

IMPACT ANALYSIS OF
A PROPOSED TELECOMMUNICATIONS TOWER ON
THE VALUES OF ADJOINING OR ABUTTING PROPERTY

LOCATED ON

1345 EBERT STREET
WINSTON-SALEM, NORTH CAROLINA

AS OF

NOVEMBER 17, 2017

FOR

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

BY

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

PART ONE - INTRODUCTION



DAVID A. SMITH, MAI, SRA

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



November 30, 2017

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

Mr. Johnson,

As requested, I have inspected the site of a proposed telecommunications tower and properties that adjoin or abut it. The proposed tower would be located at 1345 Ebert Street in Winston-Salem, North Carolina.

The purpose of this assignment is to analyze the effect on the value of adjoining or abutting property. The intended use of this assignment is to assist the approving body in determining the effect of the proposed tower. The intended users of this report are officers and employees of Nexsen Pruet.

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

The properties were inspected on November 17, 2017 which is the effective date of this analysis. The effective date of this report is November 30, 2017. I made all necessary investigations and analyses. Based on a set of plans of the proposed tower, an inspection of the proposed tower site and the adjoining and abutting properties, an analysis of data gathered and facts and conclusions as contained in the following report of 25 pages, and subject to the assumptions and limiting conditions as stated, it is my opinion that the proposed tower will not substantially injure the value of adjoining or abutting properties.

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

Respectfully submitted,

David A. Smith

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



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CERTIFICATION

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

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

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

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

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

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.

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

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

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

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of the report, I have completed the requirements of the continuing education program of the Appraisal Institute.

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

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

David A. Smith

David A. Smith, MAI, SRA

PART TWO – PREMISES OF THE REPORT

STATEMENT OF COMPETENCE

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

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

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

No other extraordinary assumptions or hypothetical conditions are made.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The report has been made with the following general assumptions:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication.
2. The appraiser by reason of this report is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
3. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the

public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

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

5. I relied on a set of plans identified as “Hawthorne Street, Twin City Bible, Site ID: CTG-NC, 0010027, 1345 Ebert St, Winston-Salem, NC 27103,” prepared by Communications Tower Group, LLC and last revised October 2, 2017. This information is assumed to be correct. Copies of pages from these plans are in the addenda.

6. I relied on public records from the Forsyth County GIS and Register of Deeds and antennasearch.com for information regarding properties analyzed in this report. For purposes of this report, this information is assumed to be correct.

PURPOSE, INTENDED USE AND USERS OF THE REPORT

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

DEFINITION OF VALUE

The opinions of value in this analysis are the market values. The definition of market value is that used by federally regulated financial institutions. This definition is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

DATE OF ANALYSIS AND DATE OF REPORT

The effective date of the analysis is November 17, 2017. The date of the report is November 30, 2017.

PROPERTY RIGHTS

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

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

SCOPE OF WORK

The scope of the report involves collection and confirmation of data relative to the proposed tower, the property where the proposed tower will be located and the adjoining and abutting properties. I made an inspection of the proposed tower site and referred to a set of plans for the tower. I also made an exterior inspection, from the street right-of-way of those properties that adjoin or abut the proposed tower property. I researched properties around existing cell towers to determine the effect of the proposed tower. I located properties around a tower in Walkertown in Forsyth County, North Carolina and compared them with similar properties away from towers to judge the effect of the proposed tower on property values of the properties that adjoin or abut the proposed tower.

PART THREE – PRESENTATION OF DATA

NEIGHBORHOOD AND LOCATIONAL DATA

The proposed tower site is located within the city limits of Winston-Salem about 3 miles southeast of the central business district. This area is primarily residential and mostly single family residential. Most of the dwellings in the area are brick ranch and split level type built in the 1950's and 1960's. The exception to this are those dwelling located along Millers Crossing Court located immediately to the north of the site. These dwellings are mostly two story and were built in the 1990's. The property immediately to the south of the subject site is currently for sale for \$1,750,000 for 8.12 acres (\$215,517 per acre). It has two older dwellings and some outbuildings.

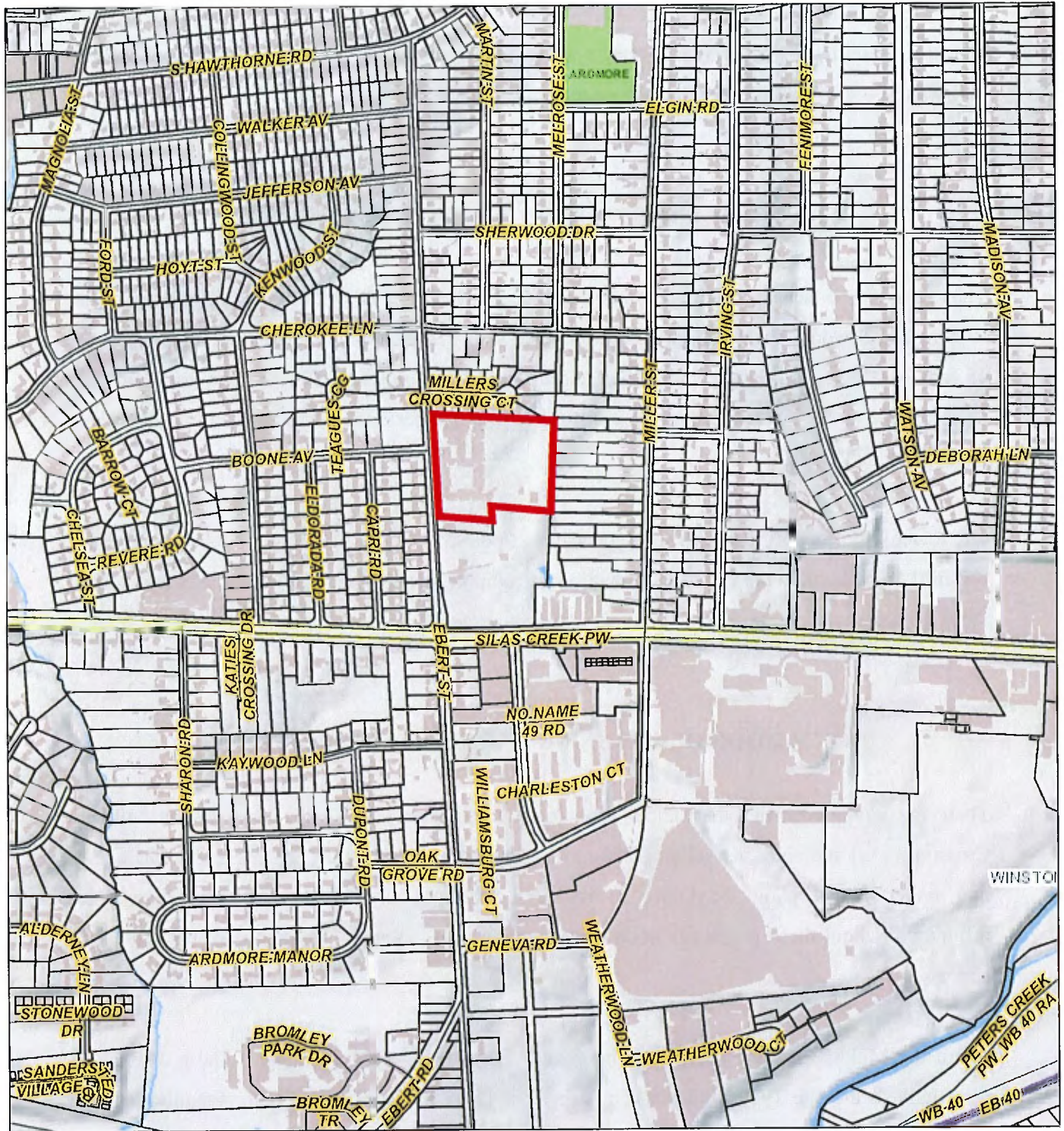
A short distance south of the subject is the Silas Creek Parkway with about 30,500 vehicles per day. At the corner of this parkway and Miller Street in the same block as the subject is an apartment development, Ardmore Landing. South of the subject block on Silas Creek Parkway are office uses and further east is the Forsyth Technical Community College Campus and commercial uses. There are a few churches in the area but otherwise the nearby uses are single family residential.

DESCRIPTION OF TOWER SITE PROPERTY

Since the purpose of this report is to estimate the effect of the proposed tower on adjoining or abutting properties and not the property the tower is on, only a brief description of the site where the tower is proposed will be given. More detail of the site is in the addenda.

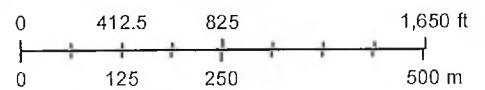
According to public records, the property where the tower will be located is owned by Twin City Baptist Church. The Forsyth County tax office identifies the property with a PIN of 6824-27-7772. Tax records indicate an address of 1337 Ebert instead of 1345. According to tax records, the land area is 7.14 acres in size and the zoning for the property is RS9 (Residential Single Family). The site is improved with an 8,718 square foot church built in 1981. Also on the site is

Neighborhood Map



November 30, 2017

1:9,028



a storage building, parking areas and a storm retention pond. The eastern boundary is wooded and there is a thin row of trees along the northern and southern boundaries.

DESCRIPTION OF THE PROPOSED TOWER AND LEASED AREA

The tower will be located on a 60' x 60' leased area. A 36' x 60' area will be enclosed with an eight foot high faux wood fence with three strand barbed wire. Surrounding the enclosed area will be a 15 foot landscaping buffer as required by the ordinance. There will be a 12 foot wide gravel access drive to an existing gravel parking lot and further to a 30 foot wide access and utility easement leading to Ebert Street.

The tower will be a 150 foot high slick concealment pole with 4 foot lightning rod. The tower will be unlit. In addition to the tower, there will be an equipment shed and a service rack six and a half feet high and six feet wide.

DESCRIPTION OF ADJOINING AND ABUTTING PROPERTIES

There are eight properties that adjoin the subject to the north that have addresses on Millers Crossing Court and eight that adjoin it to the east that have addresses on Miller Street. There are two properties that adjoin the subject to the south and eight across Ebert Street. A chart with information about these properties is on the following page. Vacant properties are not assigned addresses.

All of the Millers Crossing parcels are improved with single family dwellings. These dwellings were built in the late 1990s and range in size from 1,508 to 2,096 square feet. Standing at the location of the proposed tower these properties are mostly screened by a stand of trees directly north of the proposed tower site, but the tower itself will be visible.

