

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007 Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007 Last EDR Contact: 12/17/2007
Number of Days to Update: 40 Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007 Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007 Last EDR Contact: 12/17/2008
Number of Days to Update: 40 Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Source: EPA
Date Data Arrived at EDR: 12/10/2010 Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011 Last EDR Contact: 07/27/2012
Number of Days to Update: 77 Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011 Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011 Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012 Last EDR Contact: 06/21/2012
Number of Days to Update: 61 Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010 Source: EPA
Date Data Arrived at EDR: 11/10/2010 Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011 Last EDR Contact: 07/19/2012
Number of Days to Update: 98 Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011 Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/15/2011 Telephone: 301-415-7169
Date Made Active in Reports: 09/13/2011 Last EDR Contact: 06/11/2012
Number of Days to Update: 60 Next Scheduled EDR Contact: 09/24/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/10/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/12/2012	Telephone: 202-343-9775
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 07/11/2012
Number of Days to Update: 49	Next Scheduled EDR Contact: 10/22/2012
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 06/12/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/24/2012
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/01/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/10/2012
	Data Release Frequency: Biennially

IMD: Incident Management Database

Groundwater and/or soil contamination incidents

Date of Government Version: 07/21/2006	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 08/01/2006	Telephone: 919-733-3221
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 07/01/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

UIC: Underground Injection Wells Listing

A listing of uncerground injection wells locations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/16/2012
Date Data Arrived at EDR: 05/16/2012
Date Made Active in Reports: 06/15/2012
Number of Days to Update: 30

Source: Department of Environment & Natural Resources
Telephone: 919-807-6412
Last EDR Contact: 05/15/2012
Next Scheduled EDR Contact: 08/27/2012
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Sites

Potential and known drycleaning sites, active and abandoned, that the Drycleaning Solvent Cleanup Program has knowledge of and entered into this database.

Date of Government Version: 03/06/2012
Date Data Arrived at EDR: 03/28/2012
Date Made Active in Reports: 04/23/2012
Number of Days to Update: 26

Source: Department of Environment & Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 06/29/2012
Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: Varies

NPDES: NPDES Facility Location Listing

General information regarding NPDES(National Pollutant Discharge Elimination System) permits.

Date of Government Version: 05/12/2011
Date Data Arrived at EDR: 05/13/2011
Date Made Active in Reports: 06/16/2011
Number of Days to Update: 34

Source: Department of Environment & Natural Resources
Telephone: 919-733-7015
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 09/23/2011
Date Data Arrived at EDR: 10/06/2011
Date Made Active in Reports: 11/01/2011
Number of Days to Update: 26

Source: Department of Environment & Natural Resources
Telephone: 919-733-1322
Last EDR Contact: 05/16/2012
Next Scheduled EDR Contact: 08/27/2012
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 3: Financial Assurance Information

Hazardous waste financial assurance information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/08/2012	Source: Department of Environment & Natural Resources
Date Data Arrived at EDR: 05/09/2012	Telephone: 919-508-8549
Date Made Active in Reports: 05/16/2012	Last EDR Contact: 04/02/6182
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/01/2012
	Data Release Frequency: Varies

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/29/2012	Source: Department of Environmental & Natural Resources
Date Data Arrived at EDR: 07/02/2012	Telephone: 919-508-8496
Date Made Active in Reports: 08/06/2012	Last EDR Contact: 06/29/2012
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/15/2012
	Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

A listing of coal combustion products distribution permits issued by the Division for the treatment, storage, transportation, use and disposal of coal combustion products.

Date of Government Version: 12/31/2007	Source: Department of Environment & Natural Resources
Date Data Arrived at EDR: 08/04/2009	Telephone: 919-807-6359
Date Made Active in Reports: 08/17/2009	Last EDR Contact: 08/03/2012
Number of Days to Update: 13	Next Scheduled EDR Contact: 11/19/2012
	Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 07/16/2012
Number of Days to Update: 76	Next Scheduled EDR Contact: 10/29/2012
	Data Release Frequency: Varies

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 05/18/2012
Number of Days to Update: 7	Next Scheduled EDR Contact: 08/27/2012
	Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 02/27/2012	Source: EPA
Date Data Arrived at EDR: 04/04/2012	Telephone: 202-564-6023
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 07/02/2012
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/15/2012
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

GOVERNMENT RECORDS SEARCH HIT / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/17/2012	Telephone: 617-520-3000
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 08/07/2012
Number of Days to Update: 28	Next Scheduled EDR Contact: 11/26/2012
	Data Release Frequency: Quarterly

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 05/24/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/05/2012	Telephone: 202-566-1917
Date Made Active in Reports: 06/14/2012	Last EDR Contact: 05/21/2012
Number of Days to Update: 9	Next Scheduled EDR Contact: 09/03/2012
	Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 06/12/2012
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/24/2012
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 08/03/2012
Number of Days to Update: 83	Next Scheduled EDR Contact: 11/12/2012
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/19/2012
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/29/2012
	Data Release Frequency: N/A

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/21/2012
Date Data Arrived at EDR: 05/22/2012
Date Made Active in Reports: 05/31/2012
Number of Days to Update: 9

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/22/2012
Next Scheduled EDR Contact: 09/03/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2012
Date Data Arrived at EDR: 05/09/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/09/2012
Next Scheduled EDR Contact: 08/20/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 04/27/2012
Date Made Active in Reports: 06/05/2012
Number of Days to Update: 39

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WILMANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 07/16/2012
Next Scheduled EDR Contact: 10/01/2012
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.
Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Health & Human Services
Telephone: 919-662-4499

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environment & Natural Resources
Telephone: 919-733-2090

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECKSM- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

RUTHERFORD COUNTY AIRPORT 1
GOSHEN ROAD
RUTHERFORDTON, NC 28139

TARGET PROPERTY COORDINATES

Latitude (North):	35.4409 - 35° 26' 27.24"
Longitude (West):	81.9351 - 81° 56' 6.36"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	415127.6
UTM Y (Meters):	3922141.8
Elevation:	1083 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	35081-D8 RUTHERFORDTON NORTH, NC
Most Recent Revision:	2002

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK[®] · PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

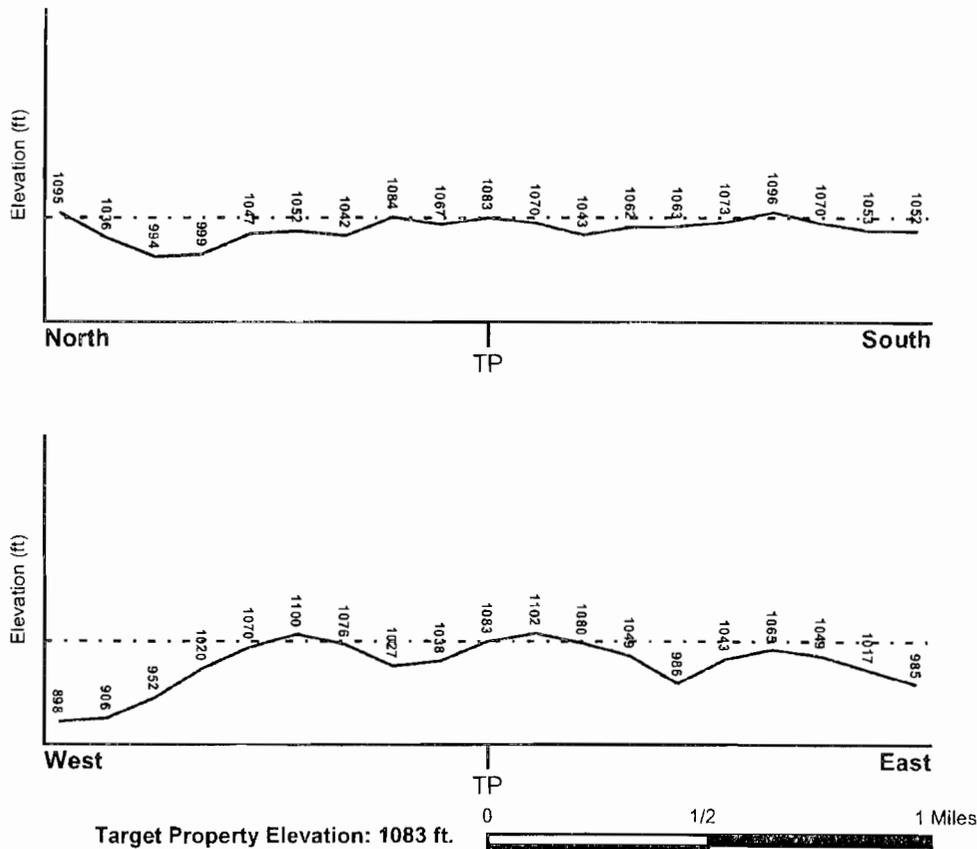
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> RUTHERFORD, NC	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	37161C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> RUTHERFORDTON NORTH	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

