

IMPACT STUDY

***Impact Study - Cell Tower
Crosspoint
Behind 2438 NC Highway 42
Moncure, Chatham County, NC
27559***

Type Report: Impact Study

***Effective Date
October 10, 2023***



October 30, 2023

Matt Grugan
c/o Victoria Farmer
Vertical Bridge REIT, LLC
Project Manager
750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

RE: Impact Study for Proposed Telecommunications Facility located at c. 2500 block NC Highway 42, Moncure, Chatham County, North Carolina.

Dear Mr. Grugan:

I have completed a study of the proposed tower. The scope of the assignment includes the impact, if any, of the proposed development of a telecommunications tower will adversely impact surrounding and adjacent property values. The scope is consistent with several other County Special Use Permit (SUP) findings for approval and appears consistent with the intent of the Chatham County Ordinance as detailed in the attached narrative. The study is intended to assist Chatham County officials in rendering a decision for an SUP for the development of a telecommunications tower.

The location of the proposed tower is located behind an existing cemetery along the NC Highway 42 corridor in southwest Chatham County. The juxtaposition of cell towers and institutional developments is common throughout North Carolina. The site consists of 37.8 acres used for agricultural purposes. The surrounding land uses include a variety of uses with most of the land used for agricultural and low-density residential uses. The surrounding land uses and the adjacent cemetery are contributing factors to the scope of work and conclusions of this study.

The impact study is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The impact study is not an appraisal as it does not report the value of any property; however, the study employs appraisal methodology to reach our conclusions of the impact of the proposed development. The impact study is of real property as this is the field of our expertise.

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

Mr. Grugan
October 30, 2023
Page 2

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS:

It is an extraordinary assumption of this report that the improvements as described within this report are compliant with the appropriate ordinance including but not necessarily limited to setbacks, landscaping, access, wetlands and other items outside our field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within the respective fields.

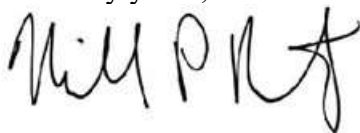
It is an extraordinary assumption of this report that the proposed development will be constructed as detailed in the report. Further, it is an assumption of the study that the proposed access will be in accordance with all local and state regulations. Maintenance will occur through a non-exclusive easement that we assume is a legal access. Given access will be required for the development, we consider the assumption reasonable for the purpose and intended use of this study.

The content and conclusions of this report are intended for our client and for the specified intended uses only. They are also subject to the assumptions and limiting conditions as well as the specific extraordinary assumption set forth in this report.

Based on the analyses detailed in the attached narrative including the location adjacent to an existing cemetery, it is our opinion that the proposed development will not adversely impact the value of surrounding and adjacent areas.

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

Sincerely yours,



MICHAEL P. BERKOWITZ
MPB REAL ESTATE, LLC

TABLE OF CONTENTS

SCOPE OF THE ASSIGNMENT6

PREMISES OF THE STUDY8

 Identification of Subject.....8

 Client, Purpose, and Intended Use and Intended Users8

 Analyst.....8

 Property Inspection.....8

 Extraordinary Assumptions of Report8

 Effective Date of Study.....9

 Date of Report.....9

 Type Report.....9

 Study Development and Reporting Process.....9

PROPOSED FACILITY10

 Tower.....10

 Site Improvements10

 Access.....11

 Location.....12

SURROUNDING LAND USES.....12

CHATHAM COUNTY ZONING ORDINANCE15

MARKET RESEARCH16

ADDENDA28

 Certifications29

 Qualifications of the Analyst.....37

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 an SUP to be considered by Chatham County Officials. Our study and the reporting of our study is in agreement with our client as follows:

The proposed development requires a Special use permit. The report is intended to address items relevant to the application. The following criteria for approval was extracted from Section 17 of the Chatham County Zoning Ordinance for the findings for approval of the permit.

1. The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located.
2. The requested special use permit is either essential or desirable for the public convenience or welfare.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining areas, and will not be detrimental to the health, safety, welfare or environment of the community.
4. The requested permit will be consistent with the objectives of the Land Use Plan.
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

The ordinance findings for approval include some subjective terms that include the potential impact of the proposed development on property values. An adverse impact on property values would not be "desirable" and would impair the "integrity or character" of the surrounding areas. This study intends to develop an opinion on whether the proposed tower will adversely impact property values of surrounding and adjacent or surrounding areas.

The scope of the assignment includes research of existing towers in the neighborhood. The neighborhoods and their surrounding developments are researched to determine whether the proposed development, referred to as the “Crosspoint” site, is consistent with the location of other towers and their impact, if any, on property values.

The impact study provides an analysis of the surrounding properties. The analysis includes existing improvements, zoning designations and likely development patterns. The existing uses as of the effective date of this report in concert with the market data provided are contributing factors to the conclusions of this study.

PREMISES OF THE STUDY

Identification of Subject

“Crosspoint” site

c. 2500 NC Highway 42
 Behind 2438 NC Highway 42
 Moncure, Chatham County, NC 27559
 Tax/PIN #: 0606-23-2316

Client, Purpose, and Intended Use and Intended Users

Matt Grugan
 c/o Victoria Farmer
 Vertical Bridge REIT, LLC
 Project Manager
 750 Park of Commerce Dr.
 Suite 200
 Boca Raton, FL 33487

The client and intended user are Mr. Matt Grugan and representatives. The intended use is as an aid to assist Chatham County officials in rendering a decision regarding an application for a special use permit for the proposed development. The study is not intended for any other use or users.

Analyst

Michael P. Berkowitz

MPB Real Estate, LLC
 1100 Sundance Drive
 Concord, NC 28027

Property Inspection

Michael Berkowitz 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 Chatham County and the surrounding areas. I consider my observations in the context of the market data. They are a contributing factor to my conclusions. Photographs of the property were taken during Mr. Berkowitz’s inspection.

Extraordinary Assumptions of Report

It is an extraordinary assumption of this report that the improvements as described within this report are compliant with the appropriate ordinance including but not necessarily

limited to setbacks, landscaping, access, wetlands, and other items outside our field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within the respective fields.

It is an extraordinary assumption of this report that the proposed development will be constructed as detailed in the report. Further, it is an assumption of the study that the proposed access will be in accordance with all local and state regulations. Maintenance will occur through a non-exclusive easement that we assume is a legal access. Given access will be required for the development, we consider the assumption reasonable for the purpose and intended use of this report.

Should the extraordinary assumptions not exist, we reserve the right to amend this study.

