



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: November 20, 2015

Re: CUP #349
SCI Towers, LLC, applicant
Parcel ID# 90500

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 7, 2015.

REQUEST

The applicant is requesting a conditional use permit to erect a 170-foot telecommunications tower in the R-SF (Residential Single-Family) 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 R-SF district, subject to certain standards.

SITE AREA AND DESCRIPTION

The proposed site is a 12.4-acre tract located at 8165 Webbs Road. It is adjoined by property zoned R-SF, PD-R (Planned Development-Residential) and I-G (General Industrial). Land uses in this area include residential, agricultural and industrial. 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 #349**

Parcel ID# **90500**

Zoning District **R-SF**

Proposed Conditional Use **170-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: _____

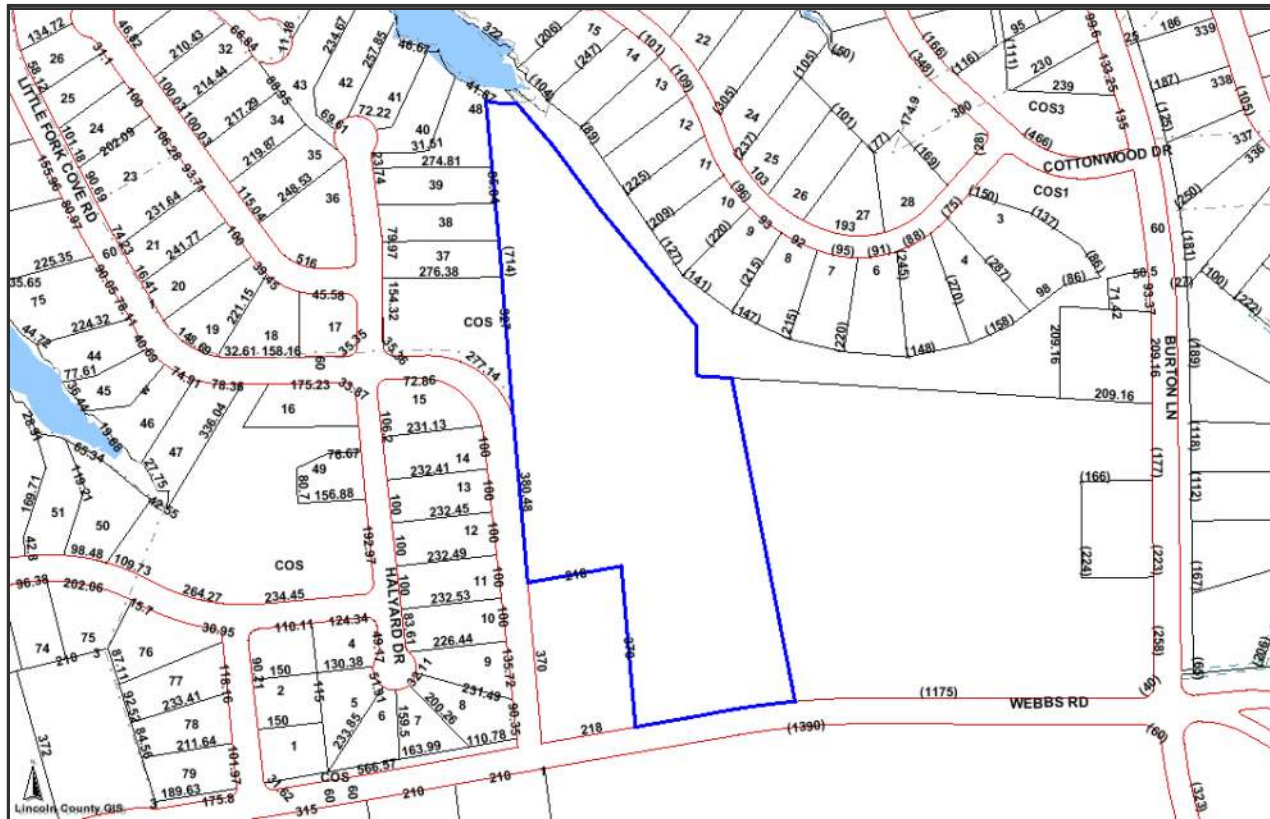
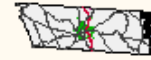
After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

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: 10/26/2015 Scale: 1 Inch = 400 Feet