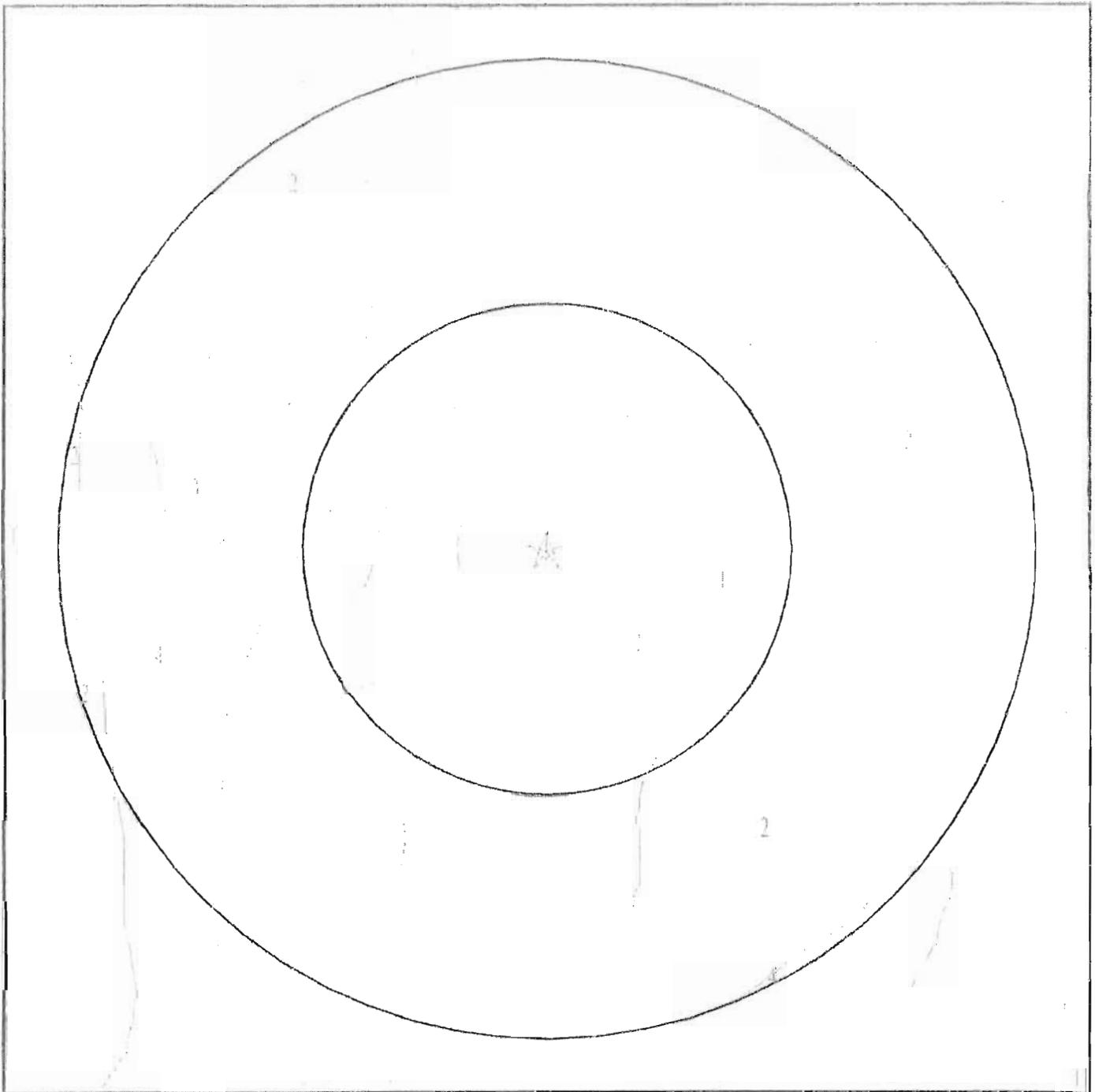
Era:	Paleozoic
System:	Pennsylvanian
Series:	Felsic paragneiss and schist
Code:	mm1 (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3379383.2s



- * Target Property
- SSURGO Soil
- Water



SITE NAME: Rutherford County Airport 1	CLIENT: Mountain Env. Services, Inc.
ADDRESS: Goshen Road	CONTACT: Brian Bauer
Rutherfordton NC 28139	INQUIRY #: 3379383.2s
LAT/LONG: 35.4409 / 81.9351	DATE: August 07, 2012 4:20 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Cecil

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	48 inches	61 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GLOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Pacolet

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	24 inches	33 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	33 inches	72 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK[®] PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Appling

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	18 inches	35 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	35 inches	51 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	5 inches	18 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
5	51 inches	62 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Helena

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 5.5 Min: 3.5
2	9 inches	14 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 5.5 Min: 3.5

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	14 inches	53 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 5.5 Min: 3.5
4	53 inches	62 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 4	Max: 5.5 Min: 3.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

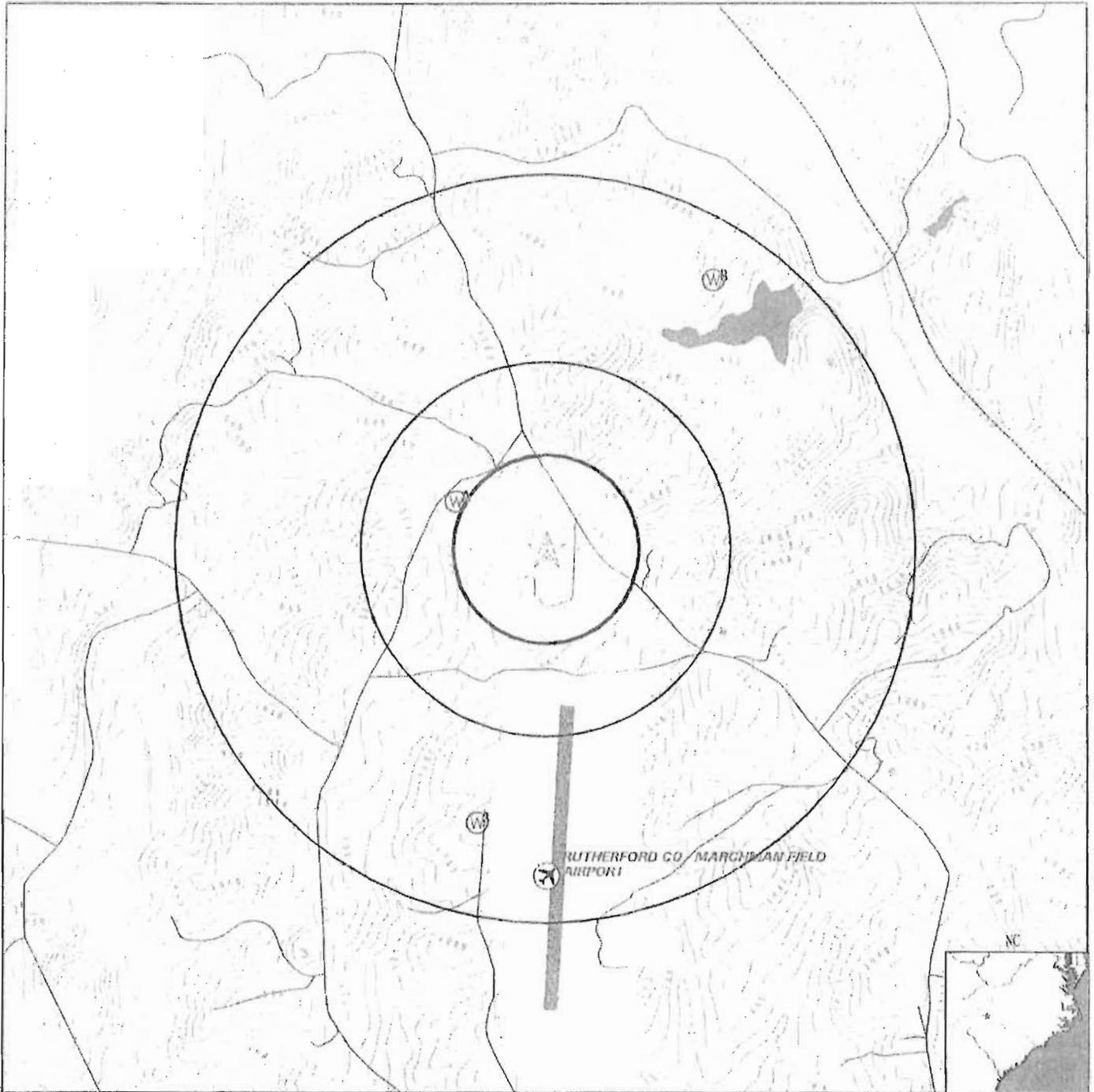
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	NC2000000003759	1/4 - 1/2 Mile WNW
A2	NC2000000003762	1/4 - 1/2 Mile WNW
3	NC2000000003710	1/2 - 1 Mile SSW
B4	NC2000000003808	1/2 - 1 Mile NNE
B5	NC2000000003812	1/2 - 1 Mile NNE

