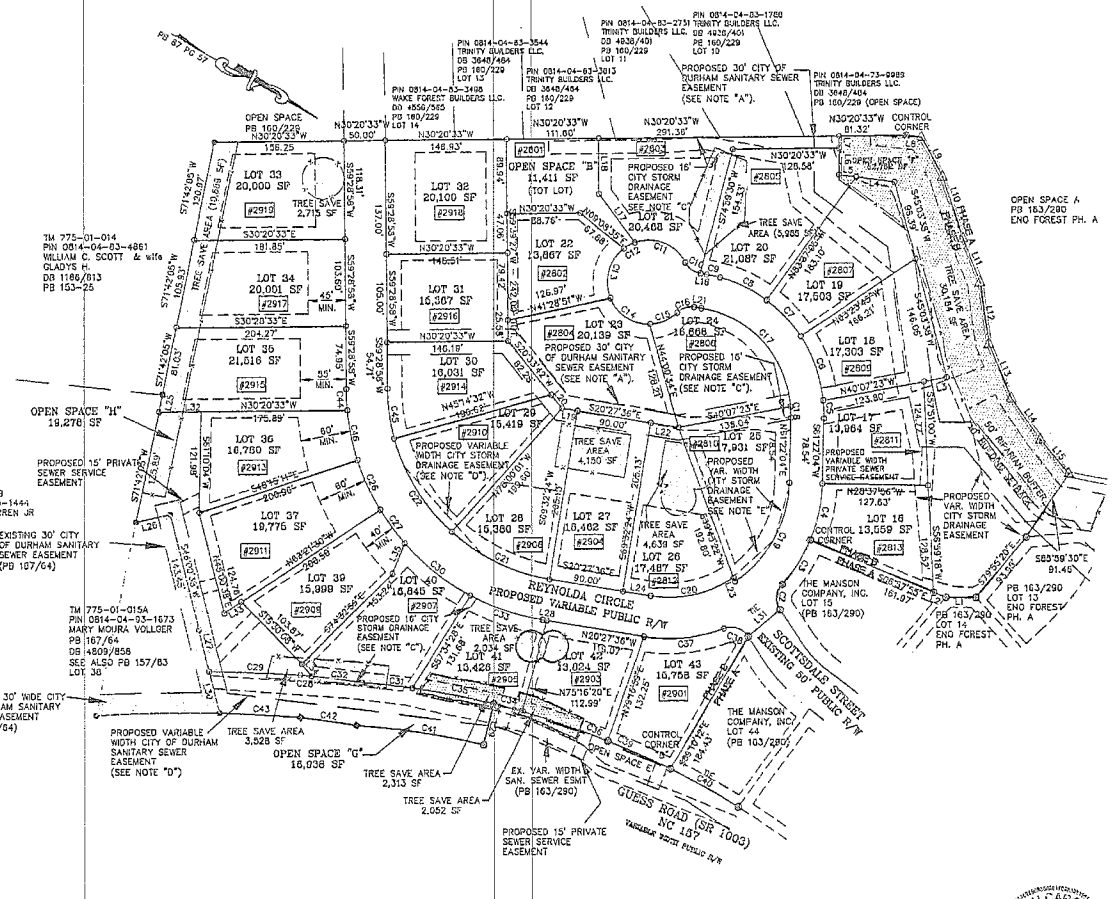
PHOTOGRAPHS OF SUBJECT

River's Edge Subdivision

River's Edge Subdivision

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S29°29'33"E	36.39'
L2	S06°57'55"E	15.80'
L3	N40°07'23"W	27.79'
L4	S22°32'02"E	46.80'
L5	S22°32'02"E	20.97'
L6	S69°56'00"W	31.85'
L7	S69°56'00"W	15.00'
L8	N21°38'21"W	18.61'
L9	N31°42'14"E	34.42'
L10	N42°12'20"E	78.42'
L11	N36°32'16"E	56.86'
L12	N52°22'16"E	74.64'
L13	N36°14'41"E	69.59'
L14	N25°11'27"E	60.61'
L15	N20°42'58"E	53.34'
L16	S20°27'36"E	8.17'
L17	S21°56'12"W	74.21'
L18	S50°38'27"W	60.65'
L19	S20°27'36"E	19.00'
L20	S20°33'42"W	21.00'
L21	N20°27'36"W	8.17'
L22	S20°27'36"E	34.00'
L23	S28°42'22"W	5.13'
L24	S20°27'36"E	34.09'
L25	S71°43'05"W	21.21'
L26	S42°59'01"E	42.18'
L27	S46°00'38"W	39.78'
L28	N20°27'36"W	5.03'
L29	N73°53'30"E	50.00'
L30	S46°00'38"W	51.77'
L31	S89°27'37"E	50.28'
L32	S30°20'33"E	51.13'
L33	S83°21'30"E	24.80'
L34	S21°22'20"W	18.08'
L35	N82°17'51"E	38.53'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DIRECTION	CHORD	DELTA	TANGENT
C2	25.00'	33.26'	S54°31'49"W	30.80'	76°13'59"	19.61'
C3	185.11'	63.36'	N87°09'33"W	63.05'	19°36'44"	31.99'
C4	185.11'	70.00'	S72°12'04"W	69.58'	21°40'01"	35.42'
C5	170.00'	21.38'	S57°45'51"W	21.37'	7°12'26"	10.71'
C6	170.00'	81.76'	S40°22'36"W	80.98'	27°33'23"	41.69'
C7	170.00'	60.00'	S18°29'35"W	59.69'	20°13'19"	30.32'
C8	170.00'	63.47'	S04°18'47"E	63.10'	21°23'26"	32.11'
C9	170.00'	16.18'	S17°44'03"E	16.17'	5°27'05"	8.09'
C10	25.00'	23.18'	S06°38'18"W	22.36'	53°07'48"	12.50'
C11	50.00'	71.94'	S08°32'48"E	65.89'	82°26'02"	43.80'
C12	50.00'	15.00'	S58°21'28"E	14.94'	17°11'19"	7.56'
C13	50.00'	65.71'	N75°23'53"E	61.08'	75°17'58"	38.57'
C14	60.00'	59.88'	N03°26'18"E	56.37'	68°37'12"	33.12'
C15	50.00'	37.26'	N52°13'51"W	36.42'	42°43'06"	19.55'
C16	25.00'	23.18'	N47°01'30"W	22.36'	53°07'48"	12.50'
C17	130.00'	172.31'	N17°30'40"E	159.97'	75°56'33"	101.46'
C18	130.00'	12.35'	N58°25'30"E	12.35'	5°53'06"	6.68'
C19	145.11'	140.59'	N89°02'27"E	135.16'	55°30'46"	75.37'
C20	140.11'	105.48'	S42°01'23"E	102.99'	43°07'34"	55.37'
C21	235.00'	133.13'	S54°13'48"E	131.36'	32°27'35"	68.41'
C22	235.00'	134.36'	S28°22'44"W	132.53'	32°45'28"	69.07'
C23	235.00'	81.11'	S52°12'27"W	80.94'	19°53'59"	30.78'
C24	285.00'	20.54'	N57°06'23"E	20.54'	4°08'07"	10.70'
C25	285.00'	74.73'	N47°00'38"E	74.52'	15°01'28"	37.58'
C26	285.00'	66.25'	N35°25'33"E	66.10'	13°18'08"	33.28'
C27	285.00'	50.00'	N23°46'26"E	49.94'	10°03'07"	25.06'
C28	1054.14'	13.73'	S24°19'03"E	13.73'	0°44'51"	6.86'