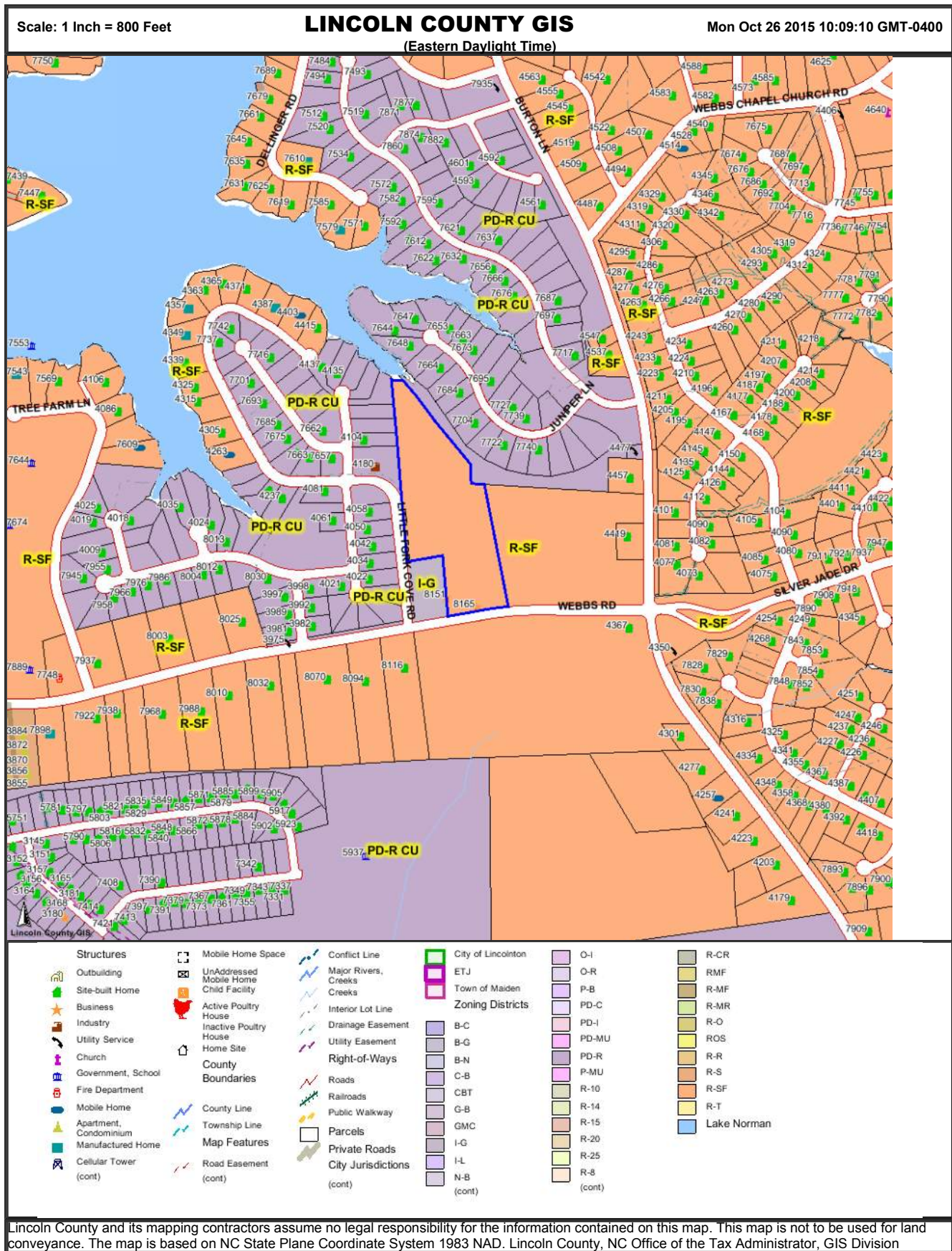
PHOTOS

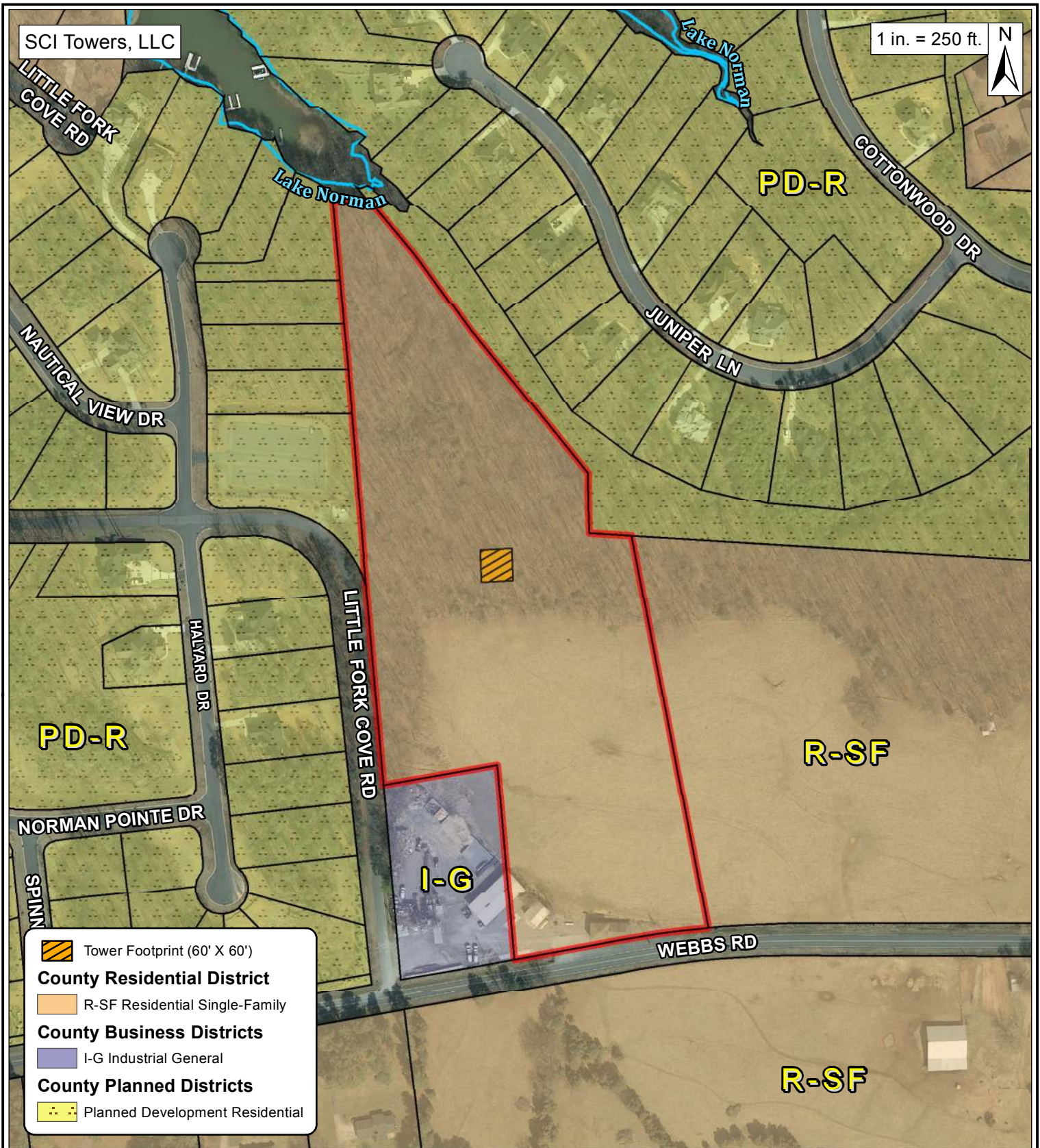


02641

PARCEL INFORMATION FOR 4615-02-6075

Parcel ID	90500	Owner	DELLINGER GARY DELLINGER VIRGINIA C				
Map	4615-17	Mailing	8151 WEBB RD				
Account	17438	Address	DENVER NC 280370000				
Deed	2294-72	Recorded	2/2/2012			Sale Price	\$382,000
Land Value	\$389,562	Total Value	\$389,562			Previous Parcel	30199
----- All values are for tax year 2015. -----							
Description	TRACT 1 DELLINGER LD				Deed Acres	12.93	
Address	8165 WEBBS RD				Tax Acres	12.42	
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER		
Improvement	No Improvements						
Parcel ID	02641	Owner	DELLINGER SEPTIC TANK CO ***				
Map	4615-17	Mailing	C/O GARY DELLINGER				
Account	24760	Address	8151 WEBBS RD DENVER NC 28037				
Deed	11111-11111	Recorded				Sale Price	0
Land Value	\$0	Total Value	\$179,102			Previous Parcel	
----- All values are for tax year 2015. -----							
Description	GARAGE & SHOP RD13 9				Deed Acres	0	
Address	8165 WEBBS RD				Tax Acres	0	
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER		
Main Improvement	OFFICE				Value	\$170,039	
Main Sq Feet	3003	Stories	1.43	Year Built	1990	Total Value	\$179,102
Zoning District	Calculated Acres			Voting Precinct		Calculated Acres	
R-SF	12.42			DENVER (DN29)		12.43	
Watershed Class				Sewer District			
WS-IVC	12.43			Not in the sewer district		12.43	
2000 Census County				Tract		Block	
37109				071200		1015	12.43
FloodZone Description							Panel
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR					37104615000.02	
X	NO FLOOD HAZARD					371046150012.4	





CONDITIONAL USE PERMIT

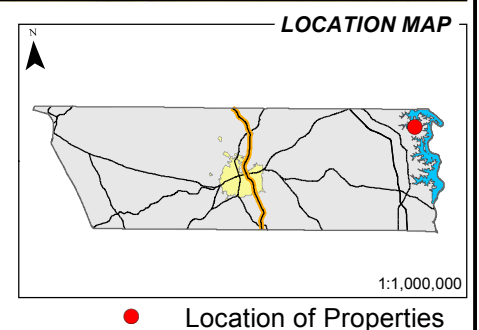
Application	CUP #349
NCPIN#	4615-02-6075
PID#	90500

- Property Location(s)

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



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





SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

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

October 23, 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 8165 Webb Road, Denver, NC 28037; Parcel No. 90500; SCI Towers, LLC Site Name: Silver Jade

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 8165 Webb Road, Denver, NC 28037.

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 written in a cursive, flowing style.

Craig Parker
Project Manager
SCI Towers, LLC



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SECTION 7.	DEED, ZONING MAP, AND PARCEL MAP
SECTION 8.	FALL ZONE LETTER
SECTION 9.	SITE PLAN/DRAWINGS
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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 Gary and Virginia C. Dellinger

Property Owner Address 8151 Webbs Road, Denver, NC 28037

Property Owner Phone Number 704-201-4079

PART II

Property Location 8165 Webbs Road, Denver, NC 28037

Property ID (10 digits) 4615-02-6075 Property size 12.691 Acres

Parcel # (5 digits) 90500 Deed Book(s) 2294 Page(s) 72

PART III

Existing Zoning District R-SF

Briefly describe how the property is being used and any existing structures.

A concrete plant is currently located on site.

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

Application is for 170' monopole tower inside 60' x 60' fenced in compound to provide wireless telecommunication services.

\$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.

Applicant's Signature

Craig Parker

10/23/15

Date

Section 2.

Statement of Justification



October 23, 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 8165 Webb Road, Denver, NC 28037; Parcel No. 90500; SCI Towers, LLC (SCI) Site Name: Silver Jade

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 170' monopole tower on +/- 12.6 acre property zoned R-SF. The UDO allows towers as a Conditional Use up to 325' in the R-SF district.

The subject property is currently contains a concrete plant.

- 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-14	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	\$4.3.7
Wireless facility and tower (60-100 ft)	C	C	C	C	C	C				C	C	C	C	P	P	\$4.3.7
Wireless facility and tower (101-325 ft)	C	C	C	C								C	C	C	C	\$4.3.7

The table above allows for a tower up to 325' in the R-SF district as a Conditional Use. SCI is proposing a 170' 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,

A handwritten signature in black ink that reads "Craig Parker". The signature is written in a cursive, flowing style.

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 «Phone»
Craig@SCItowers.com
www.SCItowers.com**

October 23, 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 8165 Webb Road,
Denver, NC 28037; Parcel No. 90500; SCI Towers, LLC Site Name: Silver Jade**

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 written in a cursive, flowing style.

Craig Parker
Project Manager
SCI Towers, LLC

Section 4. Certificate of Insurance

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

COVERAGES

LIMITS

TYPE OF INSURANCE	COVERAGE/FORMS	DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC 				
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR 				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 <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> 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 <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____ 	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES 			ACTUAL CASH VALUE STATED AMOUNT \$ OTHER
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO 				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> 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>Barclay 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.

