



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: October 16, 2015

Re: CUP #348
SCI Towers, LLC, applicant
Parcel ID# 51949

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 2, 2015.

REQUEST

The applicant is requesting a conditional use permit to erect a 175-foot telecommunications tower in the I-G (General Industrial) district. Under the Unified Development Ordinance, a telecommunications tower in excess of 60 feet and no greater than 325 feet is a conditional use in the I-G district, subject to certain standards.

SITE AREA AND DESCRIPTION

The proposed site is a 9.6-acre tract located on the south side of Hagers Hollow Drive about 600 feet west of N.C. 16 Business. It is adjoined by property zoned I-G, R-SF (Residential Single-Family) and B-N (Neighborhood Business). Land uses in this area include industrial, business, institutional (church) and residential. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

ORDINANCE STANDARDS

Wireless telecommunications facilities are classified under civic uses. The Unified Development Ordinance sets the following standards for such facilities:

§4.3.7 Wireless Telecommunication Facility

- A.** The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area. Accessory structures and equipment must meet all applicable standards of this UDO.
- B.** Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other suitable structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate and in a timely manner.
- C.** Minimum tower setbacks shall be as follows:
 - 1. From all lot lines and public right-of-ways, a distance equal to the tower's fall zone, as certified by a licensed professional engineer in the State of North Carolina, plus 20 feet; and
 - 2. From any residential use, a distance of its height plus 50 feet, unless the owner of the use waives this requirement by a notarized affidavit.
- D.** The proposed tower must be designed to accommodate additional antennae equal in number to applicant's present and future requirements.
- E.** Unless otherwise restricted, the height of a tower is limited per §2.2.1, Use Table. Antennae or equipment mounted on a building must meet the height requirements of §2.4.
- F.** A tower must not be illuminated or contain any lighting unless otherwise required by State or Federal regulations.
- G.** The color of a tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings.
- H.** No commercial signs or advertising shall be allowed on any tower, antennae, accessory structure or equipment.
- I.** Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified tower meets all of the above requirements except for the setback provisions.
- J.** Any tower, antennae, accessory structure or equipment that is not used for communication purposes for more than 120 days shall be considered as abandoned and shall be removed by the owner within 60 days. The County shall require financial guarantees in accordance with §5.10 to guarantee removal of abandoned equipment in compliance with the requirements of this subsection.
- K.** Telecommunication/transmission towers shall not be constructed unless the tower owner has general liability coverage of at least \$1,000,000. The owner of the tower shall provide the County with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the County 30 days prior to the cancellation, modification or failure to renew the insurance coverage required. Lapse of this insurance shall be deemed by the County to be sufficient grounds to revoke the applicable County permits.



County Of Lincoln, North Carolina

Planning Board

Applicant **SCI Towers, LLC**

Application No. **CUP #348**

Parcel ID# **51949**

Zoning District **I-G**

Proposed Conditional Use **175-foot telecommunications tower**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



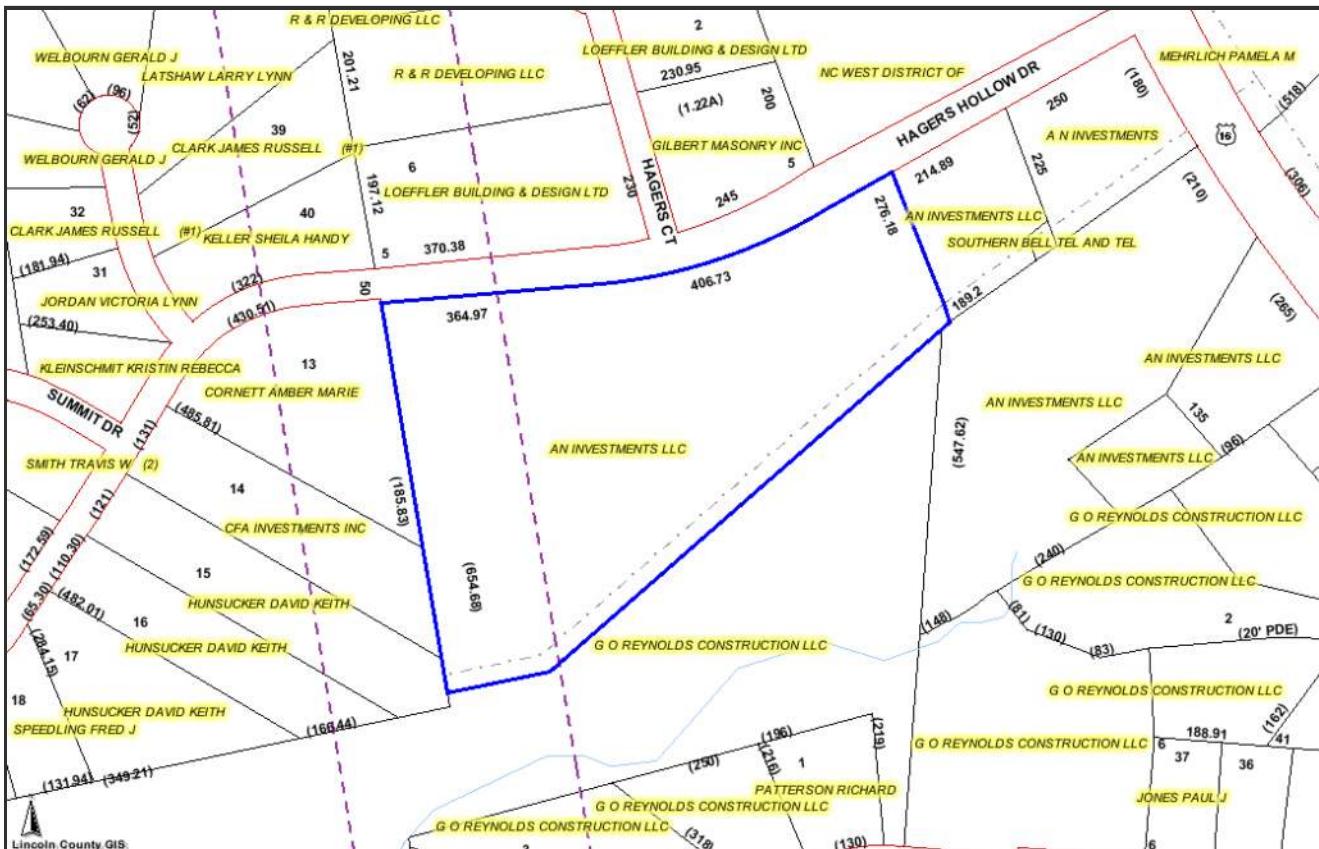
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

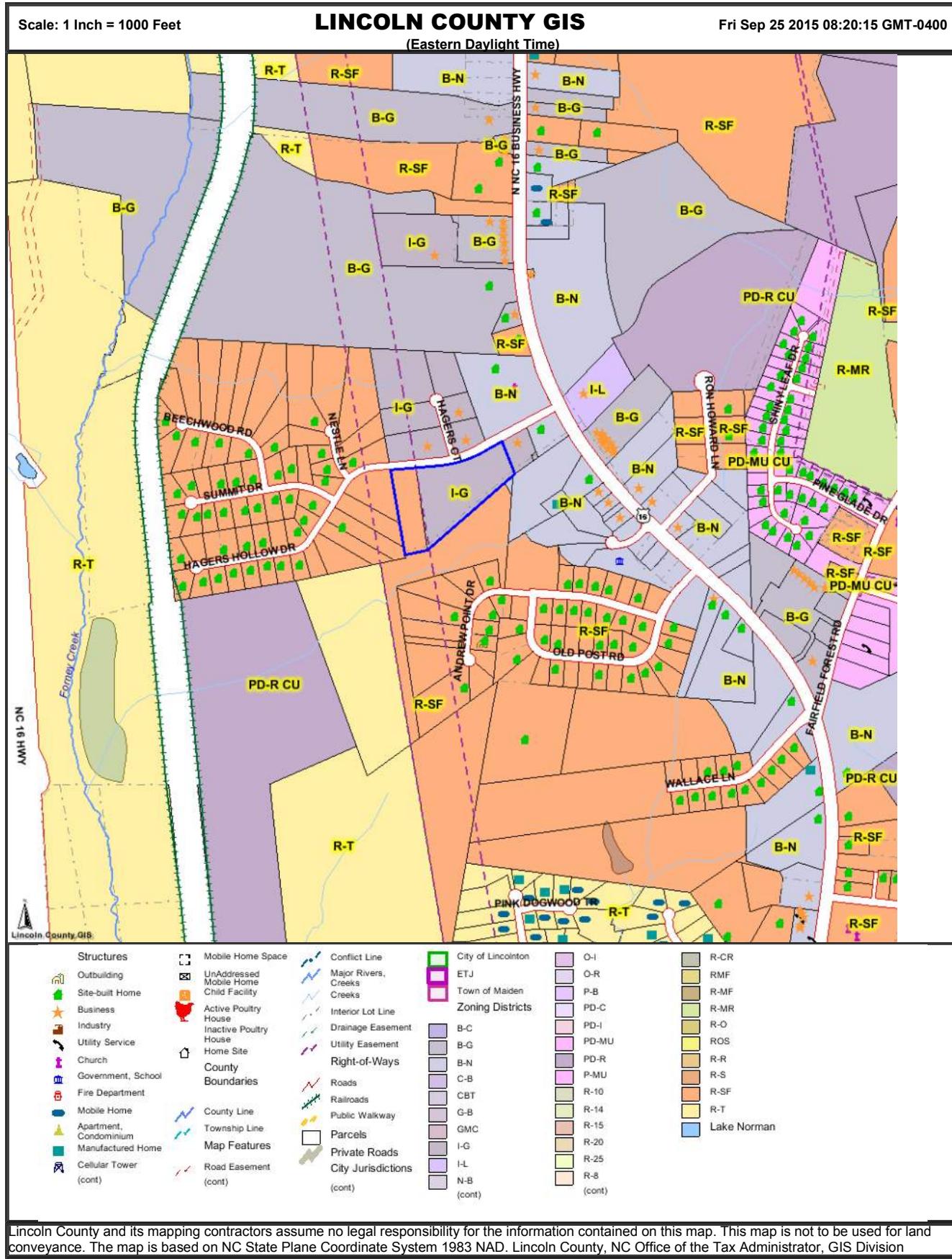
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



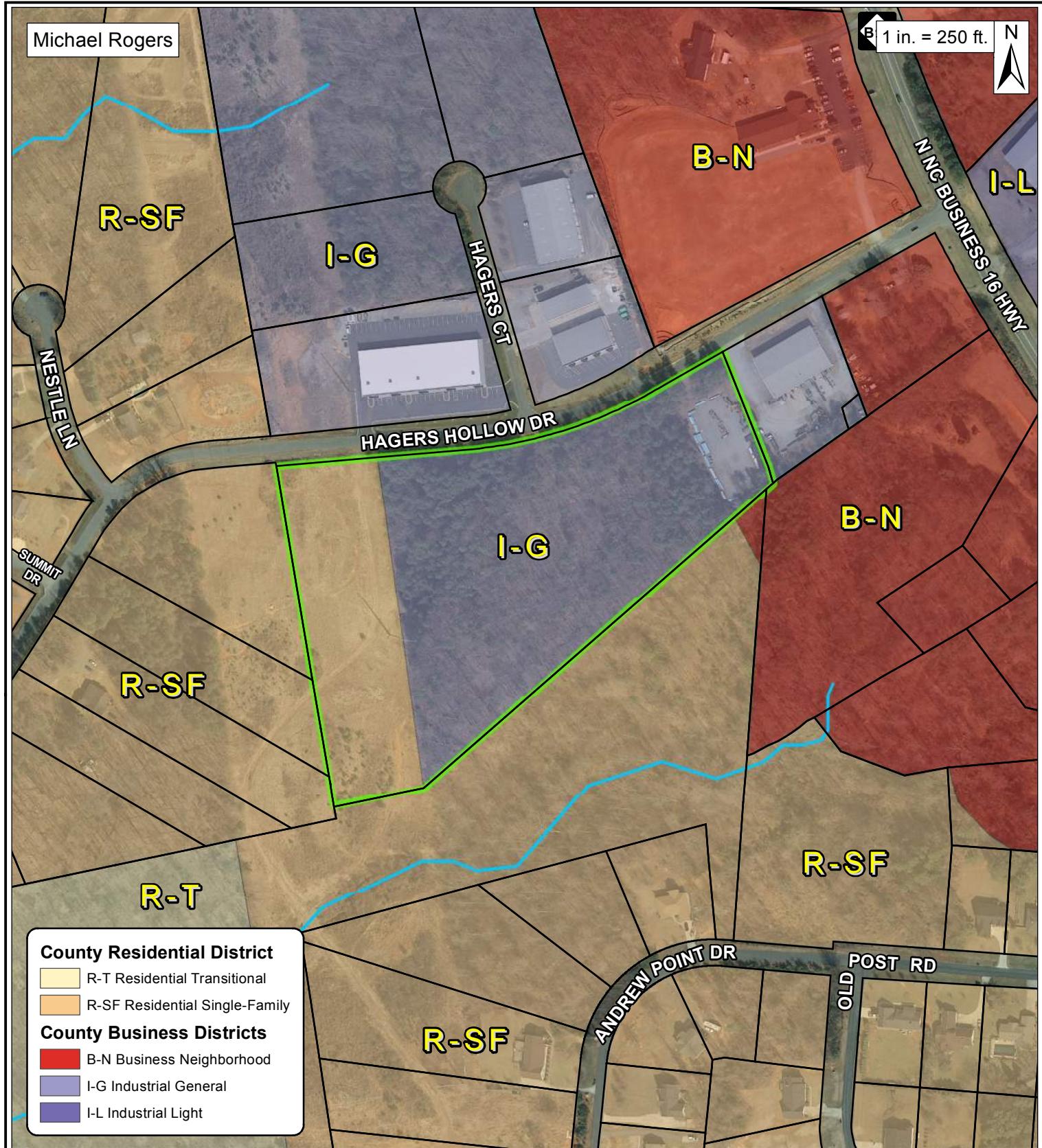
Date: 9/25/2015 Scale: 1 Inch = 300 Feet