OTHER STATE DATABASE INFORMATION

NORTH CAROLINA NATURAL HERITAGE ELEMENT OCCURRENCES

<u>ID</u>	<u>Class</u>
NC50004090	Animal

PHYSICAL SETTING SOURCE MAP - 3379383.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Wildlife Areas
- Natural Areas
- Rare & Endangered Species

<p>SITE NAME: Rutherford County Airport 1 ADDRESS: Goshen Road Rutherfordton NC 28139 LAT/LONG: 35.4409 / 81.9351</p>	<p>CLIENT: Mountain Env. Services, Inc. CONTACT: Brian Bauer INQUIRY #: 3379383.2s DATE: August 07, 2012 4:20 pm</p>
--	---

GEOCHECK - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A1 WNW 1/4 - 1/2 Mile Lower		NC WELLS	NC2000000003759
Pwsidentif:	NC1081006		
System nam:	OAK SPRINGS BAPTIST CHURCH		
Pws type:	NC		
County:	RUTHERFORD		
City:	RUTHERFORDTON		
Primary so:	GW		
Water type:	GW		
Facility n:	WELL #2		
Facility a:	W02		
Latitude m:	35.4425		
Longitude :	-81.939444		
Availavili:	A		
Well depth:	0		
Well dep 1:	Not Reported		
Owner name:	OAK SPRINGS BAPT CHURCH		
Site id:	NC2000000003759		
A2 WNW 1/4 - 1/2 Mile Lower		NC WELLS	NC2000000003762
Pwsidentif:	NC1081006		
System nam:	OAK SPRINGS BAPTIST CHURCH		
Pws type:	NC		
County:	RUTHERFORD		
City:	RUTHERFORDTON		
Primary so:	GW		
Water type:	GW		
Facility n:	WELL #1		
Facility a:	W01		
Latitude m:	35.442967		
Longitude :	-81.939439		
Availavili:	I		
Well depth:	57		
Well dep 1:	FT		
Owner name:	OAK SPRINGS BAPT CHURCH		
Site id:	NC2000000003762		
3 SSW 1/2 - 1 Mile Lower		NC WELLS	NC2000000003710
Pwsidentif:	NC0181598		
System nam:	RUTHERFORD COUNTY AIRPORT		
Pws type:	NC		
County:	RUTHERFORD		
City:	RUTHERFORDTON		
Primary so:	GW		
Water type:	GW		
Facility n:	WELL #1		
Facility a:	W01		
Latitude m:	35.430278		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Longitude : -81.938433
Availability: A
Well depth: 0
Well dep 1: Not Reported
Owner name: RUTHERFORD COUNTY_0181598
Site id: NC2000000003710

B4
NNE
1/2 - 1 Mile
Lower

NC WELLS NC2000000003808

Pwsidentif: NC1081013
System nam: PIEDMONT SCOUT RESERVATION NO 1
Pws type: NC
County: RUTHERFORD
City: RUTHERFORDTON
Primary so: GW
Water type: GW
Facility n: WELL #1
Facility a: W01
Latitude m: 35.451086
Longitude : -81.92768
Availability: A
Well depth: 260
Well dep 1: FT
Owner name: PIEDMONT COUNCIL_1081013
Site id: NC2000000003808

B5
NNE
1/2 - 1 Mile
Lower

NC WELLS NC2000000003812

Pwsidentif: NC1081014
System nam: PIEDMONT SCOUT RESERVATION NO 2
Pws type: NC
County: RUTHERFORD
City: RUTHERFORDTON
Primary so: GW
Water type: GW
Facility n: WELL #1
Facility a: W01
Latitude m: 35.451503
Longitude : -81.926478
Availability: A
Well depth: 220
Well dep 1: FT
Owner name: PIEDMONT COUNCIL_1081013
Site id: NC2000000003812

GEOCHECKS - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

GIS ID:
Classification by Type:
Occurrence Status:

211602
Animal
Extant

NC_NHEO NC50004090

**GEOCHECK® PHYSICAL SETTING SOURCE MAP FINDINGS
RADON**

AREA RADON INFORMATION

State Database: NC Radon

Radon Test Results

Num Results	Avg pCi/L	Min pCi/L	Max pCi/L
35	2.82	0.5	7.7
4	0.50	0.3	1.1
4	0.50	0.3	1.1

Federal EPA Radon Zone for RUTHERFORD County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 28139

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.000 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.950 pCi/L	75%	25%	0%

PHYSICAL SETTING SOURCE RECORDS BY ARCHIVE

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Environment & Natural Resources

Telephone: 919-733-2090

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

North Carolina Public Water Supply Wells

Source: Department of Environmental Health

Telephone: 919-715-3243

OTHER STATE DATABASE INFORMATION

NC Natural Areas: Significant Natural Heritage Areas

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

A polygon coverage identifying sites (terrestrial or aquatic that have particular biodiversity significance.

A site's significance may be due to the presence of rare species, rare or high quality natural communities, or other important ecological features.

NC Game Lands: Wildlife Resources Commission Game Lands

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

All publicly owned game lands managed by the North Carolina Wildlife Resources Commission and as listed in Hunting and Fishing Maps.

NC Natural Heritage Sites: Natural Heritage Element Occurrence Sites

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

A point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial or aquatic), and special animal habitats (e.g., colonial waterbird nesting sites).

RADON

State Database: NC Radon

Source: Department of Environment & Natural Resources

Telephone: 919-733-4984

Radon Statistical and Non Statistical Data

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

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Rutherford County Airport 1

Goshen Road

Rutherfordton, NC 28139

Inquiry Number: 3379383.4

August 03, 2012

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography August 03, 2012

Target Property:

Goshen Road

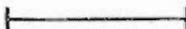
Rutherfordton, NC 28139

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1961	Aerial Photograph. Scale: 1"=1000'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Date: October 04, 1961	EDR
1963	Aerial Photograph. Scale: 1"=750'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Date: March 22, 1963	EDR
1976	Aerial Photograph. Scale: 1"=1000'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Date: May 04, 1976	EDR
1984	Aerial Photograph. Scale: 1"=1000'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Date: February 02, 1984	EDR
1993	Aerial Photograph. Scale: 1"=500'	Panel #: 35081-D8, Rutherfordton North, NC;/Composite DOQQ - acquisition dates: March 09, 1993	EDR
1998	Aerial Photograph. Scale: 1"=750'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Date: March 15, 1998	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 35081-D8, Rutherfordton North, NC;/Flight Year: 2008	EDR



INQUIRY #: 3379383.4

YEAR: 1961

 = 1000'





INQUIRY #: 3379383.4

YEAR: 1963

 = 750'





INQUIRY #: 3379383.4

YEAR: 1976

| = 1000'