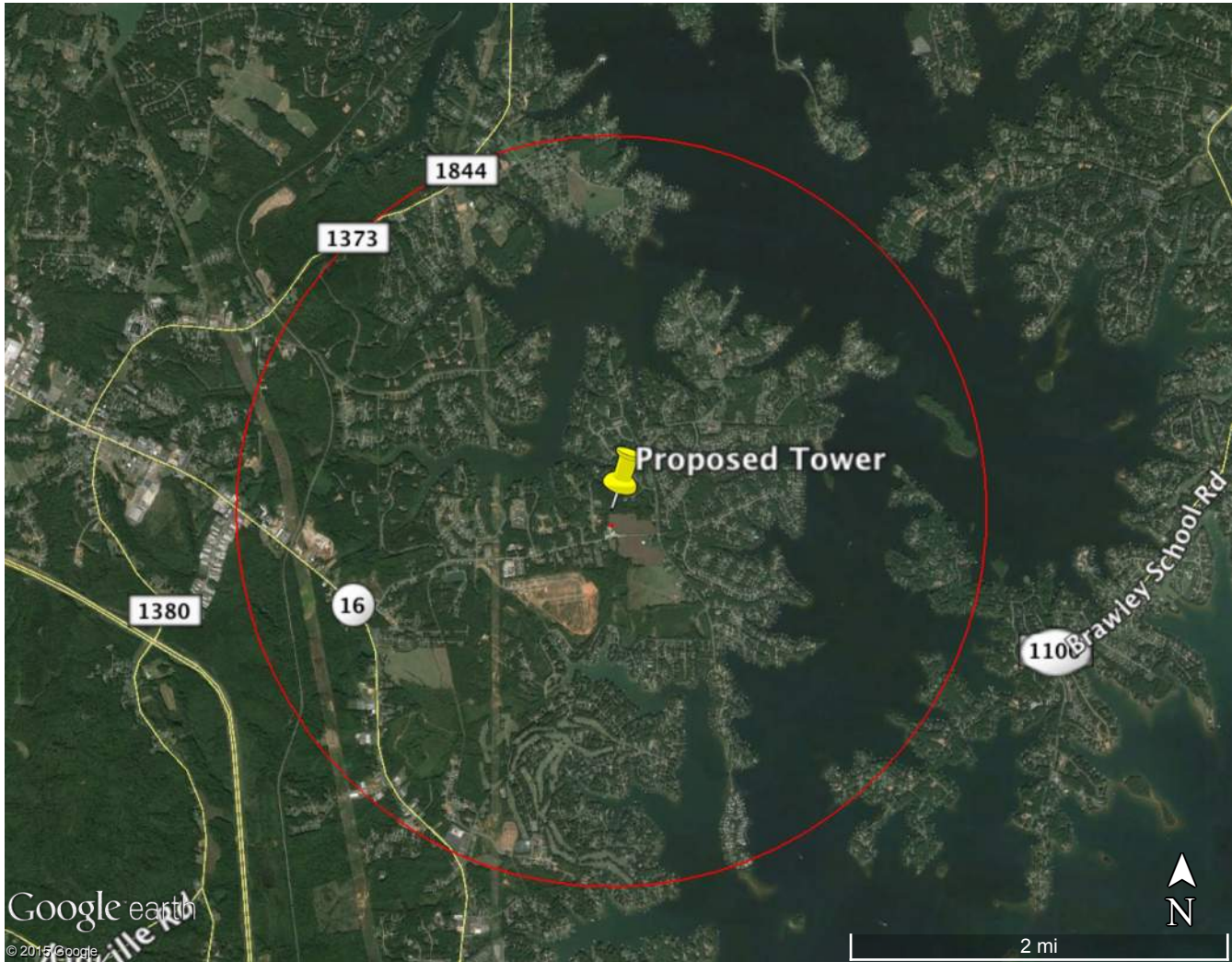
Applicable in Nevada

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 no existing towers within the 10,500' radius as shown in the below map.

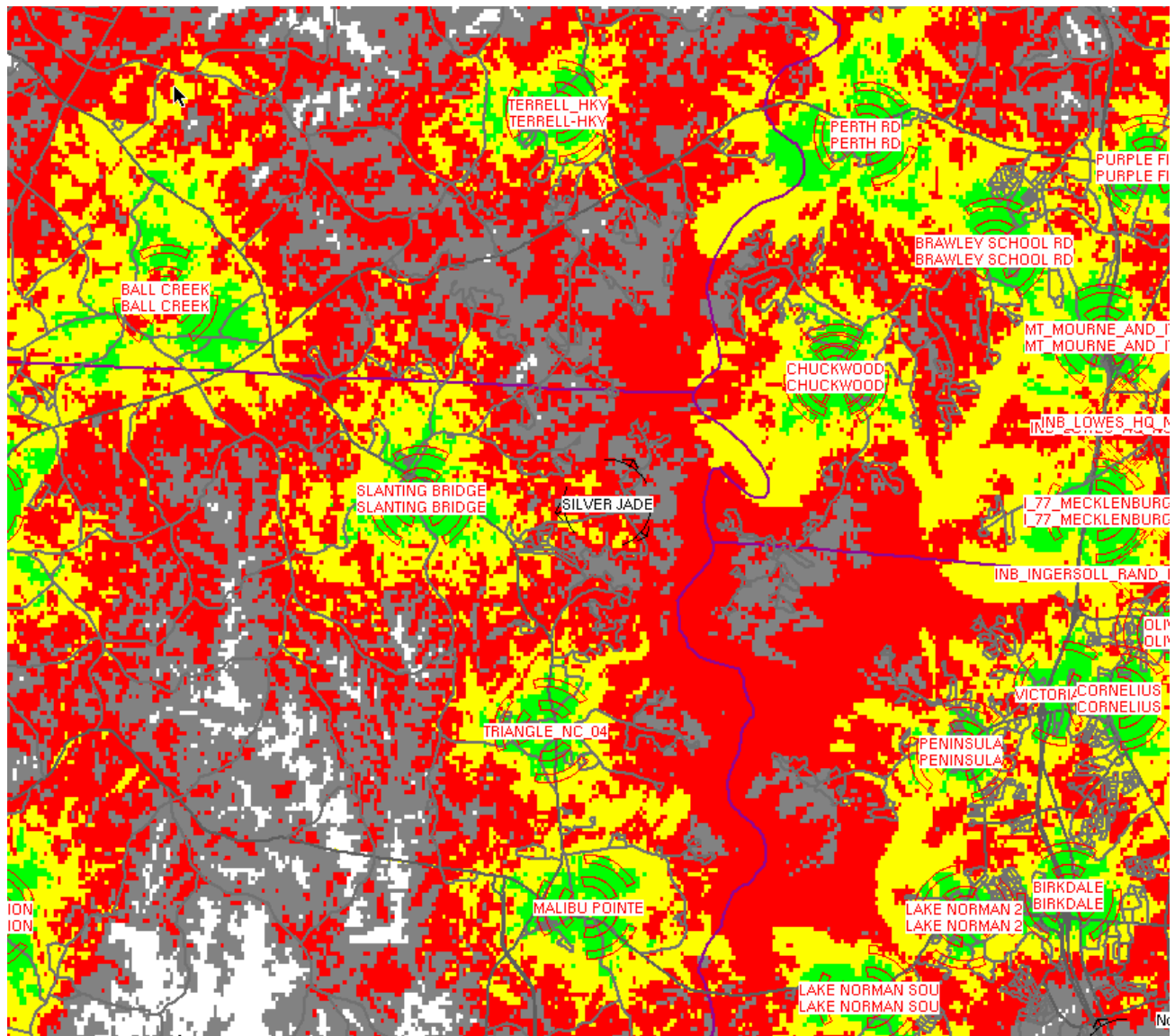


VERIZON WIRELESS BEFORE AND AFTER THE PROPOSED TOWER

Verizon Wireless is enhancing their service in Lincoln County. Specifically, this proposed tower will provide additional capacity to the areas in and around Webb's Road. 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, Silver Jade.

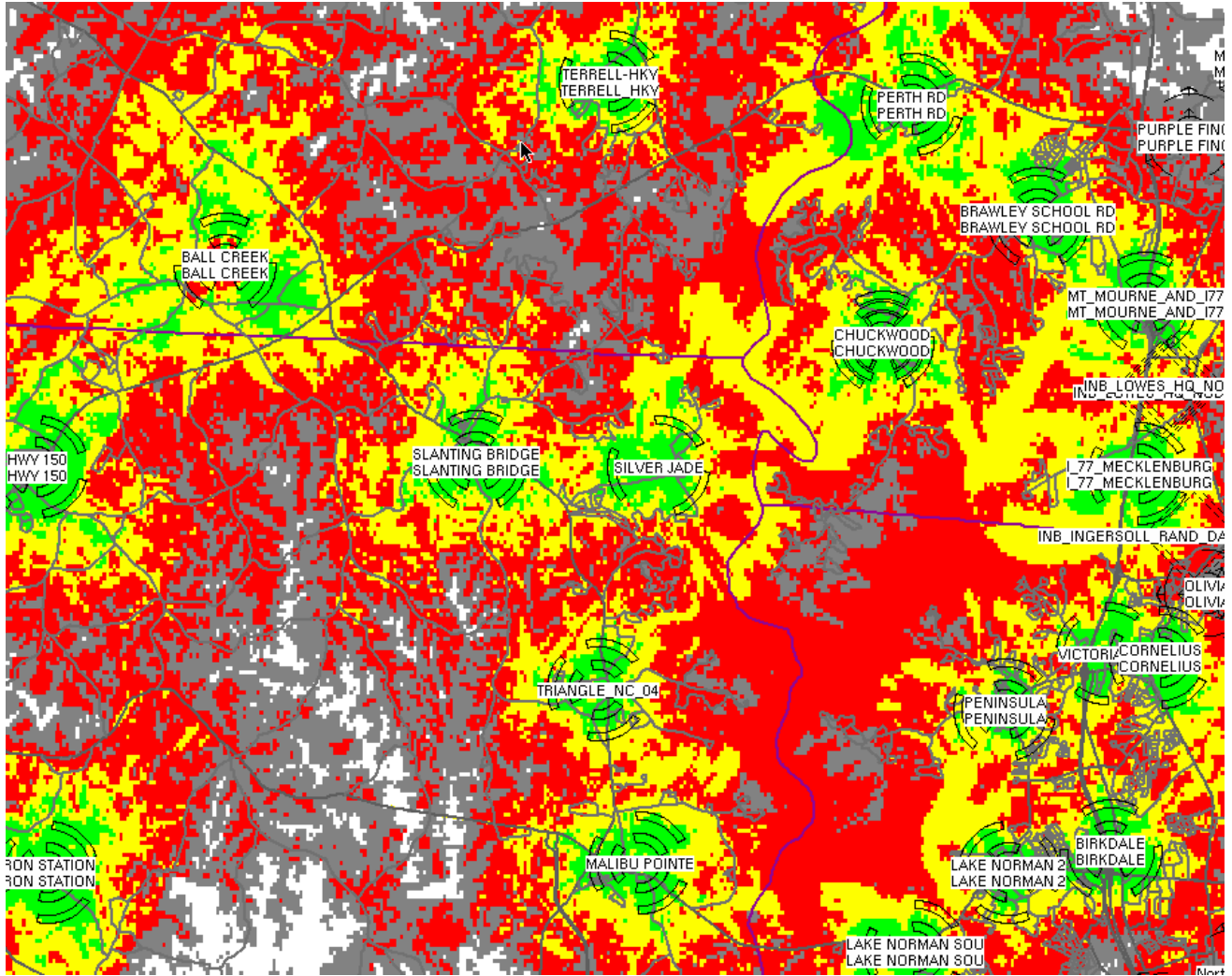
CURRENT:

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 "Silver Jade". The areas that are depicted in red on the map signify areas of poor and unreliable service. As shown, the area in and around Webb's Road is significantly compromised.