PHOTOS		PARCEL INFORMATION FOR 4604-34-4032					
 Photo Not Available		Parcel ID 60170 Owner AN INVESTMENTS LLC Map 4604-00 Mailing 2301 N HWY 16 Account 0146635 Address DENVER NC 28037 Deed 1225-57 Recorded 3/5/2001 Land Value \$252,640 Total Value \$252,640 ----- All values are for tax year 2015. -----					
		Description HAGERS HLW SEE PAR #51949 Address HAGERS HOLLOW DR Township CATAWBA SPRINGS Improvement No Improvements	Tax/Fire District Deed Acres 9.62 Tax Acres 8.2				
		Parcel ID 51949 Owner AN INVESTMENTS LLC Map 4604-00 Mailing 2301 N HWY 16 Account 0146635 Address DENVER NC 28037 Deed 1225-57 Recorded 3/5/2001 Land Value \$43,953 Total Value \$43,953 ----- All values are for tax year 2015. -----	Sale Price Previous Parcel 0 Deed Acres 9.62 Tax Acres 8.2				
		Description HAGERS HOL SEE PAR #60170 Address HAGERS HOLLOW DR Township CATAWBA SPRINGS Improvement No Improvements	Tax/Fire District Deed Acres 9.62 Tax Acres 1.41				
		Zoning District I-G R-SF Watershed Class Not in a watershed	Calculated Acres 9.62 Voting Precinct WESTPORT (WP32) Sewer District Not in the sewer district In the sewer District				
		2000 Census County 37109 Flood X Zone Description NO FLOOD HAZARD	Tract 071100 Block 2007 Panel 3710460400 Calculated Acres 9.62				



Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Lincoln County, NC Office of the Tax Administrator, GIS Division



CONDITIONAL USE PERMIT



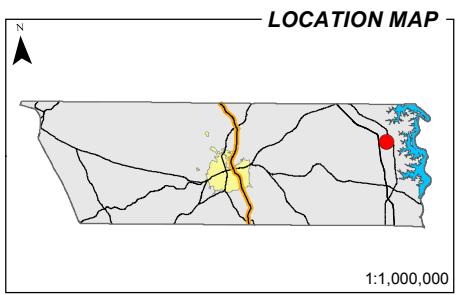
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

Application	CUP #348
NCPIN#	4604-34-4032
PID#	51949

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



● Location of Properties



SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

T 888.318.2803
F 888-549-3889
Craig@SCI Towers.com
www.SCI Towers.com

September 18, 2015

Lincoln County Planning & Inspection Dept.
Attention: Mr. Randy Hawkins, Zoning Director
302 N. Academy St.
Lincolnton, NC 28092

RE: Proposed Telecommunication Tower located at Hagers Hollow Drive, Denver, NC; Parcel No. 51949; SCI Towers, LLC Site Name: Swim Shoes

Dear Mr. Hawkins:

Please accept this letter as correspondence that SCI Towers, LLC is submitting a Conditional Use Permit Application and supporting documents for a wireless telecommunications tower to be located at Hagers Hollow Drive, Denver, NC.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on top and "Parker" below it.

Craig Parker
Project Manager
SCI Towers, LLC



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- SECTION 6. SCI TOWERS, LLC COLLOCATION POLICY
- SECTION 7. DEED, ZONING MAP, AND PARCEL MAP
- SECTION 8. FALL ZONE LETTER
- SECTION 9. SITE PLAN/DRAWINGS
- SECTION 10. FINDING OF FACT

Section 1. Conditional Use Permit Application



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name SCI TOWERS, LLC

Applicant Address PO BOX 1695, PALM CITY, FL 34991

Applicant Phone Number 888-318-2803

Property Owner Name AN INVESTMENTS, LLC

Property Owner Address 2301 NORTH HIGHWAY 16, DENVER, NC 28037

Property Owner Phone Number 704-904-6955

PART II

Property Location HAGERS HOLLOW DRIVE, DENVER, NC 28037

Property ID (10 digits) 4604344032 Property size 9.621

Parcel # (5 digits) 51949 Deed Book(s) 1225 Page(s) 057

PART III

Existing Zoning District I-G

Briefly describe how the property is being used and any existing structures.
The subject property is currently unoccupied and unimproved other than a parking area.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Proposed construction of 175' monopole tower within 80' x 80' fenced in compound to accommodate antenna space for wireless telecommunication providers.

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Craig Parker 9/18/15

Applicant's Signature Date

Section 2. Statement of Justification



SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

T 888.318.2803
F 888-549-3889
Craig@SCItowers.com
www.SCItowers.com

September 18, 2015

Lincoln County Planning & Inspection Dept.
Attention: Mr. Randy Hawkins, Zoning Director
302 N. Academy St.
Lincolnton, NC 28092

RE: Statement of Justification for Proposed Telecommunication Tower located at Hagers Hollow Drive, Denver, NC; Parcel No. 51949; SCI Towers, LLC (SCI) Site Name: Swim Shoes

Dear Mr. Hawkins:

Please accept this letter as a statement of justification per the Lincoln County Unified Department Ordinance (UDO) the following items must be addressed.

A. The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area. Accessory structures and equipment must meet all applicable standards of this UDO.

The proposed tower site will include a 175' monopole tower on +/- 10 acre property zoned I-G. The UDO allows towers as a Conditional Use up to 325' in the I-G district.

The subject property is currently unoccupied and unimproved other than a parking area.

B. Approval for a proposed tower within a radius of 10,500 feet from an existing tower or other suitable structure shall not be issued unless the applicant certifies that the existing tower or structure does not meet applicant's structural specifications or technical design requirements, or that a collocation agreement could not be obtained at a reasonable market rate and in a timely manner.

As indicated in the enclosed tower justification letter, including the Verizon before and after coverage maps, a search of the area found no existing towers or supporting structures that would meet its needs within 10,500 feet.

C. Minimum tower setbacks shall be as follows:

1. From all lot lines and public right-of-ways, a distance equal to the tower's fall zone, as certified by a licensed professional engineer in the State of North Carolina, plus 20 feet; and;

2. From any residential use, a distance of its height plus 50 feet, unless the owner of the use waives this requirement by a notarized affidavit.

The tower as proposed will be set back a minimum of the fall zone plus 20 feet from all property lines as shown in the enclosed drawing. No residential structures are located within the height of the tower plus 50 feet. Included in this package is a fall zone letter from a licensed professional engineer in the State of North Carolina.

D. The proposed tower must be designed to accommodate additional antennae equal in number to applicant's present and future requirements.

As shown on the included drawings the tower will be designed to accommodate multiple users. A statement is also enclosed in this package indicating SCI Towers willingness to allow additional carriers to collocate at the proposed tower site. Verizon Wireless will be the initial user of this proposed tower.

E. Unless otherwise restricted, the height of a tower is limited per Section 2.2.1, Use Table. Antennae or equipment mounted on a building must meet the height requirements of Section 2.4.

P = Permitted | S = Special Use (Error! Reference source not found.) | C = Conditional Use (Error! Reference source not found.) | * = Group of Uses (Error! Reference source not found.)

Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-I4	R-20	R-MR	R-MF	O-R	B-N	B-G	B-C	I-L	I-G	Use Standard
Wireless facility and tower (up to 60 ft)	P	P	P	P	P	P			P	P	P	P	P	P	P	\$437
Wireless facility and tower (60-100 ft)	C	C	C	C	C	C			C	C	C	C	P	P	P	\$437
Wireless facility and tower (101-325 ft.)	C	C	C	C						C	C	C	C	C	C	\$437

The table above allows for a tower up to 325' in the I-G district as a Conditional Use. SCI is proposing a 175' monopole.

F. A tower must not be illuminated or contain any lighting unless otherwise required by State or Federal regulations.

The tower will be illuminated only as required by the Federal Aviation Authority (FAA) or other State or Federal agency of competent jurisdiction.

G. The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings.

The tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable State or Federal agency.

H. No commercial signs or advertising shall be allowed on any tower, antennae, accessory structure or equipment.

Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the proposed tower site. No advertising shall be attached to the tower.

I. Existing towers may be replaced or modified providing that the existing height is not exceeded by more than 20 feet and the new or modified towers meets all of the above requirements except for the setback provisions.

SCI will comply with the above requirement.

J. Any tower, antennae, accessory structure or equipment that is not used for communication purposes for more than 120 days shall be considered as abandoned and shall be removed within 60 days. The County shall require financial guarantees in accordance with Section 5.10 to guarantee removal of abandoned equipment in compliance with the requirements of this subsection.

Enclosed is a letter stating that SCI will provide a bond in the amount of 125% of the documented cost to remove the tower.

K. Telecommunications/transmission towers shall not be constructed unless the tower owner has general liability coverage of at least \$1,000,000.00. The owner of the tower shall provide the County with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the County 30 days prior to the cancellation, modification or failure to renew the insurance coverage required. Lapse of this insurance shall be deemed by the County to be sufficient grounds to revoke the applicable County permits.

Enclosed is proof of general liability insurance in the minimum amount of \$1,000,000.00.

The proposed tower site meets all of the conditions and specifications of the UDO and will not materially endanger the public health or safety. Wireless service is considered a public necessity in some cases as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed tower will meet the infrastructure needs of this area of the County and will provide much needed access to emergency services.

If you have any questions or need further information, please contact me at (904) 210-8754.

Thank you for your assistance with this submission.

Sincerely,



Craig Parker
Project Manager
SCI Towers, LLC

Section 3.

Letter of

Bond Commitment



SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

T 888.318.2803
F 888-549-3889
Craig@SCI Towers.com
www.SCI Towers.com

September 18, 2015

Lincoln County Planning & Inspection Dept.
Attention: Mr. Randy Hawkins, Zoning Director
302 N. Academy St.
Lincolnton, NC 28092

**RE: Bond Commitment for Proposed Telecommunication Tower located at
Hagers Hollow Drive, Denver, NC; Parcel No. 51949; SCI Towers, LLC Site
Name: Swim Shoes**

Dear Mr. Hawkins:

Please accept this letter as correspondence that SCI Towers, LLC will provide a bond for 125% of the documented cost to remove the tower prior to the building permit being issued. The documented cost will be provided in written form from an engineer licensed in the State of North Carolina. The bond will be to satisfy the requirements specified in the Lincoln County ordinance to remove the tower should it be abandoned.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on top and "Parker" below it, both starting with a capital letter.

Craig Parker
Project Manager
SCI Towers, LLC

Section 4.