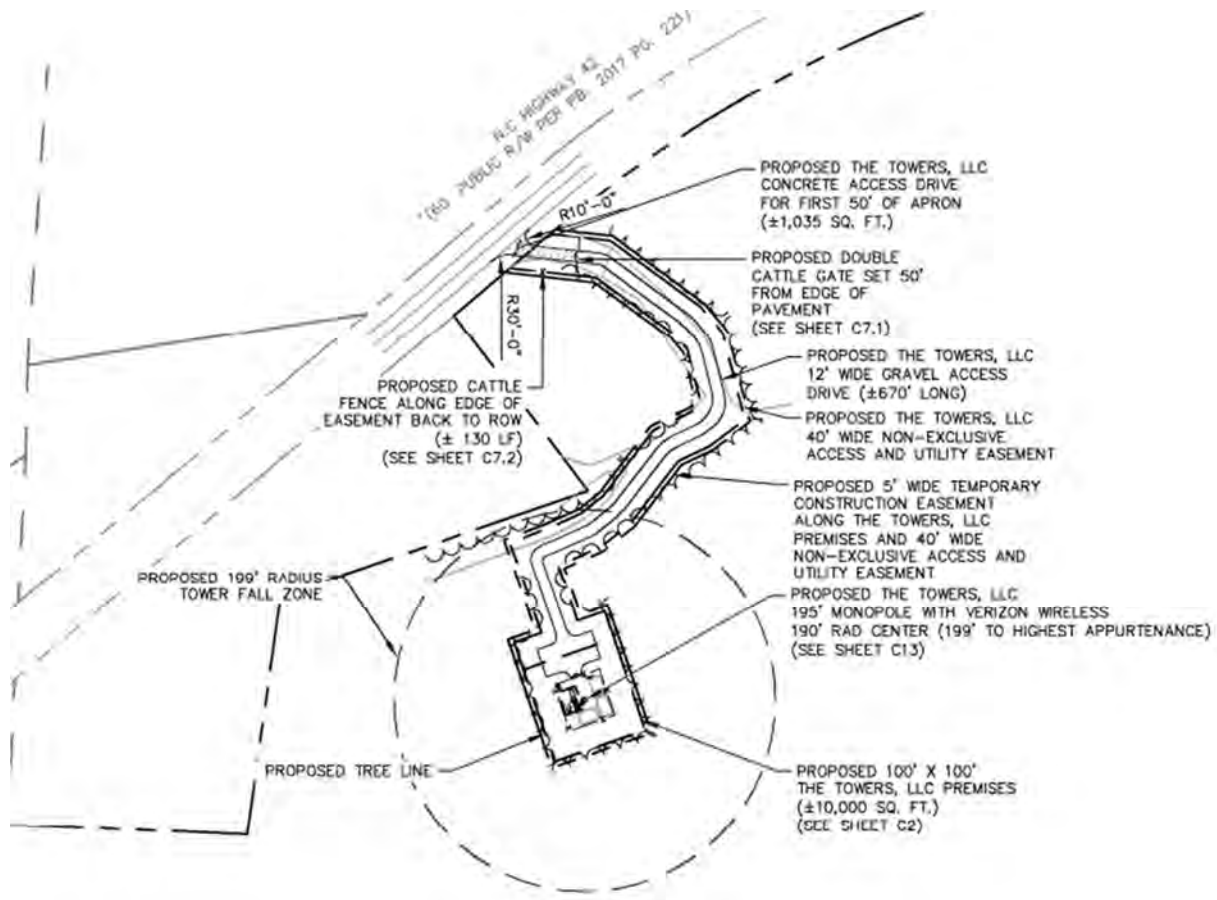
Effective Date of Study	October 10, 2023
Date of Report	October 30, 2023
Type Report	Impact Study Report
Study Development and Reporting Process	<p>In preparing this study, the analyst:</p> <ul style="list-style-type: none"> • Analyzes physical affects, if any, of the proposed construction on contiguous properties; • Reviews plans for the proposed development to determine whether it is compliant with the Chatham County Ordinance for items within my field of expertise; • Reviews site plan provided by our client with respect to the physical characteristics of the proposed development; • Reviews Section 17 of the Chatham County Zoning Ordinance regarding the approval process for a Special use permit; • Research market data around existing cell towers in Chatham County to determine whether the proposed development is in accordance with the other similar

developments in the area.

PROPOSED FACILITY

Tower

Based on information provided to the analyst, the proposed tower will consist of a 195-foot “monopole” communications tower. The tower will be located on the northern section of the property adjacent to the existing cemetery. There are existing access roads that serve the subject and/or the adjacent church property.