FUTURE:

The figure below illustrates the addition of the proposed tower. With the addition of the proposed site, Silver Jade, Verizon will provide reliable coverage to the Webbs Road 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 «Phone»
Craig@SCITowers.com
www.SCITowers.com**

October 23, 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 8165 Webb Road, Denver, NC 28037; Parcel No. 90500; SCI Towers, LLC Site Name: Silver Jade

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 written in a cursive, flowing style.

Craig Parker
Project Manager
SCI Towers, LLC

Section 7.
Deed
and
Property Card

Filed
Date: February 02, 2012 Pgs: 7
Time: 12:29 PM Recording Fees
Book: 2294 \$26.00
Page: 72 Excise Tax
Danny R. Hester \$764.00
Register of Deeds
Lincoln County, NC
2294 0072 201201144 DEED



26(7)

Excise Tax \$ 764.00

Parcel Identifier No. 30199

Mail after recording to: Kennedy & Wulhorst, P.A. - 3758 Hwy 16 North, Denver, NC 28037

This instrument was prepared by: D. Todd Wulhorst - Kennedy & Wulhorst, P.A. - 3758 Hwy 16 North, Denver, NC 28037

Brief Description for the index

2 tracts

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of January, 2012, by and between

GRANTOR

GARY GENE DELLINGER CO-EXECUTOR
JANET DELLINGER ABERNETHY CO-EXECUTOR OF
ESTATE OF EVERETTE E. DELLINGER and
GARY GENE DELLINGER AND WIFE, VIRGINIA C.
DELLINGER AND
JANET DELLINGER ABERNETHY AND HUSBAND
DANIEL A. ABERNETHY AND
TIMOTHY S. DELLINGER (LEGALLY SEPARATED)
AND
GAIL DELLINGER TIMMERMAN (WIDOW)

8151 Webbs Road
Denver NC 28037

GRANTEE

GARY G. DELLINGER AND WIFE,
VIRGINIA C. DELLINGER

8151 Webbs Road
Denver NC 28037

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

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

TRACT ONE:

BEGINNING at a point in the eastern edge of the right of way of Little Fork Cove Road (SR#1725) where it intersects with the centerline of Wehhs Road (SR#1379) and running from said **BEGINNING POINT SO FOUND** with the Eastern edge of the right of way of Little Fork Cove Rd and the western boundary line of property of Dellinger Concrete C. (Book 673 Page 643) North 05 deg. 49 min. 17 sec. West (crossing a #4 pin at 400 feet) a total distance of 752.81 feet to a #4 pin; thence running a common line with common open space Boat Storage North 05 deg. 49 min. 17 sec. West 368.44 feet to a #4 pin; thence running the following four (4) courses and distances with Lots 37, 38, 39 and 48 of Norman Point Subdivision (Plat Book 14 page 35) as follows: (1) North 05 deg. 49 min. 17 sec. West 85.29 feet to a point; (2) North 05 deg. 57 min. 14 sec. West 85.01 feet to a #4 pin; (3) North 05 deg. 52 min. 04 sec. West 85.14 feet to a #4 pin; and (4) North 05 deg. 49 min. 39 sec. West 171.05 feet to a point; thence two (2) courses and distances with the approximate 760 feet contour elevation of Lake Norman as follows: (1) South 66 deg. 32 min. 30 sec. East 28.81 feet to a point and (2) North 89 deg. 53 min. 07 sec. East 28.70 feet to a #4 pin; thence running four (4) courses and distances with common open space property of Lakewood Subdivision (Plat Book 13 Page 243) as follows: (1) South 43 deg. 05 min. 57 sec. East 165.57 feet to a 1" pipe; (2) South 39 deg. 01 min. 56 sec. East 530.88 feet to a 1.5" pipe; (3) South 00 deg. 05 min. 42 sec. West 97.57 feet to a 1.5" pipe at a stone; and (4) South 85 deg. 29 min. 16 sec. East 80.53 feet to a #4 pin; thence running a common line with property conveyed to Timothy S. Dellinger by deed from Gary G. Dellinger and Janet D. Ahernathy co-executors of Estate of Everette E. Dellinger dated January 10th, 2012 and recorded of even date herewith South 11 deg. 05 min. 00 sec. East (crossing a #4 pin on the northern edge of the right of way of Wehhs Road at 782.04 feet) a total distance of 812.09 feet to a point in the centerline of Wehhs Road (SR#1379); thence five (5) courses and distances with the centerline of Wehhs Road (SR#1379) as follows: (1) South 82 deg. 13 min. 02 sec. West 118.79 feet to a point; (2) South 80 deg. 25 min. 36 sec. West 206.36 feet to a point; (3) South 80 deg. 40 min. 30 sec. West 46.17 feet to a point; (4) South 80 deg. 40 min. 30 sec. West 149.44 feet to a point; and (5) South 79 deg. 49 min. 40 sec. West 68.41 feet to the point and place of **BEGINNING**, containing 12.94 acres more or less and designated as Lot 1 on plat and survey entitled "Physical Survey & Exempt Plat for Heirs of Everette E. Dellinger" prepared by Dedmon Surveys dated December 27, 2011, copy being attached hereto and incorporated herein by reference.

TRACT TWO

BEGINNING at a pk nail in the centerline of Burton Lane (SR# 1376), where it intersects with Wehhs Road (SR#1379) and Silver Jade Drive and running thence nine (9) courses and distances with the centerline of Wehhs Road (SR#1379) as follows: (1) South 89 deg. 25 min. 33 sec. West 318.65 feet to a point; (2) North 89 deg. 48 min. 14 sec. West 250.56 feet to a point; (3) South 89 deg. 53 min. 44 sec. West 165.64 feet to a point; (4) South 86 deg. 17 min. 42 sec. West 125.06 feet to a point; (5) South 82 deg. 13 min. 02 sec. West 118.79 feet to a point; (6) South 80 deg. 25 min. 36 sec. West 206.36 feet to a point; (7) South 80 deg. 40 min. 30 sec. West 46.17 feet to a point; (8) South 80 deg. 40 min. 30 sec. West 149.44 feet to a point and (9) South 79 deg. 49 min. 40 sec. West 68.41 feet to a point; thence South 05 deg. 42 min. 26 sec. East 30.62 feet to a bent pipe in the southern edge of the right of way of Wehhs Road; thence running a common line with property of Mary Kanupp (now or formerly) (Book 1167 Page 73) South 05 deg. 51 min. 09 sec. East 793.11 feet to a nail & Pipe at an Oak; thence running a common line with property of Fifth Third Bank (now or formerly) (Book 2207 Page 496) North 87 deg. 42 min. 23 sec. East 429.37 feet to a #4 rebar; thence running a common line with property of Rudy Sherrill (now or formerly) (Book 1102 Page 481) and R. L. Cochcroft (now or formerly) (Book 1194 Page 639) North 87 deg. 35 min. 05 sec. East 1116.53 feet to a 1" pipe; thence three (3) courses and distances with property of Dan Mclean, Jr. (now or formerly) (Book 589 Page 479) as follows: (1) North 37 deg. 03 min. 30 sec. West 210.17 feet to a 1" pipe; (2) North 87 deg. 33 min. 00 sec. East 160.22 feet to a #4 pin and (3) North 87 deg. 33 min. 00 sec. East 48.85 feet to a point in the centerline of Burton Lane (SR#1376); thence seven (7) courses and distances with the centerline of Burton Lane (SR#1376) as follows: (1) North 35 deg. 46 min. 52 sec. West 118.58 feet to a point; (2) North 32 deg. 27 min. 53 sec. West 108.35 feet to a point; (3) North 26 deg. 14 min. 23 sec. West 116.61 feet to a point; (4) North 19 deg. 26 min. 39 sec. West 107.46 feet to a point (5) North 13 deg. 21 min. 21 sec. West 114.00 feet to a point; (6) North 10 deg. 09

min. 20 sec West 94.92 feet to a point and (7) North 07 deg. 44 min. 51 min. West 86.34 feet to the point and place of BEGINNING, containing 30.13 acres more or less.

This description is in accordance with plat and survey entitled "Physical Survey & Exempt Plat for Heirs of Everett E. Dellinger" prepared by Dedmon Surveys dated December 27, 2011, copy of said survey being attached hereto and incorporated herein by reference.

**NO TITLE EXAM REQUESTED, NO TITLE OPINION GIVEN
AND DRAFTER DID NOT PARTICIPATE IN CLOSING OF THIS TRANSACTION**

The property ___ does X does not include the primary residence of the grantor.