Certificate of

Insurance

ACORD™ INSURANCE BINDER

DATE
06/23/15

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

PRODUCER	PHONE (A/C, No, Ext): 410-480-4400 FAX (A/C, No): 866-549-3345	COMPANY Hanover Insurance Company	BINDER # BINDER12383293
BB&T-Atlantic Risk Management 5850 Waterloo Road, Suite 240 Columbia, MD 21045		EFFECTIVE DATE 06/11/15 TIME 12:01 X AM PM	EXPIRATION DATE 07/11/15 TIME 12:01 AM NOON
CODE: AGENCY CUSTOMER ID: 1763030	SUB CODE: INSURED SCI Towers, LLC P.O. Box 1695 Palm City, FL 34991	THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #:	
		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)	

COVERAGES

TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	LIMITS
PROPERTY CAUSES OF LOSS BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC				
GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR	RETRO DATE FOR CLAIMS MADE:			EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$ \$
AUTO PHYSICAL DAMAGE DEDUCTIBLE COLLISION: _____ OTHER THAN COL: _____	ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES			ACTUAL CASH VALUE STATED AMOUNT \$ OTHER
GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:			EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY				WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
SPECIAL CONDITIONS/ OTHER COVERAGES				FEES \$ TAXES \$ ESTIMATED TOTAL PREMIUM \$

NAME & ADDRESS

	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
LOAN #		
AUTHORIZED REPRESENTATIVE <i>Barry J. Saul</i>		

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Florida

Except for Auto Insurance coverage, no notice of cancellation or nonrenewal of a binder is required unless the duration of the binder exceeds 60 days. For auto insurance, the insurer must give 5 days prior notice, unless the binder is replaced by a policy or another binder in the same company.

Applicable in Nevada

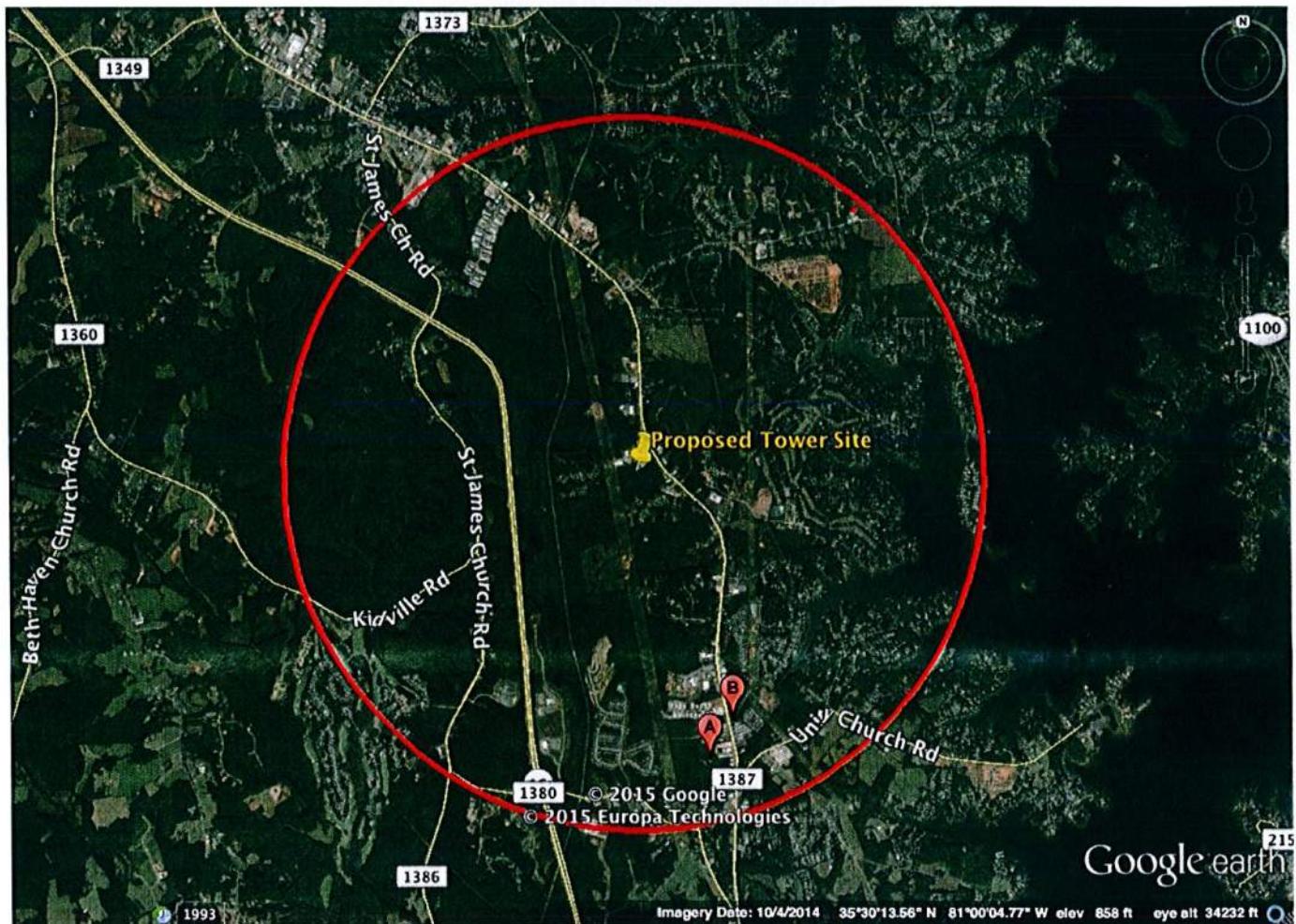
Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required: (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

Section 5. Letter of Justification and Compliance Maps

PROPOSED TOWER SITE JUSTIFICATION:

As required by the Lincoln County Ordinance, attached is a map showing the existing tower locations within 10,500' of the proposed tower. There are 2 existing towers within the radius shown in the below map, the details on these two towers are below:

- **Location A:** 250' Self Support Tower. The initial user of the proposed tower, Verizon Wireless, is already located on this tower.
- **Location B:** 160' Self Support Tower. This tower is less than $\frac{1}{4}$ of a mile from Location A and located to far south of the area of need as shown by the large distance from the proposed tower location.

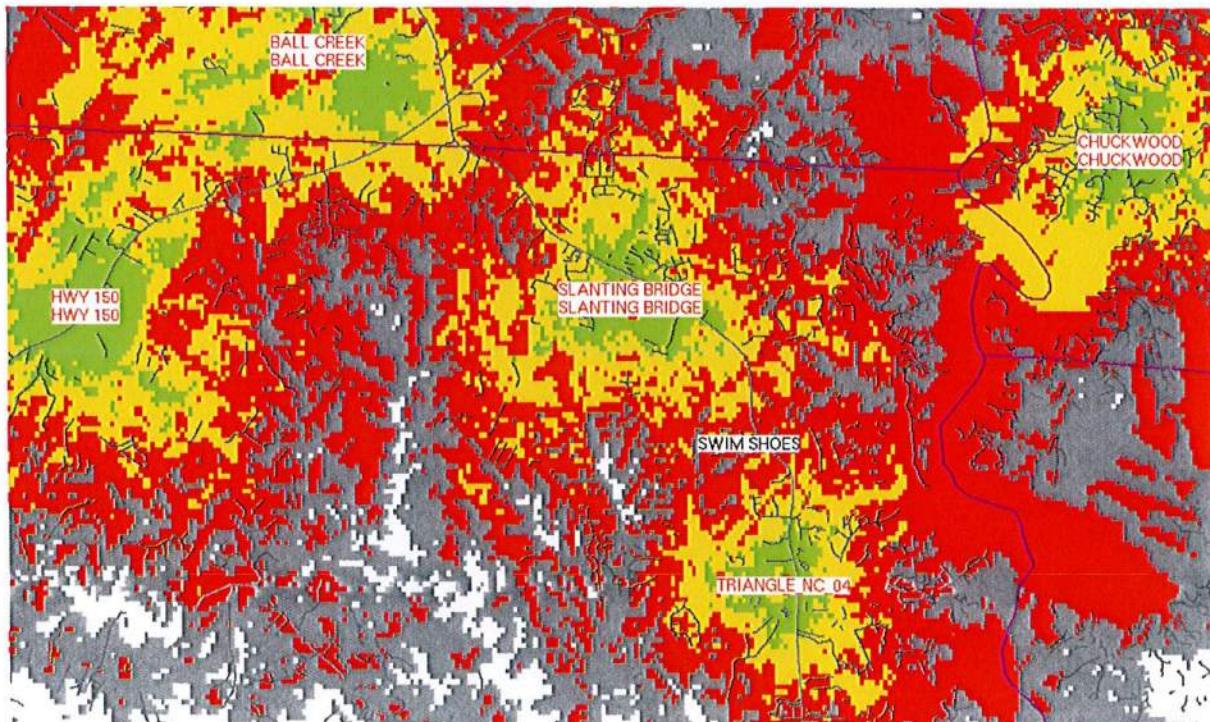


VERIZON WIRELESS BEFORE AND AFTER THE PROPOSED TOWER

Verizon Wireless is enhancing their service in Lincoln County. Specifically, this proposed tower will provide additional capacity to the areas in and around Hager's Hollow. It is Verizon's desire to utilize existing structures whenever possible. However, in this particular instance there are no existing structures suitable to meet Verizon's objective. The figures below represent the current and future coverage of Verizon Wireless in the area. The existing Verizon sites are named on the below figures along with the proposed tower, Swim Shoes.

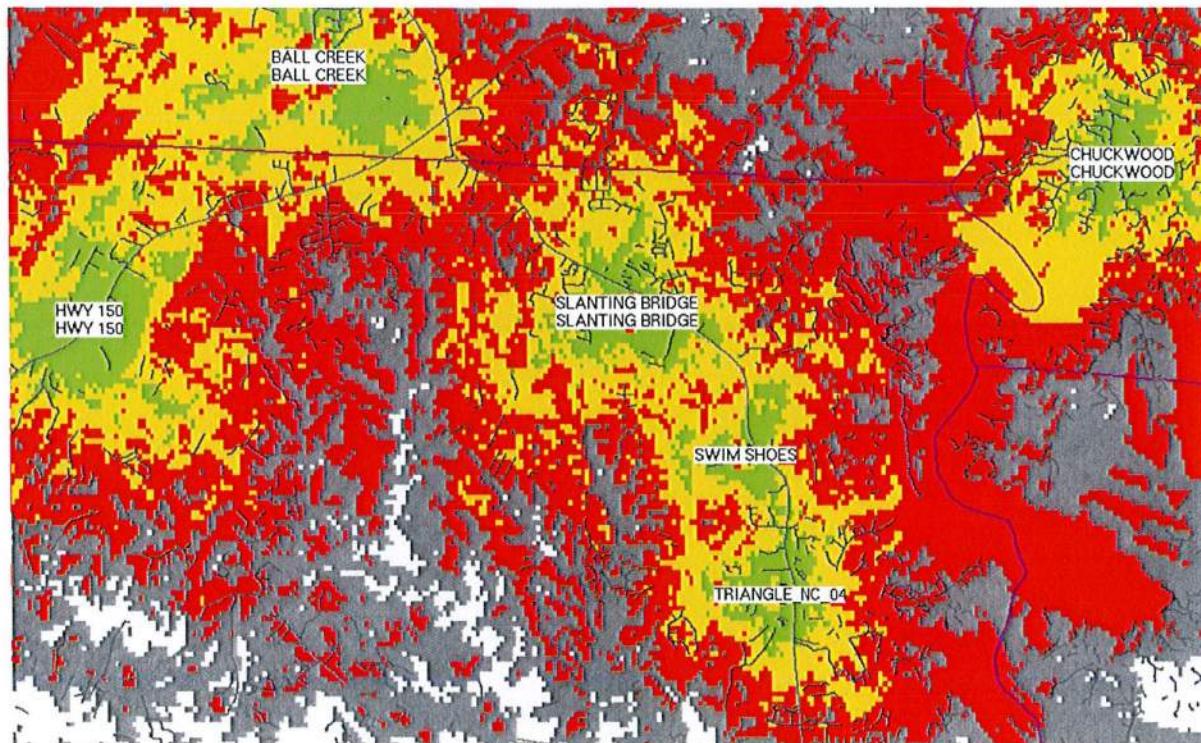
CURRENT:

The figure below illustrates the current Verizon Wireless coverage without the proposed tower. The proposed location of the tower is shown on the map with the label "Swim Shoes". The areas that are depicted in red on the map signify areas of poor and unreliable service. As shown, the area in and around Hager's Hollow is significantly compromised.



FUTURE:

The figure below illustrates the addition of the proposed tower. With the addition of the proposed site, Swim Shoes, Verizon will provide reliable coverage to the Hager's Hollow area and surrounding vicinity.