Parcel ID (PIN)	Property Address	Owner Name	Total Value	Acreage	Year Built	Building Size
6824-28-4082.00	100 Millers Crossing Ct	Tucker Anna H & J Michael	\$197,200.00	0.19	1997	1508
6824-28-5061.00	110 Millers Crossing Ct	Walker Nicholas J & Nicole A	\$220,000.00	0.18	1997	1886
6824-28-6031.00	120 Millers Crossing Ct	Craven Patrick Christopher	\$243,500.00	0.18	1997	2348
6824-28-7010.00	130 Millers Crossing Ct	Henderson Dennis W & Jane F	\$209,300.00	0.18	1997	1883
6824-27-7978.00	140 Millers Crossing Ct	Morris Margaret F & Barbara J	\$227,900.00	0.18	1997	2096
6824-27-8948.00	150 Millers Crossing Ct	Ruangrat Paisavimol	\$227,600.00	0.11	1997	1902
6824-27-9928.00	160 Millers Crossing Ct	Tran Hai Hoang & Giao Than	\$239,800.00	0.22	1997	1903
6824-38-0002.00	170 Millers Crossing Ct	Frost Charles Stafford	\$205,800.00	0.49	1999	1762
6824-37-2646.00	0 Miller St	Morgan Merle Douglas	\$9,200.00	0.42	0	0
6824-37-2732.00	0 Miller St	Messick Patricia Lee	\$9,200.00	0.34	0	0
6824-37-2738.00	0 Miller St	Peddycord Carolyn C	\$9,200.00	0.34	0	0
6824-37-2961.00	0 Miller St	Morgan Merle Douglas	\$9,200.00	0.41	0	0
6824-37-3834.00	1404 Miller St	Wheeler Tevon Douglas & Sarah Renee	NA	0.7	1952	1528
6824-37-3558.00	1418 Miller St	Herrmann Rhonda S	\$147,100.00	0.7	1940	1128
6824-37-3552.00	1422 Miller St	Miller Michael William	\$118,300.00	0.71	1946	1456
6824-37-3457.00	1426 Miller St	Medford Ralph W & Shirley W	\$143,000.00	0.71	1950	1473
6824-27-2980.00	0 Ebert St	Adams James T & Marie C	\$82,000.00	1.06	0	0
6824-27-3740.00	1400 Ebert St	Jasinkiewicz John W & Robert F	\$133,400.00	0.26	1957	1581
6824-27-3653.00	1406 Ebert St	Loscheider Meghan K	\$116,900.00	0.23	1957	1320
6824-27-3555.00	1412 Ebert St	Pappas Claire Rocheleau	\$127,100.00	0.23	1957	1710

6824-27-3467.00	1418 Ebert St	Shannon Danielle	\$119,600.00	0.23	1958	1392
6824-27-3460.00	1424 Ebert St	Williard Clotile W	\$128,600.00	0.23	1958	1584
6824-27-6337.00	1425 Ebert St	Calloway Nancy & Manning Henry L	\$131,000.00	0.53	1958	1587
6824-27-7176.00	1451 Ebert St	Eberlee Farms Llc	\$311,400.00	6.51	1860	1515

The Miller Street properties are almost 500 feet deep with single family dwellings close to Miller Street. Some of these parcels are the unimproved rear sections of the larger lots. The dwellings that adjoin the property were built in the 1940s and 1950s and range in size from 1,128 to 1,528 square feet. The eastern boundary of the subject is wooded as are the rear areas of these lots and they are well screened from the tower site. Again the tower itself will be visible.

The properties across Ebert will have a view of the tower and the tower site. Seven of these properties are improved with single family dwellings built in the 1950s. The other is vacant. The tower is setback about 300 feet from the property line of the church and with the right-of-way of Ebert Street the property lines will be about 360 feet from the tower. The view from these houses will be across Ebert Street and then across the parking lot for the church. The vacant lot is screened by the church.

To the south is a single family dwelling and a 6.51 acre site with a single family dwelling and outbuildings. The first dwelling was built in 1958 and contains 1,587 square feet. The second dwelling was built in 1860 and contains 1,515 square feet. These two properties are currently for sale together with other properties for \$1,750,000. This combined property is also along the northern right-of-way of Silas Creek Parkway and adjoins residential apartment buildings. There are a few trees but the tower site will be mostly visible to these properties.

PART FOUR – ANALYSIS OF DATA AND CONCLUSIONS

ESTIMATED AFFECT OF THE PROPOSED TELECOMMUNICATIONS TOWER

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

The tower site will be fenced and landscaped as required. All of the non-tower improvements will be screened by the fencing and will be no more intrusive than typical residential uses. The only potential adverse effect is the visual impact of the tower itself on other properties.

The tower will be much shorter than most cell towers, 150 feet in height (with 4 foot lightning rod), monopole, slick concealment design and unlit.

Those properties to the east along Miller Street are well screened by existing trees on the subject site and to the rear of the dwellings. The lots are over 480 feet in depth. There is a small stand of trees north of the proposed tower site that screens the tower to the north in addition to the row of trees along the northern property boundary. The church building screens the properties to the northwest as does the row of trees along the southern boundary. In addition, the site will be fenced and buffered as required by the ordinance.

Using Google Map and the county GIS, I inspected over 200 tower sites in Forsyth County listed on Antenna.com and the website ArcGIS. I looked for towers over 100 feet in height and under 200 feet that were near or adjacent to single family residences without other adverse influences. I found a subdivision in Forsyth County in Walkertown, Hanley Park, that met this criteria. This tower is 185 feet in height, was built in November of 1999, is a lattice style structure and is much more visible than the proposed tower would be. Details about this tower are in the addenda.

This cell tower is directly adjacent to eight residential lots in Hanley Park improved with single family dwellings. There are a total of 83 lots in the subdivision all built after the tower was constructed. Twenty-eight of these lots are improved with dwellings of different quality and the tower is not visible. These were not included in my study. Using the county GIS I obtained information about the remaining fifty-five properties.

I used the transfers when the properties were sold by the developer and the dwellings were new. Only sales prior to February of 2008 that were one story in height and less than 1,800 square feet were used. This resulted in forty-one properties.

I then grouped them into several categories, those directly adjacent to the tower site, those a short distance north, those a short distance south, those on Kilberry Court and those on Hanley Park Drive (further from the tower). I then adjusted them for significant differences. They were all one story in height with three bedrooms, two full baths, one fireplace and two car garages. I adjusted for differences in sales dates, garage sizes, patios and porches. The resulting adjusted price was then divided by the heated square footage. A chart with property details and the adjusted per square foot prices are on the following pages. I averaged the price per square foot results from each category and the results are as follows:

Adjacent to the Tower -	\$79.21
Near the Tower to the South -	\$80.08
Near the Tower to the North -	\$78.40
Kilberry Court -	\$79.79
Hanley Park Drive -	\$80.67

The indications are quite close and show that those properties adjacent to the tower are not affected any more than those further away but with a view of it.

Address	Sold Price	Closing Date	Land Value	Year Built	Garage	Porch	Patio	Living Area	Per SF Price
ADJACENT									
4675 Carlton	\$146,500	9/20/2007	\$25,500	2007	441	24	240	1,450	\$79.02
4669 Carlton	\$156,725	2/23/2007	\$25,500	2007	413	28	238	1,494	\$86.65
4663 Carlton	\$130,500	3/23/2006	\$25,500	2006	420	20	180	1,276	\$82.28
4657 Carlton	\$133,500	2/7/2006	\$25,500	2006	420	25	255	1,490	\$72.79
4651 Carlton	\$145,000	8/26/2005	\$25,500	2005	441	28	140	1,554	\$78.84
4645 Carlton	\$114,500	7/27/2005	\$25,500	2005	252	52		1,255	\$75.67
								Average	\$79.21
NEAR (South)									
4633 Carlton	\$144,000	9/28/2006	\$31,900	2004	441	35	117	1,579	\$70.26
4627 Carlton	\$130,500	9/22/2005	\$26,400	2005	400	30	120	1,223	\$86.23
4621 Carlton	\$142,500	6/17/2005	\$26,400	2005	483	28	112	1,539	\$77.76
4615 Carlton	\$130,000	4/26/2006	\$23,000	2006	420	20	120	1,206	\$87.67
4603 Carlton	\$147,000	5/27/2005	\$27,900	2005	441	28	182	1,581	\$78.46
								Average	\$80.08
NEAR (North)									
4687 Carlton	\$127,500	8/22/2005	\$28,700	2005	420	25		1,299	\$78.67
4692 Carlton	\$144,500	2/24/2006	\$23,000	2006	420	28	126	1,560	\$78.77
4680 Carlton	\$133,500	6/1/2006	\$23,000	2006	0	25	220	1,699	\$69.44
4674 Carlton	\$145,000	8/24/2007	\$23,000	2007	420	154		1,552	\$71.32
4668 Carlton	\$149,000	3/21/2006	\$25,500	2006	440	29	120	1,617	\$76.80

4660 Carlton	\$129,000	12/8/2005	\$25,500	2005	400	30	240	1,312	\$80.36
3813 Ranier	\$147,000	8/15/2006	\$25,500	2006	420	28	140	1,587	\$75.20
3823 Ranier	\$145,000	1/14/2008	\$25,500	2007	420	21	140	1,581	\$71.04
3833 Ranier	\$130,000	3/31/2006	\$26,400	2006	420	20	120	1,269	\$81.94
3832 Ranier	\$153,500	10/25/2005	\$26,400	2005	420	28	182	1,581	\$81.51
3822 Ranier	\$159,500	12/2/2005	\$28,700	2005	440	150	132	1,708	\$77.41
3812 Ranier	\$159,000	12/6/2005	\$25,500	2005	440	30	144	1,708	\$80.33
3855 Kilberry	\$126,000	7/3/2004	\$25,500	2004	420	20	204	1,229	\$87.41
								Average	\$77.71
KILBERRY									
3845 Kilberry	\$133,500	7/20/2005	\$25,500	2005	420	27	120	1,492	\$74.72
3835 Kilberry	\$128,500	12/2/2004	\$25,500	2004	400	30	140	1,479	\$74.45
3850 Kilberry	\$133,000	3/18/2005	\$25,500	2004	420	36	120	1,414	\$79.42
3830 Kilberry	\$128,000	6/1/2004	\$25,500	2004	420	25	240	1,273	\$85.73
								Average	\$78.58
HANLEY PARK									
4685 Hanley Park	\$141,000	9/10/2004	\$25,500	2004	420	35	140	1,617	\$76.53
4675 Hanley Park	\$121,000	2/20/2004	\$25,500	2003	420	25	208	1,240	\$83.89
4665 Hanley Park	\$132,000	4/16/2004	\$25,500	2003	333	32	144	1,444	\$81.27
4645 Hanley Park	\$150,500	6/10/2005	\$25,500	2005	484	24	240	1,635	\$78.64
4635 Hanley Park	\$143,000	9/1/2005	\$25,500	2005	441	28	112	1,650	\$71.90
4625 Hanley Park	\$152,000	6/26/2006	\$25,500	2006	444	28	186	1,506	\$82.67

4615 Hanley Park	\$136,000	2/26/2008	\$25,500	2006	420	20	120	1,206	\$85.42
4620 Hanley Park	\$148,000	1/1/2006	\$25,500	2005	462	24	112	1,618	\$76.40
4640 Hanley Park	\$130,500	3/31/2005	\$25,500	2004	400	20	140	1,308	\$84.35
4660 Hanley Park	\$143,000	5/5/2004	\$25,500	2003	420	21	126	1,541	\$82.45
4670 Hanley Park	\$124,500	8/19/2004	\$25,500	2004	440	20	144	1,266	\$83.33
4680 Hanley Park	\$160,983	1/21/2005	\$25,500	2004	420	30	182	1,787	\$81.24
								Average	\$80.67

I then investigated a similar residential development, Beeson Park, Phase 4. This development is located in western Winston-Salem about eight miles south of Hanley Park. This neighborhood is similar in that there are many one story single family dwellings with garages built in 2003 and 2004 with an average size of 1,536 square feet.

There are a total of twenty one story single family dwellings in this phase. As with Hanley Park, I adjusted them for significant differences. They were all one story in height with three bedrooms, two full baths, fireplaces and garages. I adjusted for differences in sales dates, garage sizes, patios and porches. The resulting adjusted price was then divided by the heated square footage. A chart with the property details and the adjusted per square foot prices are on the following page. The indicated average per square foot price of these properties is \$78.71.