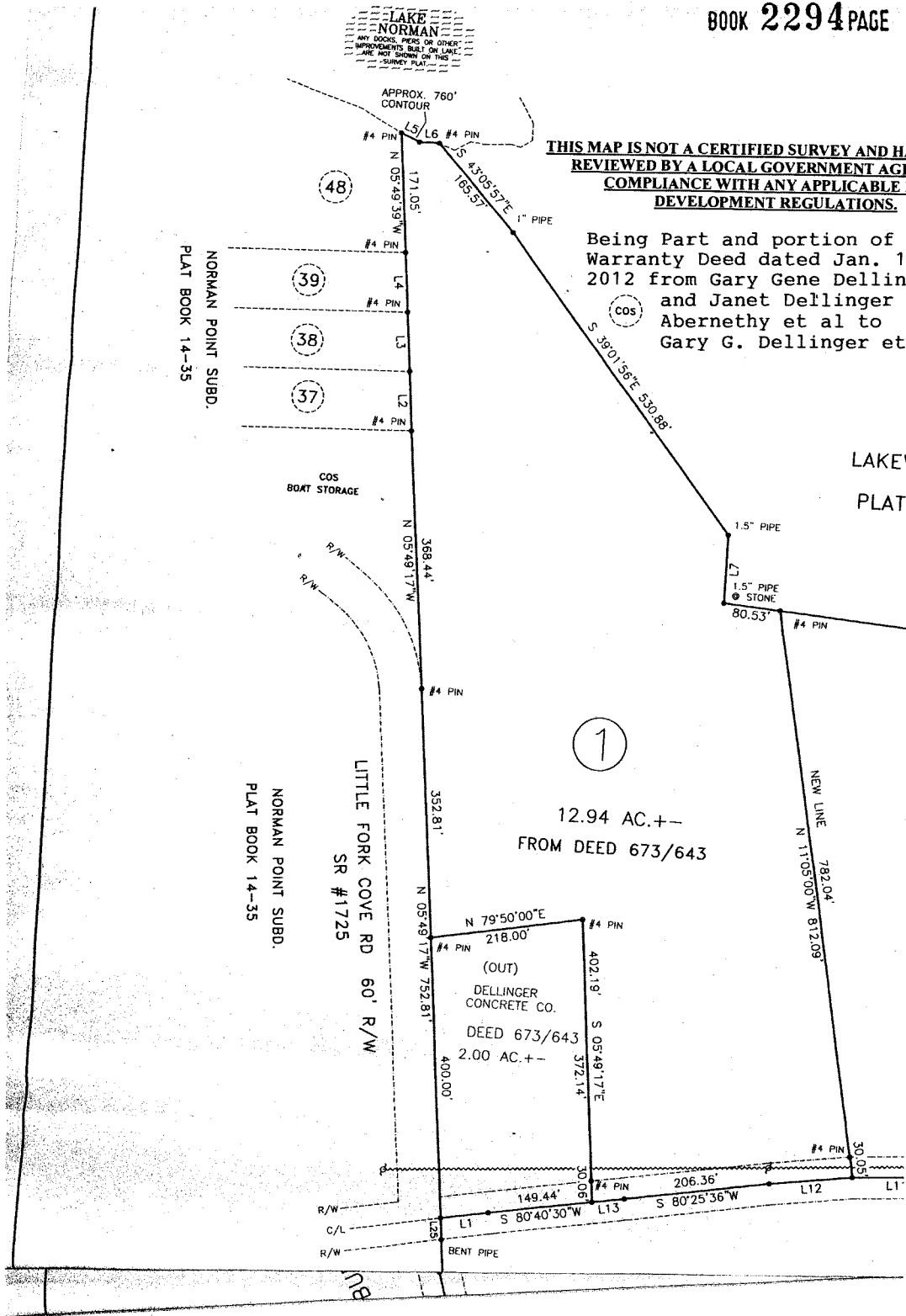
The property hereinabove described was acquired by Grantor by instrument recorded in Book, Page .
See also Estate file 10 E 402 in the office of the Clerk of Court for Lincoln County.

A map showing the above described property is recorded in Map Book , Page .

LAKE NORMAN
ANY DOGS, PERS OR OTHER
IMPROVEMENTS BUILT ON LAND
ARE NOT SHOWN ON THIS
SURVEY PLAT

**THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN
REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE LAND
DEVELOPMENT REGULATIONS.**

Being Part and portion of
Warranty Deed dated Jan. 10
2012 from Gary Gene Dellinger
and Janet Dellinger
Abernethy et al to
Gary G. Dellinger et ux



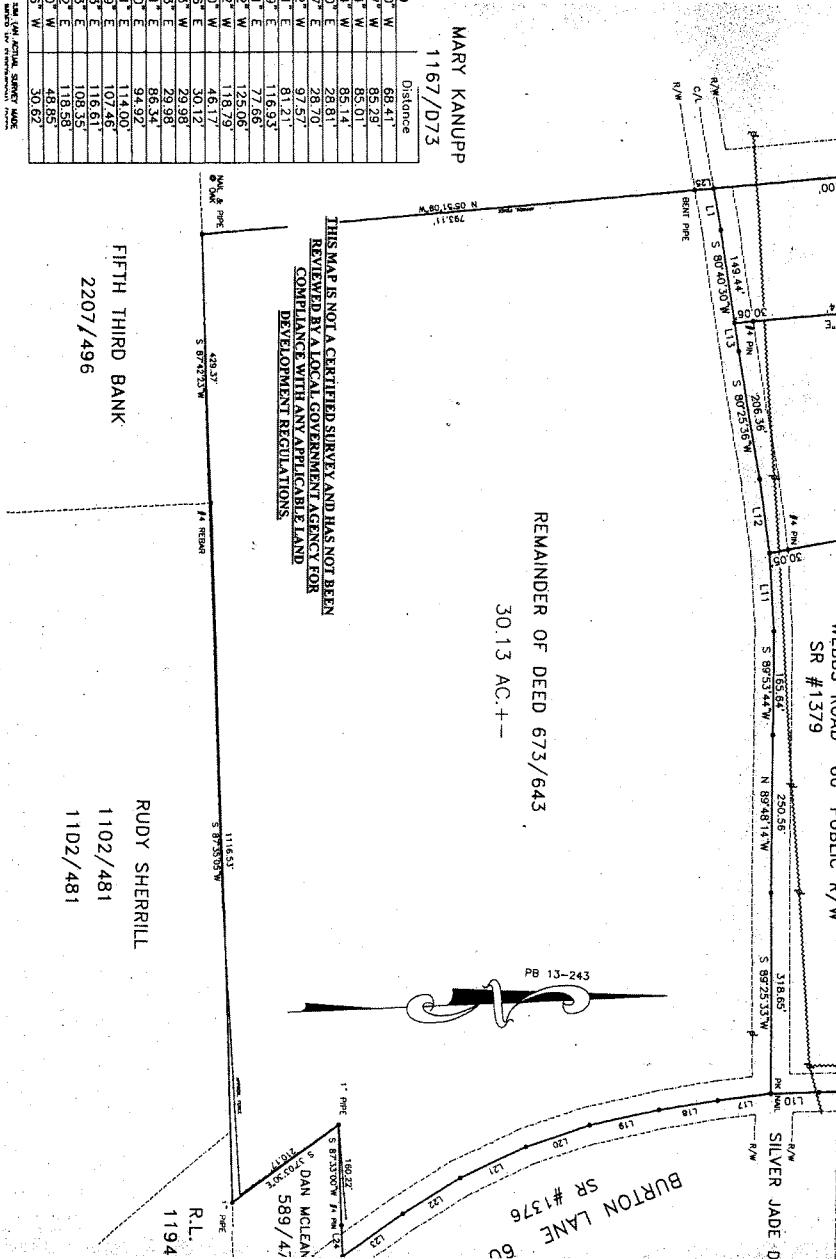
BEING PART AND PORTION OF WARRANTY DEED FROM GARY GENE DELLINGER
JANET DELLINGER ABERNETHY CO EXECUTORS ESTATE OF EVERETTE E.
DELLINGER ET AL DATED JANUARY 10, 2012 TO GARY G. DELLINGER ET UX

MARY KANUPP

1167/073

Course	Bearing	Distance
L1	S 79°49'40" W	68.41
L2	N 05°49'17" W	82.51
L3	N 05°50'14" W	82.51
L4	N 05°50'14" W	82.51
L5	S 86°30'30" E	28.81
L6	S 89°53'02" E	28.70
L7	S 00°05'42" W	97.57
L8	S 85°36'11" E	81.21
L9	S 01°30'59" E	116.93
L10	S 02°26'21" E	77.66
L11	S 86°17'42" W	125.06
L12	S 82°13'02" W	118.79
L13	S 80°40'30" W	46.17
L14	S 85°28'18" E	20.12
L15	N 83°38'13" E	28.88
L16	N 83°38'13" E	28.88
L17	S 07°44'51" E	66.34
L18	S 10°08'20" E	94.92
L19	S 13°21'21" E	114.00
L20	S 19°26'39" E	107.46
L21	S 26°14'23" E	116.61
L22	S 32°27'53" E	108.35
L23	S 35°46'52" E	118.58
L24	S 87°33'00" W	48.85
L25	N 05°42'26" W	30.62

SEE PLAN ACTUAL SURVEY MADE
APPROX 10' FROM BOUNDARY LINE



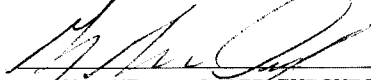
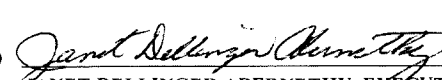

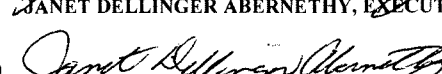
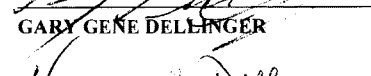
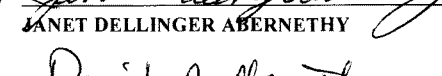
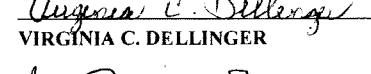
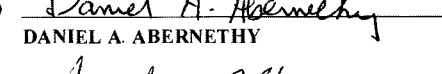
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

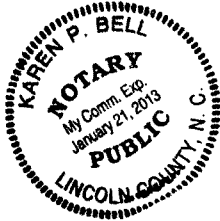
Title to the property hereinabove described is subject to the following exceptions:

All valid and enforceable reservations, restrictions, easements, conditions and right-of-ways in the record chain of title.