Section 6.
SCI Towers, LLC
Collocation
Policy



SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

T 888.318.2803
F 888-549-3889
Craig@SCItowers.com
www.SCItowers.com

September 18, 2015

Lincoln County Planning & Inspection Dept.
Attention: Mr. Randy Hawkins, Zoning Director
302 N. Academy St.
Lincolnton, NC 28092

RE: Collocation Intent for Proposed Telecommunication Tower located at Hagers Hollow Drive, Denver, NC; Parcel No. 51949; SCI Towers, LLC Site Name: Swim Shoes

Dear Mr. Hawkins:

SCI Towers, LLC (SCI) is committed to actively seeking licensed wireless providers to collocate on structures within its existing tower portfolio. The proposed site referenced above will be structurally designed and constructed to accommodate collocation by multiple tenants and reduce tower proliferation within the community. In addition, SCI's competitive rental rates offer value to wireless providers and are an attractive option to increase the footprint of its network.

The construction of the tower will enhance both wireless voice and data capabilities for residents, first responders, and those traveling through the structure's surrounding area.

If you have any questions or need further questions, please contact me at 904-210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is cursive and fluid.

Craig Parker
Project Manager
SCI Towers, LLC

Section 7.
Deed
and
Property Card

PREPARED BY: ROBERT J. BROWN, P.A.
328 N. HWY. 16, DENVER, NC 28037

RETURN TO: GRANTEE

16.00

NORTH CAROLINA
LINCOLN COUNTY

GENERAL WARRANTY DEED

This deed made this 28th day of December 2000 by and between

A N Investments,
A North Carolina General Partnership,

hereinafter referred to as "Grantor" and

AN Investments, LLC,
A North Carolina Limited Liability Company

Address: P.O. Box 491
Denver, NC 28037

hereinafter referred to as "Grantee."

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

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 Catawba Springs Township, Lincoln County, North Carolina and more particularly described as follows:

For legal description see Exhibit "A" hereto attached and made a part hereof

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee in fee simple.

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

ALL VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND OTHER CONDITIONS THAT MAY APPAR IN THE RECORD CHAIN OF TITLE.

Exhibit "A"

TRACT I: BEGINNING at an iron pin located on the Southern edge of a certain 60 foot roadway leading in a Westerly direction from N.C. Highway No.16, said point of Beginning further being the Northwestern corner of that certain 1.21 Acre tract described in Warranty Deed recorded Book 701, Page 12, Lincoln County Public registry, and running thence from said point of Beginning with the line of A N Investments, South 24 deg. 08 min. 59 sec. East 276.18 feet to an iron pin, Brotherton corner (now or formerly); thence with the Brotherton line (now or formerly) South 48 deg. 52 min. 41 sec. West 884.50 feet to an iron pin located on the eastern edge of the right of way of Duke Power Co.; thence South 78 deg. 22 min. 02 sec. West 188.13 feet to an iron pin located with the right-of-way of Duke Power Co.; thence a new line North 17 deg. 00 min. 46 sec. West 692.47 feet to a point located on the Southern edge of that certain 60 foot roadway leading in a westerly direction from N.C. Highway No.16; thence running with the Southern edge of said 60 foot roadway North 85 deg. 36 min. 31 sec. East 455.33 feet to an iron pin; thence running with the Southern edge of said road right-of-way on a curve to the left with an arc radius of 406.73 feet to a total distance of 925.12 feet to an iron pin; thence continuing with the Southern edge of said road right-of-way North 60 deg. 30 min. 19 sec. East 115.26 feet to the point and place of BEGINNING, containing 10.17 acres more or less.

This description is in accordance with a survey and plat entitled "Physical Survey for Charlie Nixon" dated December 15, 1988, prepared by Ronnie Dedmon, R.S. a copy being attached hereto and incorporated by reference.

The Grantor further conveys into the Grantee that certain right of ingress, egress, and regress over and across that certain unnamed 60 foot road right of way shown on the attached plat, said roadway leading from N.C. Highway No. 16 in a westerly direction along the Northern edge of the above described property.

Being the same and identical property as conveyed in deed recorded in Book 705, Page 433, Lincoln County Public Registry.

TRACT II: Lying and being in Catawba Springs Township, Lincoln County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron pin, said point of Beginning being located in the line of Glenn Reynolds and being located South 49 deg. 48 min. 30 sec. West 264.96 feet from a point located in the center of N. C. Highway No. 16, and running thence from said point of beginning with the line of Hattie M. Brotherton (now or formerly) North 40 deg. 30 min. 58 sec. West 143.23 feet to a new iron pin; thence running the following three (3) courses and distances with the lines of A N Investments as follows: (1) South 31 deg. 30 min. 00 sec. West 25.00 feet to an iron pin, (2) South 57 deg. 40 min. 00 sec. West 200.00 feet to a new iron pin, and (3) South 40 deg. 04 min. 58 sec. East 135.35 feet to an iron pin, corner in the line of Glenn Reynolds (now or formerly); thence running with the line of Glenn Reynolds (now or formerly) North 57 deg. 50 min. 53 sec. East 195.85 feet to an iron pin; thence with the line of Glenn Reynolds (now or formerly) North 49 deg. 48 min. 30 sec. East (passing through an iron pin located 4.00 feet) a total distance of 29.0 feet to the point and place of BEGINNING, containing 0.70 ACRE, more or less.

Also conveyed with the above-described property is that certain easement and right-of-way for the purpose of ingress, egress and regress over and across that certain proposed 10 foot right-of-way, said right-of-way being located between the above-described property and N.C. Highway No. 16, and lying 10 feet to the North of the following described southernmost line: BEGINNING at an iron pin, said point of Beginning being the easternmost corner of the above-described 0.70 acre, and further the Beginning point of the above-referenced 0.70 acre tract, and running thence with the line of Glenn Reynolds (now or formerly) North 49 deg. 48 min. 30 sec. East (passing through an iron pin located 67.81 feet to another iron pin located on the western edge of the right-of-way of N.C. Highway No. 16 at 234.96 feet) a total distance of 264.96 feet to a point located in the center of N.C. Highway No. 16, said right-of-way and easement lying 10 feet to the north of this described southernmost boundary of said 10 foot right-of-way and easement.

in the center of N.C. Highway No. 16, said right-of-way and easement lying 10 feet to the north of this described southernmost boundary of said 10 foot right-of-way and easement.

This description is in accordance with a survey and plat entitled "Physical Survey for A N Investments" dated October 26, 1989, prepared by Ronnie Jetton Dedmon, Registered Land Surveyor, a copy being attached hereto and incorporated herein by reference.

Being the same and identical property as conveyed in deed Recorded in Book 729, Page 806, Lincoln County Public Registry.

TRACT III: BEGINNING at a point in the center line of N.C. Highway No. 16; said Beginning point being located South 37 deg. 53 min. 09 sec. East 234.63 feet from the easternmost corner of A N Investments property as described in Warranty Deed recorded in Book 635, Page 155, Lincoln County Public Registry; and running thence from said Beginning point with property of Ron Brown South 49 deg. 48 min. 30 sec. West (passing an old iron at 30.00 feet) a total distance of 265.63 feet to an old iron at the corner of A N Investments property as described in Warranty Deed recorded in Book 681, Page 521, Lincoln County Public Registry; running thence with other property of A N Investments North 40 deg. 19 min. 35 sec. West 143.31 feet to an old iron located in the line of A N Investments; thence continuing with other property of A N Investments North 31 deg. 30 min. 00 sec. East (passing an iron at 270.09 feet) a total distance of 290.09 feet to a point in the center line of said highway; thence with the center line of said highway South 37 deg. 53 min. 09 sec. East 234.63 feet to the point and place of BEGINNING, containing 1.17 Acres, more or less, in accordance with a survey prepared by Ronnie Dedmon, Registered Surveyor, dated February 15, 1993.

Being the same and identical property as conveyed in deed Recorded in Book 820, Page 704, Lincoln County Public Registry.

TRACT IV: BEGINNING at an iron pin located in the center of N.C. Highway No. 16, said point of beginning being located South 35 deg. 01 min. East 108.90 feet and South 32 deg. 43 min. East 114.74 feet to another iron pin located in the center of N.C. Highway No. 16, corner with Hager property, and running from said point of beginning a new line with Hattie Mae Brotherton, South 31 deg. 30 min. West (passing through an iron pin located on the Western edge of the right-of-way of N.C. Highway No. 16 at 30.00 feet) a total distance of 315.09 feet to an iron pin, common corner of Hattie Mae Brotherton and Vernon Brotherton; thence the following two (2) courses and distances with the line of Vernon Brotherton as follows: (1) South 57 deg. 40 min. West 200.00 feet to an iron pin, and (2) South 40 deg. 16 min. East 135.00 feet to an iron pin, Howard corner; thence the following four (4) courses and distances with the Howard line as follows: (1) South 57 deg. 49 min. West 94.27 feet to an old iron pin, (2) South 56 deg. 52 min. West 82.51 feet to an old iron pin, (3) South 56 deg. 17 min. West 119.64 feet to a gum tree and (4) South 79 deg. 00 min. West 87.84 feet to an iron pin; thence North 05 deg. 38 min. East 539.31 feet to a new iron pin, Hager corner; thence with the Hager line North 48 deg. 38 min. East (passing through an iron pin located at 507.11 feet) a total distance of 544.73 feet to an iron pin located in the center of N.C. Highway No. 16; thence the following two (2) courses and distances with the centerline of N.C. Highway No. 16 as follows: (1) South 32 deg. 43 min. East 114.74 feet to an iron pin, and (2) South 35 deg. 01 min. East 108.90 feet to the point and place of BEGINNING, containing 5.23 acres more or less.

Being the same and identical property as conveyed in deed Recorded in Book 1150, Page 802, Lincoln County Public Registry.

TRACT V: BEGINNING at an old iron pin, said old iron pin being located on the southern edge of a certain 60 foot unnamed street leading in a westerly direction from N.C. Highway No. 16, said point of Beginning further being the northwestern corner of property of Charlie Hager, and running thence from said point of Beginning with the line of Charlie Hager, South 23 deg. 17 min. 15 sec. East 205.38 feet to a new iron pin, new corner in the line of Charlie Hager; thence a new line South 49 deg. 38 min. 31 sec. West (passing through a point located at 15.69 feet) a total distance of 30.00 feet to a new iron pin; thence another new line South 23 deg. 17 min. 15 sec. East 30.00 feet to a new iron

pin; thence with the line of Brotherton (now or formerly) South 49 deg. 38 min. 31 sec. West 189.20 feet to an old iron pin; thence a new line with Richard S. Howard North 24 deg. 08 min. 59 sec. West 276.18 feet to a new iron pin located on the southern edge of a certain 60 foot unnamed roadway leading in a westerly direction from N.C. Highway No. 16; thence running with the southern edge of the right-of-way of said 60 foot unnamed roadway North 60 deg. 25 min. 07 sec. East (passing through a point located at 199.91 feet) a total distance of 215.00 feet to the point and place of BEGINNING, containing 1.21 ACRES, more or less.

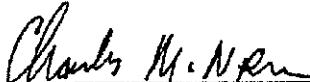
This description is in accordance with a survey and plat entitled "Physical Survey for Hager's Hollow," dated October 19, 1988 prepared by Ronnie Jetton Dedmon, Registered Land Surveyor, a copy being attached hereto and The Grantor expressly retains a certain 15 foot right-of-way along the eastern edge of said property as shown on the attached plat for the purpose of access to the certain tract of property conveyed or to be conveyed to South Bell Telephone and Telegraph Company, said easement to be for the purpose of obtaining access to their equipment located on said tract.

The Grantor expressly retains a certain 15 foot right-of-way along the eastern edge of said property as shown on the attached plat for the purpose of access to the certain tract of property conveyed or to be conveyed to Southern Bell Telephone and Telegraph Company, said easement to be for the purpose of obtaining access to their equipment located on said tract.

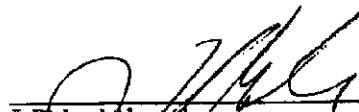
The Grantor further conveys unto the Grantee that certain right of ingress, egress and regress over and across that certain unnamed 60 foot roadway shown on the attached plat said roadway leading from the northern edge of the above-described property to N.C. Highway No. 16.

Being the same and identical property as conveyed in deed recorded in Book 701, Page 12, Lincoln County Public Registry.