Address	Sold Price	Closing Date	Land Value	Year Built	Garage	Porch	Patio	Living Area	Total
BEESON PARK									
1025 Brookgreen	\$146,500	5/4/2004	\$28,000	2004	460	282	0	1,461	\$83.69
1045 Brookgreen	\$121,000	10/1/2004	\$28,000	2004	400	188	320	1,514	\$62.45
1065 Brookgreen	\$129,000	12/1/2004	\$28,000	2004	400	188	120	1,514	\$69.26
1075 Brookgreen	\$139,000	1/14/2004	\$28,000	2003	322	282	120	1,465	\$81.84
1000 Brookgreen	\$151,000	2/27/2004	\$28,000	2003	441	64	0	1,577	\$85.98
1010 Brookgreen	\$129,500	3/1/2005	\$28,000	2004	400	188	24	1,514	\$68.47
1070 Brookgreen	\$148,000	1/2/2004	\$28,000	2004	420	64	120	1,577	\$84.35
102 Picardy	\$162,500	3/16/2004	\$28,000	2004	400	42	260	1,696	\$87.09
110 Picardy	\$123,500	11/29/2004	\$28,000	2004	400	444	0	1,514	\$61.25
158 Picardy	\$142,500	11/17/2006	\$28,000	2004	400	188	240	1,514	\$72.97
174 Picardy	\$145,000	7/25/2003	\$28,000	2003	552	24	352	1,385	\$91.95
182 Picardy	\$138,000	7/25/2003	\$28,000	2003	240	0	120	1,492	\$86.17
198 Picardy	\$156,500	2/24/2004	\$28,000	2003	440	49	140	1,625	\$87.10
189 Picardy	\$152,500	7/29/2003	\$28,000	2003	420	64	120	1,577	\$88.38
181 Picardy	\$141,000	7/29/2003	\$28,000	2003	441	64	120	1,577	\$79.66
173 Picardy	\$138,000	12/30/2004	\$28,000	2004	420	64	120	1,577	\$74.41
165 Picardy	\$159,000	8/30/2004	\$28,000	2004	420	64	140	1,772	\$79.77
157 Picardy	\$140,000	3/23/2005	\$28,000	2004	400	188	168	1,514	\$75.60
141 Picardy	\$134,000	8/5/2005	\$28,000	2004	400	188	24	1,514	\$70.20
109 Picardy	\$125,000	12/18/2003	\$28,000	2003	240	28	120	1,346	\$83.51
								Average	\$78.71

CONCLUSION

To consider the effect of a proposed 150 foot slick concealment tower, I inspected the site of the proposed tower. I also referred to a set of plans provided by the tower company. I inspected those properties that adjoin or abut the site where the proposed tower will be located.

I researched the county and located a subdivision with a 185 foot lattice tower adjacent. This tower type and height is much more visible than the proposed tower. I located sales in this subdivision and compared them to sales in a very similar subdivision. The selling prices were similar indicating that the cell tower did not affect their values.

Based on this, it is my professional opinion that the proposed tower will not substantially injure the value of adjoining and abutting properties and will be in harmony with the area.

Cellular telephones have become a necessary and desired item in today's world. Many potential buyers of real estate expect cellular communications just as they expect electric service and lack of this service or poor service could adversely affect value. In order to meet this need, telecommunications towers have become a common part of the landscape in much the same way that overhead power and telephone lines and other utilities have. Like these utilities, telecommunications towers are needed in locations throughout the country. As such they are in harmony with the area in the same way that other utilities are and typically do not adversely affect value.



DAVID A. SMITH, MAI, SRA

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



QUALIFICATIONS OF DAVID A. SMITH, MAI, SRA

The appraiser, David A. Smith, has been involved in the appraisal of real estate for over thirty years. He worked with his father, Charles W. Smith, from 1976 to 2003. After the retirement of Charles W. Smith in 2003 he formed Smith & Whitfield, Inc. and later David A. Smith & Associates. In 1988 he was awarded the RM designation. With the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers in January of 1991, the RM designation was changed to the SRA designation. In 1991 he was awarded the MAI designation of the Appraisal Institute. He became a state-certified real estate appraiser in 1991 the year the state first began licensing real estate appraisers and his certification number is A281.

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

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

APPRAISAL INSTITUTE COURSES:

Real Estate Appraisal Principles (Exam 1A-1/8-1), University of North Carolina, 1981
Residential Valuation (Exam 8-2), University of North Carolina, 1981
Basic Valuation Procedures (Exam 1A-2), University of North Carolina, 1983
Standards of Professional Practice (Exam SPP), University of North Carolina, 1983
Capitalization Theory & Techniques, A (Exam 1B-A), University of Colorado, 1984
Capitalization Theory & Techniques, B (Exam 1B-B), University of Colorado, 1984
Valuation Analysis and Report Writing (Exam 2-2), University of North Carolina, 1987
Case Studies in Real Estate Valuation (Exam 2-1), University of North Carolina, 1987
Advanced Sales Comparison & Cost Approaches, Atlanta, Georgia, 2002
General Appraiser Market Analysis and Highest and Best Use, Atlanta, Georgia, 2007
Online Business Practices and Ethics, Chicago, Illinois, 2007, 2017
Appraisal Curriculum Overview, 2009
Condemnation Appraising: Principles & Applications, Greensboro, NC, 2011

APPRAISAL INSTITUTE SEMINARS:

Highest and Best Use, 1988
Industrial Valuation, 1988
Rates, Ratios and Reasonableness, 1988
Valuation of Leased Fee Interests, 1989
Current Problems in Industrial Valuation, 1989
Methods of Subdivision Analysis, 1989
Expert Witness in Litigation, 1989
Discounted Cash Flow, 1990
RTC Appraisal Standards, 1990
Preparation and Use of the UCIAR Form, 1990
Standards of Professional Practice Update, 1990
Commercial Construction Overview, 1991
Appraising Troubled Properties, 1991
Appraisal Regulations of the Federal Banking Agency, 1992
Real Estate Law for Appraisals, 1992
Appraising Apartments, 1993
Discounted Cash Flow Analysis, 1994
Appraiser's Legal Liabilities, 1994
Understanding Limited Appraisals, 1994
Analysis Operating Expenses, 1995
Future of Appraisals, 1996
Highest and Best Use Applications, 1996
Standards of Professional Practice, Parts A & B, 1997
Litigation Skills for the Appraiser, 1997
Eminent Domain & Condemnation Appraising, 1998
Matched Pairs/Highest & Best Use/Revisiting Report Options, 1998
Valuation of Detrimental Conditions, 1998
Appraisal of Nonconforming Uses, 2000
How GIS Can Help Appraisers Keep Pace with Changes in R E Industry, 2001
Feasibility Analysis, Market Value and Investment Timing, 2002
Analyzing Commercial Lease Clauses, 2002
Standards of Professional Appraisal Practice, 2002
Effective Appraisal Writing, 2003
Supporting Capitalization Rates, 2004
National USPAP Update, 2004
Rates and Ratios: Making Sense of GIMs, OARs, and DCFs, 2005
The Road Less Traveled: Special Purpose Properties, 2005
National USPAP Update, 2006
Appraisal Consulting: A Solutions Approach for Professionals, 2006
What Clients Would Like Their Appraisers to Know, 2007
Valuation of Detrimental Conditions, 2007
Business Practice and Ethics, 2007
Office Building Valuation: A Contemporary Perspective, 2008
Subdivision Valuation, 2008
National USPAP Update, 2009
Effective Appraisal Writing, 2009
Appraisal Curriculum Overview, 2009
Discounted Cash Flow Model: Concepts, Issues and Apps., 2010
National USPAP Update, 2010
Rates and Ratios: Making sense of GIMs, OARs and DCFs, 2011

National USPAP Update, 2012
Business Practices and Ethics, 2012
Marketability Studies: Advanced Considerations & Applications, 2013
Real Estate Valuation Conference, 2013
National USPAP Update, 2014
2014 RE Valuation Conference: National, Regional and Local Economy and RE Markets
2014 RE Valuation Conference: Economic Insights for 2014 and Beyond
Analyzing the Effects of Environmental Contamination on Real Property, 2015
National USPAP Update Course, 2016

OTHER SEMINARS:

Commercial Segregated Cost Seminar, Marshall & Swift, 1988
Appraisal Guide and Legal Principles, Department of Transportation, 1993
The Grammar Game, Career Track, 1994
Property Tax Listing and Assessing in NC, 2014

MEMBERSHIPS:

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

CERTIFICATION:

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

OTHER:

NC Property Tax Commission, 2013 – 2017
Durham Civilian Police Review Board, 2009 - Present, Past Chair
Durham County Board of Equalization and Review, 2013 – Present
Durham Public Schools Zero Based Budget Committee, 2013 - Present
City of Durham Audit Oversight Committee, 2002 – 2006
Durham Board of Adjustment, 1994 - 2002
Durham City/County Zoning Commission, 1990 – 1995
John Avery Boys and Girls Club, 1994-2002
Historical Preservation Society, 1992 - 1995
Vice President of the Candidates, 1989, NC Chapter 40
President of the Candidates, 1990, NC Chapter 40
Candidate of the Year, 1990, NC Chapter 40

RECENT CLIENTS (within the past five years):

LENDING INSTITUTIONS
American National Bank & Trust Company

AMEX Financial
BB&T
Citizens National Bank
CommunityOne Bank NA
Fidelity Bank
First South Bank
Harrington Bank
KeySource Commercial Bank
Live Oak Banking Company
Mechanics & Farmers Bank
Pacific International Bank
PNC Bank
RBC Bank
Self-Help
State Farm Bank
SunTrust Bank
Wells Fargo Bank

MUNICIPALITIES AND OTHER GOVERNMENT AGENCIES

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

OTHER

Allenton Management
AND Associates
Barcosnic
Builders of Hope
BCG Properties
Blanchard, Miller, Lewis & Styers Attorneys at Law
Blue Cross & Blue Shield of NC
Boulevard Proeprties
Bugg & Wolf Attorneys at Law
Carolina Land Acquisitions
CRC Health Corporation
Development Ventures Inc.
Duke Energy
Durham Academy
Durham Rescue Mission
Durham Technical Community College

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

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

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

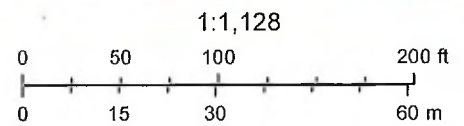
Appraisal assignments were for a variety of purposes including: mortgage loans, estate planning, condemnation, bankruptcy and equitable distribution.