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 the day and year first above written.

 (SEAL)	 (SEAL)
GARY GENE DELLINGER, EXECUTOR	JANET DELLINGER ABERNETHY, EXECUTRIX
 (SEAL)	 (SEAL)
GARY GENE DELLINGER	JANET DELLINGER ABERNETHY
 (SEAL)	 (SEAL)
VIRGINIA C. DELLINGER	DANIEL A. ABERNETHY
 (SEAL)	 (SEAL)
GAIL DELLINGER TIMMERMAN	TIMOTHY S. DELLINGER

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

GARY GENE DELLINGER, EXECUTOR

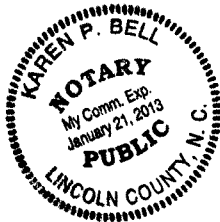
Date: 1-31-2012

 (SEAL)
Official Signature of Notary

My Commission Expires: _____

Karen P. Bell, Notary Public
Notary's printed or typed name

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

GARY GENE DELLINGER AND VIRGINIA C. DELLINGER

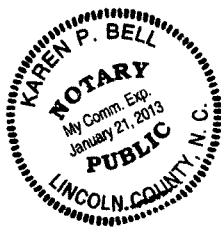
Date: 1-31-2012

 (SEAL)
Official Signature of Notary

My Commission Expires: _____

Karen P. Bell, Notary Public
Notary's printed or typed name

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

JANET DELLINGER ABERNETHY, EXECUTRIX

Date: 1-30-2012

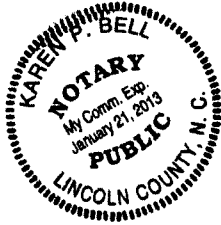
Official Signature of Notary

My Commission Expires: _____

Notary's printed or typed name

, Notary Public

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

JANET DELLINGER ABERNETHY AND DANIEL A. ABERNETHY

Date: 1-30-2012

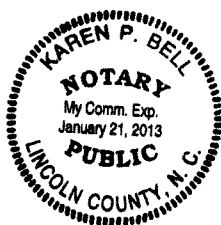
Official Signature of Notary

My Commission Expires: _____

Notary's printed or typed name

, Notary Public

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

GAIL DELLINGER TIMMERMAN

Date: 1-30-12

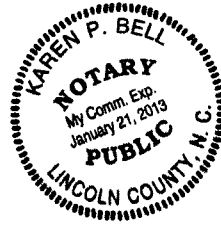
Official Signature of Notary

My Commission Expires: _____

Notary's printed or typed name

, Notary Public

SEAL-STAMP



STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

TIMOTHY S. DELLINGER

Date: 1-27-12

Official Signature of Notary

My Commission Expires: _____

Notary's printed or typed name

, Notary Public

Lincoln County Property Record Card

Parcel 90500

Appraisal Year 2015

Pin 4615-02-6075

Physical Location 8165 WEBBS RD

Map 4615-17

Owner

Owner	DELLINGER GARY DELLINGER VIRGINIA C 8151 WEBB RD DENVER NC 280370000 17438	Deed Deed Year Deed Acres Map Acres	2294-72 2012 12.94 12.425
Mailing Address Account			
Fire District	DENVER	Land Market Value	\$389,562
Township	CATAWBA SPRINGS	Improvement Market Value	\$0
Neighborhood	0515	Total Market Value	\$389,562
Description	TRACT 1 DELLINGER LD		
Category	REAL		

Sales History

Deed	Sale Date	Type	Qualify	Sale Price	Stamps	Deed Name
10E-402	2/2/2012	SPL	NO	\$0	\$0	DELLINGER EVERETTE HEIRS OF
2294-0072	2/2/2012	WD	NO	\$382,000	\$0	DELLINGER GARY C & VIRGINIA C DELLINGER

Land Segments

Land Segment	Zone Code	Land Type	Land Code	Quantity
2	R-SF AC	U		10.425
3	R-SF AC	WF		1
4	R-SF AC	CS		1
Total Acres				12.425

Land Use Assessment

Land Use Segment	Zone Code	Land Use Code	Land Use Acres	
2	R-SF	F2	6.945	
3	R-SF	A3	4.48	
Total Land Use Acres				11.425
Land Market Value				\$389,562
Deferred Amount				\$311,276
Land Tax Value				\$78,286

Section 8. Fall Zone Letter

Michael F. Plahovinsak, P.E.

October 22, 2015

SCI Towers

Re: Proposed 170-ft Monopole
Located in Lincoln Co., NC: Silver Jade Site
MFP #40915-136

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 gust 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 120' 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 50' elevation, resulting in a maximum 120' 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@mfpenq.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Professional Engineer



Section 9.

Site Plan/Drawings



PROPOSED 170' MONOPOLE COMMUNICATIONS TOWER
FOR WIRELESS COMMUNICATIONS SERVICE
8165 WEBBS ROAD, DENVER, NC 28037



SITE NAME:	SILVER JADE
SITE ADDRESS:	8165 WEBBS ROAD DENVER, NC 28037
APPLICANT:	
NAME:	SCI TOWERS LLC
PHONE:	1-888-318-2803
GPS COORDINATES:	35° 31' 32.72" NAD 83 -80° 58' 51.12" NAD 83
ZONING DISTRICT:	R-SF RESIDENTIAL SINGLE FAMILY
PARCEL ID #:	90500
ELEVATION:	840.1' AMSL

SITE INFORMATION

[illegible]

SHEET INDEX

PROJECT SUMMARY

INSTALLATION OF NEW 170' MONPOLE COMMUNICATIONS TOWER FOR WIRELESS COMMUNICATION SERVICES

PROJECT SUMMARY

OWNER/APPLICANT:

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

PROJECT NAME AND LOCATION:

SCI TOWERS LLC-SILVER JADE
8165 WEBBS ROAD
DENVER, NC 28037

PROJECT ENGINEER



WAYPOINT

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

ENGINEER SEA

SEAL
23365

RUSSELL C. MORRISON, P.E.
NORTH CAROLINA P.E. #29365

DATE OF ISSUE

OCTOBER 22, 2015

ISSUED FOR

ZONING PLANS

SUBMITTALS

REV.	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER

L201510-12

DRAWN BY **CHECKED** **APPROVED**
RCM RCM RCM

APPROVING AGENCY

LINCOLN COUNTY, NORTH CAROLINA

BUILDING CODE

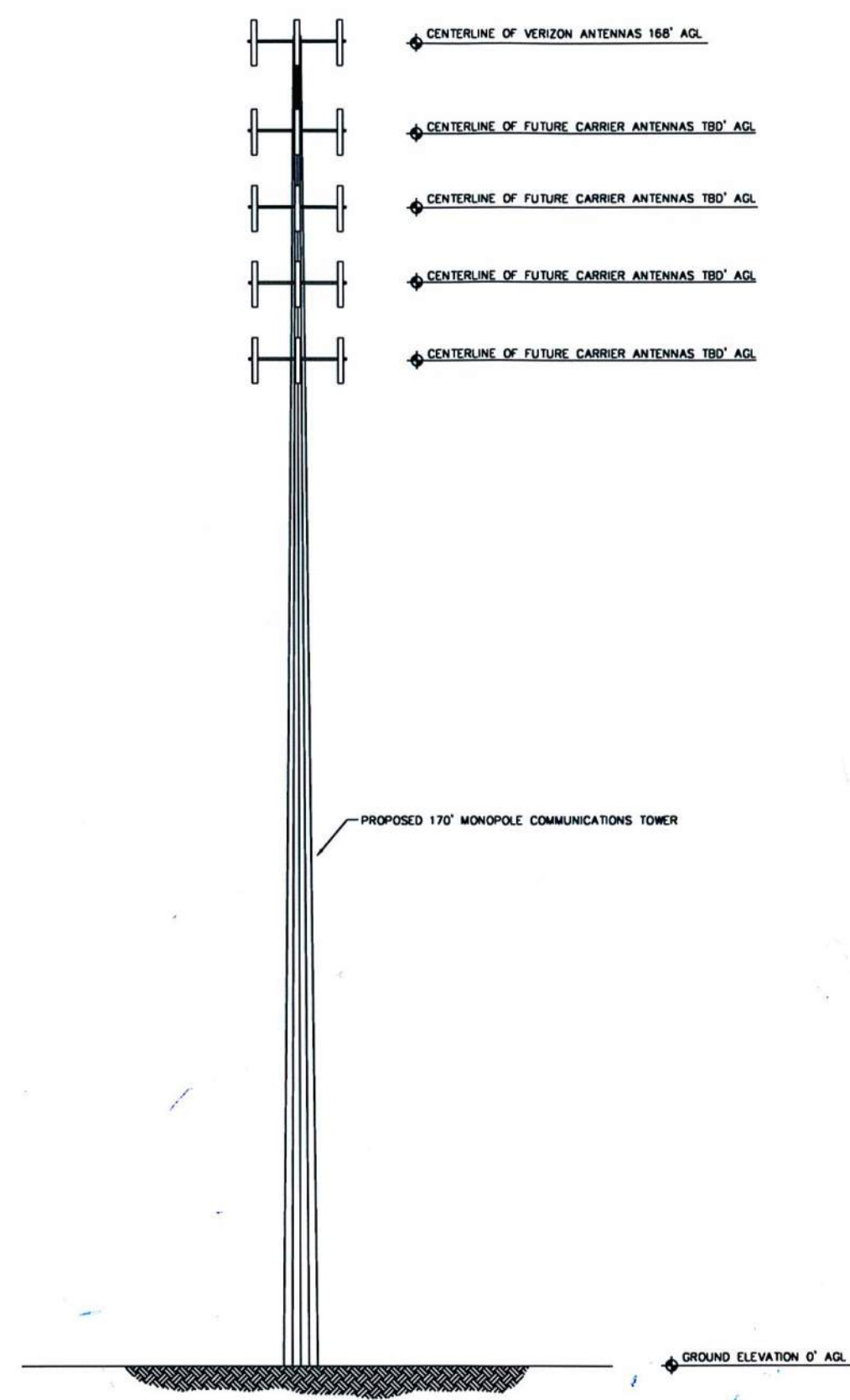
2012 NORTH CAROLINA STATE BUILDING CODE

SHEET TITLE

COVER SHEET

SHEET NUMBER

T-1



TOWER ELEVATION
TOWER DESIGNED BY OTHERS

OWNER/APPLICANT:



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

PROJECT NAME AND LOCATION:

SCI TOWERS LLC-SILVER JADE
8165 WEBBS ROAD
DENVER, NC 28037

PROJECT ENGINEER



WAYPOINT

ENGINEERING PLLC
1970 CHANDALAR OFFICE PARK, SUITE 20
PELHAM, ALABAMA 35124
PHONE: 561-252-1220
NORTH CAROLINA P.E. #23365

[Signature]
10-22-15
RUSSELL C. MORRISON P.E.
NORTH CAROLINA P.E. #23365

DATE OF ISSUE

OCTOBER 22, 2015

ISSUED FOR

ZONING PLANS

SUBMITTALS

REV.	DATE	DESCRIPTION

PROJECT NUMBER

L201510-12

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



SCI TOWERS, LLC

PO Box 1695
Palm City, FL 34991

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

October 23, 2015

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

RE: Finding of Fact, Proposed Telecommunication Tower located at 8165 Webb Road, Denver, NC 28037; Parcel No. 90500; SCI Towers, LLC Site Name: Silver Jade

Dear Mr. Hawkins:

Please accept this letter as Finding of Fact for the above referenced tower proposal.

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 Federal Communications Commission (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 standards regarding maximum permissible exposure to radio frequency emissions and public safety. The operating 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 not have any 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 170' monopole on +/- 12.6 acre site. The proposed lease area will be 60' x 60' in size. The proposed tower is zoned R-SF and the Lincoln County Unified Development Ordinance allows towers as a conditional use in the R-SF 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 adjoining 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 inclusion as a conditional use in the R-SF 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 assistance, 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 written in a cursive, flowing style.

Craig Parker
Project Manager
SCI Towers, LLC

***Impact Study
Proposed Cell Tower
8165 Webbs Road
Denver, Lincoln County,
North Carolina***

***Study Date
October 18, 2015***

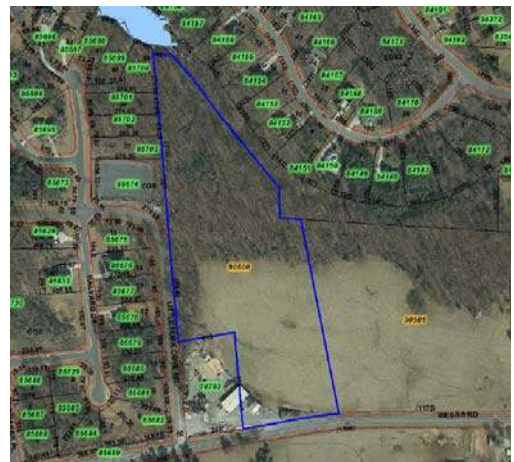


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SCOPE OF THE ASSIGNMENT

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 Silver Jade site located at 8165 Webbs Road, 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 located adjacent to concrete manufacturing facility.
6. The proposed development includes a 170-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 mberkowitz28027@gmail.com 704-605-0595
Subject	Proposed Cell Tower “Silver Jade Site” 8165 Webbs Road Denver, Lincoln County, North Carolina 28092 Tax Parcel ID – 90500
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 and around Lake Norman. 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	<p>Purpose – The purpose of the study is to provide my opinion of the potential impact associated with the proposed cell tower located at 8165 Webbs Road in Denver, Lincoln County, North Carolina.</p> <p>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.</p>
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 18, 2015

Date of Report November 17, 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 Lake Norman to determine whether the proposed development is in accordance with the other similar developments in the area.

Tower

FLOOD ZONE "AE"
RFE = 760'

PROPERTY LINE (TYP)

NORTHEAST PROPERTY LINE

WEST PROPERTY LINE

LITTLE FORK COVE ROAD (SR 1725)

PROPOSED 30' SQ TOWERS LLC HIGH-VOLTAGE AND UTILITY EASEMENT (10E SURVEY)

PROPOSED LOCATION-80' TOWERS LLC 170' MONOPOLE COMMUNICATIONS TOWER WITH 60' X 60' FENCED EQUIPMENT COMPOUND (10E SURVEY AND ENLARGED PLAN THIS PAGE)

FALL RADIUS (97') + 20' - (187') SETBACK LINE

TOWER HEIGHT (170') + (50') SETBACK LINE

EXISTING FENCE

SOUTH PROPERTY LINE

WEST PROPERTY LINE

EAST PROPERTY LINE

**UNCLIN COUNTY PARCEL E#00700
OWNER: BERNIE SANDERSON
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00701
OWNER: DUANE AND MARIE WILE
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00702
OWNER: DUANE AND MARIE WILE
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00703
OWNER: DUANE AND MARIE WILE
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00874
OWNER: NORMAN PONTE OWNERS ASSOCIATION
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00173
OWNER: LAURENDO HOMEOWNERS ASSOCIATION INC.
DENVER, NORTH CAROLINA 28037
ZONED PD-R CU**

**UNCLIN COUNTY PARCEL E#00500
OWNER: CARY G. DELLINGER
PROPERTY ADDRESS: 8163 ADAMS ROAD
DENVER, NORTH CAROLINA 28037
ZONING R-HF RESIDENTIAL SINGLE FAMILY**

**UNCLIN COUNTY PARCEL E#00703
OWNER: DELLMER CONCRETE LLC
DENVER, NORTH CAROLINA 28037
ZONED I-C**

**UNCLIN COUNTY PARCEL E#00850
OWNER: TIMOTHY S. DELLINGER
DENVER, NORTH CAROLINA 28037
ZONED R-HF**

PAVED ROAD

UTILITY POLE (TYP)

WEBBS ROAD (SR 1379)

80' PUBLIC ROW

SCALE IN FEET
1" = 100' (22 X 34 FORMAT)
1" = 200' (11 X 17 FORMAT)

NOTE: ALL VEGETATION SURROUNDING THE FENCED EQUIPMENT COMPOUND AND HIGH-VOLTAGE AND UTILITY EASEMENT WILL BE PRESERVED.