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

 (SEAL)

Charles M. Nixon,
Partner in A N Investments,
A North Carolina General Partnership

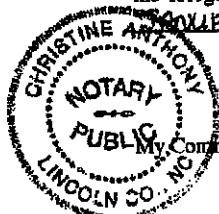
 (SEAL)

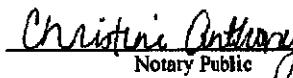
J. Richard Alexander,
Partner in A N Investments,
A North Carolina General Partnership

State of North Carolina

County of Lincoln

I, Christine Anthony, a Notary Public for said County and State, do hereby certify that Charles M. Nixon, a partner in A N Investments, A North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this the 29th day of JANUARY, 2001




Notary Public

State of NC

County of Lincoln

I, Brandy N. Hills, a Notary Public for said County and State, do hereby certify that J. Richard Alexander, a partner in A N Investments, A North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this the 25 day of JANUARY, 2001.


Notary Public

NORTH CAROLINA, LINCOLN COUNTY
The foregoing certificates of Christine Anthony and Brandy N. Hills, Notaries Public of Lincoln County, NC, are certified to be correct. Presented for registration and recorded March 5, 2001, at 9:20 AM in Book 1225, Page 067.

ELAINE N. HARMON
Register of Deeds for Lincoln County, NC

BY: J. Richard Alexander
Date: March 5, 2001
Register of Deeds

EST.
1779

LINCOLN
COUNTY

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Owner's Name AN INVESTMENTS LLC	Tax Acct#: 0146635	Parcel NO: 51949	Property Address: HAGERS HOLLOW DR	NA	
PROPERTY CHARACTERISTICS					
Property Location: HAGERS HOLLOW DR	Property Description: HAGERS HOL SEE PAR #60170				
Property Location: NA	No. Map Acres: 1.415				
Map-Pin Number: 4604 -- 00 -- 34 -- 4032 ELS	Zoning:				
Tax District: DENVER FIRE-E.L.W.S	Exemptions:				
Township: CATAWBA SPRINGS	No. of Avail Fees: 0.0				
CURRENT TAX YEAR	2015	CURRENT SALES INFORMATION			
Land Market Value: 43,953		Deed Book: 1225	Deed Page: 057		
Land Taxable Value: 43,953		Date Sold: 3/05/2001			
Improvement Market Value: 0	View Deed	Deed Stamp Amount:			
Total Market Value: 43,953		Sales Amount:			
Total Taxable Value: 43,953		Sales Instrument: GENERAL WARRANTY DEED			
Bill Summary by Parcel					
CURRENT OWNER AN INVESTMENTS LLC	JANUARY 1 OWNER AN INVESTMENTS LLC	DESIGNATED PAYER AN INVESTMENTS LLC			

< Back

Section 8.

Fall Zone

Letter

Michael F. Plahovinsak, P.E.

September 14, 2015

SCI Towers

Re: Proposed 175-ft Monopole
Located in Lincoln Co., NC: Swim Shoes Site
MFP #40915-120

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

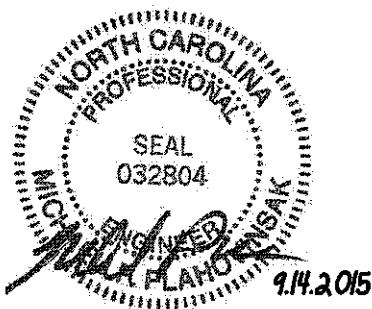
I will design this monopole to withstand a 3-second gusted wind speed of 90 mph (V_{asd}) in accordance with ANSI/TIA-222-G for Lincoln County. *The design will also conform to the requirements of the 2012 North Carolina Building Code.*

This monopole will be intentionally designed to accommodate a theoretical fall radius. The upper 50' of the pole will be designed to meet the wind loads of the design, however, the lower portion of the pole will be designed with a minimum 10% extra capacity. Assuming the pole will be fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 125' elevation, resulting in a maximum 50' fall radius.

The structure will be designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.
Professional Engineer

Section 9.

Site Plan/Drawings

PROJECT DESCRIPTION		PROPERTY INFORMATION		FIRE PROTECTION		PROPOSED TOWER HEIGHT = 175' AGL	
INSTALLATION OF A 175' MONPOLE COMMUNICATIONS TOWER FOR WIRELESS COMMUNICATIONS SERVICES		LINCOLN COUNTY PARCEL ID #51949 ADDRESS: HAGERS HOLLOW DRIVE CATAWBA SPRINGS, DENVER, NORTH CAROLINA 28037 TOTAL PROPERTY ACREAGE: 8.2 ACRES (357,192 SF) TOTAL PROJECT ACREAGE: 0.147 ACRES (6,400 SF)		FIRE PROTECTION NOT REQUIRED, STRUCTURE IS NOT FLAMMABLE PARKING PARKING FOR SERVICE TECHNICIANS WILL BE IN ACCESS EASEMENT ADJACENT TO TOWER COMPOUND.		TOWER FALL RADIUS = 50' FROM FOUNDATION	
APPLICANT		TRAFFIC STATEMENT				PROPOSED SETBACK TO FOUNDATION OF TOWER	
SCI TOWERS LLC P.O. BOX 1695 PALM CITY, FL 34991 888-318-2803		EXPECTED NUMBER OF TRIPS PER CARRIER PER MONTH WILL BE 2 FOR EQUIPMENT MAINTENANCE. THIS PROJECT WILL NOT AFFECT OVERALL PERFORMANCE OF ADJACENT ROADWAY.				REQUIRED SETBACK TO FOUNDATION OF TOWER	
PROPERTY OWNER		STORMWATER STATEMENT				(50')+20'	
AN INVESTMENTS LLC HAGERS HOLLOW DRIVE DENVER, NC 28037		TOTAL AMOUNT OF PROPOSED IMPERVIOUS AREA WILL BE LESS THAN 1500 SF ON 8.2 ACRE PARENT TRACT (357,192 SF). DEVELOPMENT WILL NOT NEGATIVELY AFFECT OVERALL DRAINAGE PATTERN OF PARENT TRACT				70'	
ZONING						70'	
I-G INDUSTRIAL GENERAL DISTRICT R-SF RESIDENTIAL SINGLE FAMILY						70'	
SITE INFORMATION				TOWER SETBACK INFORMATION			
<p>NOTE: PER LETTER PROVIDED BY MIKE F. PLAHOVINSK, P.E., TOWER FALL RADIUS IS 50' FROM BASE OF TOWER</p> <p>NOTE: ALL VEGETATION SURROUNDING THE FENCED EQUIPMENT COMPOUND AND INGRESS/EGRESS AND UTILITY EASEMENT WILL BE PRESERVED</p> <p>DUKE POWER ROW LINE</p> <p>DUKE POWER ROW LINE</p> <p>APPROXIMATE ZONING LINE</p> <p>NORTH PROPERTY LINE</p> <p>WEST PROPERTY LINE</p> <p>SOUTHEAST PROPERTY LINE</p> <p>ZONING DISTRICT I-G</p> <p>PROPOSED LOCATION-SCI TOWERS LLC 175' MONPOLE COMMUNICATIONS TOWER WITHIN 80' X 80' FENCED EQUIPMENT COMPOUND (SEE ENLARGED PLAN)</p> <p>LINCOLN COUNTY PARCEL ID#51949 OWNER: AN INVESTMENTS LLC PROPERTY ADDRESS: HAGERS HOLLOW DRIVE DENVER, NORTH CAROLINA 28037 ZONING: I-G INDUSTRIAL GENERAL R-SF RESIDENTIAL SINGLE FAMILY</p> <p>LINCOLN COUNTY PARCEL ID#60105 OWNER: G O REYNOLDS CONSTRUCTION LLC CATAWBA SPRINGS, DENVER, NORTH CAROLINA 28037 ZONED R-T/R-SF/B-N</p>				<p>PROPOSED 30' INGRESS/EGRESS AND UTILITY EASEMENT FOR SCI TOWERS LLC</p> <p>EXISTING WOODED AREA</p> <p>PAVED ROAD</p> <p>PROPERTY LINE (TYP)</p> <p>PROPOSED 12' GATE</p> <p>PROPOSED FUTURE WIRELESS CARRIER LEASE AREA (EXACT LOCATION AND DIMENSIONS TBD)</p> <p>PROPOSED FUTURE WIRELESS CARRIER LEASE AREA (EXACT LOCATION AND DIMENSIONS TBD)</p> <p>PROPOSED FUTURE WIRELESS CARRIER LEASE AREA (EXACT LOCATION AND DIMENSIONS TBD)</p> <p>PROPOSED SCI TOWERS LLC 175' MONPOLE COMMUNICATIONS TOWER</p> <p>PROPOSED VERIZON COAX CABLE BRIDGE (UNDER SEPARATE PERMIT)</p> <p>PROPOSED ANCHOR TENANT (VERIZON) EQUIPMENT SHELTER (UNDER SEPARATE PERMIT)</p> <p>PROPOSED 6' FENCE WITH 1' BARB WIRE</p> <p>SCI TOWERS LLC LEASE LINE (SEE SURVEY FOR EXACT LOCATION)</p> <p>PROPOSED SCI TOWERS LLC 80' X 80' FENCED EQUIPMENT COMPOUND</p> <p>EXISTING WOODED AREA</p>			
ADJACENT PROPERTIES				ENLARGED LEASE AREA PLAN			
(A) LINCOLN COUNTY PARCEL ID#56383 OWNER: DAVID HUNSCHE CATAWBA SPRINGS, DENVER, NORTH CAROLINA 28037 ZONED R-SF		(C) LINCOLN COUNTY PARCEL ID#56381 OWNER: AMBER CORNETT CATAWBA SPRINGS, DENVER, NORTH CAROLINA 28037 ZONED R-SF		(E) LINCOLN COUNTY PARCEL ID#30023 OWNER: AN INVESTMENTS LLC CATAWBA SPRINGS, DENVER, NORTH CAROLINA 28037 ZONED B-N		<p>OVERALL SITE PLAN-AN INVESTMENTS LLC PROPERTY-DENVER, NC BACKGROUND SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS, PROJECT NO. N150048</p> <p>NORTH</p>	

OWNER/APPLICANT:

The logo for SCI TOWERS features the letters 'SCI' in a large, bold, sans-serif font. A stylized 'i' is represented by a vertical line with a circular antenna-like element at the top. Below 'SCI' is the word 'TOWERS' in a smaller, bold, sans-serif font.

P.O. BOX 1695
PALM CITY, FLORIDA 34991
888-318-2803

PROJECT NAME AND LOCATION:

SCI TOWERS LLC-SWIM SHOES
HAGERS HOLLOW DRIVE
CATAWBA SPRINGS
DENVER, NC 28037

PROJECT ENGINEER

N24° 42' 12"

W81° 21' 10"

ENGINEERING PLLC
1970 CHANDALAR OFFICE PARK, SUITE 20
PELHAM, ALABAMA 35124
PHONE: 561-252-1220
NORTH CAROLINA CA#P-1015

ENGINEER SEAL

A circular engineering seal. The outer ring contains the text 'NORTH CAROLINA', 'PROFESSIONAL', 'RUSSELL C. MORRISON, P.E.', and 'NORTH CAROLINA P.E. #23365'. The inner circle contains a signature, the text 'SEAL', and the number '23365'. The bottom of the seal has the text 'RUSSELL C. MORRISON, P.E.'.