ADDENDA

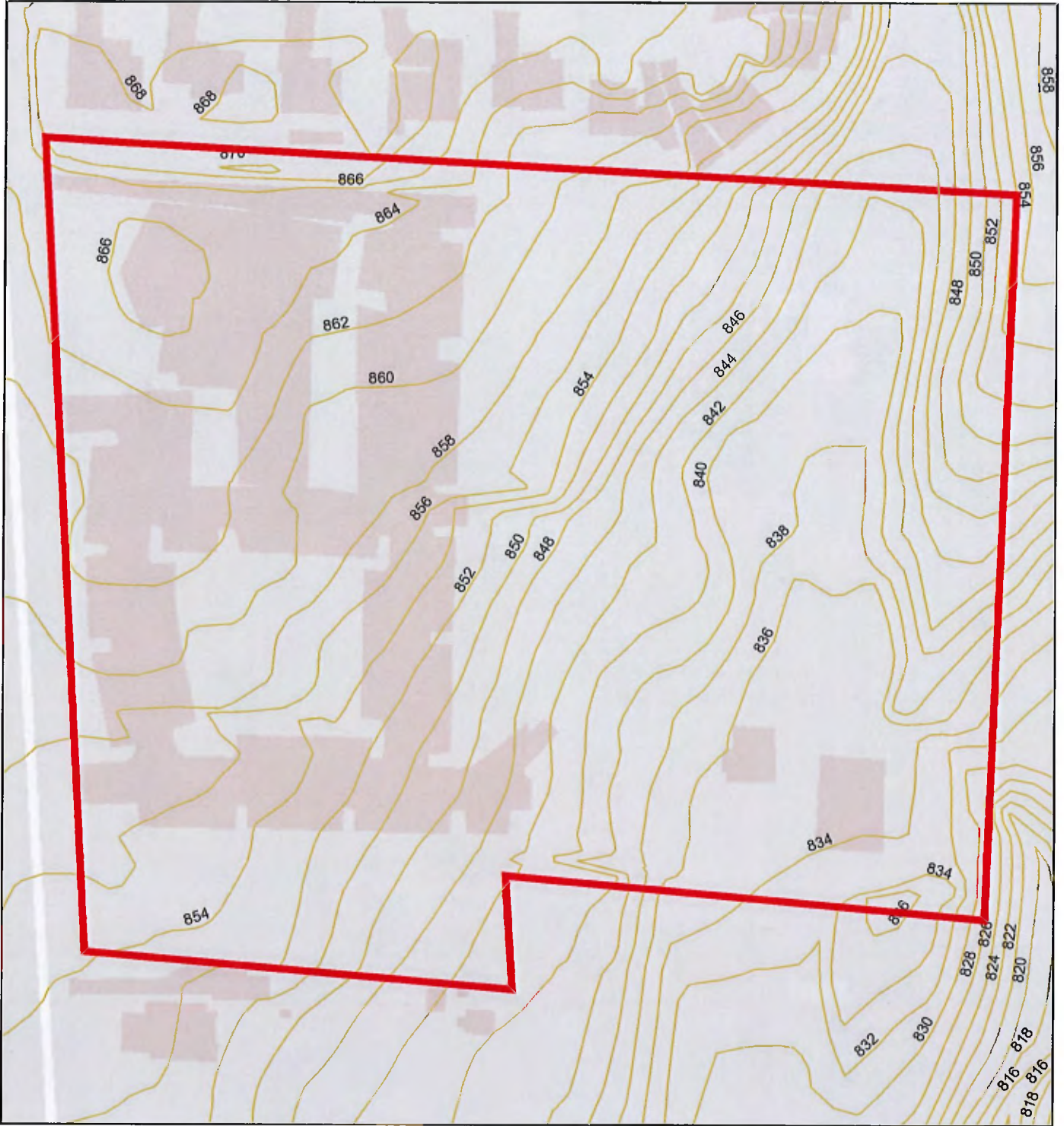
Aerial



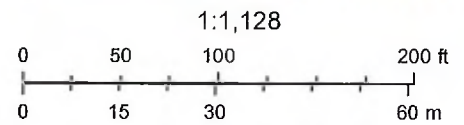
November 20, 2017



Topo Map



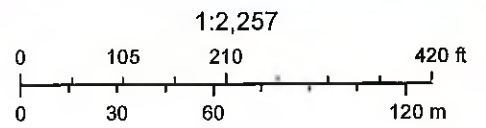
November 21, 2017



Floodplain Map



November 21, 2017



Zoning Map



REID	6824277772000	Current Deed Date	6/21/2011
Parcel ID (PIN)	6824-27-7772.00	Current Deed Stamps	0
Property Address	1337 Ebert ST	Assessment Method	COST
Block Lot	3810105	Total Value	1571400
Current Owner Name1	Twin City Baptist Church	Acreage	7.14
Current Owner Name2		CENSUS	21.0
Current Owner Address	1337 Ebert ST	PRZONING	RS9-S
Current Owner City St Zip	Winston-Salem NC 27103	MAPNUMBER	618846
Current Deed BkPg	000000-00000	Last Transaction Amount	0

Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 188 feet
 11/21/2017

Property Summary

Tax Year: 2017

REID	682427772000	PIN	6824-27-7772	Property Owner	Twin City Baptist Church
Location Address	1337 Ebert ST	Property Description	TWIN CITY BAPTIST CHURCH LO105 BL3810 BU1	Owner's Mailing Address	1337 Ebert ST Winston-Salem NC 27103

Administrative Data		Transfer Information		Property Value	
Old Map #	618846	Deed Date	6/21/2011	Total Appraised Land Value	\$482,000
Market Area	50	Deed Book	000000	Total Appraised Building Value	\$1,033,000
Township	WINSTON-SALEM	Deed Page	00000	Total Appraised Misc Improvements Value	\$56,400
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps		Total Cost Value	\$1,571,400
City	WINSTON-SALEM	Package Sale Date		Total Appraised Value - Valued By Cost	\$1,571,400
Fire District		Package Sale Price		Other Exemptions	\$1,571,400
Spec District		Land Sale Date		Exemption Desc	RELIGIOUS
Land Class	3.03-Relig-Inst	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	2	Total Deferred Value	
Acreage	7.14	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

Building Summary

Card 1 1337 Ebert ST

Building Details		Building Total & Improvement Details	
Bldg Name	Church-TWIN CITY BAPTIST CHURCH	Total Adjusted Replacement Cost New	\$935,637
Primary Occupancy Type	16	Physical Depreciation (% Bad)	AVERAGE 33
Primary Occupancy	1601-CHURCH	Depreciated Value	\$604,309
Primary Class	C	Economic Depreciation (% Bad)	10
Primary Quality	AVG	Functional Depreciation (% Bad)	0
Year Built	1981	Total Depreciated Value	\$543,878
Effective Year	1993	Market Area Factor	1
Physical Depreciation (Rating)	AVERAGE	Building Value	\$543,900
Physical Depreciation (% Bad)	33	Misc Improvements Value	\$56,400
Economic Depreciation (% Bad)	10	Total Improvement Value	\$600,300
Functional Depreciation (% Bad)	0	Assessed Land Value	\$482,000
Gross Leasable Area (SQFT)	8,718	Assessed Total Value	\$1,571,400
Remodeled Year	0		
Total Stories	1		

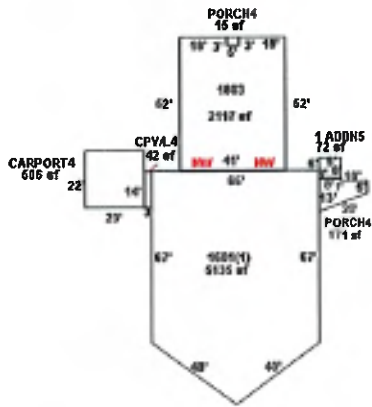
Section 1 Details		Section 2 Details	
Occupancy Type	16	Occupancy Type	18
Class	C	Class	C
Depreciation	33%	Depreciation	43%
Depreciation	AVERAGE	Depreciation	AVERAGE
Heat	Heat Pump	Heat	Heat Pump
Occupancy	1601-CHURCH	Occupancy	1803-CLASSROOM
Quality	AVG	Quality	AVG
		Sprinkler	No Sprinklers

Addition Summary			
Story	Type	Code	Area
	CARPORT 4	CARP	506
	CAN/LANDING 4	CAN/	42
	OPEN PORCHES 4	OPEN	15
	ONE STY ADDNS 5	ONE-	72
	OPEN PORCHES 4	OPEN	170
	MEZZANINE 3	MEZZ	800
	BASEMENT 2	BASE	594

Building Sketch	Photograph



3809 008 01 01/13/2007



Sketch by Apex Medina™

Card 2 1337 Ebert ST

Building Details	
Bldg Name	fellowship hall-TWIN CITY BAPTIST CHURCH
Primary Occupancy Type	16
Primary Occupancy	1614-FELLOWSHIP
Primary Class	C
Primary Quality	AVG
Year Built	1976
Effective Year	1997
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	32
Economic Depreciation (% Bad)	10
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	9,135
Remodeled Year	0
Total Stories	1

Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$766,127
Physical Depreciation (% Bad)	AVERAGE 32
Depreciated Value	\$543,493
Economic Depreciation (% Bad)	10
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$489,144
Market Area Factor	1
Building Value	\$489,100
Misc Improvements Value	
Total Improvement Value	\$489,100
Assessed Land Value	\$482,000
Assessed Total Value	\$1,571,400

Section 1 Details	
Occupancy Type	16
Class	C

Section 2 Details	
Occupancy Type	16
Class	C

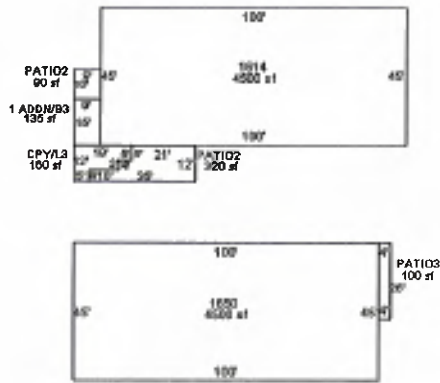
Depreciation	32%	Depreciation	25%
Depreciation	AVERAGE	Depreciation	AVERAGE
Heat	Heat Pump	Heat	Heat Pump
Occupancy	1614-FELLOWSHIP	Occupancy	1650-CHUR BSMT
Quality	AVG	Quality	BSMTFIN

Addition Summary

Story	Type	Code	Area
	PATIO 2	PATI	90
	1 STY ADDN BSMT 3	1-ST	135
	CAN/LANDING 3	CAN/	160
	PATIO 2	PATI	320
	PATIO 3	PATI	100

Building Sketch

Photograph



No Photo Found

Sketch by Apex Media™

Misc Improvements Summary

Card #	Unit	Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
--------	------	----------	---------	------	------------	----------	-------------------	-------------------	--------------------	-------

No Data

Total Misc Improvements Value Assessed:

Land Summary

Land Class: 3.03-Relig-Inst		Deeded Acres: 7.14		Calculated Acres: 7.42		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RS9-S		RES-LOT	1.00 BY THE UNIT PRICE	34000	LOCATION-125.00 EASEMENT-90.00 SIZE ADJUSTMENT-1400.00 ACCESS-90.00	\$482,000

Total Land Value Assessed: \$482,000

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Twin City Baptist Church	DEED	100	0		000000	00000	6/21/2011

Notes Summary

Building Card	Date	Line	Notes
No Data			

PHOTOGRAPHS



Approximate Location of Tower as seen from Church Parking Lot



Water Retention Pond adjacent to Tower Site

PHOTOGRAPHS



Storage Building on Church Property



Rear of Church Building

PHOTOGRAPHS



Front of Church Building



Dwellings across the Street from Church on Ebert Street

PHOTOGRAPHS



Street Scene along Capri Road



Street Scene along Capri Road

PHOTOGRAPHS



View of Silas Creek Parkway at Ebert Street



Street Scene along Ebert Street

PHOTOGRAPHS



Street Scene along Miller Crossing Court



Street Scene along Cherokee Lane

PHOTOGRAPHS



Dwelling on Miller Street from Boone Avenue



Apartments at Miller Street and Silas Creek Parkway

PHOTOGRAPHS



Dwellings on Ebert Street as seen from Tower Site



View from Tower Site Looking North

CTG SITE NAME: HAWTHORNE ST TWIN CITY BIBLE
 CTG SITE ID: CTG-NC 0010027
 SITE ADDRESS: 1345 EBERT ST WINSTON-SALEM, NC 27103 (FORSYTH COUNTY)
 PROJECT DESCRIPTION: PROPOSED WIRELESS TELECOM FACILITY
 TOWER TYPE: 150' SLICK CONCEALMENT POLE
 JURISDICTION: WINSTON-SALEM
 PRESENT OCCUPATION TYPE: CHURCH
 CURRENT ZONING: R5B
 PARCEL NUMBER: 6824-27-7772.00

PROJECT INFORMATION
 LATITUDE N 36° 04' 20.39" (NAD 83)
 LONGITUDE W 80° 16' 34.48" (NAD 83)
 GROUND ELEVATION = 848.7± (NAVD '88)

1-A CERTIFICATION



LOCATION MAP
 DIRECTIONS FROM CHARLOTTE, NC: TAKE PREFERRED ROUTE TO I-85 N. CONTINUE A&A MI. KEEP RIGHT TO CONTINUE ON I-85BUS. KEEP LEFT TO TAKE EXIT 100B FOR I-85BUS. TURN LEFT ONTO I-85BUS. TAKE EXIT 100B FOR I-85BUS. TURN LEFT ONTO I-85BUS. TURN RIGHT ONTO EBERT ST. SITE WILL BE ON RIGHT.