SURVEY

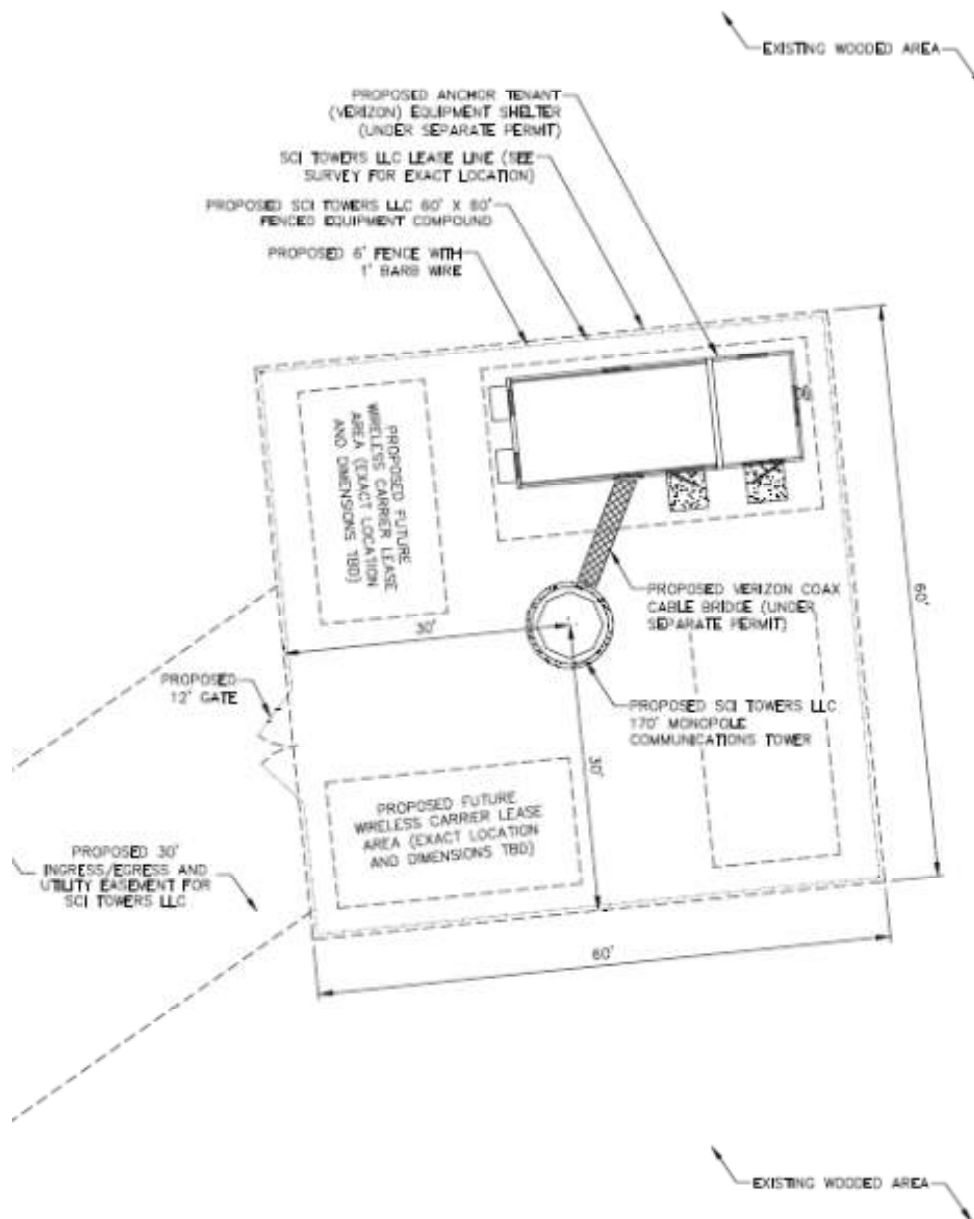
Site Improvements

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

- A six-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 Halyard Drive and runs near the middle of the western boundary of the site. The following is an inset from the plans provided to the analyst.



SITE PLAN

Location


The parcel for the proposed development is located adjacent to a concrete manufacturing facility. The majority of the surrounding properties are zoned for residential uses including the subject. 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 within the wooded areas in the center portion of the site.



ADJACENT AND ABUTTING LAND USES

The subject has frontage along Webbs Road. Webbs Road is the primary connector road between Highway 16 to the west and the peninsula protruding into Lake Norman to the east. Residential development focuses around the lake with strong secondary developments just off the water.

The following chart provides a summary of the adjacent and abutting properties and was extracted from the Lincoln County GIS.



Lincoln County GIS

Adjoining Owner Report

Parcel ID	PIN	Owner	Mailing Address	City	State	Zip Code	Plat Book	Plat Page	Deed Book	Deed Page	Deed Year	Zoning	Deed Acres	Calc Acres	House	Street
02109	4615015554	DELLINGER SEPTIC TANK CO	C/O GARY DELLINGER	DENVER	NC	28037			1111	1111			0	0	8151	WEBBS
70793	4615015554	DELLINGER CONCRETE LLC	8151 WEBB RD	DENVER	NC	28037			2294	67	2012	I-G	0	1.87	8151	WEBBS
85702	4615021576	WISE DUANE	2485 PENNGATE DR	SHERRILLS FORD	NC	28673	14	35	2319	561	2012	PD-R CU	0.527	0.527	0	HALYARD
85701	4615021665	WISE DUANE	2485 PENNGATE DR	SHERRILLS FORD	NC	28673	14	35	2319	561	2012	PD-R CU	0.532	0.532	0	HALYARD
85674	4615022345	NORMAN POINTE OWNERS ASSOCIATI	PO BOX 2541	CORNELIUS	NC	28031	14	35	1915	495	2007	PD-R CU	1.334	1.317	4180	LITTLE FORK COVE
85703	4615022425	WISE DUANE	2485 PENNGATE DR	SHERRILLS FORD	NC	28673	14	35	2319	561	2012	PD-R CU	0.532	0.532	4104	HALYARD
85700	4615022785	VAN WINGERDEN BIRKBE	16400 HUNTERSVILLE-CONCORD RD	HUNTERSVILLE	NC	28078	14	35	2288	88	2011	PD-R CU	0.611	0.611	0	HALYARD
02641	4615026075	DELLINGER SEPTIC TANK CO	C/O GARY DELLINGER	DENVER	NC	28037			11111	11111			0	0	8165	WEBBS
90500	4615026075	DELLINGER GARY	8151 WEBB RD	DENVER	NC	280370000			2294	72	2012	R-SF	12.94	12.425	8165	WEBBS
90501	4615114802	DELLINGER TIMOTHY S	4419 BURTON LANE	DENVER	NC	28037			2294	79	2012	R-SF	14.94	13.754	0	BURTON
84173	4015127559	LAKEWOOD OWNERS ASSOCIATION	885 N NC 16 HWY	DENVER	NC	28037	13	243	2011	541	2008	PD-R CU	4.710	4.757	0	BURTON

- *Common Open Space* – Two of the parcels are common space for their respective subdivisions. The entire northeast boundary abuts a dedicated open space for Lakewood, the subdivision to the northeast. This area is heavily wooded and serves as a buffer between the parent parcel and the residential developments to the northeast. The other common area parcel is a paved area serving Norman Pointe, a subdivision northwest of the parent parcel.

- *Related Ownership* – As shown on the previous chart, five of the eleven adjacent or abutting properties are either owned by the owner of the parent parcel or related parties. This includes the concrete plant along the southwestern boundary and the vacant land to the east of the parent parcel.
- *Other Lots* – There are four residential lots that abut the parent parcel. Three of the parcels are located along Halyard Drive. These three lots are under the same ownership and are identified as tax parcels 85701, 85702 and 85703. The last lot is a flagged shaped lot along Halyard Drive identified as tax parcel 85700.

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 Unified 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 170 feet and cannot be totally obscured from the surrounding area.

However, the location within the existing tree line does obscure a significant portion of the tower from the majority of properties in the area. Based on our tour of the neighborhood, the tower will either be totally or mostly obscured from vision from any of the residential lots. The Norman Pointe subdivision maintains a high level of mature trees that screen the lots from the proposed development. Any potential sight lines to the tower would also include sight lines to the existing concrete plant located adjacent to the parent parcel. The placement of the proposed tower does minimize 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 170 feet. The tower is within the ranges as shown in 2.2.1 of the ordinance.

Section F

The proposed tower is 170 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. 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

While the analyst was not provided with photo simulations of the proposed tower, my tour of the neighborhood included the surrounding subdivisions. The tree lines along Halyard Drive would likely obscure any view of the proposed tower. The large wooded area between any of the residential

properties to the north would also likely totally or mostly obscure the view of the tower from the properties to the north. For the properties along Webbs Road, any view of the proposed tower would also include a view of the concrete plant located adjacent to the parent parcel. 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.

A significant factor in the analysis is the location adjacent to an industrial property. Concrete manufacturing plants in many jurisdictions require special use permits or similar local approval because of their potential impact on the surrounding properties. 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 Industrial Property

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 industrially zoned adjacent property. Further, the proposed development will not be detrimental to the use or development of the same properties.

The common areas for the adjacent residential developments serve two different purposes. The smaller site includes asphalt paving and functions as a parking area, likely for boats. Based on my tour of Halyard Drive, the majority if not all of the proposed tower will be obscured from site from the wooded area on the parent parcel.

The parcel along the northeast boundary serves as a buffer between the Lakewood development and the parent parcel. The combined wooded area is significant and would likely obscure most if not all of the proposed tower from view.

Summary Open Space

Based on the existing uses for the areas under the ownership of their respective homeowner's associations, we conclude

that the proposed development will not be detrimental to the use or development of the properties. We recognize that these properties current use is in support of their respective residential subdivisions.

The residential lots are all located along Halyard Drive adjacent to the northwest boundary of the parent parcel. As shown on the previous aerials, all of these properties will have a significant level of heavily wooded area between the tower and these lots. We consider it likely that the proposed tower will either be totally or mostly obscured from view from these properties.

The other residentially zoned properties are located along Webbs Road. Any view from adjacent properties would include a view of the existing concrete plant, which we consider to have a higher level of visual impact than the proposed tower. Further, the proposed tower will be located in within the existing wooded area towards the center of the property.

Based on all of these factors, I conclude that the proposed development will not substantially injure the value of the residential lots adjacent to the subject site on the northwestern boundary. The development of the residential properties along Webbs Road would contend with the visual impact of the concrete plant rather than the proposed tower. Further, these properties are under related ownership.

Tower Research

As part of our research, I visited and investigated eight towers located within four miles of the proposed site. Four of the towers were located along the NC Highway 16 or US Highway 321 corridors. The developments and nature of these radial growth patterns are inconsistent with the surrounding area of the proposed development and are not considered comparable.

One tower is located off Burris Road, which is a comparable road to Webbs Drive with respect to the fact it serves as the primary transportation road to serve a peninsula for Lake Norman. The 130-foot monopole is smaller than the

proposed pole, but is located on a large site near an existing tree line. The research of sales in and around this telecommunications facility did not provide empirical evidence of a diminution of value for adjacent or abutting properties. The wooded buffers between the tower and surrounding areas are considered comparable to the proposed development.

The other three towers were located on the eastern side of Lake Norman. One of the towers is located on the site of the Volunteer Fire Department along Brawley School Road. The surrounding developments in this area are sparse and did not provide adequate data to reflect the impact of the tower on the site. The second tower was located atop a water tower and is not considered comparable. The third tower is located on a large rural tract with little development surrounding the property. There are some single family dwellings carved out of a heavily wooded area, but based on our tour of these properties, the cell tower was not visible.

Conclusions

Based on the analysis, the value of the adjacent and abutting properties will not be substantially injured by the proposed development. Based on location within a heavily wooded area and limited visual impact, 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, appearing to read "Michael P. Berkowitz".

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

November 17, 2015

Date

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.appraisalinstitute.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 Ipock 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