DATE OF ISSUE

SEPTEMBER 16, 2015

ISSUED FOR

ZONING PLANS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201509-02

DRAWN BY CHECKED APPROVED
RCM RCM RCM

APPROVING AGENCY

LINCOLN COUNTY, NORTH CAROLINA

BUILDING CODE

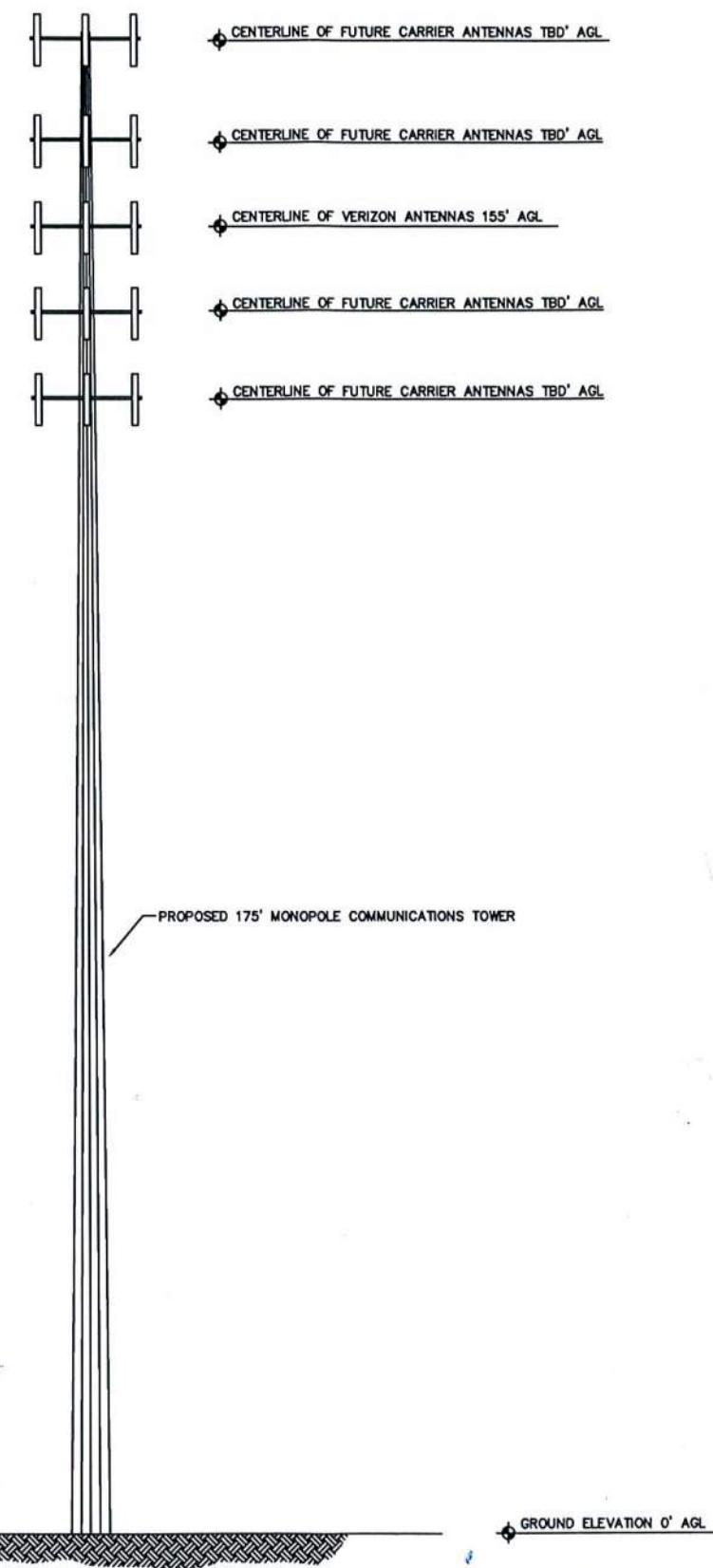
2012 NORTH CAROLINA STATE BUILDING CODE

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1



TOWER ELEVATION
TOWER DESIGNED BY OTHERS

OWNER/APPLICANT:		
 SCI TOWERS P.O. BOX 1695 PALM CITY, FLORIDA 34991 888-318-2803		
PROJECT NAME AND LOCATION:		
SCI TOWERS LLC-SWIM SHOES HAGERS HOLLOW DRIVE CATAWBA SPRINGS DENVER, NC 28037		
PROJECT ENGINEER		
 WAYPOINT N24° 42' 12" W81° 21' 10" ENGINEERING PLLC 1970 CHANDALAR OFFICE PARK, SUITE 20 PELHAM, ALABAMA 35124 PHONE: 561-252-1220 NORTH CAROLINA CA#P-1015		
ENGINEER SEAL		
 RUSSELL C. MORRISON, P.E. NORTH CAROLINA P.E. #23365		
DATE OF ISSUE		
SEPTEMBER 16, 2015		
ISSUED FOR		
ZONING PLANS		
SUBMITTALS		
REV. DATE DESCRIPTION		
PROJECT NUMBER		
L201509-02		
DRAWN BY CHECKED APPROVED		
RCM	RCM	RCM
APPROVING AGENCY		
LINCOLN COUNTY, NORTH CAROLINA		
BUILDING CODE		
2012 NORTH CAROLINA STATE BUILDING CODE		
SHEET TITLE		
TOWER ELEVATION		
SHEET NUMBER		
Z-2		

Section 10.

Finding of Fact



September 18, 2015

Lincoln County Planning & Inspection Dept.
Attention: Mr. Randy Hawkins, Zoning Director
302 N. Academy St.
Lincolnton, NC 28092

RE: Applicants Proposed Finding of Fact for a Conditional Use Permit for Proposed Telecommunication Tower located at Hagers Hollow Drive, Denver, NC; Parcel No. 51949; SCI Towers, LLC Site Name: Swim Shoes

Dear Mr. Hawkins:

Please accept this letter as the finding of fact for the proposed telecommunications tower at Hagers Hollow Drive, Parcel No. 51949.

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

In compliance with the Ordinance provisions and FCC rules and regulations, the proposed use will not materially endanger the public health or safety, if located and developed according to the plan submitted. The proposed use will have virtually no impact on traffic conditions in the vicinity. The proposed use will have virtually no impact on the provisions of services and utilities; it will not require water, sewer, or garbage collection services. The proposed facility will have virtually no impact on soil erosion or sedimentation. The proposed use meets or exceeds all setback requirements. The proposed tower will fully comply with all FCC rules and standard regarding maximum permissible exposure to radio frequency emissions and public safety. The power density levels are much lower than federal and ANSI standards and will be constructed to meet or exceed all ANSI and FAA requirements. The proposed use will have virtually no adverse impact on the protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater. Finally, the improved wireless service provided from this site will provide better, and more reliable voice access to emergency services from wireless phones in this area of Lincoln County, improving public health and safety. Thus, the proposed development will not materially endanger the public safety and, in fact, will improve the public health and safety of the community.

2. The use meets all required conditions and specifications.

The proposed tower will include a 175' monopole on +/- 10 acre site. The proposed lease area will be 80' x 80' in size. The proposed tower is zoned I-G and the Lincoln County Unified Development Ordinance allows towers as a conditional use in the I-G district. Access to the proposed tower site will be over an improved non-exclusive ingress/egress. The tower as proposed will be set back the documented fall zone plus twenty feet (20') from all property lines and no residential structures are located within the height of the tower plus fifty feet (50'). The tower base is enclosed in a chain link fence six (6) feet in height and the fence is a minimum of thirty (30) feet from the base of the tower. The applicant will comply with and operate in accordance with all FCC rules and regulations, including those with respect to environmental effects of electromagnetic emissions. The tower will be illuminated only as required by the FCC, or other State or Federal Agency of competent jurisdiction. The tower will be constructed of galvanized steel or painted per applicable standards of the FAA or other applicable Federal or State agency. Only signage required by the FCC and Federal or State regulations for emergency and cautionary purposes will be required at the proposed tower site. No advertising shall be attached to the tower. Landscaping will be provided as required by the Ordinance.



3. The use will not substantially injure the value of adjoining or abutting property the use is a public necessity.

SCI Towers, LLC is sensitive to the placement of towers and selected this site in an effort to minimize the visual impact on the surrounding area. The proposed tower will be situated on a larger parcel of land and will be well screened with existing vegetation to minimize its visibility from neighboring parcels. The development of a wireless telecommunications facility on the site will enhance wireless telecommunications service in the area, for the benefit of the residents and business owners. Numerous studies, including an impact study prepared and submitted specifically in connection with this application, have demonstrated that similar towers do not substantially injure the value of neighboring or nearby land. For these reasons, SCI Towers, LLC submits that the proposed tower will maintain or enhance the value of adjoin property.

4. The location and character or use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The location and character of the proposed use will be in harmony with the scale, bulk, coverage, density, and character of the area in which it is located. The proposed facility will not emit a continuous or frequent noise or glare. Furthermore, the proposed facility will be visually buffered as required by the Ordinance. Moreover, the proposed telecommunications facility will be in compliance with the general plan for the development of Lincoln County as evidenced by its inclusions as a conditional use in the I-G zoning district and is consistent with other similar existing sites with the County's jurisdiction. The tower will enhance the wireless infrastructure of the County resulting in better public safety and improved opportunities for economic development. Therefore, the proposed development will be in harmony with the area in which it is located.

If you have any questions or need further information, please contact me at (904) 210-8754.

Thank you for your assistance with this submission.

Sincerely,

A handwritten signature in black ink that reads "Craig Parker". The signature is fluid and cursive, with "Craig" on the top line and "Parker" on the bottom line.

Craig Parker
Project Manager
SCI Towers, LLC

Impact Study
Proposed Cell Tower
Hagers Hollow Drive
Denver, Lincoln County,
North Carolina

Study Date
October 1, 2015



October 9, 2015

Craig Parker
SCI Towers, LLC
1650 Margaret Street
Suite 302-314
Jacksonville, FL 32204

RE: Impact Study for Proposed Cell Tower located at Hagers Hollow Drive, Denver, Lincoln County, North Carolina.

Dear Mr. Parker:

At your request, I have inspected the above referenced property and have completed an analysis regarding the effects of the proposed improvements. The scope of work for the assignment is based on Sections 4.3.8 and 9.10.7 of the Lincoln County Unified Development Ordinance (UDO) identified and detailed in the report. The intended use of this report is to assist Lincoln County officials regarding the issuance of a special use permit (SUP).

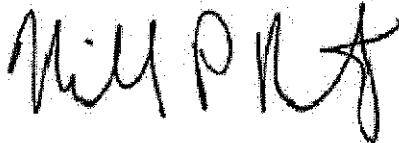
EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS:

We assume for the purposes of this report that the development will be consistent with the plans provided to the analyst. We understand these plans will be included in the application for the special use permit. The information received included a proposed site plan and a brief description of the proposed development.

The conclusions are supported by the research and reasoning set forth in the attached narrative. Your attention is invited to the Assumptions and Limiting Conditions section of this report. The appraisers certify that we have no present or contemplated future interest in the property, and that our fee for this assignment is in no way contingent upon the conclusions reported.

Thank you for the opportunity to be of service. If you have any questions or comments, please contact our office.

Sincerely yours,



MICHAEL P. BERKOWITZ

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**SCOPE OF THE
ASSIGNMENT**

In accordance with our agreement with the client, this impact study is specific to the needs of our client as part of an application for a special use permit. Our study and the reporting of our study is in agreement with our client as follows:

1. The assignment calls for the determination of the impacts associated with a proposed development of a cell tower referred to as the Swim Shoes site located along Hagers Hollow Drive, Denver, Lincoln County, North Carolina.
2. The purpose of this report is to provide a summary of our findings in accordance with a special use permit application for SCI Towers.
3. The intended use of the study is to assist Lincoln County officials in making a decision regarding the issuance of a special use permit.
4. Our research includes review of information regarding the proposed site. We researched cell towers in Lincoln County as well as the impact on values of adjacent and abutting properties.
5. The most significant factor regarding the potential impact on value for adjacent or abutting properties is the fact the proposed site is an industrially zoned area within the sphere of influence of the NC Highway 16 corridor.
6. The proposed development includes a 175-foot monopole tower. A full set of drawings will be provided with the application. We provide excerpts from the drawings in this report.

Included in the Addenda of this report are definitions provided for the reader's information. We also provide exhibits that are included in the application.

PREMISES OF THE APPRAISAL

Client	Craig Parker SCI Towers, LLC 1650 Margaret Street Suite 302-314 Jacksonville, FL 32204
Analyst	Michael P. Berkowitz 1100 Sundance Drive Concord, North Carolina 28027 <u>mberkowitz28027@gmail.com</u> 704-605-0595
Subject	Proposed Cell Tower "Swim Shoes Site" Hagers Hollow Drive Denver, Lincoln County, North Carolina 28092 Tax Parcel ID – 51949
Inspection	I inspected the property and neighborhood surrounding the proposed development. Details of surrounding land uses and observations are provided throughout the report. I also performed off site visual inspections of several towers located in Lincoln County along the Highway 16 corridor. I consider my observations in the context of the market data. They are a contributing factor to my conclusions.
Purpose and Intended Use of the Study	Purpose – The purpose of the study is to provide my opinion of the potential impact associated with the proposed cell tower located along Hagers Hollow Drive in Denver, Lincoln County, North Carolina. Intended Use – The intended use is to assist Lincoln County for my client's application for a special use permit. We understand that County officials will use this report to assist them in the decision to grant or deny the special use permit.

**Extraordinary
Assumptions and
Hypothetical Conditions of
Study**

I assume for the purposes of this report that the development will be consistent with the plans provided to the analyst. I understand these plans will be included in the application for the special use permit. The information received included a proposed site plan and a brief description of the proposed development.