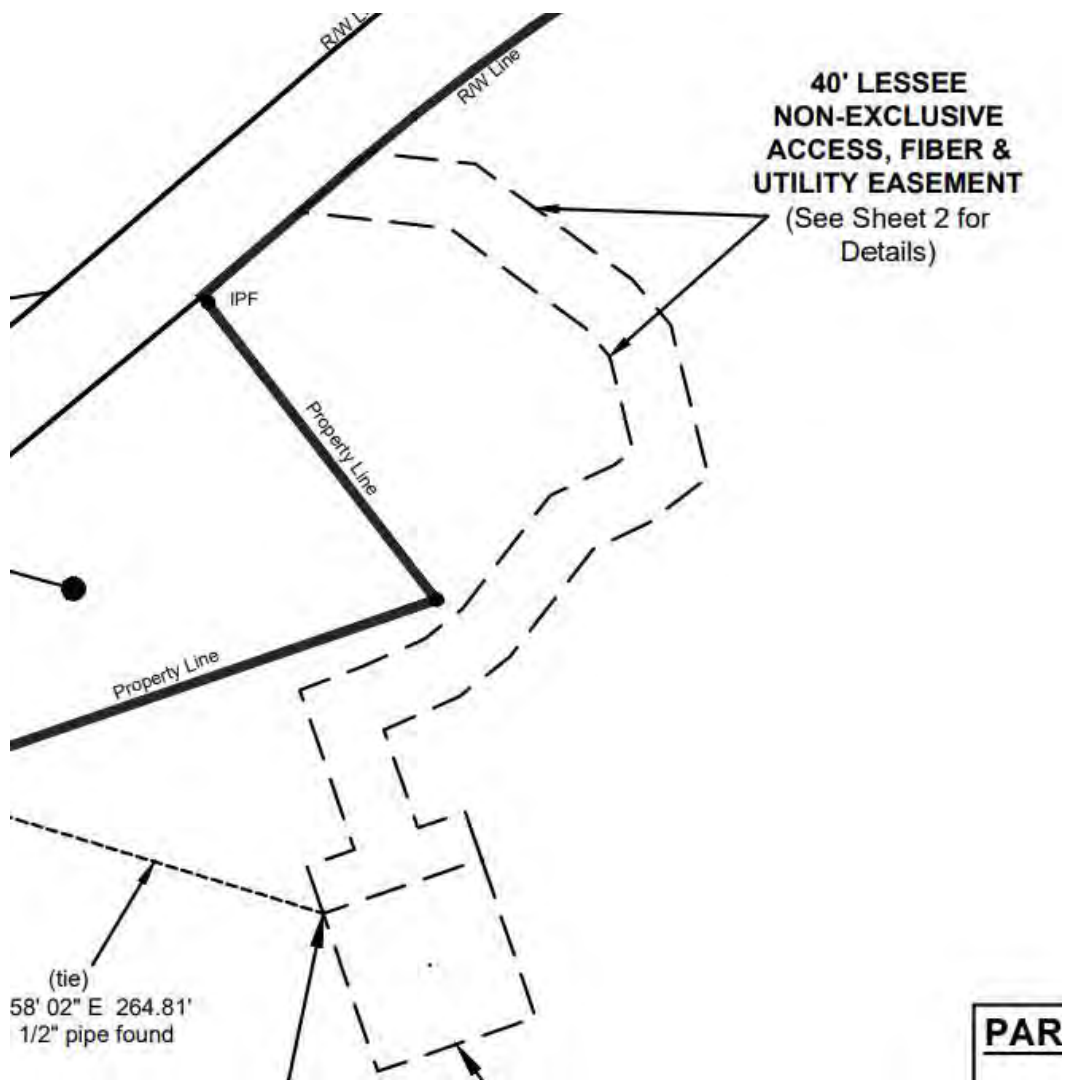
SITE PLAN

Site Improvements

The site improvements include an eight-foot chain link fence with three strands of barbed wire around the leased premises. The site improvements will include the extension of utilities to serve the tower. The site plan shows approximately 130 linear feet of cattle fence that will extend from the right-of-way along the western boundary of the access easement.

Access

The access to the proposed tower will use the drive that serves the subject along with an extension to the leased area as shown on the exhibits provided.



We assume that the access for the proposed development is in accordance with all local and state regulations. Given the access is an extension of the existing access, the assumption is reasonable. As shown on the following aerial, there appears to be some access drives that extend across the adjacent property. Regardless, the access to the tower appears to use the drive located on the parent parcel.



Location

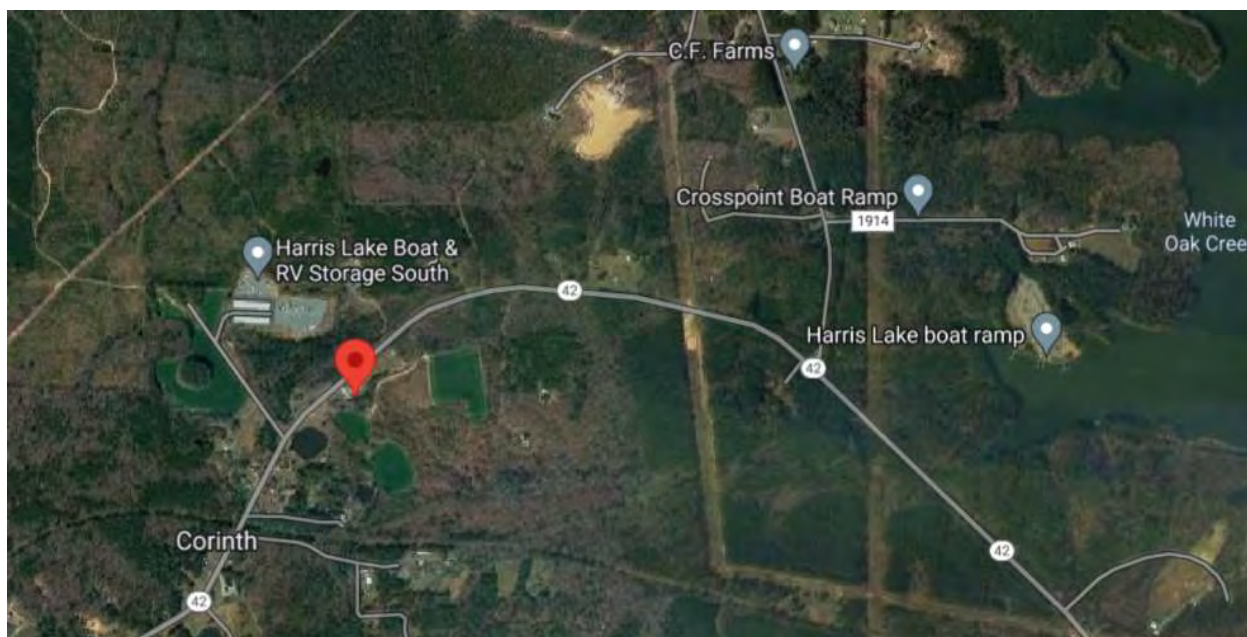
The proposed tower is in the northern portion of the site with a low-density residential (R1) zoning designation. While we will detail the surrounding developments later in the study, the uses in the area include a mixture of uses with the primary uses being residential and agricultural uses. The current zoning district is consistent with surrounding land uses.

SURROUNDING LAND USES

The proposed development is located on a 37.8-acre tract used for agricultural purposes. The surrounding area is identified by the natural amenities of this portion of Chatham County. The Cape Fear River serves as the western boundary and Harris Lake to the northeast. Much of the land is encumbered with floodplain and other restrictions that have limited development. Most of the land is used for agricultural purposes. The residential development focuses

on the natural amenities noted. The transportation corridors for the area include sporadic institutional developments including the church adjacent to the proposed site.

The parcel for the proposed development is outlined on the aerial photos taken from the Chatham County GIS. The most compelling factor is the likely continued agricultural use of the subject and stability of the surrounding market. Residential growth will likely occur around Harris Lake prior to development of the subject. Given the absence of significant development activity in the immediate area, we conclude that the surrounding land uses, dominated by agricultural uses, will continue for the imminent future.





The size of the parent parcel increases the number of adjacent properties. Based on the analysis of the parcels, we have classified the properties by their location in relation to the proposed tower.

North – The properties to the north will be closest to the tower and will potentially have the highest visual impact. The proposed tower will be directly behind the cemetery on the adjacent site. The areas north of the tower with the highest visual impact will include the visual impact of the cemetery, which is a consideration in the analysis. The residential properties to the north will be screened partially or completely by the existing vegetation.

East – The adjacent properties to the east include low density residential. The distance to the tower in concert with the vegetation on the subject and the adjacent properties to the east will likely most if not all of the tower.