INQUIRY #: 3379383.4

YEAR: 1984

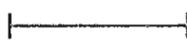
| = 1000'





INQUIRY #: 3379383.4

YEAR: 1993

 = 500'





INQUIRY #: 3379383.4

YEAR: 1998

 = 750'





INQUIRY #: 3379383.4

YEAR: 2005

| = 500'





INQUIRY #: 3379383.4

YEAR: 2006

| = 500'





INQUIRY #: 3379383.4

YEAR: 2008

| = 500'



Rutherford County Airport 1

Goshen Road

Rutherfordton, NC 28139

Inquiry Number: 3379383.3

August 02, 2012

Certified Sanborn® Map Report



440 Wheelers Farms Road
Millford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

8/02/12

Site Name: Rutherford County Airport 1
Goshen Road
Rutherfordton, NC 28139

Client Name: Mountain Env. Services, Inc.
1560 Pisgah Drive
Canton, NC 28716

EDR Inquiry # 3379383.3 Contact: Brian Bauer



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Mountain Env. Services, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Rutherford County Airport 1
Address: Goshen Road
City, State, Zip: Rutherfordton, NC 28139
Cross Street:
P.O. #: NA
Project: NA
Certification #: 6005-4CE4-99EB



Sanborn® Library search results.
Certification # 6005-4CE4-99EB

UNMAPPED PROPERTY

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- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1867™

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Rutherford County Airport 1

Goshen Road

Rutherfordton, NC 28139

Inquiry Number: 3379383.3

August 02, 2012

Certified Sanborn® Map Report



440 Wheelers Farms Road
Milford, CT 06461
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www.edrnet.com

Certified Sanborn® Map Report

3/02/12

Site Name: Rutherford County Airport 1
Goshen Road
Rutherfordton, NC 28139
EDR Inquiry # 3379383.3

Client Name: Mountain Env. Services, Inc.
1560 Pisgah Drive
Canton, NC 28716
Contact: Brian Bauer



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Certified Sanborn Results:

Site Name: Rutherford County Airport 1
Address: Goshen Road
City, State, Zip: Rutherfordton, NC 28139
Cross Street:
P.O. #: NA
Project: NA
Certification # 6005-4CE4-99EB



Sanborn® Library search results
Certification # 6005-4CE4-99EB

UNMAPPED PROPERTY

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- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1865™

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APPRAISAL REVIEW

TALLENT & JACKSON, LLC

PO Box 1072, Mooreville, North Carolina 25115
704-662-3001 (O) 704-662-3095 (F)

The Appraisal Review was undertaken to determine the credibility and reasonableness of the value conclusions reached in the referenced appraisal, and to determine if the appraisal was prepared in compliance with USPAP and other client requirements. The review consisted of a careful reading of the appraisal to evaluate the methodology employed and the consistency of the conclusions.

Owner	Julius R. Owens and wife, Wanda D.	Appraiser:	Robert H. Ball, Sr. / Underdown Ball & Associates
Property Type	Dwelling, Acreage, Farm	Appraisal For:	W K Dickson
Effective Date	8/8/2012	Type of Report	Summary Appraisal Report
Property Interest Valued	Fee Simple	Approaches Presented	Cost Approach
Review Appraiser (s)	Michelle Theyken, R. Joseph Jackson	Review Date	11/2/2012
Firm	Tallent & Jackson, LLC	Inspected Subject Property	Yes

Property Address: 154 Goshen Road, Rutherfordon, North Carolina 28139 - Parcel 1644058

APPRAISAL STATUS	xxx	Accepted				Total Pages of this Review	5
		Rejected					

	Yes	No	NA
Does the appraisal analyze all agreements of sale, options and listings of the subject property current as of the effective date of the appraisal?	x		
Does the appraisal analyze all sales of the subject property that occurred within the three years prior to the effective date of the appraisal.	x		
Does the appraisal follow a reasonable valuation method that addresses the cost, sales comparison and income approaches to market value; reconcile those approaches; and explain the elimination of each approach not used? Does the appraisal reconcile the quality and quantity of data available and analyzed within the approaches used; and reconcile the applicability or suitability of the approaches used to arrive at the value conclusion?	x		
Does the appraisal clearly and accurately set forth the appraisal in a manner that will not be misleading; contain sufficient information to enable the intended users of the appraisal to understand the report property; and clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment?	x		
Does the appraisal state the intended use of the appraisal?	x		
Does the appraisal describe the information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment?	x		
Does the appraisal contain a legal description?		x	
Does the appraisal state the real property interest being appraised?	x		
Does the appraisal state the definition of market value and cite the source of that definition?	x		
Does the appraisal state the effective date of the appraisal and the date of the report?	x		
Does the appraisal describe the scope of work used to develop the appraisal?	x		
Does the appraisal describe the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; and explain the exclusion of any approach?	x		
Does the appraisal state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; and when an opinion of highest and best use was developed by the appraiser, describe and support the rationale for that opinion?	x		
Does the appraisal clearly and conspicuously state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results?	x		
Does the appraisal include a signed certification in accordance with Standards Rule 2-3?	x		
Does the appraisal state a prominent use restriction that limits use of the report to the client and warns that the appraiser's opinions and conclusions set forth in the report may not be understood properly without additional information in the appraisers work file? (Applicable only to Restricted Appraisal Reports)			x
Does the appraisal contain a statement concerning the appraisers competency or steps taken to comply with the competency provision?	x		
Does the appraisal analyze and report a reasonable marketing period for the subject property?	x		
Does the appraisal describe the extent of the process of collecting, confirming and reporting data?	x		
Does the appraisal analyze and report data on current revenues, expenses, and vacancies for the property?			x
Does the appraisal include a statement that the assignment was not based on a requested minimum valuation or a specific valuation?	x		
Does the appraisal contain a statement addressing the appraiser's independence in developing the value estimate and stating that the appraiser does not have a direct or indirect financial interest in the property?	x		
Does the appraisal contain a statement of the appraisers history of performing services in connection with the subject property in the previous three years?	x		

REVIEW NOTES & CONCLUSIONS

Property Address:	154 Goshen Road, Rutherfordton, North Carolina 28139 - Parcel 1644058
Appraisal Prepared by	Robert H. Ball, Sr. / Underdown Ball & Associates
Review Prepared By	Michelle Theyken, R. Joseph Jackson
Prepared For	W K Dickson
Review Date	11/2/2012

No legal description available. The appraiser states on page 2, section IIF that one acre was carved out and "It is recommended by this appraiser that a current survey for the subject land be obtained in order to ascertain the correct site size". The subject is a 1,768 square foot dwelling with four accessory structures and 10 acres of land. The last available legal description indicates 11.00 acres. A 1.0 acre portion of the parcel which fronts Hudlow Road was deeded to Michael and Candy Owens on July 5, 2007 indicating a remaining acreage of 10.0 acres. The subject is accessed via Goshen Road, a 50' gravel drive (right of way) from Hudlow Road through the adjacent property to the north. Goshen Road also provides access to the properties at the southern border of the site. This right of way borders the eastern boundary of the subject site.

The Cost Approach is generally most applicable and reliable when the improvements are in newer condition. This is primarily due to the subjectivity in estimating depreciation. This is particularly true for the subject property especially in regards to the accessory buildings which are assigned a contributing value of \$20,200.

The Sales Comparison Approach was omitted from the report. The appraiser stated that "no recent sales of mini farms with single family residences of sizes similar to the subject as well as the number of outbuildings associated with the subject to reveal any credible market value especially in the Townships of Gilkey and Logan Store. Therefore, this method of analysis will be omitted from this report."

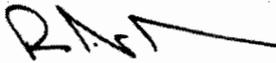
The reviewer previously rejected this appraisal on the grounds that the Sales Comparison Approach should be utilized. The reviewer had discussions with Mr. Bob Ball who prepared the appraisal and has also reviewed Mr. Ball's written response to our initial review findings. After consideration and the lack of sales of "mini farms" in the Rutherford County submarket it appears impossible to develop an appropriate Sales Comparison Approach which would lend additional support to the appraisers conclusions.

This reviewer generally agrees with the conclusions reached for the overall land value. However, we are of the opinion that in general the contributing value of the improvements tends to be overstated and that the value of \$168,500 assigned to the subject is at the highest end of what would be considered reasonable in light of the condition and age of the property.