I assume for the purposes of the report that the acquisition of easement rights to access the property will be completed in accordance with the requirements of Lincoln County and NCDOT guidelines. Based on my review of the plans provided to the analyst, the proposed plan appears to include access which appears in accordance with the appropriate governmental authorities.

Effective Date of Analysis October 1, 2015

Date of Report October 9, 2015

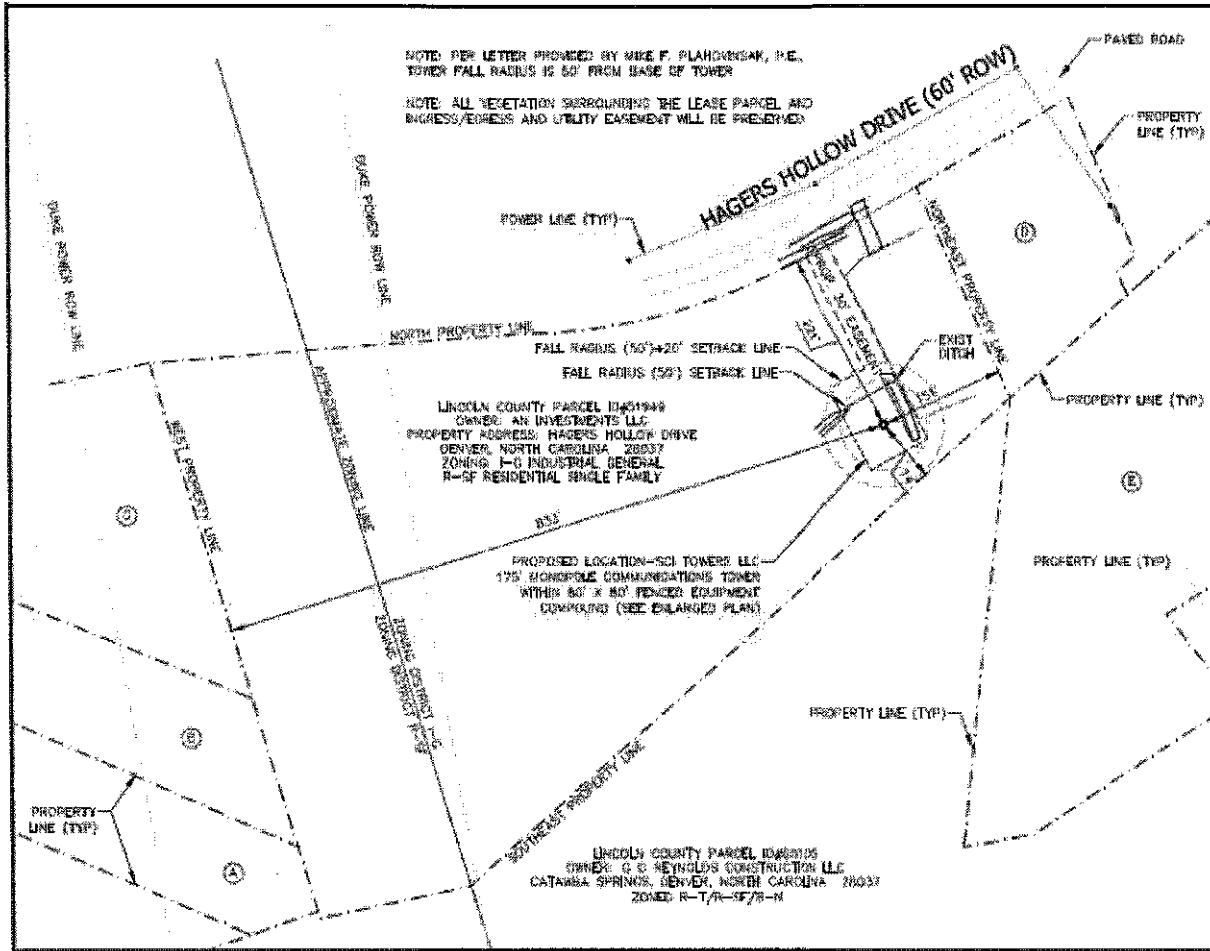
**Study Development and
Reporting Process** In preparing this study, the analyst:

- Analyzes physical affects, if any, of the proposed construction on adjacent or abutting properties;
- Reviews plans for the proposed development to determine whether it is in compliance with the Lincoln County Unified Development Ordinance with respect to items within my field of expertise;
- Reviews a report and exhibits provided by the developer with respect to the physical characteristics of the proposed development;
- Reviews Section 4.3.8 of the UDO regarding wireless telecommunication facilities and addresses items within my field of expertise;
- Researches market data around existing cell towers in and around the Highway 16 corridor to determine whether the proposed development is in accordance with the other similar developments in the area.

PROPOSED FACILITY

Tower

Based on information provided to the analyst, the proposed tower will consist of a 175-foot monopole communications tower. The following site plan shows the proposed site.



SURVEY

Site Improvements

The site improvements, based on the information provided, will include the following.

- An eight-foot high chain link fence with one strand of barbed wire. The entrance will include one twelve-foot wide gate.

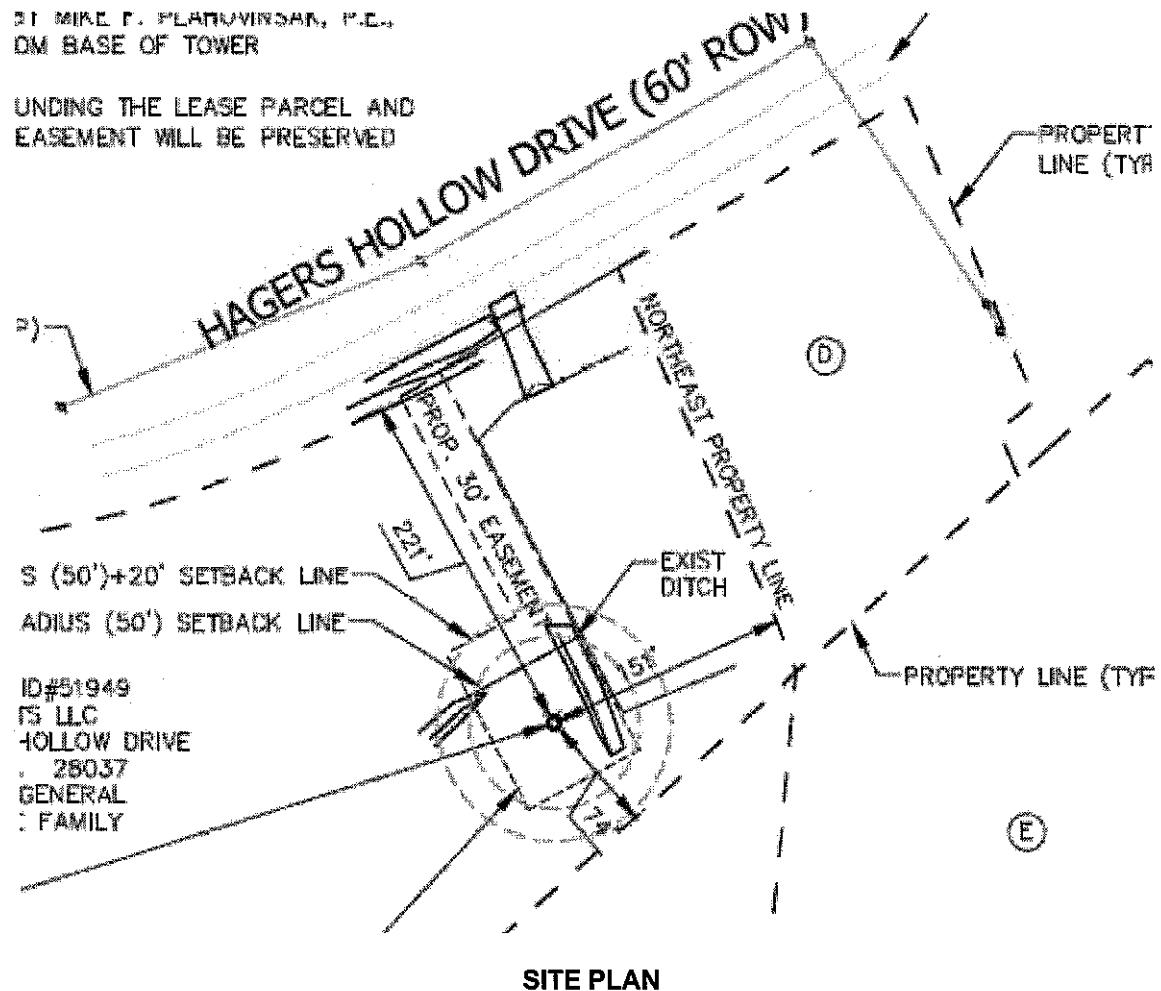
- An equipment shelter within the fenced area for Verizon Wireless.

Access

Access to the site will be provided by a proposed 30-foot wide access/utility right-of-way. The entrance extends from Hagers Hollow Drive and runs near the northeastern section of the site. The following is an inset from the plans provided to the analyst.

BY MIKE F. PLATOURIS, P.E.
ON BASE OF TOWER

UNDING THE LEASE PARCEL AND
EASEMENT WILL BE PRESERVED



Location

The location of the proposed development is the most significant issue in the development of my conclusions. The parcel for the proposed development is within the sphere of influence of the NC Highway 16 corridor. The majority of the property is zoned for industrial use consistent with the commercial and industrial developments along the corridor and along the subject's section of Hagers Hollow Drive. Based on my review of the site plans in concert with observations during the inspection and aerial photographs from the Lincoln County GIS, the proposed site will be located along the eastern section of the wooded areas as shown on the following aerial photograph.



ADJACENT AND ABUTTING LAND USES

The subject has frontage along Hagers Hollow Drive. Hagers Hollow Drive is a secondary street extending from the NC Highway 16 Business corridor to the east of the subject property. Similar to the development patterns along the

corridor, commercial and industrial developments are focused along the corridor and along small sections of secondary streets like Hagers Hollow Drive. As you proceed away from the corridor, the majority of development activity is residential in nature. This is consistent with the development patterns along Hagers Hollow Drive.

The following is a listing of the adjacent and abutting properties.

- *Parcel 50707* – This parcel is located adjacent to the northeastern boundary of the proposed development. This property is under the same ownership as the proposed development and is improved with an office/warehouse building.
- *Parcel 30023* – This parcel has a small border with the parcel for the proposed development in the southeast corner of the site. Again, this parcel is under the same ownership as the site of the proposed development. This property has a B-N zoning designation, a commercial district consistent with the developments along the NC 16 corridor.
- *Parcel 52404* – This parcel is an irregularly shaped parcel with a portion of the site abutting the southern boundary of the site of the proposed development. This property has a residential classification. This site includes a creek traversing the abutting area on a common path as the boundary. There are several physical characteristics of the site that would pose some challenges with respect to development including but not necessarily limited to topography, access and existing easements.
- *Parcels 56381, 56382 and 56383* – These three parcels are located on the western boundary of the site of the proposed development. These three parcels are identified as lots 13, 14 and 15 of Hagers Hollow III subdivision recorded PLAT F-383. Two of the

lots are vacant. Parcel 56383 appears to be improved with a single family dwelling. However, during my inspection I was unable to view the swelling because of the existing vegetation between the road and the improvement. Lincoln County records do not show an assessed value for improvements on this property. All three of these parcels share a significant right-of-way for electrical transmission lines.

- *Parcel 56378* - Across the street and west of the proposed development is an industrial/flex development. This property is located on the northwest quadrant of the intersection of Hagers Court and Hagers Hollow Drive.
- *Parcel 34131* – This parcel is also across the street from the site of the proposed development. The site is improved with two buildings including an office and warehouse space. This property is located on the northeast quadrant of the intersection of Hagers Court and Hagers Hollow Drive.
- *Parcel 02889* – Despite its commercial zoning, this parcel is improved with the Wesleyan church. This property has significant frontage along NC Highway 16 Business. The site has frontage along Hagers Hollow Drive and the highway.

The most significant issue with respect to determining the potential impact on value for adjacent and abutting properties is the existing and likely uses for the respective properties. Further, the existing physical and legal characteristics of the adjacent and abutting properties are considered in the determination of the likely uses for these properties.

ZONING ORDINANCE 4.3.8

The impact study report is intended to address those items in Section 4.3.8 of the Lincoln County Infied Development Ordinance. The following is a summary of the items that are

addressed in the analysis. Some of the items are mentioned in the report based on verification by qualified personnel in their field of expertise.