DRIVING DIRECTIONS

CTG
 COMMUNICATIONS TOWER GROUP LLC
 15720 BRIXHAM HILL AVE., STE 300
 CHARLOTTE, NC 28277
 CTG SITE NAME: HAWTHORNE ST TWIN CITY BIBLE
 SITE ID: CTG-NC 0010027
 1345 EBERT ST
 WINSTON-SALEM, NC 27103
 (FORSYTH COUNTY)

CODE COMPLIANCE
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 1. NORTH CAROLINA BUILDING CODE (2012 EDITION)
 2. NORTH CAROLINA CODE COUNCIL
 3. ARIET 14-2020-02-026
 4. 2014 NEC
 5. NEC 2014 & ADDENDUM
 6. UTILITY DISTRICTS

TOWER OWNER:
 CTG LLC
 15720 BRIXHAM AVE., SUITE 300
 CHARLOTTE, NC 28277
 CONTACT: ERIK BROOKS
 PHONE: (865) 661-7791
 EMAIL: EBROOKS@CTOWERSGROUP.COM

SURVEYOR:
 TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 CONTACT: TIMOTHY FISH, P.L.S.
 PHONE: (919) 661-4351
 EMAIL: TFISH@TEPGROUP.NET

CIVIL ENGINEER:
 TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 CONTACT: JOSHUA A. STAAB, P.E.
 PHONE: (919) 661-4351
 EMAIL: JSTAAB@TEPGROUP.NET

ELECTRICAL ENGINEER:
 TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 CONTACT: MARK S. QUAKENBUSH, P.E.
 PHONE: (919) 661-4351
 EMAIL: MQUAKENBUSH@TEPGROUP.NET

PROPERTY OWNER:
 TWIN CITY BAPTIST CHURCH
 1337 EBERT ST
 WINSTON-SALEM, NC 27103
 CONTACT: JOHN RUBLE
 PHONE: UNKNOWN
 EMAIL: JRUBLE@TWINCITYBIBLE.ORG

UTILITIES:
 POWER COMPANY: DUKE ENERGY
 CONTACT: CUSTOMER SERVICE
 METERS # NEAR SITE: UNKNOWN
 TELEPHONE COMPANY: AT&T
 PHONE # NEAR SITE: UNKNOWN
 PEDESTAL # NEAR SITE: UNKNOWN

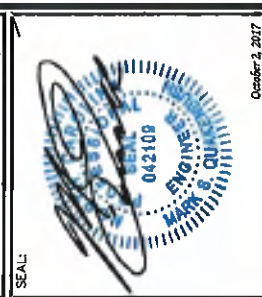
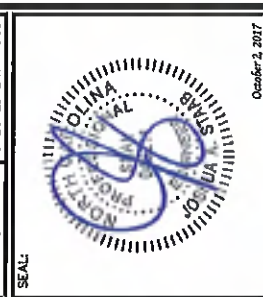
CONTACT INFORMATION

PLANS PREPARED BY:

 TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-4351
 WWW.TEPGROUP.NET
 N.C. LICENSE #C-1794

REV	DATE	ISSUED FOR:
3	10-02-17	CONSTRUCTION
3	09-06-17	CONSTRUCTION
1	09-05-17	CONSTRUCTION
0	09-01-17	PRELIMINARY

DRAWN BY: TDS | CHECKED BY: SCD
 SEAL: [Signature]



SHEET NUMBER: **T-1**
 REVISION: **3**
 OCTOBER 2, 2017
 TEL #: 78509-77257

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	3
T2-5	APPENDIX B	3
N1	PROJECT NOTES	3
C1	SITE PLAN	3
C2	CONFOUND DETAIL	3
C3	TOWER ELEVATION	3
C4	FOUNDATION CONTROL PLAN	3
C5	FOUNDATION CONTROL PLAN	3
C6	ACCESS ROAD DETAILS	3
C7	FENCE DETAILS	3
C8	SIGNAGE DETAILS	3
L1	LANDSCAPING PLAN	3
L2	LANDSCAPING DETAILS	3
E1	ELECTRICAL NOTES	3
E2	CTG SERVICE RACK DETAILS	3
E3	GROUNDING PLAN	3
E4	GROUNDING DETAILS I	3
E5	GROUNDING DETAILS II	3
	APPENDIX: SURVEY	

INDEX OF SHEETS

PLANS PREPARED FOR:



COMMUNICATIONS TOWER GROUP LLC
15720 BRIKHAM HILL AVE., STE. 300
CHARLOTTE, NC 28277

PROJECT INFORMATION:
HAWTHORNE ST TWIN

CITY BIBLE
SITE ID: CTG-NC

0010027
1345 EBERT ST
WINSTON-SALEM, NC 27103
(FORSTHER COUNTY)

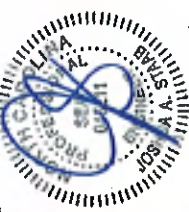
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 861-8351
www.tegroup.net

N.C. LICENSE # C-1794

SEAL:



October 2, 2017

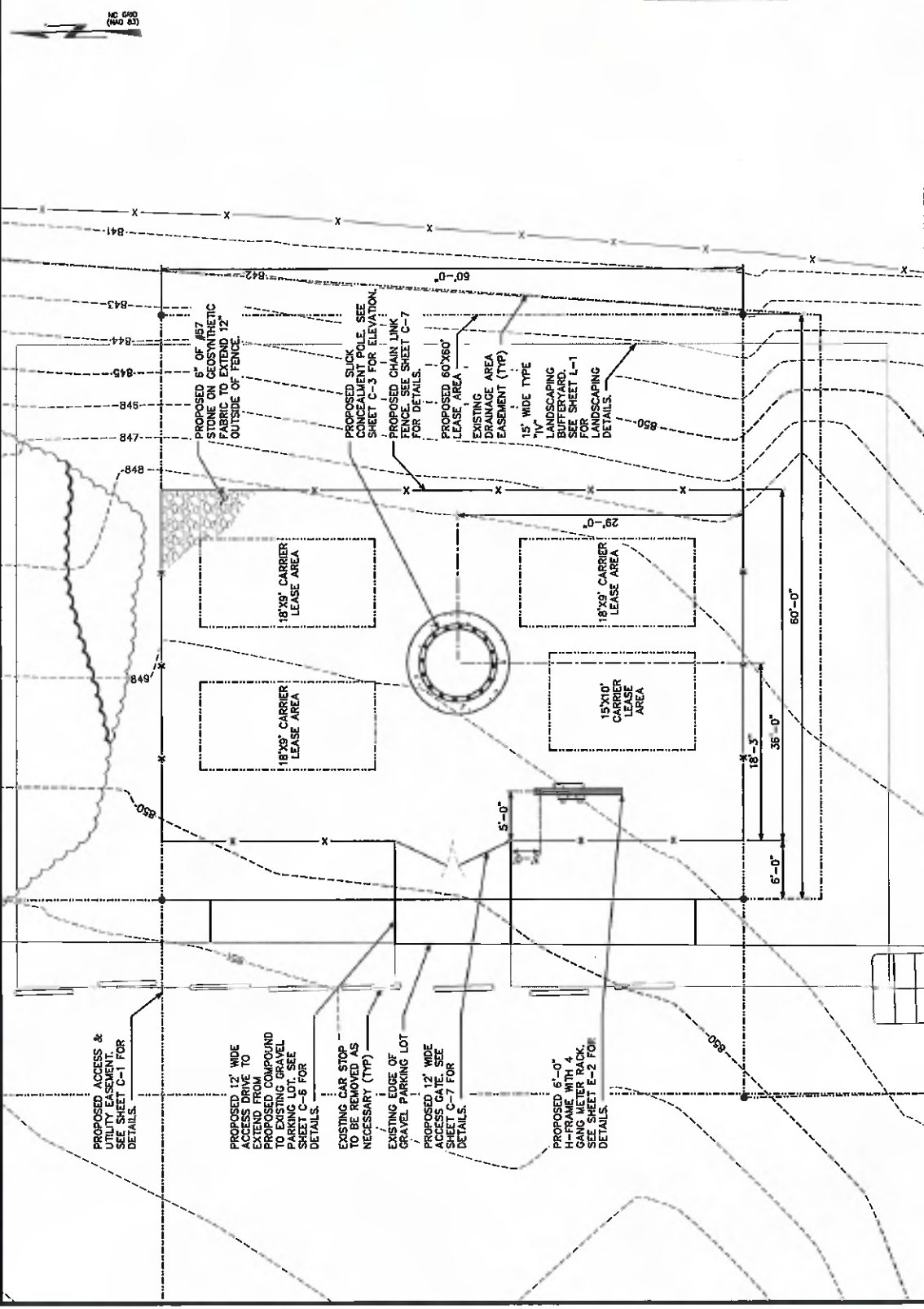
1	10-02-17	CONSTRUCTION
2	09-06-17	CONSTRUCTION
0	09-05-17	CONSTRUCTION
0	09-01-17	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: TDS | CHECKED BY: SCB

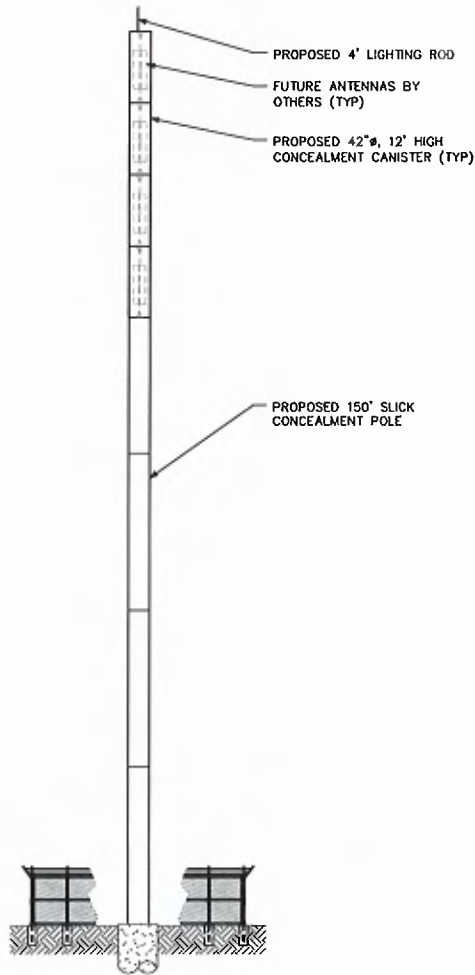
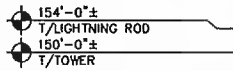
SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER:	C-2
REVISION:	3
TYP. #:	79503



COMPOUND DETAIL
SCALE: 1" = 10'



NOTES:

1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT CTG IN THE EVENT OF ANY DISCREPANCIES.
5. AS PER FCC REGULATIONS, TOWER IS NOT REQUIRED TO BE LIT.