The reviewer inspected the subject property. Photographs are attached. This review is subject to limiting conditions which are attached. Certification attached.



Michelle R. Theyken



R. Joseph Jackson



DWELLING FRONT VIEW



DWELLING REAR



DWELLING INTERIOR



DWELLING INTERIOR



DWELLING INTERIOR



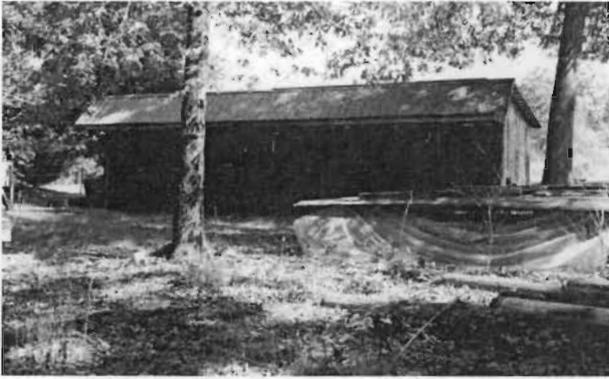
DWELLING INTERIOR



OUTBUILDING 1



OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 2



OUTBUILDING 3 / BARN



OUTBUILDING 3 / BARN



OUTBUILDING 4



OUTBUILDING 4



SITE VIEW



SITE VIEW / DRIVEWAY

DEFINITION OF REVIEWED VALUE:

Appraisal review is the act or process of developing and communicating an opinion about the quality of all or part of the work of another appraiser that was performed as part of an appraisal, appraisal review, or appraisal consulting assignment. The reviewer's opinion about quality must encompass the completeness, adequacy, relevance, appropriateness and reasonableness of the work under review, developed in the context of the requirements applicable to that work. The reviewed value reflects the best supported value, after review of the appraisal.

SCOPE OF REVIEW

The scope of the review is limited to only the information being provided by the original appraiser. Unless stated otherwise, the subject and neighborhood were not inspected by the reviewer. The reviewer assumes all hypothetical conditions made in the original appraisal report are reliable; forms an opinion as to the adequacy and relevance of the data and the propriety of any adjustments to the data, forms an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; forms an opinion as to whether the analysis, opinions and conclusions in the report under review are appropriate and reasonable and develop the reasons for any disagreement

INTENDED USE:

This review was completed to assist with disposition and/or financing decisions related to the asset.

INTENDED USER:

The intended user of this review is the client

CERTIFICATION:

The Reviewer certifies and agrees that, to the best of his/her knowledge and belief:

The facts and data reported by the Reviewer and used in the review process are true and correct.

The analysis, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, unbiased professional analysis, opinions and conclusions.

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

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three year period immediately preceding acceptance of this assignment.

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

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

My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this review report.

My analysis, opinions and conclusions were developed and this review report was prepared in conformity with the USPAP.

Michelle R. Theyken personally inspected the subject property.

Unless stated elsewhere in this report, no one provided significant professional assistance to the person signing this review report.

CONTINGENT AND LIMITING CONDITIONS:

The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the reviewer:

The reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the reviewer render an opinion to the title, which is assumed to be marketable.

The Reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made.

The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

No responsibility for accuracy of items furnished to the Reviewer is assumed by the Reviewer.

Disclosure of the contents of the report is governed by USPAP.

The review, nor any part of the review, shall be used for any purpose by anyone but the client without previous written consent of the reviewer.

No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for such unauthorized changes

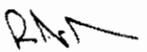
November 2, 2012

154 Goshen Road, Rutherfordon, North Carolina 28139 - Parcel 1644058

TALLEN & JACKSON, LLC



Michelle R. Theyken
State Certified General Appraiser, A7066



R. Joseph Jackson, CCIM
State Certified General Appraiser, A3241

Michelle Renee Theyken

Mailing Address: P.O. Box 1072, Mooresville, NC 28115

Physical Address: 108 Gateway Boulevard, Suite 104, Mooresville, NC 28117

Office: 704-662-3001 Fax: 704-662-3005

Michelle.theyken@mountainstreamappraisal.com

Qualifications

NC State Certified General Appraiser	A7066
SC State Certified General Appraiser	CG6657

Experience

Mountain Stream Appraisal Services, LLC	2006-Present
---	--------------

Education

University of North Carolina at Charlotte Magna Cum Laude BA Criminal Justice, Economics Minor	2007
--	------

Central Piedmont Community College AAS Paralegal Technology	2004
--	------

Continuing Education Courses

Introduction to Real Estate Appraisal	2006
Valuation of Principles & Procedures	2006
Applied Residential Property Valuation	2006
Uniform Standards of Appraisal Practice	2006
Detrimental Conditions of Real Estate	2006
USPAP Update	2007
Scope of Work	2007
Business Ethics	2007
Income Analysis, G-1	2007
Income Analysis, G-2	2007
Advanced Income Capitalization	2007
Uniform Appraisal Standards for Federal Land Acquisitions	2009
Appraising Convenience Stores	2009
USPAP Update	2009
Appraisal Case Law III	2010
NC Chapter Appraisal Institute Conference	2010
USPAP Update	2011
Subdivision Valuation	2011
USPAP Update	2012
NC Chapter Appraisal Institute Conference	2012

State of North Carolina



North Carolina Appraisal Board

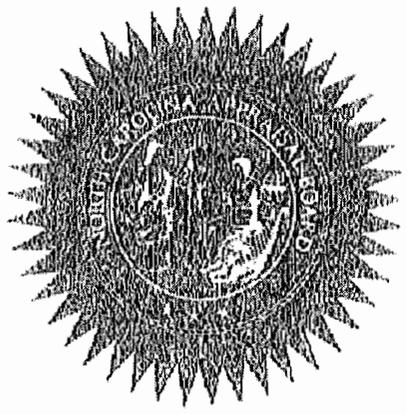
MICHELLE R. THEYKEN

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a General Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

**State-Certified
General Real Estate Appraiser**

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:

This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.



NORTH CAROLINA APPRAISAL BOARD
 APPRAISER QUALIFICATION CARD
 Expires June 30, 2013
 REGISTERED / LICENSÉ / CERTIFIED / BOARD
MICHELLE R. THEYKEN
 A7066 G Y
 APPROVED / REVIEWED / REJECTED / REJECTED
 CHIEF APPRAISER / CHIEF CLERK

Robert Joseph Jackson, CCIM

Mailing Address: P.O. Box 1072, Mooresville, NC 28115
Physical Address: 108 Gateway Boulevard, Suite 104, Mooresville, NC 28117
Phone Numbers: 704-662-3001 Fax 704-662-3005
Email: rob.jackson@mountainstreamappraisal.com

Qualifications

North Carolina State-Certified General Real Estate Appraiser #A3241 (1993)
South Carolina State-Certified General Real Estate Appraiser #CG1838
GAA #3051- NAR Appraisal Section
MAI Candidate - Appraisal Institute
CCIM Designation - CCIM Institute
North Carolina State Licensed Real Estate Broker #93412 (1985)
South Carolina State Licensed Real Estate Broker #59906
Licensed General Contractor NC#37945 (Classification: Unlimited Building)
North Carolina Licensed Auctioneer NCAI#8377
South Carolina Licensed Auctioneer SCAL#4127

Experience

Mountain Stream Appraisal Services, LLC
Managing Partner, January 2009 to Present
Commercial Real Estate Appraiser

Metrolina Capital Advisors, LLC
Managing Partner, January 2007 to Present
Commercial Brokerage and Auction Services

Tallent & Jackson, LLC
Partner, January 1999 to January 2009
Commercial Real Estate Appraiser

Charlotte Appraisal Associates, Inc.
January 1990 to January 1999
Commercial Real Estate Appraiser