South – These adjacent properties will be furthest from the proposed tower. As with the properties to the east, the vegetative buffer will likely screen the tower for properties to the south. The southern boundary of the subject abuts a rail line that poses a more significant external influence than the proposed tower.

West – The land uses to the west include residential properties at a higher density than those to the east. The NC Highway 42 corridor is the primary transportation corridor for the area. During our tour of the neighborhood, we observed above ground power lines that will pose a higher visual footprint on the landscape than the proposed tower.

As we will detail later in this report, the impact of the proposed development focuses on the visual impact of the proposed tower. The existing vegetation and other external factors in the neighborhood are contributing factors to the conclusion of this study.

As we will discuss in the following section, the scope of the assignment is to determine whether the proposed development is in accordance with Chatham County Ordinance regarding the approval of a Special use permit and the development of telecommunications facility. The items within our field of expertise are detailed in the following section.

CHATHAM COUNTY ZONING ORDINANCE

As part of the assignment, I reviewed applicable items of Section 17 of the Chatham County Zoning Ordinance regarding the approval process for Special use permit. This section identifies several items that will be addressed by others and included in the application. Therefore, the remainder of the report focuses on the items provided in the Scope of Work section.

1. The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located.
2. The requested special use permit is either essential or desirable for the public convenience or welfare.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining areas, and will not be detrimental to the health, safety, welfare or environment of the community.
4. The requested permit will be consistent with the objectives of the Land Use Plan.
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

Based on our review of the ordinance, the remainder of the study focuses on the visual impact on surrounding properties and potentially injurious effect of the tower on real property values. The potential impact on these properties is the visual impact of the proposed tower.

We will discuss property values later in the report. We acknowledge that the proposed 195-foot tower will have a height more than any structure in the immediate area. However, the siting and surrounding developments will minimize to the extent possible, the visual impact on surrounding properties.

Summary

The items within our field of expertise focus on the aesthetic impact of the proposed development on values of surrounding properties. This is based on the existing developments as detailed earlier in the study. The existing infrastructure, location and property uses reduces the impact of the tower.

MARKET RESEARCH

A potential issue associated with the impact of the proposed development is on real property values in the immediate vicinity and the neighborhood. We researched towers in Chatham County and identify the development patterns

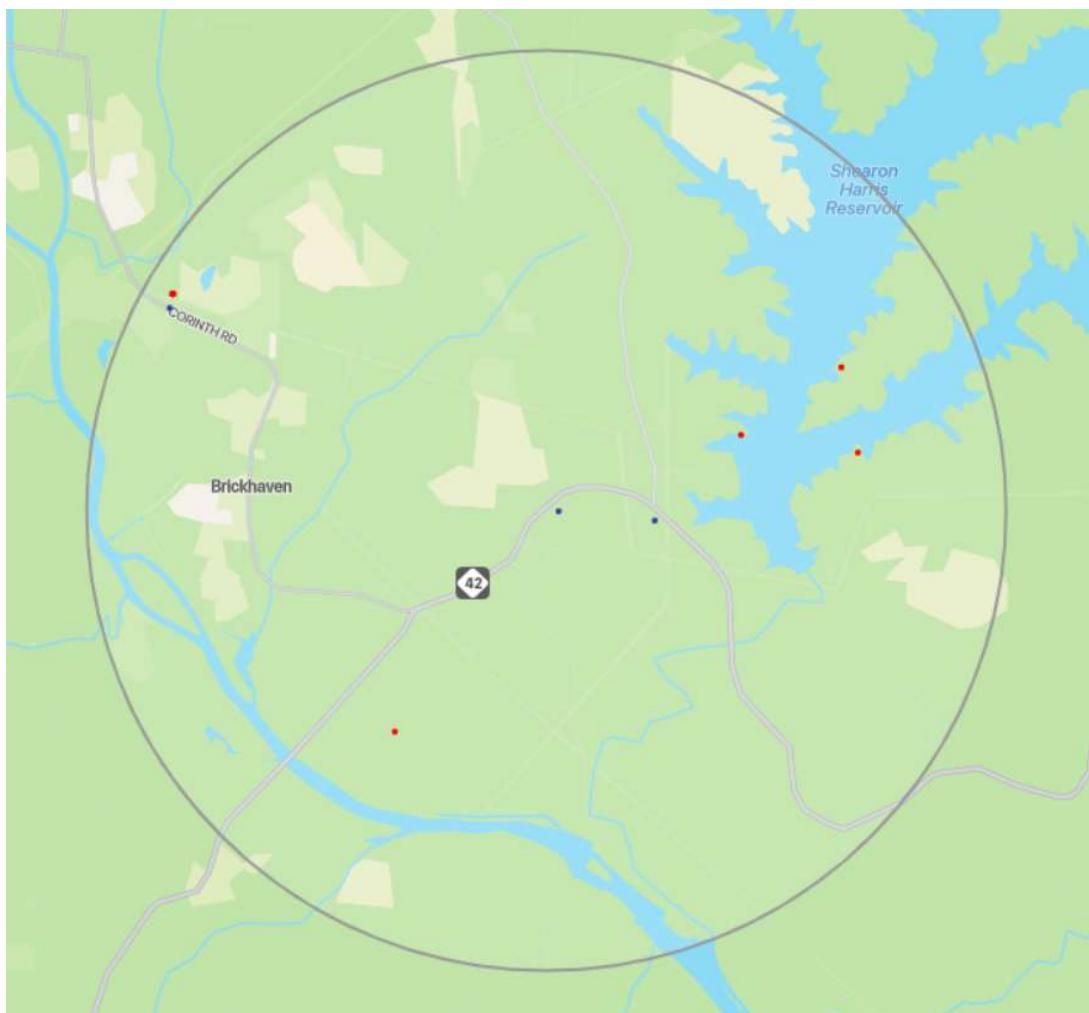
around these towers. After analyzing the market data, we compare this information to the proposed site and the physical characteristics and development patterns surrounding the proposed development.

Chatham County Towers

During our research, we visited several towers in Chatham County. The comparability of towers to the proposed development is a significant factor in developing a credible conclusion of the study. Towers are selected for a variety of reasons including but not necessarily limited to:

- *Location* – The proposed location is along a primary transportation corridor (NC 42) in a rural area of Chatham County.
- *Surrounding Developments* – The surrounding developments include residential developments of varying densities, commercial and institutional uses.
- *Construction Type/Height* – The proposed tower is a monopole tower with a height of 195 feet.

For the research of towers, we rely on information from antennasearch.com, which we consider a reliable source of information. We cross-referenced this data with information on the Chatham County GIS. Some of the towers were not visible from the street or aerial photos. We exclude these towers as some towers receive approval without construction and the information available does not show a date of construction. We have excluded the towers listed with a height of under 100 feet. The following map shows the location of towers within three miles of the proposed tower.