TOWER ELEVATION

SCALE: 1" = 20'



<p>C-3</p> <p>SHEET NUMBER: C-3</p> <p>REVISION: 3</p> <p>TEP #: 79308</p>	<p>TOWER ELEVATION</p> <p>SHEET TITLE:</p>	<p>DRAWN BY: TDS CHECKED BY: SCB</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>REV.</th><th>DATE</th><th>ISSUED FOR:</th></tr> <tr><td>3</td><td>10-02-17</td><td>CONSTRUCTION</td></tr> <tr><td>2</td><td>09-06-17</td><td>CONSTRUCTION</td></tr> <tr><td>1</td><td>09-05-17</td><td>CONSTRUCTION</td></tr> <tr><td>0</td><td>09-01-17</td><td>PRELIMINARY</td></tr> </table>	REV.	DATE	ISSUED FOR:	3	10-02-17	CONSTRUCTION	2	09-06-17	CONSTRUCTION	1	09-05-17	CONSTRUCTION	0	09-01-17	PRELIMINARY	<p>SEAL:</p>	<p>N.C. LICENSE # C-1794</p> <p>TOWER ENGINEERING PROFESSIONALS</p> <p>326 TRYON ROAD RALEIGH, NC 27603-3530 OFFICE: (919) 861-6351 www.tepgroup.net</p>	<p>PLANS PREPARED BY:</p>	<p>PROJECT INFORMATION:</p> <p>HAWTHORNE ST TWIN CITY BIBLE SITE ID: CTG-NC 0010027</p> <p>1345 BERT ST WINSTON-SALEM, NC 27103 (FORSYTH COUNTY)</p>	<p>PLANS PREPARED FOR:</p> <p>CTG</p> <p>COMMUNICATIONS TOWER GROUP LLC 15720 BRINKMAN HILL AVE., STE 300 CHARLOTTE, NC 28227</p>
REV.	DATE	ISSUED FOR:																					
3	10-02-17	CONSTRUCTION																					
2	09-06-17	CONSTRUCTION																					
1	09-05-17	CONSTRUCTION																					
0	09-01-17	PRELIMINARY																					

PLANS PREPARED FOR:



COMMUNICATIONS TOWER GROUP LLC
15720 BRIGHAM HILL AVE., STE 300
CHARLOTTE, NC 28227

PROJECT INFORMATION:

**HAWTHORNE ST TWIN
CITY BIBLE
SITE ID: CTG-NC
0010027**
13-1/2 EBERY ST
WINSTON-SALEM, NC 27103
(FORSYTH COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3830
OFFICE: (919) 884-6361
www.tegroup.net

N.C. LICENSE # C-1794

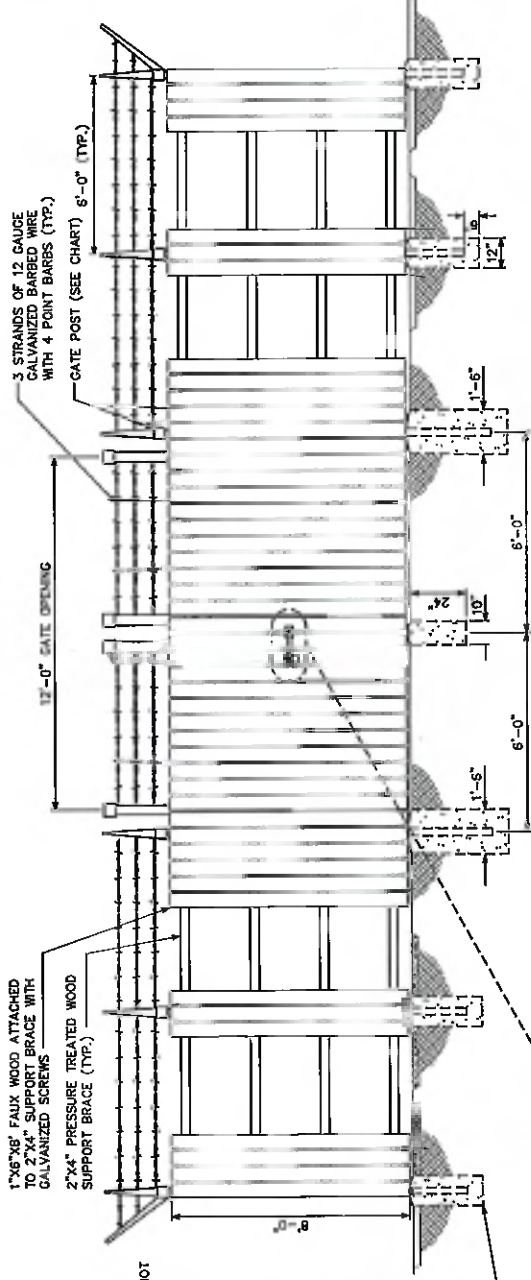
SEAL:



1	10-02-17	CONSTRUCTION
2	09-06-17	CONSTRUCTION
1	09-05-17	CONSTRUCTION
0	09-01-17	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: TDS		CHECKED BY: SCD
SHEET TITLE:		

**FENCE
DETAILS**

SHEET NUMBER:	C-7	REVISION:	3
		TRF #:	79509

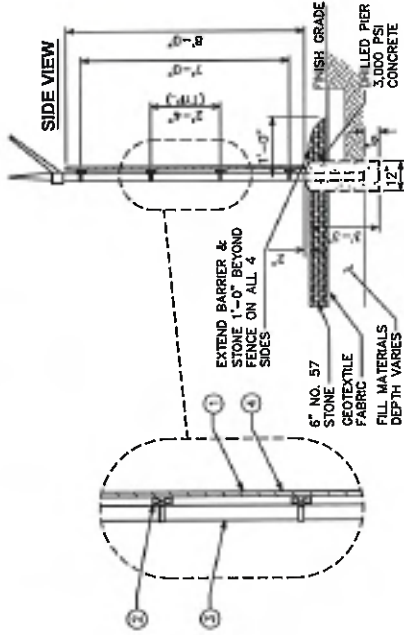
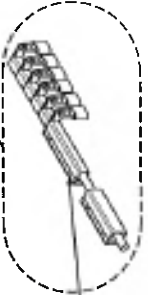


FENCE NOTE:

FENCE TO BE MAINTAINED BY CTG. ONLY FAUX WOOD AND HOT DIPPED GALVANIZED STEEL SCREWS ARE TO BE USED.

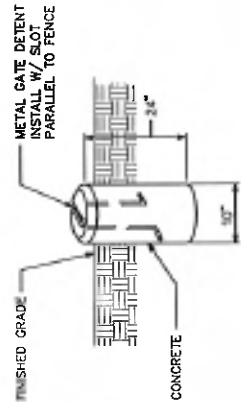
DRAWING NOTES:

- 1"x6" FAUX WOOD. ATTACH TO 2"x4" WITH HOT DIPPED GALVANIZED STEEL SCREWS.
- 2"x4" TREATED WOOD. ATTACH TO GALVANIZED FENCE POST WITH SUPPORT BRACKET AND 1/4" x 1" LAG BOLT (TYP.)
- 3 GALVANIZED FENCE POST
- 4 WOOD FENCE TO BE APPROPRIATELY STAINED OR PAINTED.



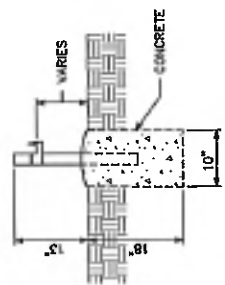
FENCE DETAIL (SIDE VIEW)

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.



GATE STOP / KEEPER DETAIL

SCALE: N.T.S.

TYPICAL FENCE ELEVATION

SCALE: N.T.S.

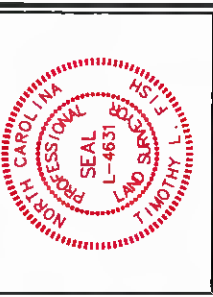
PREPARED FOR:
CTG
 15720 BRHXHAM HILL AVE., STE. 300
 CHARLOTTE, NC 28277

PROJECT INFORMATION:
HAWTHORNE
 1337 EBERT STREET
 WINSTON-SALEM, NC 27103
 (FORSYTH COUNTY)

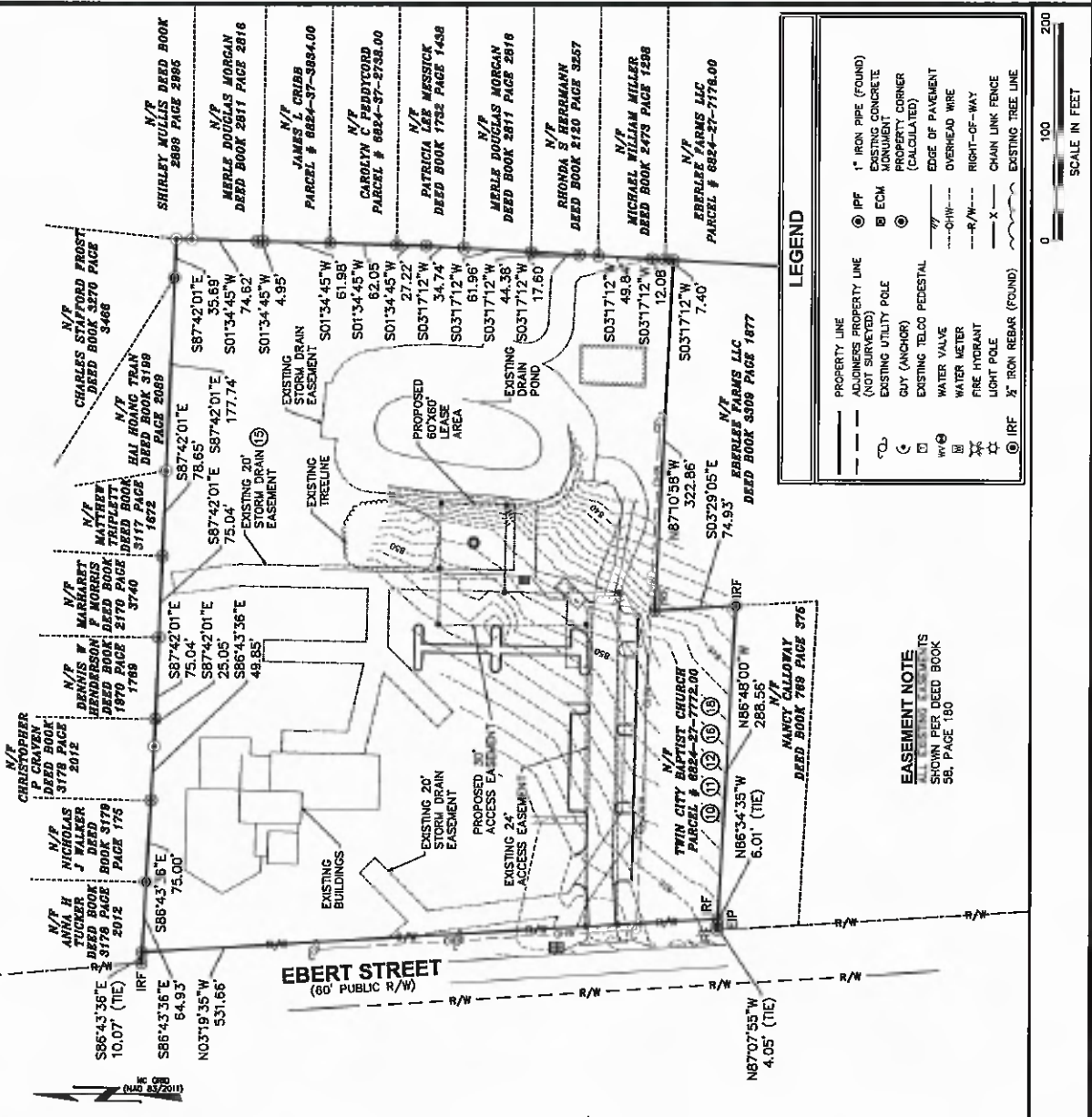
PREPARED BY:
TEP ENGINEERING, PLLC
 326 TRYON ROAD
 RALEIGH, NC 27603-3630
 (919) 861-6361
 COA # P-1403

SURVEYOR CERTIFICATE
 I, TIMOTHY L. FISH, CERTIFY THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED BY PARCEL #824-27-772.00); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; DRAWN FROM INFORMATION FOUND IN THIS PLAN'S RECORDING INSTRUMENT; THAT THE ACCURACY OF THIS PLAN'S RECORDING INSTRUMENT IS 1:10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 5B.1600).
 THIS 28TH DAY OF AUGUST, 2017
 SEAL
 NORTH CAROLINA PLS I-48M
TIMOTHY L. FISH

SURVEYOR CERTIFICATE
 I, TIMOTHY L. FISH, CERTIFY THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED BY PARCEL #824-27-772.00); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; DRAWN FROM INFORMATION FOUND IN THIS PLAN'S RECORDING INSTRUMENT; THAT THE ACCURACY OF THIS PLAN'S RECORDING INSTRUMENT IS 1:10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 5B.1600).
 THIS 28TH DAY OF AUGUST, 2017
 SEAL
 NORTH CAROLINA PLS I-48M
TIMOTHY L. FISH



SHEET TITLE:
SITE SURVEY
 DATE: 08/28/2017 REVISION: 0
 SHEET # 1 OF 3 TEP # 79509



VICINITY MAP n.i.s.