Education

University of North Carolina at Charlotte
Bachelor of Arts, Major in Economics

University of North Carolina at Charlotte
Masters of Business Administration

Continuing Education Courses

Fundamentals of Real Estate - RCCC, 1984
Real Estate Finance - RCCC, 1984
Real Estate Law - RCCC, 1985
Real Estate Brokerage Operations - RCCC, 1985
Introduction to Real Estate Appraisal - CPCC, 1990
Valuation of Principles & Procedures - CPCC, 1990
Applied Residential Property Valuation - CPCC, 1990
Introduction to Income Property Appraisal - Mingle Institute, 1991
Advanced Income Producing Property Appraising - Mingle Institute, 1992
Building Concepts/Contractor Pre-Licensing - CPCC, 1993
USPAP - NAREA, 1994
Fair Lending and the Appraiser - NAREA, 1994
Environmental Risk Assessments - NAREA, 1994
The Challenge of Technology - Appraisal Institute, 1995
Standards of Professional Practice (B) - Appraisal Institute, 1995
Standards of Professional Practice (A) - Appraisal Institute, 1996
Tomorrow's appraiser - Appraisal Institute, 1996
Consult 2000 - William Sharp & Associates, 1997
Advanced Income Capitalization (Course 510) - Appraisal Institute, 1999
Small Hotel/Motel Valuation, 1999
Appraisal of Non-Conforming Uses - Appraisal Institute, 2000
Regression Analysis in Appraisal Practice: Concepts and Applications, -
Appraisal Institute, 2001
The Appraiser as an Expert Witness - Mckissock, 2001
Standards of Professional Practice (C) - Appraisal Institute, 2001
Appraisal Fraud - Appraisal Institute, 2001
Feasibility Analysis, Market Value, and Timing - Appraisal Institute, 2002
Analyzing Commercial Lease Clauses - Appraisal Institute, 2002
Environmental Issues for Real Estate Appraisers - Appraisal Institute, 2003
Effective Appraisal Writing - Appraisal Institute, 2003
National USPAP Update - Appraisal Institute, 2004
Rates and Ratios - Appraisal Institute, 2005
NC Supervisors/Trainees Course - NC Appraisal Board, 2006
National USPAP Update - Appraisal Institute, 2006
Auctioneer School - Carolina Auction Academy, 2006
Introduction to Commercial Investment Real Estate Analysis - CCIM, 2006
Business Practices & Ethics - Appraisal Institute, 2007
Analyzing Operating Expenses - Appraisal Institute, 2008
Appraisal of Local Properties - Appraisal Institute, 2008
Financial Analysis of Commercial Investment Real Estate - CCIM, 2009
National USPAP Update - Appraisal Institute, 2009
Subdivision Valuation - Appraisal Institute, 2010
Market Analysis for Commercial Investment Real Estate - CCIM, 2010
User Decision Analysis for Commercial Investment Real Estate - CCIM, 2010
National USPAP Update - Appraisal Institute, 2010
The Lending World in Crisis - Appraisal Institute, 2010

State of North Carolina



North Carolina Real Estate Commission

ROBERT J. JACKSON

having satisfied the North Carolina Real Estate Appraisal Board regarding the qualifications to practice as a General Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

State-Certified General Real Estate Appraiser

Given under and by virtue of the provisions of Article 5 Chapter 93A of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Real Estate Commission at Raleigh on the date below shown:

This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

November 05, 1993

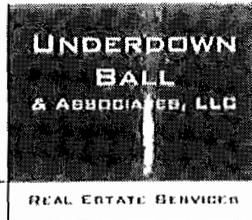
NORTH CAROLINA APPRAISAL BOARD
 APPRAISER QUALIFICATION CARD
 Expires June 30, 2013

REGISTRATION / LICENSE / CERTIFICATE HOLDER		
ROBERT J. JACKSON		
A3241	G	Y
APPRAISER NUMBER	TYPE	NATIONAL REGISTRY

APPRaiser's SIGNATURE: *Robert J. Jackson* EXECUTIVE DIRECTOR: *Phillip T. Fisher*

Phillip T. Fisher
Phillip T. Fisher
Executive Director

920 North Bridge Street
Elkin, North Carolina 28621
Phone 800-835-2476 · 336-835-2256
www.UnderdownBall.com
Fax 336-835-8985



Appraisals
Rights of Way
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Commercial Real Estate
Condemnation Proceedings

November 5, 2012

Mrs. Terri Jenkins
WK Dickson and Company, Inc.
PO Box 2073
Monroe, North Carolina 28111

*Review 11/6/12
DK
DE to Proceed*

Subject: Julius R. Owens Property
154 Goshen Road
Rutherfordton, North Carolina 28139

Dear Mrs. Jenkins:

It is my opinion the subject appraisal report presents adequate data to support an estimate of credible market value for the subject property. Regarding the reviewer's notes and conclusions, I will offer the following:

No legal description. As a matter of record, there is no legal description of the 10.0 acre tract in the Rutherford County Registry. The report specifically identifies the 10.0 acres of subject land. Pages 1, 2 and 13 of the report explain and identify the subject land. The tax map of the subject land as found in the Rutherford County Tax Mapping Department also identifies the subject land as 10.0 acres of land. In addition, the appraisal report references the most recent deed for the subject land as 11.0 acres more or less and then identifies in Deed Book 937 at Page 33 a 1.0 acre outparcel from this 11.0 acre tract to Mr. Julius Owens' son, Michael Owens. A survey of the subject land is then suggested to confirm the site size and a current description.

Reviewer takes exception to a size adjustment used on one of the sales shown in the land grid used in the Cost Analysis. This is merely an opinion of the reviewer; however, if the adjustment value were made as presented by the reviewer, Sale No. 2 would be slightly adjusted upward resulting in an average of \$4,699 per acre for the four sales used in the comparison versus \$4,620 per acre as used in the report. With less than \$80.00 per acre of difference, the difference of opinion does not warrant a great deal of consideration or market value.

The Cost Approach is the only approach used for the estimate of value. In most all appraisals three approaches to value are used to determine market value. Because the subject is not income producing property, the Income Approach is automatically eliminated and the Cost Approach and Market Approach are the remaining two to consider. The Cost Approach was developed and reported. However the Market Approach was not considered primarily because the highest and best use of the land was the existing use as a rural residential home site with agricultural land used for pasture and horses or more specifically a mini farm with accessory buildings. When this approach is used, market value is estimated by comparing the sales price and recent transactions involving properties similar to the subject being appraised. The reliability of this approach depends on the availability of timely and comparable sales and the degree of compatibility such as the extent of adjustments needed to account for the differences between the subject and the comparable property.

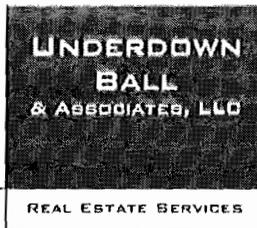
Research in the Rutherford County market and conversations with local real estate brokers, reveal to your appraiser there have been no recent sales of mini farms with single family residences of sizes similar to the subject as well as the number of outbuildings and farm fencing associated with the subject to reveal any credible market value especially in the Townships of Gilkey and Logan Store. Appraisers cannot create a market; they can only interpret the market. From a reviewer's standpoint, it would be ideal to provide a market analysis but the Rutherford County market did not produce any applicable sales as compared to the subject. The Cost Analysis is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property of the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively unique or specialized improvements located on the site and for which there exists no comparable properties on the market. In addition, the Cost Analysis also provides a necessary allocation of value between the land and improvements. It is my opinion that to create a Market Data approach by using comparables that are not similar or would require a large amount of adjustments would produce a market approach that is not credible and also misleading for the intended use of this assignment.

In summary, based on the market information available in Rutherford County, the appraisal report as presented represents, in my opinion, a credible estimate of market value for the subject.

Sincerely yours,



Robert H. Ball
State Certified General Real Estate Appraiser
Certificate No. A4906



APPRAISAL REPORT

OF

JULIUS R. OWENS PROPERTY

154 Goshen Road

Rutherfordton, North Carolina 28139

Property ID No. 1644058

For

MS. TERRI L. JENKINS,
Land Acquisition/Relocation Specialist
W.K. Dickson and Company, Inc.
PO Box 2073
Monroe, North Carolina 28111

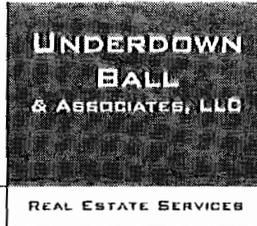
By

Robert H. Ball, Sr.
State Certified General Real Estate Appraiser
Certificate No. A-4906

Effective date of the Appraisal
August 8, 2012

Summary Appraisal Report

920 North Bridge Street
Elkin, North Carolina 28621
Phone 800-835-2476 · 336-835-2256
www.UnderdownBall.com
Fax 336-835-8985



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Condemnation Proceedings

August 22, 2012

Ms. Terri L. Jenkins
Land Acquisition/Relocation Specialist
W.K. Dickson and Company, Inc.
PO Box 2073
Monroe, North Carolina 28111

Re: Julius R. Owens Property
154 Goshen Road
Rutherfordton, North Carolina 28139
Property ID No. 1644058

Dear Mrs. Jenkins:

In accordance with your request, I have made an appraisal of the above subject property. I am sending you (4) copies of the appraisal report with all the pertinent data that I have compiled in the search of the market and in the inspection of the subject property.