The search provided only one registered tower that is collocated on a power substation. This is not comparable to the proposed development. The search provided some unregistered towers but none of the towers met the criteria to be considered comparable to the proposed development.

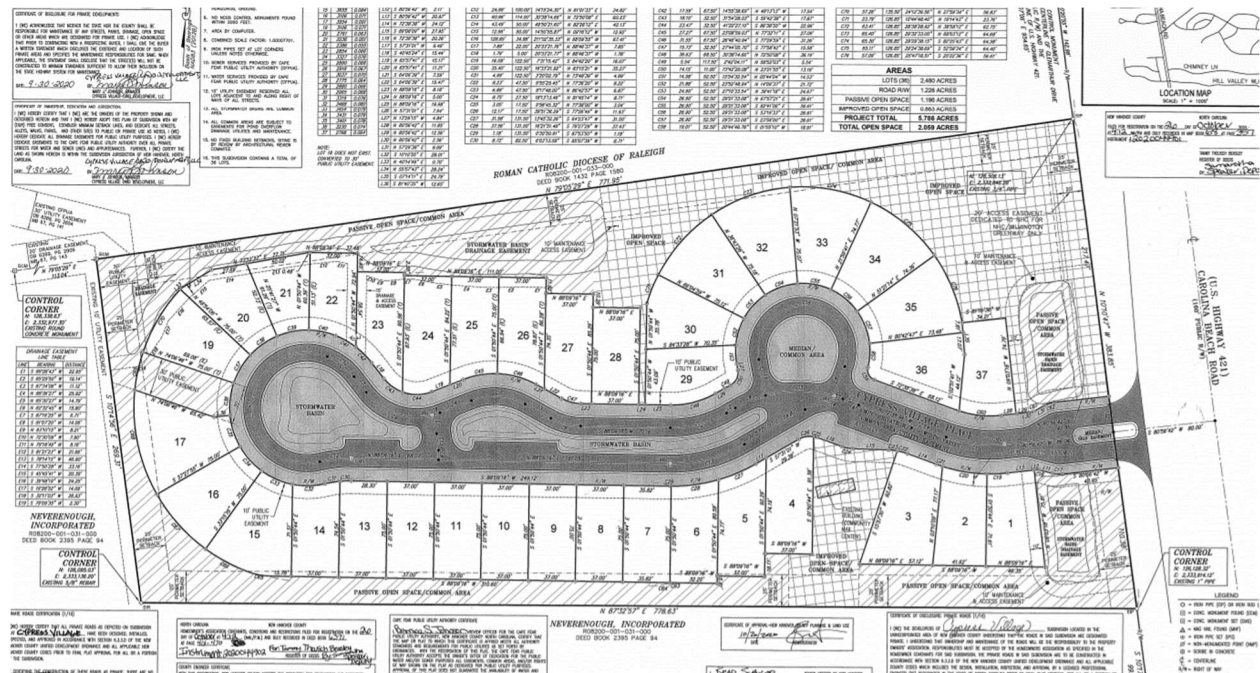
For a previous analysis in Johnston County, we found a telecommunications tower on the site of Dixon Road Elementary School. Schools are a common location for towers as they are hubs of wireless traffic. However, the school poses a more significant external factor impacting surrounding properties than the proposed tower. Noise, traffic, and other external factors does not allow for the isolation of the impact of the tower on surrounding properties.

The towers in the area do not provide adequate quality or quantity of data to perform a credible quantitative analysis. Physical characteristics including location, tower construction and other external factors impugn the credibility of isolating the impact of the tower. Therefore, we have provided the results of several studies performed in areas with similar surrounding developments.

Residential Subdivisions

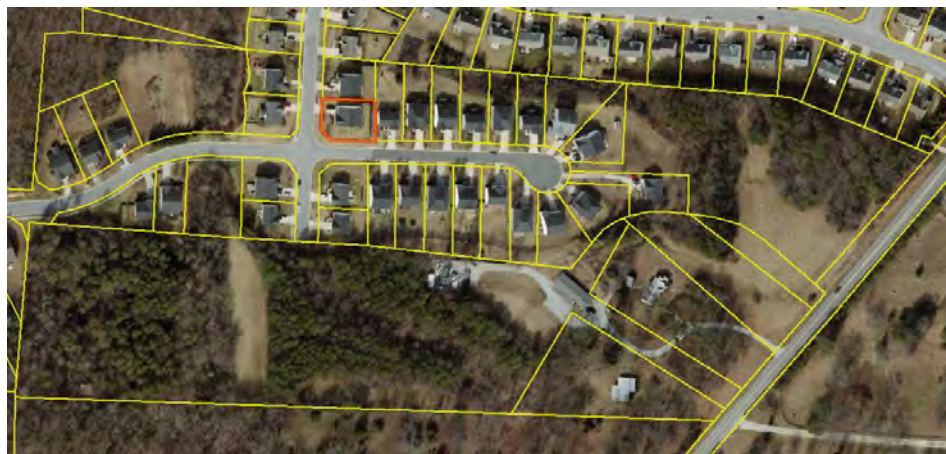
The following towers provided market data adequate in quality and quantity to analyze the impact, if any, of a cell tower on values of surrounding properties. We provide these examples of single-family residential developments contiguous to or having a visual impact from a cell tower.

The first data set is from a subdivision located off Carolina Beach Road called Cypress Village in New Hanover County. This subdivision was in the construction phase at the time of the analysis. The neighborhood has influence from the natural amenities of the area. The following provides an aerial and a PLAT of this development. The tower, which was constructed in 1999 is located on the adjacent property.





The data for the subdivision was limited as only six homes sold. The six sales closed within a six-month period in 2021. Two of these properties were closest to the tower. The sales closest to the tower were in the middle of the range of the data set. While the quantity of data is limited, the sales prices do not reflect a diminution in value based on the proximity and visual impact of the tower. Further research of this subdivision showed consistency in the price paid for the lots. The third factor extracted is the fact that a developer was attracted to the site knowing the visual influence of the tower. The market data and activity provide evidence that the tower does not present an adverse impact on property values or serve as an impediment to the orderly growth of once rural areas with influence from a natural amenity.



The next example is from a subdivision in Cornelius, North Carolina. Victoria Bay is a waterfront community. This development is adjacent to Lake Norman. This subdivision includes some homes with frontage on the water. We have excluded these sales to assist in isolating the influence of the tower if any. The following chart provides a summary of the sales. The sales highlighted in yellow have visual influence from the tower. The sales highlighted in green are for a resale of the same property.