NOTES

1. PLAN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
2. PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY.
3. BASIS OF THE BEARINGS AND COORDINATES IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON AUGUST 16, 2017, TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS, AND EXPRESSED IN US SURVEY FEET.
4. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.
5. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF CORNER MARKERS, METERS, AND INFORMATION FOUND IN THE FORSYTH COUNTY REGISTER OF DEEDS. OTHERWISE NOTED.
6. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
7. PROPERTY LOCATED IN FLOOD ZONE "X". AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL # 370864-003, EFFECTIVE JANUARY 02, 2008.
8. LESSEE INFORMATION: COMMUNICATIONS TOWER GROUP LLC 15720 BRHXHAM HILL AVE., STE. 300 CHARLOTTE, NC 28277
9. PROPERTY INFORMATION: TWIN CITY BAPTIST CHURCH 1337 EBERT STREET WINSTON-SALEM, NC 27103

1A CERTIFICATE
 LATITUDE: N 36° 04' 20.39" (NAD 83)
 LONGITUDE: W 80° 16' 34.49" (NAD 83)
 GROUND ELEV. (AMSL): 846.705± (NAVD '88)

SITE SURVEY
 SCALE: 1" = 100'

LEGEND

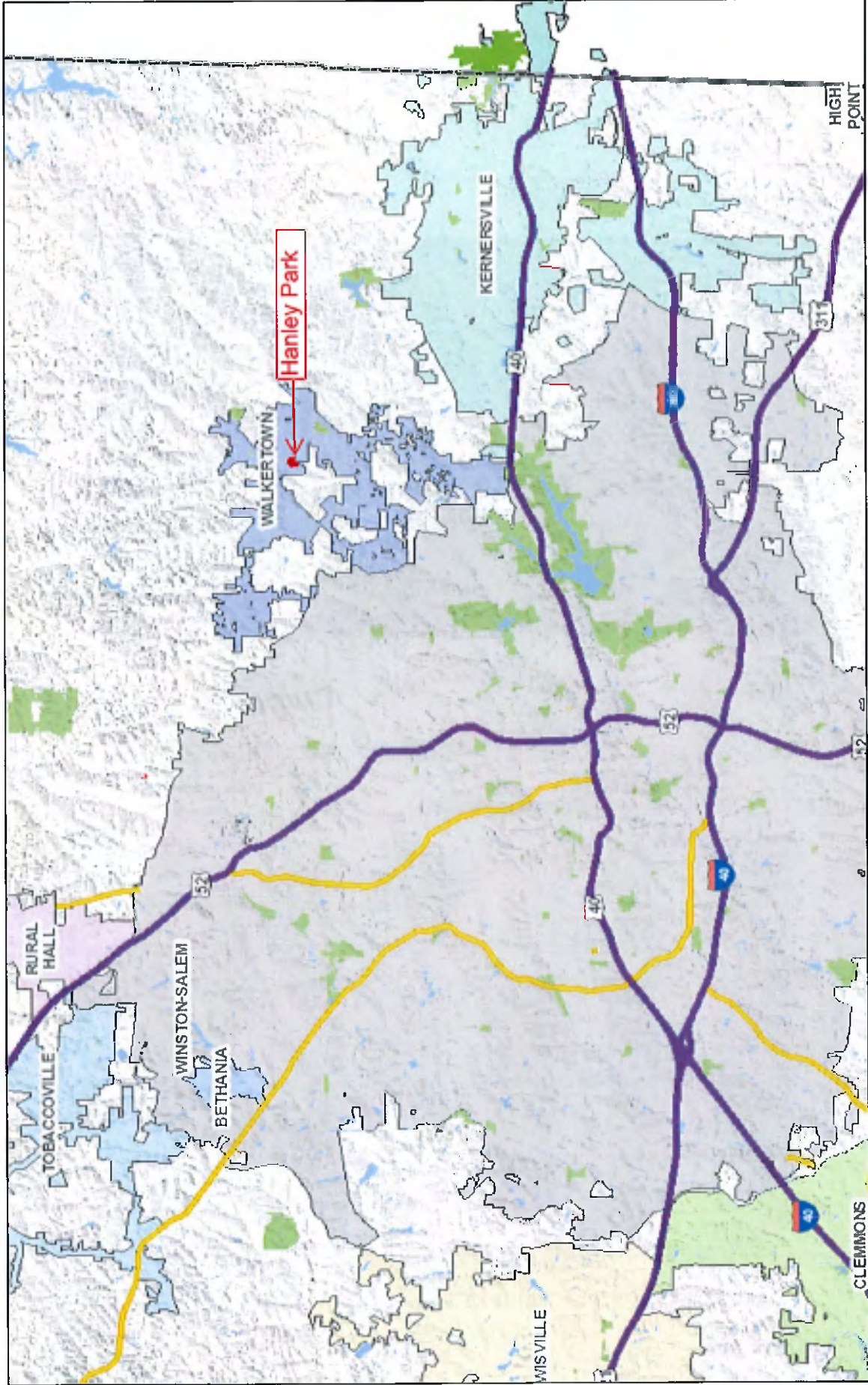
—	PROPERTY LINE	⊙	1" IRON PIPE (FOUND)
- - -	ADJOINERS PROPERTY LINE (NOT SURVEYED)	⊗	EXISTING CONCRETE MONUMENT
⊕	EXISTING UTILITY POLE	⊙	PROPERTY CORNER (CALCULATED)
⊕	GUY (ANCHOR)	—	EDGE OF PAVEMENT
⊕	EXISTING TELCO PEDESTAL	—	OVERHEAD WIRE
⊕	WATER VALVE	—	RIGHT-OF-WAY
⊕	WATER METER	⊕	CHAIN LINK FENCE
⊕	FIRE HYDRANT	⊕	EXISTING TREE LINE
⊕	LIGHT POLE	⊕	
⊕	1/2" IRON REBAR (FOUND)		

EASEMENT NOTE
 SHOWN PER DEED BOOK 58, PAGE 190

EASEMENT NOTE
 SHOWN PER DEED BOOK 58, PAGE 190

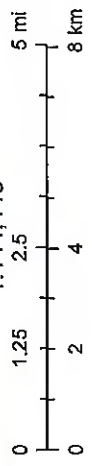
SCALE IN FEET
 0 100 200

Location of Hanley Park

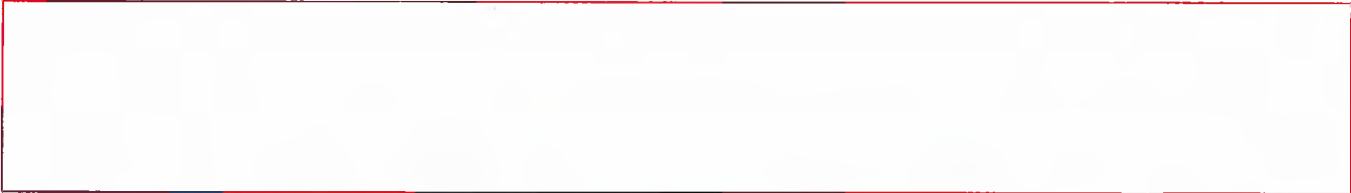



November 30, 2017

1:144,448



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.



 Registered Tower Detail - Tower (2)



• **Ownership Info**

Rep	Company: Crown Castle Contact: Don Snyder Phone: (724)416-2470 Email: Don.Snyder@crowncastle.com	Address: 2000 Corporate Drive Canonsburg, PA, 15317
Owner	Company: Crown Castle GT Company LLC Contact: Not Recorded Phone: (724)416-2000 Email: Regulatory.Department@Crowncastle.com	Address: 2000 Corporate Drive Canonsburg, PA, 15317

• **Tower Characteristics**

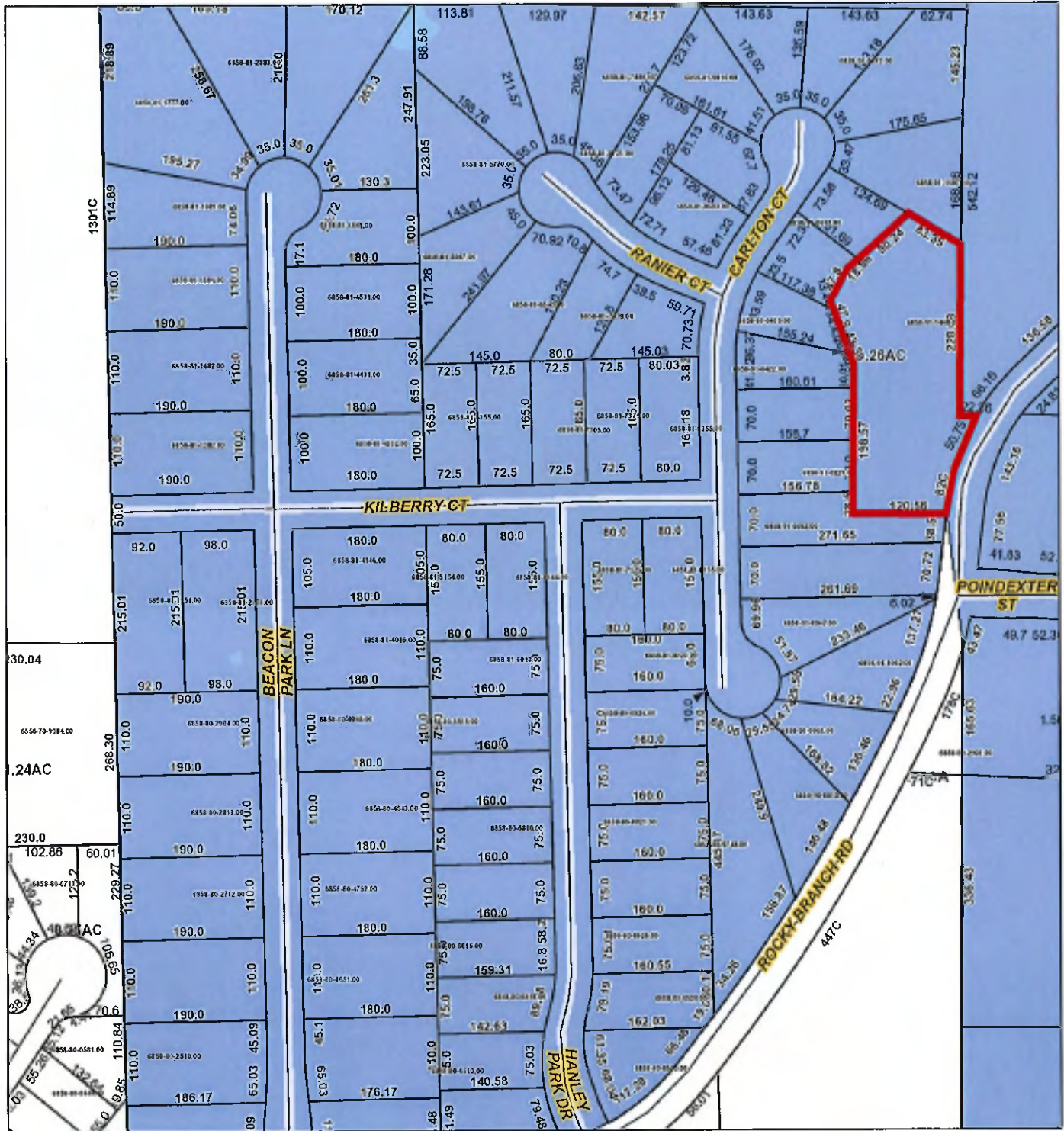
Registration #:	1004980	Ground Elev:	985.0 feet
Latitude:	36.1665	Height Of Structure:	185.0 feet
Longitude:	-80.1548	Overall Height:	1183.1 feet
Structure Type:	Mast	Structure Address:	2802 ROCKY BRANCH ROAD WALKERTOWN, NC
Status:	Constructed		
Date Constructed:	11/01/1999		