The value as defined in the appraisal report is ONE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO DOLLARS (\$168,500.00). This value represents my estimate of the value of the subject property as it existed on August 8, 2012.

The methods of valuation, together with the data and the assumptions upon which this estimate of value is based, is detailed in the attached report.

Very truly yours,

A handwritten signature in cursive script that reads 'Robert H. Ball, Sr.' The signature is written in dark ink and is positioned above a horizontal line.



Robert H. Ball, Sr.
State Certified General Real Estate Appraiser
Certificate No. A-4906

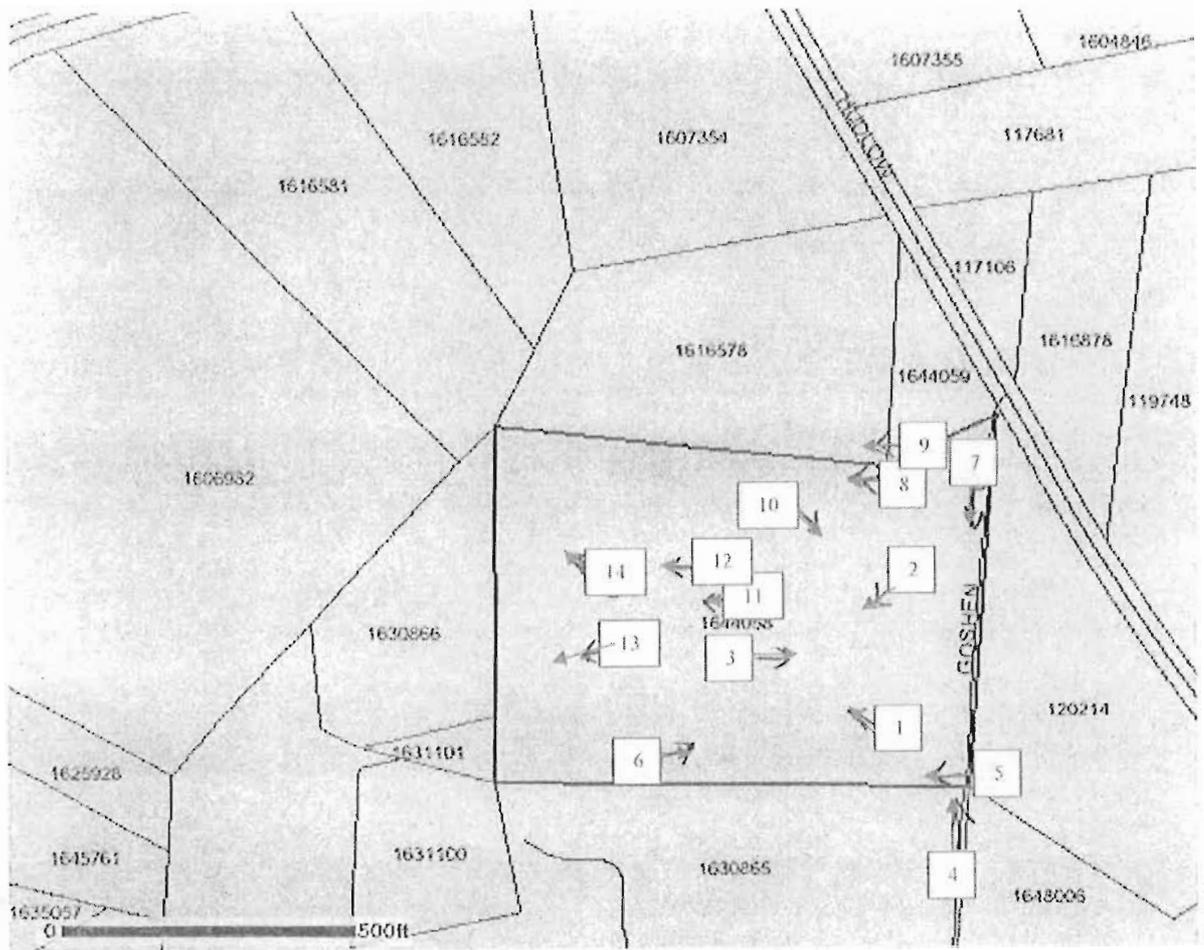
Table of Contents

Title Page	
Letter of Transmittal	
Table of Contents	
Summary of Salient Facts and Conclusions	
Photo View Map and Photographs of Subject Property	
Identification	
Subject Property Identification	1
Statement of Limiting Conditions and Assumptions	2-4
Subject Property Inspection	5
Purpose, Interest, Scope and Function of the Appraisal	5-7
Description	
General Area Description	7-13
Neighborhood Description	13
Description of Subject Land	13-14
Description of Subject Improvements	14-15
History of the Subject Property	15
Taxation	16
Zoning	16
Restrictions and Encumbrances	16
Highest and Best Use	16-18
Approaches to Value	
Valuation Methodology and Introduction	18-20
Cost Analysis	20-31
Market Data Analysis	31
Income Analysis	31
Reconciliation of Approaches	31
Final Indication of Subject Value	31
Appraisers' Certification	32
Addenda	33
Sketch of Subject	
Tax Map	
Tax Cards	
Flood Map	
Subject and Sales Location Map	
Original Deed for Subject	
Outparcel Deed 1.0 Acre	
Census Demographic Information	
Rutherford County Airport Zoning Ordinance	
Appraisal Request	
Qualifications of the Appraiser	

Summary of Salient Facts and Conclusions

Owner:	Julius R. Owens and wife, Wanda D.
Property:	154 Goshen Road Rutherfordton, North Carolina 28139 Parcel Tax Pin No. 1644058
Site Size:	10.00 Acres
Improvement Size:	Single Family Dwelling = 1,768 SF Wood Tractor Shed = 800 SF Two Story Wood Barn = 1,105 SF Wood Pole Shed = 144 SF Wood Pole Shed = 48 SF Wood Utility Shed and Building = 288 SF
Zoning:	None
Highest and Best Use:	Rural Residential with an Agricultural Use
Value Indications:	
Cost Analysis:	\$168,500.00
Market Data Analysis:	Not Applicable
Income Analysis:	Not Applicable
Land Allocation:	\$ 46,000.00
Improvement Allocation:	\$122,500.00
Reconciled Value Estimate:	\$168,500.00
Effective Date of Appraisal:	August 8, 2012
Inspection Date:	August 8, 2012
Date of the Appraisal Report:	August 22, 2012