Victoria Bay					
Parcel #	Street Address	Sales Date	Size (SF)	\$/SF	Sales Price
003-381-44	19911 Marina Village Dr.	April 13, 2018	1,620	\$ 138.27	\$ 224,000
003-381-40	18505 Victoria Bay Dr.	November 13, 2018	1,620	\$ 155.86	\$ 252,500
003-381-30	18526 Victoria Bay Dr.	July 1, 2020	2,219	\$ 145.11	\$ 322,000
003-381-62	18611 Victoria Bay Dr.	November 16, 2018	1,620	\$ 146.91	\$ 238,000
003-381-65	18623 Victoria Bay Dr.	February 28, 2018	1,620	\$ 139.51	\$ 226,000
003-381-66	18627 Victoria Bay Dr.	October 18, 2018	1,620	\$ 151.23	\$ 245,000
003-381-25	18624 Victoria Bay Dr.	November 20, 2018	2,052	\$ 119.40	\$ 245,000
003-381-14	20030 Coral Cove Ct.	January 11, 2018	1,620	\$ 134.57	\$ 218,000
003-382-02	18122 Bluff Inlet Rd.	June 19, 2020	2,071	\$ 153.31	\$ 317,500
003-195-09	18111 Bluff Inlet Rd.	May 18, 2018	2,052	\$ 121.83	\$ 250,000
003-195-06	18021 Bluff Inlet Rd.	July 16, 2018	2,012	\$ 136.68	\$ 275,000
003-195-01	18001 Bluff Inlet Rd.	April 17, 2020	1,645	\$ 151.98	\$ 250,000
003-196-23	20815 Brinkley St.	June 17, 2020	2,610	\$ 128.35	\$ 335,000
003-196-12	18208 Harbor Mist Rd.	February 23, 2018	2,709	\$ 108.90	\$ 295,000
003-196-12	18208 Harbor Mist Rd.	August 3, 2018	2,709	\$ 124.03	\$ 336,000
003-196-36	20933 Brinkley St.	September 7, 2018	2,528	\$ 128.56	\$ 325,000
003-194-57	20102 Beard St.	August 21, 2020	2,386	\$ 155.07	\$ 370,000
003-195-59	20115 Beard St.	September 4, 2018	2,263	\$ 124.61	\$ 282,000
003-194-51	20914 Brinkley St.	December 27, 2018	2,609	\$ 109.62	\$ 286,000
003-194-25	18307 Victoria Bay Dr.	February 21, 2018	2,332	\$ 125.21	\$ 292,000
003-194-26	18311 Victoria Bay Dr.	September 21, 2018	2,582	\$ 114.25	\$ 295,000
003-194-25	18327 Victoria Bay Dr.	January 24, 2018	2,609	\$ 105.40	\$ 275,000
003-194-34	18409 Victoria Bay Dr.	August 13, 2018	2,655	\$ 119.77	\$ 318,000

The sales shown have an average price per square foot of \$132.11. Three of the four sales with visual influence from the tower are above the average. Six of the sales in the data set were of the same model. Three of the sales have visual influence from the tower. The prices paid per square foot are comparable. The indication from the market is that the visual impact from the tower does not adversely impact property values in Victoria Bay.

The next example is of a tower located in Davidson County along NC Highway 8 in Davidson County, North Carolina. This tower was selected as it is in a rural area with influence from a natural amenity, Lake Tillery. Rural transportation corridors typically include some sporadic industrial development to serve the farmers and boat enthusiasts. The lattice tower has a height of 250 feet. The property adjacent to the tower was sold in December 2021. The property at 6055 NC Highway 8 sold for \$460,000. The property is a 1.49-acre site improved with a 9,460 SF warehouse. The sales price indicates a unit rate of \$48.63 per square foot.

To determine whether the market provides any empirical evidence of a diminution in value because of the tower, we researched industrial sales in Davidson County with credence given to the rural properties. The following chart provides a summary of the data. The sale adjacent to the tower is highlighted in yellow. The sales highlighted in green are either resales of the same property or sales of multiple parcels in a single sale.