C29	1962.51'	110.04'	S27°33'31"E	110.02'	3°12'45"	55.06'
C30	285.00'	102.08'	N08°27'12"E	101.54'	20°31'22"	51.58'
C31	1026.16'	61.30'	S23°25'08"E	61.29'	3°25'22"	30.65'
C32	1054.14'	61.00'	S22°17'10"E	60.99'	3°18'57"	30.51'
C33	285.00'	92.78'	N11°08'33"W	92.37'	18°38'07"	46.80'
C34	1026.16'	36.05'	S15°06'07"E	36.05'	2°00'47"	18.03'
C35	1026.16'	100.28'	S18°54'29"E	100.24'	5°35'57"	50.18'
C36	1026.16'	109.50'	S11°02'19"E	109.45'	6°08'50"	54.80'
C37	190.11'	99.50'	N35°16'09"W	97.40'	29°41'07"	50.90'
C38	25.00'	33.41'	N11°51'57"W	30.97'	76°33'33"	19.73'
C39	1026.16'	52.98'	S05°39'55"E	52.94'	4°37'56"	41.50'
C40	1026.16'	54.19'	S02°43'11"E	54.15'	5°13'32"	47.13'
C41	970.16'	155.88'	S20°40'38"E	155.51'	9°08'19"	78.00'
C42	1094.14'	72.63'	S22°35'17"E	72.61'	4°08'39"	36.33'
C43	1912.51'	93.43'	S27°22'07"E	93.42'	3°47'57"	46.73'
C44	285.00'	25.08'	N56°57'44"E	25.07'	05°02'30"	12.55'
C45	235.00'	60.40'	N52°07'13"E	60.23'	14°43'31"	30.37'
C46	285.00'	61.45'	N46°10'46"E	61.34'	12°21'22"	30.85'



State of North Carolina
County of Durham

I, _____, Review Officer of Durham County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

Date _____

FILED
Plat Book 171 Page 215
Date 3-16-06 Time 3:09pm
LILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

NC GRID COORDINATES NAD 83
COMBINED GRID FACTOR 0.99959615

NCGS "GOODWIN"	NCGS "WITCH"	CONTROL CORNER "B"
N. 852863.2088	N. 838039.6821	N. 844212.27
E. 2026415.906	E. 2028503.143	E. 2019969.06

TIES FROM NCGS "GOODWIN"		
TO NCGS "WITCH"	S08°11'40"E GRID BEARING	14988.64' GRID DISTANCE
TO CONTROL CORNER "B"	S40°34'50"W GRID BEARING	11416.78' GRID DISTANCE

PROJECT #	DRAWING NAME
00-208	00-208final.dwg

SCALE: 1" = 100'
100' 0 100' 200'

LEGEND:
- IRON ROD OR PIPE SET
- EXISTING MONUMENT FOUND; IRON ROD OR DESCRIBED
- MATHEMATICAL POINT; NO MONUMENT SET
- UTILITY POLE
- EX. CONCRETE MONUMENT
- TREE PROTECTION FENCE

SUMMIT Consulting Engineers
1000 Corporate Dr., Suite 101
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summit-engineer.com

SHEET 2 OF 5

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: 2/3/06
Clerk, Development Review Board
approval void if not recorded within 90 days or by: 5/3/06

NORTH CAROLINA PROFESSIONAL SEAL L-3248 PHILLIP G. SUMMIT

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

N

Eno Forest

LEGEND

Durham_County

Streams_and_Ditches

DITCH

RIVER

STREAM

UNKNOWN

Highways

Parcels

Ortho_2010

Tuesday, April 16 2013

N

Sketc.

No Sketch Available

No Photo Available for 0012512