• **History**

Purpose	Status	Date	Rep	Owner	Addnl Info
New Reg	Granted	10/30/1996			---
Constructed	Granted	11/01/1999			---
Modification	Granted	11/01/1999			---
Constructed	Granted	11/01/1999			---
Modification	Granted	11/01/1999			---
Adm Update	Granted	01/11/2000			---
Modification	Granted	01/12/2000			---
Constructed	Granted	01/12/2000			---
Owner Change	Granted	06/22/2000	Rep Owner	Bennet & Bennet, PLLC Crown Castle GT Company LLC	
Adm Update	Granted	11/28/2001			---
Adm Update	Granted	11/10/2002			---
Modification	Granted	02/23/2004			---
Constructed	Granted	02/23/2004			---
Adm Update	Granted	05/03/2015			---
Adm Update	Granted	05/06/2016			---

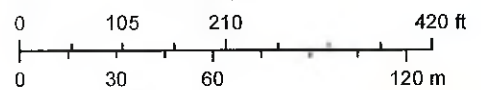


Hanley Park Tower Location



November 30, 2017

1:2,257



PHOTOGRAPHS OF HANLEY PARK



Hanley Park – Ranier Court Cul-de-Sac



Hanley Park – Southern Carlton Court Cul-de-Sac

PHOTOGRAPHS OF HANLEY PARK



Hanley Park – Kilberry Court and Beacon Park Lane



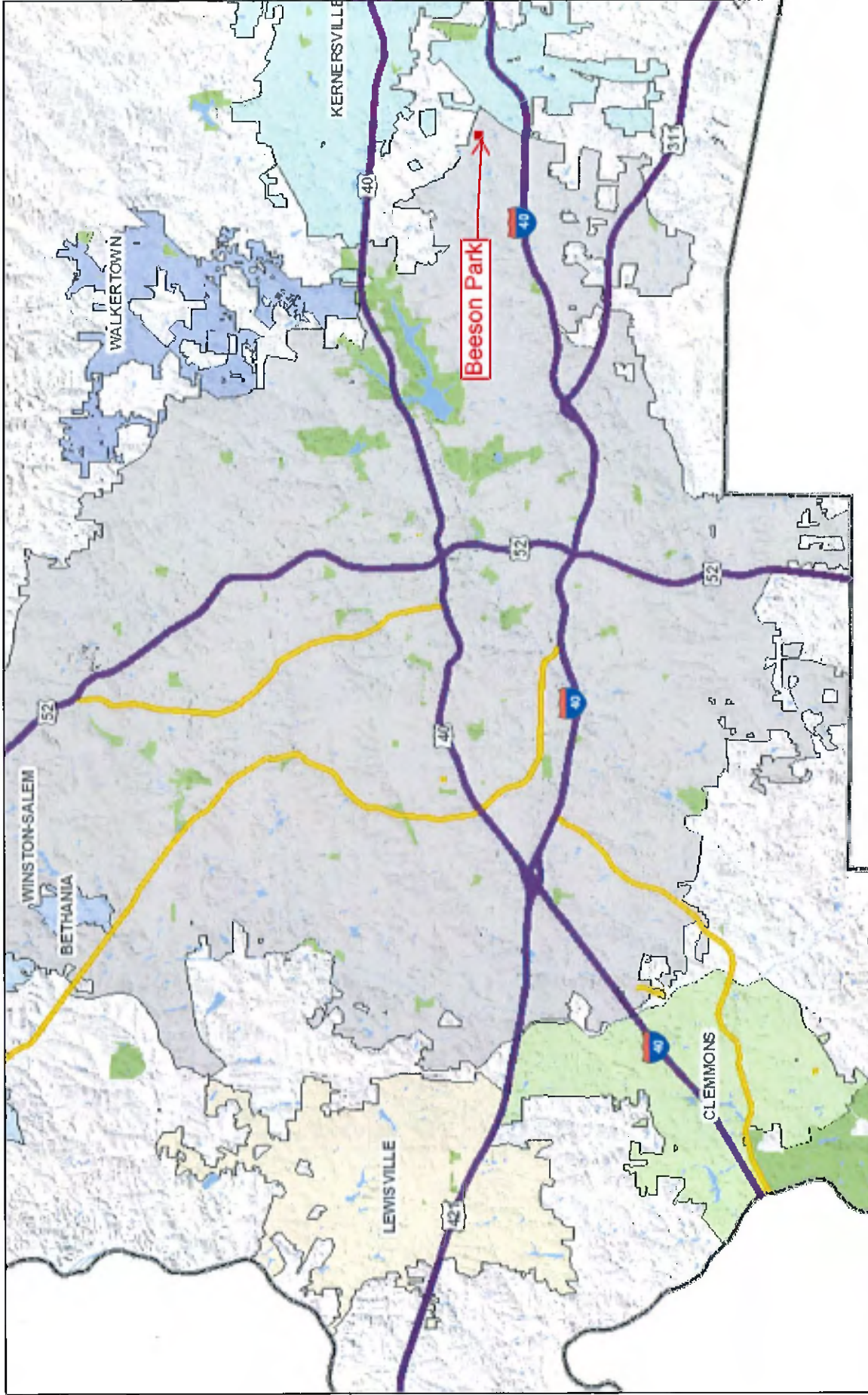
Hanley Park – Hanley Park Drive and Rocky Branch Road

PHOTOGRAPHS OF HANLEY PARK

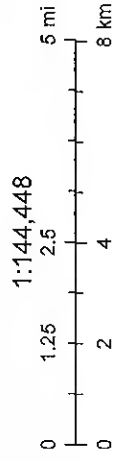


Hanley Park – Hanley Park Drive and Kilberry Court

Location of Beeson Park

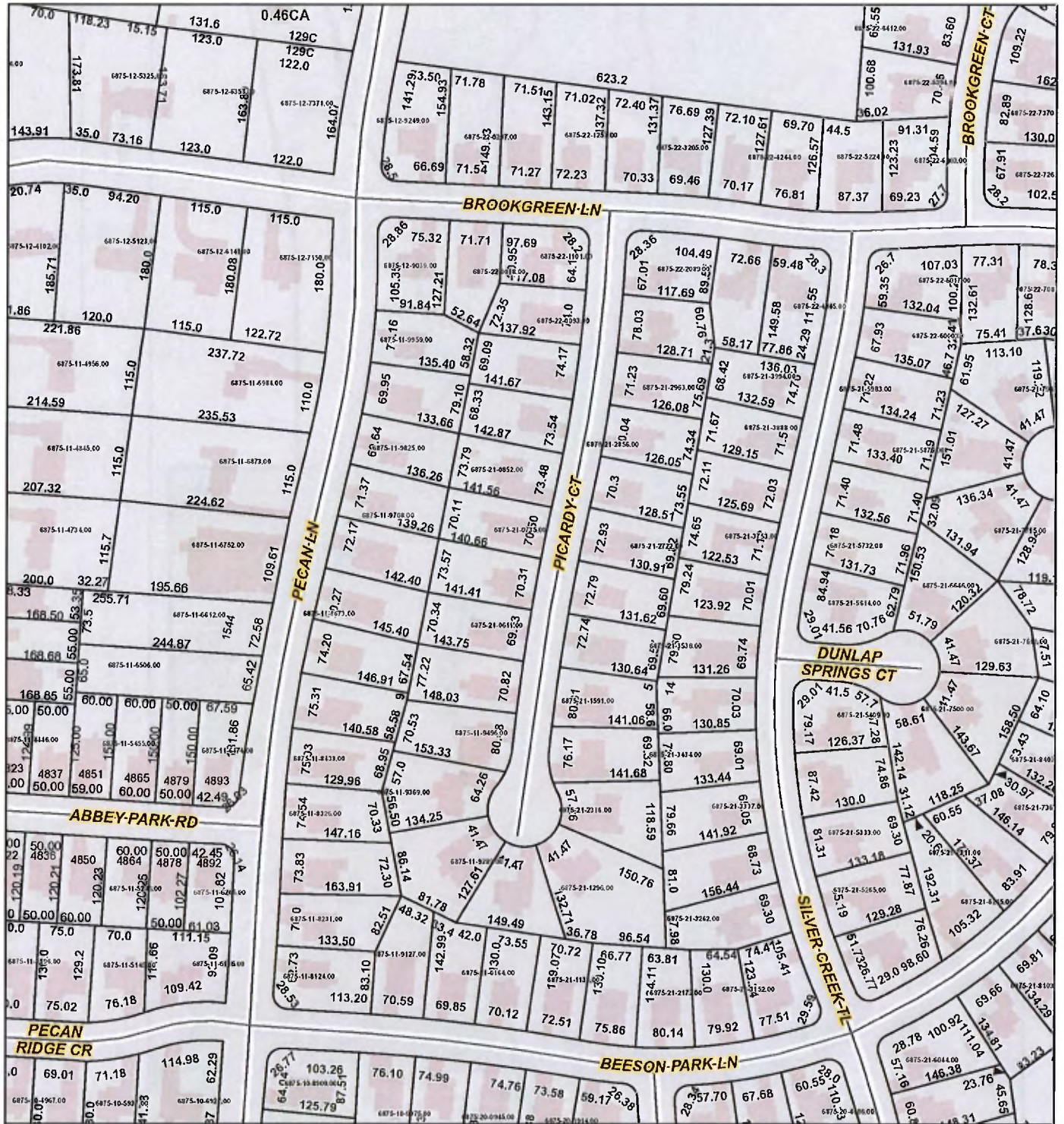


November 30, 2017



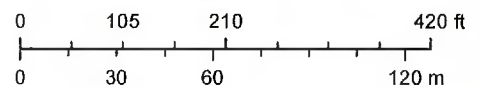
Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Beeson Park Subdivision



November 30, 2017

1:2,257



PHOTOGRAPHS OF BEESON PARK



Street Scene on Picardy Court



Street Scene on Picardy Court