Industrial Market Data Summary								
Parcel ID	Address	Sale Date	Size (SF)	Acres	Assessed Value	% of Assessed Value	Sales Price	Price/SF
0601800000058	6055 NC HWY 8	Dec 13 2021	9,460	1.49	\$ 222,480	207%	\$ 460,000	\$ 48.63
3007000000049	10370 N NC HWY 150	Jun 20 2019	10,000	1.5	\$ 456,030	77%	\$ 350,000	\$ 35.00
03011J0000003	213 INDUSTRIAL DR	Dec 10 2021	6,250	2.57	\$ 249,980	191%	\$ 1,200,000	\$ 73.28
03011J0000004	205 INDUSTRIAL DR		10,125		\$ 378,800			
0401500000079	2278 WILSON RD	Jun 26 2020	10,800	2.52	\$ 129,630	66%	\$ 85,000	\$ 7.87
06003A0000153A	121 CEDAR LANE DR	Nov 22 2019	15,728	2.34	\$ 350,750	114%	\$ 400,000	\$ 25.43
0701100000027	187 VALLEY MINE RD	Sep 22 2020	6,040	2.04	\$ 89,440	78%	\$ 70,000	\$ 11.59
0703800000023A	296 STURDIVANT RD	Nov 19 2021	13,040	3.08	\$ 201,610	79%	\$ 160,000	\$ 12.27
0704200000008C	157 HARVEST LN	Apr 30 2019	12,000	2.27	\$ 273,060	101%	\$ 275,000	\$ 22.92
0705500120019B	265 W FINCH AVE	Sep 17 2019	10,292	2.77	\$ 91,600	57%	\$ 52,500	\$ 5.10
0705500120019B	265 W FINCH AVE	Sep 23 2020	10,292	2.77	\$ 91,600	98%	\$ 90,000	\$ 8.74
11096000L0025	W 5TH AVE	Jan 26 2022	7,650	1.09	\$ 321,710	101%	\$ 325,000	\$ 42.48
1110000050001	405 MARKET ST	Nov 20 2019	8,000	1.02	\$ 361,070	86%	\$ 310,000	\$ 38.75
11308E0000022	175 HINKLE LN	Dec 1 2021	14,586	2.5	\$ 244,300	131%	\$ 320,000	\$ 21.94
1131700000054	4031 OLD US HWY 52	Sep 11 2019	15,400	1.68	\$ 276,010	118%	\$ 325,000	\$ 21.10
1131700000069	4058 OLD US HWY 52	Jan 19 2022	14,600	3.46	\$ 465,940	130%	\$ 605,500	\$ 41.47
11317E0000007	794 AMERICAN WAY	Jan 25 2021	12,000	4.57	\$ 655,990	119%	\$ 780,000	\$ 65.00
1132700000014	380 LEONARD RD	Jan 26 2021	6,048	3.00	\$ 184,530	104%	\$ 192,500	\$ 31.83
11333B0000019	1120 PIEDMONT DR	Mar 7 2019	18,260	2.76	\$ 582,600	60%	\$ 350,000	\$ 19.17
11350E0000004	100 LEXINGTON PKWY	Mar 18 2020	12,000	2.77	\$ 841,540	93%	\$ 780,000	\$ 65.00
1300500000033	155 LEISURE TIME LN	Apr 29 2019	7,200	1.1	\$ 205,100	59%	\$ 120,000	\$ 16.67
1600200000020	704 PINEYWOOD RD	Nov 24 2021	11,855	0.60	\$ 326,060	110%	\$ 359,000	\$ 30.28
16103000A0005B	115 CHARLES ST	Jun 30 2020	10,000	1.28	\$ 199,210	98%	\$ 195,000	\$ 19.50
16116000B0019	215 RANDOLPH ST	Sep 19 2019	8,100	1.9	\$ 298,260	31%	\$ 93,500	\$ 11.54
16116000B0019	215 RANDOLPH ST	Mar 4 2020	8,100	1.9	\$ 298,260	33%	\$ 99,500	\$ 12.28
16152000H0009	105 JULIAN AVE	Oct 25 2019	13,504	1.59	\$ 286,750	22%	\$ 63,500	\$ 4.70
1631200000073A	1551 NATIONAL HWY	May 21 2019	10,400	1.42	\$ 380,390	58%	\$ 350,000	\$ 22.29
1631200000073D	1555 NATIONAL HWY		5,304	2.11	\$ 218,300			
1631200000000	104-110 TRANSIT AVE	Feb 3 2021	15,941	1.4	\$ 291,950	106%	\$ 310,000	\$ 19.45
16312E0000012	125 TRANSIT AVE	Mar 20 2019	11,250	4.28	\$ 317,960	88%	\$ 280,000	\$ 24.89
1631300000004C	13 N ROBBINS ST	Dec 31 2019	20,000	4.74	\$ 525,070	119%	\$ 625,000	\$ 31.25
1631300000004C	13 N ROBBINS ST	Feb 7 2022	20,000	4.74	\$ 525,070	143%	\$ 750,000	\$ 37.50
16313C0000120	4 N ROBBINS ST	Nov 4 2021	8,160	0.77	\$ 291,560	110%	\$ 320,000	\$ 39.22
16313K0000002A	7 STANLEY AVE	Dec 20 2019	12,900	1.12	\$ 211,790	102%	\$ 217,000	\$ 16.82
16313K0000006	5005 BALL PARK RD	Oct 4 2021	5,000	0.66	\$ 279,660	105%	\$ 295,000	\$ 59.00
1632300000034B	1115 UNITY ST	Jan 14 2022	10,000	2.4	\$ 168,530	470%	\$ 792,000	\$ 79.20
16323N0000011	105 TODD CT	May 13 2019	5,870	0.62	\$ 267,850	84%	\$ 225,000	\$ 38.33
16323N0000011	105 TODD CT	Nov 19 2021	5,870	0.62	\$ 267,850	99%	\$ 265,000	\$ 45.14
1633500000003E	1416 UNITY ST	Mar 28 2019	6,000	2.49	\$ 193,070	104%	\$ 200,000	\$ 33.33
16335B0000023	107 SUNRISE CENTER DR	Jan 19 2022	19,996	1.59	\$ 513,770	131%	\$ 675,000	\$ 33.76
16335C0000030	130 SUNRISE CENTER DR	Sep 30 2019	18,000	2.5	\$ 550,940	86%	\$ 475,000	\$ 26.39
1633600000036D	4 REGENCY INDUSTRIAL BV	Jul 27 2020	6,000	1	\$ 361,800	100%	\$ 363,000	\$ 60.50
1634100000021	116 BUD KANOV RD	Nov 12 2021	12,600	4.4	\$ 240,350	104%	\$ 250,000	\$ 19.84
16351A0000003	194 COMMERCIAL PARK DR	Apr 13 2021	9,800	1.39	\$ 195,560	120%	\$ 235,000	\$ 23.98
16351C0000012	360 COMMERCIAL PARK DR	Oct 28 2021	12,800	3.11	\$ 487,710	182%	\$ 886,000	\$ 69.22

The analysis of the sales includes the prices paid per square foot and a comparative analysis of the sales price and the assessed value. The following chart provides a composite of the data provided in the previous chart.

Summary		
	Price/SF	% of Assessed Value
Parcel	\$ 48.63	207%
Minimum	\$ 4.70	22%
Maximum	\$ 79.20	470%
Average	\$ 31.92	109%

The sale of the property adjacent to the tower was well above the average price paid per square foot. While we

recognize there are a variety of physical characteristics in the prices paid, the market provides no empirical evidence that the presence of the cell tower was an adverse characteristic.

The second analysis of the data is the comparison to the assessed value of the properties sold. While assessed values are not used in the valuation of an individual property, one of the canons of an assessment is to be equitable amongst property types. The sale of the property adjacent to the tower was twice the assessed value. The analysis provides evidence that the cell tower was not an adverse characteristic when using the assessed values as a guideline.

Other Considerations

Other potential impacts to the surrounding area include noise, traffic, and lighting. The operation of a cell tower is essentially silent and would not influence the surrounding developments. The additional traffic caused by the proposed development is nominal and would likely occur for routine maintenance. Any increases in traffic do not impact the surrounding area as NC Highway 42 is the primary transportation corridor through this section of Chatham County.

Conclusions

The market activity in the area reflects a community in the stable phase of its economic life cycle. Based on the market data presented, the development of a cell tower will not impede development of the neighborhood. The results of studies including those included in this report show consistency between prices paid for land and single-family dwellings in rural and suburban areas where cell towers are present. Therefore, I conclude that the proposed development of a cell tower will not be a detriment to property values of adjacent or surrounding properties.

Subject Neighborhood

In addition to the market activity for existing towers, we also consider the surrounding developments. The question posed for this study is “would the development of the tower warrant a downward adjustment to surrounding properties?”

When considering an adjustment, the appraiser must consider all factors that could contribute to an adjustment. The aesthetics and location of the proposed development as well as the existing developments are a factor in developing our opinion. The factors considered in developing our opinion include but are not necessarily limited to:

- The market has not shown a detrimental impact on development patterns in areas with visual influence from a tower.
- The proposed tower will be located on the site adjacent to a cemetery, which is part of an institutional property.
- Transportation corridors with influence from a natural amenity can spur development including residential and supporting non-residential developments.
- The siting of the proposed tower in conjunction with the vegetative buffer will obscure most if not all the tower from nearby properties.
- The existing above-ground infrastructure poses a larger visual footprint than the proposed tower because of distance and screening.