Section A

Section A states:

“The proposed tower, antenna or accessory structure and equipment will be placed in a location and in a manner which will minimize the visual impact on the surrounding area.”

The proposed tower will have a height of 175 feet and cannot be totally obscured from the surrounding area. However, the location within a wooded area of the site does obscure a significant portion of the tower from the majority of properties in the area. All of the adjacent and abutting properties with a residential zoning classification have significant buffers between the proposed tower and their respective properties. Therefore I conclude that the placement of the tower minimizes the visual impact on the surrounding area.

Section B

This item will be addressed by the developer.

Section C

This section acknowledges items with respect to the setbacks for the tower. Based on my review of the survey, the proposed development appears to adhere to this section of the ordinance.

Section D

According to the plans provided to the appraiser, the proposed tower will accommodate five users. Therefore, the proposed tower is compliant with this section of the ordinance.

Section E

The proposed tower will have a height of 175 feet. The tower is within the ranges as shown in 2.2.1 of the ordinance.

Section F

The proposed tower is 175 feet and will not require lighting. However, there may be some lighting at the base of the

tower which will be obscured by the existing vegetation from adjacent and abutting properties. Therefore, the proposed development appears compliant with this section of the ordinance.

Section L The buffers around the proposed development will include the existing vegetation currently on the site. The natural vegetation will surround the proposed development. The existing vegetation will effectively screen the view of the equipment compound from surrounding perspectives. The depth of the screening is significantly larger than the 10 feet noted in this section of the ordinance.

Section M Based on the drawings provided to the appraiser, the security fence encompassing the facility will be eight feet in height and is compliant with this section of the ordinance.

SPECIAL USE PERMIT

According to Section 9.10.7, the findings of fact include four items for the Board to consider. The following is an excerpt from the UDO. The impact study addresses items A, C and D and focuses on Section C.

§9.10.7. Findings of Fact Required

No special use permit shall be approved unless the following findings are made concerning the application:

- A. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.
- B. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the applicable regulations of this UDO.
- C. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- D. That the application will not adversely affect the adopted plans and policies of the County, or violate the character of existing standards for development of the adjacent properties.

Section A There are federal and local regulations with respect to the minimization of environmental impact for any cell tower.

This is a requirement for the special use permit and will be part of the application. This item is outside our field of expertise and is not considered in this study. However, our research including articles from the FDA, American Cancer Society and other agencies indicate that the proposed development does not pose any significant environmental issues.

Section C

The focus of the impact study is the possibility of injuring the values of adjacent or abutting properties. There are several issues considered in determining the potential impact on value. They include but are not necessarily limited to:

- Noise – Noise could influence the privacy and seclusion for some properties.
- Traffic – Significant increases in traffic could potentially impact values.
- Lights – Depending upon the screening, additional lighting could impact adjacent or abutting properties especially if the lights are permanently illuminated and/or intensity of lighting.
- Visual – Visual aesthetics could impact adjacent or abutting properties and could impact values depending on the scope of intrusion.

Analyses

Noise – The operations of a cell tower are essentially silent. Therefore, we do not consider the noise from the potential development to impact the value of adjacent or abutting properties.

Traffic – The additional traffic caused by the proposed development is nominal and would likely occur for routine maintenance. The eastern section of Hagers Hollow Drive is an industrial area. Any increases in traffic are considered nominal and do not impact the adjacent or abutting properties.

Lights – Towers with a height under 200 feet are not required to have permanent lighting on the tower. While there will likely be some lighting at the base of the tower, the lighting is not considered to impact surrounding properties.

Visual

The consideration of the visual impact of the proposed development on values of adjacent or abutting properties starts with the importance of visual aesthetics on industrial/commercial properties. Industrial neighborhoods are typically concentrated to minimize their impact on surrounding properties. Buffers and other regulations are typically enacted to maintain their seclusion from other types of development. Visual aesthetics are not a significant factor in the valuation of industrial land or improved industrial properties. Given these factors, we do not consider the visual impact of the proposed development to adversely impact the value of the industrial properties adjacent or abutting the subject.

Previous studies performed show a demand for cell tower coverage near institutional properties. The Wesleyan Church is one of the properties across the street. As we will show later in this report, there are several existing towers with a higher level of visual impact near institutional developments have not impacted development patterns for the adjacent and abutting properties. Further, there is no evidence to support a diminution in value by the existence of the cell tower.

A significant factor in the analysis is the location within the sphere of influence of NC Highway 16 Business. This corridor is comparable to other corridors throughout Lincoln County and North Carolina. Major commercial/industrial corridors have long been the focal point for wireless communication towers. Major commercial and industrial developments throughout the region include wireless communication towers to serve the employees, travelers and local residents. Many industrial properties include towers to increase their connectivity.

**Summary
Commercial/Industrial
Properties**

Based on the preceding analysis as well as other studies performed throughout the region, the proposed development will not substantially injure the value of the commercially or industrially zoned adjacent or abutting properties. Further, the proposed development will not be detrimental to the use or development of the same properties.

The residential properties warrant a separate analysis. The western portion of the subject and properties to the south and west of the subject are residentially zoned properties.

The adjacent property to the rear of the subject has a residential zoning designation. The irregular shape of the site seems to indicate that this area was not developed and is a remnant from the other residential properties along Andrews Point Drive. In the valuation of this property, the physical characteristics to consider include the irregular shape, rolling to steep topography, limited access and the presence of the creek on the site. There are also legal restrictions on portions of this site including a large right-of-way for electrical transmission lines. The fact that the subject could be developed with industrial uses and the aforementioned physical characteristics and legal restrictions would be significant factors in developing a credible opinion of value.

Based on all of these factors, I conclude that the proposed development will not substantially injure the value of the property adjacent to the subject site on the southern boundary. Further, the proposed development would not impact the standards for development of this property as there are several other factors that would be more significant than the development of a wireless telecommunications facility.

The residential lots adjacent to the subject site are separated from the proposed development by a high number of trees. The subject and the adjacent parcels to the west are all encumbered with a significant right-of-way for electrical transmission lines. This area includes utility infrastructure that poses a significantly higher level of visual intrusiveness

than the proposed development. The iron maidens along this corridor are more visible as the approximate 500-foot wide swath of land is cleared and not located in a wooded area as planned for the proposed monopole. Given the high level of existing infrastructure as well as the number of trees between the proposed tower and the properties to the west, I conclude that the proposed development will not substantially injure the value of the adjacent properties to the west of the subject.

Tower Research

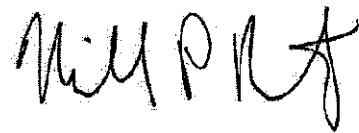
As part of our research, I visited and investigated seven towers along the NC Highway 16 corridor. The market data around these properties was inadequate to quantify an impact of the towers on values of adjacent or abutting properties. However, we provide the following summary of the towers investigated and information pertinent to my conclusions.

Most of the towers found were lattice construction, which has a larger visual footprint than the proposed monopole. The first two towers found were of lattice construction. I viewed the tower located at 3220 Saint James Church Road. This tower is located near Rocky Springs Elementary School and provides an example of wireless telecommunications facilities near institutional properties. Another example is a tower reportedly constructed neat the Verdict Ridge Golf Course. While the tree line along Kidville Road prevented the observation of this tower, it provides another example of tower development near recreational/institutional uses.

The other five towers found along the corridor were located on commercially or industrially zoned properties. Development patterns of adjacent and abutting properties were not impacted by the presence of a cell tower. Research of many commercial and industrial areas indicates that these are prime locations for cell tower development because of the concentration of people in these areas. The development of cell towers also increase connectivity for businesses and travelers along heavily traveled corridors like NC Highway 16 Business.

Conclusions

Based on the analysis, the value of the adjacent and abutting properties will not be substantially injured by the proposed development. Based on development patterns around other cell towers along the NC 16 corridor, the proposed development will not violate the character of existing standards for development of adjacent properties.



Michael P. Berkowitz
Analyst

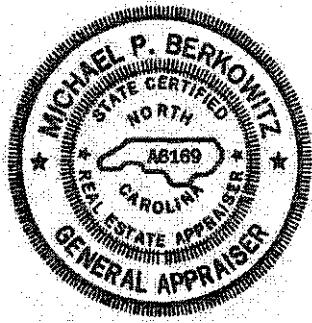
ADDENDA

Certifications

CERTIFICATION OF THE ANALYST

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

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person(s) signing this certification other than those individuals having signed the attached report.



A handwritten signature in black ink that reads "Michael P. Berkowitz".

Michael P. Berkowitz
(NC State Certified General Real Estate Appraiser #A6169)
(SC State Certified General Real Estate Appraiser #CG6277)

October 9, 2015
Date

(Rev: 06/18/12)

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

Limit of Liability

The liability of Michael P. Berkowitz is limited to the client only and to the fee actually received by him. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold Michael P. Berkowitz harmless from any claims by third parties related in any way to the study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. Michael P. Berkowitz will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

Copies, Distribution, Use of Report

Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of Michael P. Berkowitz for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of Mr. Berkowitz.

Confidentiality

This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by Michael Berkowitz whose signature appears on the report. No change of any item in the report shall be made by anyone other than Mr. Berkowitz. Mr. Berkowitz shall have no responsibility if any such unauthorized change is made.

Michael Berkowitz may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

Information Used

No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related

information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

Testimony, Consultation, Completion of Contract for Report Services

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. Mr. Berkowitz will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

Exhibits

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by MR. BERKOWITZ.

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

Legality of Use

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

Definitions

Please click on the link below (or enter the address in your web browser) to access *The Online Dictionary of Real Estate Appraisal, Fifth Edition*, published by the Appraisal Institute, for an interactive database of term definitions that may be useful to the reader of this report.

<http://www.appraisalinstitutc.org/dictionary/welcome.aspx?id=F8C6H8E9A3VL2N6Z3F>

Qualifications of the Analyst

QUALIFICATIONS OF THE ANALYST

Michael P. Berkowitz
1100 Sundance Drive
Concord, North Carolina 28027
(704) 605-0595

EDUCATION AND CREDENTIALS

• **Central Piedmont Community College**

R-1 -	Introduction to Real Estate Appraisal, 2002
R-2 -	Valuation Principles and Procedures, 2002
R-3 -	Applied Residential Property Valuation, 2002
G-1 -	Introduction to Income Property Appraisal, 2003

• **Bob Irock and Associates**

G-2 -	Advanced Income Capitalization Procedures, 2003
G-3 -	Applied Property Income Valuation 2004

• **Appraisal Institute**

520	Highest and Best Use and Market Analysis, 2004
Seminar	Rates, Multipliers and Ratios 2005
530	Advanced Sales Comparison and Cost Approaches 2006
Seminar	Apartment Appraisal, Concepts & Applications 2009
Seminar	Appraising Distresses Commercial Real Estate 2009
Seminar	Appraising Convenience Stores 2011
Seminar	Analyzing Operating Expenses 2011

• **Duke University**

Major: Economics 1985-1989

AFFILIATIONS AND ACTIVITIES

• **Association Memberships**

North Carolina State Certified General Real Estate Appraiser, October 2006, Certificate No. A6169

RELATED EXPERIENCE

- Provided real estate consulting services for a variety of clients including real estate brokers, property owners and financial planners
- Performed financial feasibility studies for multiple property types including golf communities, and renovation projects.
- Developed plan for self-contained communities.

APPRAISAL EXPERIENCE

A partial list of types of properties appraised include:
Retail Properties, Single and Multi-Tenant, Proposed and Existing
Office Single and Multi-Tenant Proposed and Existing
Mixed-Use Properties, Proposed and Existing

Industrial Properties, Warehouse, Flex and Manufacturing
Vacant Land
Condemnation
C-Stores

CLIENTELE

Bank of America
Wachovia Bank, N.A.
First Citizens Bank
RBC Centura Bank
City of Charlotte
City of Concord
Union County
BB & T
Aegon USA Realty Advisors
Sun Trust Bank
First Charter Bank
Regions Bank
Charlotte Housing Authority
Alliance Bank and Trust
Broadway Bank
Duke Energy Corporation
Jim R. Funderburk, PLLC
Hamilton, Fay, Moon, Stephens, Steele & Martin
Senator Marshall A. Rauch
Perry, Bundy, Plyler & Long, LLP
Robinson, Bradshaw & Hinson
CSX Real Property
Baucom, Clayton, Burton, Morgan & Wood, PA
City of Mount Holly
Our Towns Habitat for Humanity
Parker, Poe, Adams & Bernstein, LLP
Central Carolina Bank
Southern Community Bank and Trust