All these factors would contribute to the aesthetic appeal and a hypothetical valuation of properties in the neighborhood. The multitude of factors would indicate that multicollinearity for aesthetics exists for the properties surrounding the proposed tower. Multicollinearity arises when multiple items correlate with each other. The combining of multiple factors can cause a distortion of the impact of any of the factors individually without consideration for all the factors that contribute to the common issue.

The church has been in existence for many years. Any knowledgeable buyer would be aware of the church and the

cemetery. Cemeteries are essentially a permanent use. The potential for the cemetery to provide an external influence is possible. Traffic from the church and location along NC Highway 42 exists prior to the tower. Long-term, we would anticipate an agricultural/aquatic related business along the NC Highway 42 corridor likely.

In the case of the proposed development, all the residentially zoned properties include significant tree cover between the proposed tower and their respective improvements. To attribute any adjustment to the proposed development would be misleading and not result in a credible adjustment. In other words, any adjustment for the development of a tower on a nearby property without consideration of the numerous other aesthetic influences would not be credible. The market data provided includes towers with higher levels of visual impact and provide no empirical evidence of an adverse impact on value.

The proposed development has siting and existing buffers to minimize to the extent possible the visual impact of the proposed tower. The development of telecommunications towers along major roadways near churches and other institutional uses is common. It is my opinion that the proposed development will not substantially detract from the aesthetics or character of the neighborhood because of its location, current use and existing vegetative buffer. The proposed development will be located near an established gathering place along a rural transportation corridor. The development of the tower will not impede the orderly development of the area. The examples provided show existing and potentially future uses of the area and the location adjacent to the cemetery is the overriding factor in the analysis.



Michael P. Berkowitz

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 study.
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.



Handwritten signature of Michael P. Berkowitz

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

October 30, 2023

Date

(Rev: 06/18/12)

ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

Limit of Liability

The liability of MPB REAL ESTATE, LLC and employees is limited to the client only **and to the fee actually received by our firm**. 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 MPB REAL ESTATE, LLC, its officers, and employees harmless from any claims by third parties related in any way to the appraisal or 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. MPB REAL ESTATE, LLC 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 MPB REAL ESTATE, LLC 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 MPB REAL ESTATE, LLC.

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 MPB REAL ESTATE, LLC whose signatures appear on the report. No change of any item in the report shall be made by anyone other than MPB REAL ESTATE, LLC. MPB REAL ESTATE, LLC shall have no responsibility if any such unauthorized change is made.

MPB REAL ESTATE, LLC 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.

Trade Secrets

This report was obtained from MPB REAL ESTATE, LLC and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4) of the Uniform Commercial Code. MPB REAL ESTATE, LLC shall be notified of any request to reproduce this report in whole or in part.

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.

Financial Information

Our value opinion(s) have been based on unaudited financials, and other data provided to us by management and/or owners. If these reports are found to be inaccurate, we reserve the right to revise our value opinion(s). It is noted we are depending on these accounting statements as being accurate and our interpretation of these statements as being accurate as well. If these assumptions later prove to be false, we reserve the right to amend our opinions of value.

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. MPB REAL ESTATE, LLC or those assisting in preparation of the report 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 MPB REAL ESTATE, LLC.

MPB REAL ESTATE, LLC has inspected as far as possible, by observation, the land, and the improvements; however, it was not possible to personally observe conditions beneath the soil, or hidden structural, mechanical, or other components, and MPB REAL ESTATE, LLC shall not be responsible for defects in the property which may be related.

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. We are not experts in this area, and it is recommended, if appropriate, the client obtain an inspection of this equipment by a qualified professional.

If MPB REAL ESTATE, LLC has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above-mentioned items.

MPB REAL ESTATE, LLC assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

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.

Component Values

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.

Auxiliary and Related Studies

No environmental or impact studies, Special market study or analysis, highest and best use analysis, study, or feasibility study has been required or made unless otherwise specified in an agreement for services or in the report.

Dollar Values, Purchasing Power

The market value estimated, and the costs used are as of the date of the estimate of value, unless otherwise indicated. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

Inclusions

Furnishings and equipment or personal property or business operations, except as specifically indicated and typically considered as a part of real estate, have been disregarded with only the real estate being considered in the value estimate, unless otherwise stated. In some property types, business and real estate interests and values are combined.

Proposed Improvements, Special Value

Improvements proposed, if any, onsite or offsite, as well as any repairs required, are considered for purposes of this report to be completed in a timely, good, and workmanlike manner, according to information submitted and/or considered by MPB REAL ESTATE, LLC. In cases of proposed construction, the report is subject to change upon inspection of property after construction is completed.

Value Change, Dynamic Market, Influences, Alteration of Estimate

The estimated value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of reports involving the capitalization of income benefits, the estimate of market value or investment value or value in use reflects such benefits and MPB REAL ESTATE, LLC' interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; thus, they are subject to change as the market and value is naturally dynamic.

The “estimate of market value” in the report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

Report and Value Estimate

Report and value estimate are subject to change if physical or legal entity or financing differ from that envisioned in this report.

Management of the Property

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management.

Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did MPB REAL ESTATE, LLC become aware of such during their inspection. MPB REAL ESTATE, LLC had no knowledge of the existence of such materials on or in the property unless otherwise stated. MPB REAL ESTATE, LLC, however, is not qualified to test such substances or conditions. If the presence of such substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimate is predicated on the assumption that there is no such condition on or in the property or in the proximity that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Soil and Subsoil Conditions

Unless otherwise stated in this report, MPB REAL ESTATE, LLC does not warrant the soil or subsoil conditions for toxic or hazardous waste materials. Where any suspected materials might

be present, we have indicated in the report; however, MPB REAL ESTATE, LLC are not experts in this field and recommend appropriate engineering studies to monitor the presence or absence of these materials.

Americans with Disabilities Act (ADA)

“MPB REAL ESTATE, LLC has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA), which became effective January 26, 1992. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since MPB REAL ESTATE, LLC has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.”

Qualifications of the Analyst

QUALIFICATIONS OF THE ANALYST

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

EDUCATION AND CREDENTIALS

- **Duke University**
 Major: Economics 1985-1989

- **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

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.
- Racetrack expertise

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
Racetracks

CLIENTELE

Bank of America
Transylvania County
Cabarrus County
Mecklenburg County
City of Statesville
NC Department of Transportation
Henry County, GA
Town of Loudon, NH
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