Photo View Map



Photographs of Subject Property



Photo 1



Photo 2



Photo 3

Photographs of Subject Property



Photo 4



Photo 5



Photo 6

Photographs of Subject Property



Photo 7



Photo 8



Photo 9

Photographs of Subject Property

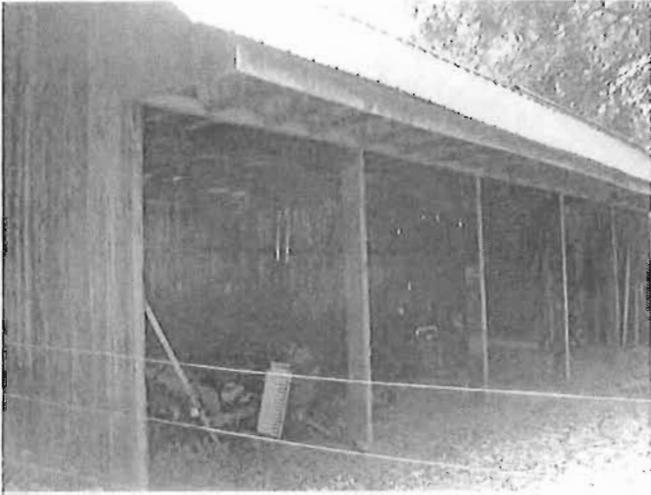


Photo 10

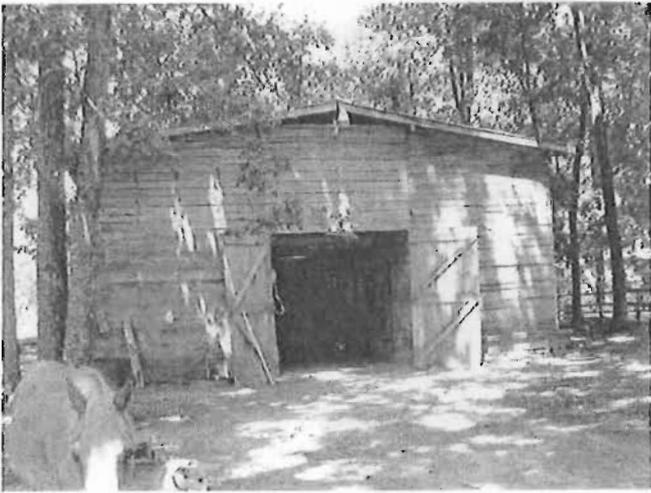


Photo 11



Photo 12

Photographs of Subject Property



Photo 13



Photo 14

Appraisal Report

Property Owner:	Julius R. Owens and wife Wanda D. Owens
Property Address:	154 Goshen Road Rutherfordton, North Carolina 28139
Township:	Gilkey
County:	Rutherford
Dates of Inspection:	August 8, 2012
Effective Date of the Appraisal:	August 8, 2012
Date of the Appraisal Report:	August 22, 2012

I. Identification of the Subject Property

A. Post Office Identification and Census Tract Information

The subject property is identified as 154 Goshen Road, Rutherfordton, North Carolina 28139. In addition, the real estate is located in Census Tract No. 37-161-9601.00.

B. Physical Identification

The subject property is physically located on the west side of the private road named Goshen Road and also south off Hudlow Road and near the Rutherford County Airport. The tax map as found in the Rutherford County Tax Mapping Department illustrates the general location of the subject land and is included in the Addenda of this report.

C. Legal Identification

For the purpose of this appraisal report and without the benefit of a current survey, the legal identification and site size used for this report will be 10.00 acres of land as reflected by the tax map for the subject property as found in the Rutherford County Tax Mapping Department. Although the deed for the subject property identifies 11.00 acres, more or less, an outparcel as described in Deed Book 937 at Page 33 of 1.0 acres from the subject land was recorded in the Rutherford County Registry on July 5, 2007 and as a result reflects a current net subject tract of land as 10.00 acres, more or less. A copy of the county tax map for the subject land is found in the Addenda of this report.

II. Statement of Limiting Conditions and Assumptions

This appraisal is made subject to the following limiting conditions and assumptions:

- A. This report is intended for the use only of Ms. Terri L. Jenkins with W.K. Dickson Company, Inc. and her designated associates only. Use of this report by others is not intended by this appraiser.
- B. This appraiser certifies that to the best of his knowledge and belief, the statements contained in this appraisal report, subject to the limiting conditions set forth below, are correct: also that this appraisal is made in conformity with the Uniform Standards of Professional Practice as promulgated by the Appraisal Foundation and the North Carolina Appraisal Board.
- C. The opinion of value as stated in this report is based upon the fee simple title to the subject property. The title to the subject property is assumed to be marketable. The property is appraised as though under responsible ownership and competent management.
- D. No opinion is given and no responsibility is assumed for matters that are legal in nature with the title to the subject property assumed to be good. No liens have been considered and the property has been appraised as though it were free and clear of all contingent liens.
- E. All market data which is included in this report has been obtained from one or both of the parties involved in the actual transactions. Each parcel of land has been personally inspected by this appraiser and the recorded deeds have been examined to give a concise and clear presentation of the properties and their descriptions. This information is believed to be reliable; however, such information is not guaranteed to be correct although it has been checked insofar as possible and is believed to be correct.
- F. The legal description of the subject property that is included as a part of this report has been taken from the tax map for the subject property as recorded in the Rutherford County Tax Mapping Department and designates the subject land as 10.00 acres. Although the deed for the subject property identifies 11.00 acres, more or less, an outparcel as described in Deed Book 937 at Page 33 of 1.00 acres from the subject land was recorded in the Rutherford County Registry on July 5, 2007 and as a result reflects a net subject tract of land as 10.00 acres, more or less. It is recommended by this appraiser that a current survey for the subject land be obtained in order to ascertain the correct site size.
- G. All sketches included in this report are used to merely visualize the property and its surroundings and are not certified to be accurate. No engineering test boring was made to determine the soil bearing qualities. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated.

- H. The value estimates reported herein are under the purpose and land use premises stated. They are not valid for any other purpose and premise and must not be used in conjunction with the other appraisal or intended use.
- I. Full compliance with all applicable federal, state and local environmental regulations is assumed as well as all applicable zoning, use and occupancy regulations and restrictions as stated and considered in this appraisal report.
- J. The sketch of the subject land included in the body of this report has been taken from the tax map of the subject land as found in the Rutherford County Tax Mapping Department. In addition, the site size of the subject land has also been taken from the tax map as well as the tax card as found in the Rutherford County Tax Mapping Department. The size if applicable for improvements have been taken from on-site measurements made by this appraiser. All sketches in this report have been reproduced by Xerox and/or the scanning processes.
- K. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the existence of urea-formaldehyde foam insulation and/or the existence of toxic waste which may or may not be present on the property, has not been considered. It is also noted that identifying site and soil contaminants or environmental issues is beyond the scope of this appraisal and the appraiser's qualifications. Therefore, the land is based on the assumption that the site and property are uncontaminated and unaffected by environmentally hazardous materials or substances. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field if required.
- L. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and there is no encroachment or trespass unless noted in the report.
- M. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any other than its intended use by anyone other than the client without the prior written consent of the appraiser or the client and then only with the proper identification and qualification and only in its entirety. No change of any item in the report shall be made by anyone other than the appraiser and/or an officer of the firm. The appraiser and firm shall have no responsibility if any such change is made.
- N. Neither any or part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the appraiser, particularly as to valuations, conclusions or to the identity of the appraiser or appraisal firm represented, or any references to an appraisal organization or any appraisal designation.
- O. We are not required to give testimony in court or hearings nor engage in post appraisal consultation with clients or third parties, by reason of this appraisal unless prior arrangements have been made. If testimony or depositions are

required because of any subpoena, the client shall be responsible for additional times, fees and charges regardless of the issuing party.

- P. The liability of the appraiser and the firm is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way to be responsible for any cost incurred to discover or correct any deficiencies of any type present in the property; physical, financial and/or legal. In the case of limited partnerships or syndication offerings or stock offerings in property, the client agrees that in the case of a law suit (brought by lender, partner or part owner in any form of ownership, tenant or any other party), any and all awards, settlements of any type in such suit, regardless of the outcome, the client will hold the appraiser completely harmless in such action.
- Q. Acceptance of, and/or use of this appraisal report by client or any third party constitutes acceptance of the above conditions. Appraisal liability extends only to the stated client, no subsequent parties or users and is limited to the fee received.
- R. This report is written in such a manner that it qualifies to fulfill all of the financial requirements by the various banks and lending institutions in the United States. The normal underwriting guidelines of the various government agencies have been read, considered, and it is the opinion of this appraiser that this report does conform to all of the various underwriting standards as promulgated by the various governmental agencies, banks and lending institutions. This report has been written to conform to the Uniform Standards of Professional Appraisal Practices as promulgated by the North Carolina Appraisal Board.
- S. The appraiser has not made a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act ("ADA"). 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 subject parcel 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 the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible non-compliance with the requirements of ADA in estimating the value of the subject.
- T. If applicable, this report is not to be construed as a building inspection as only a visual inspection of accessible areas was performed. This appraisal report cannot be relied upon to disclose conditions and/or defects in the real estate.

III. Subject Property Inspection

Your appraiser on August 1, 2012 contacted Mr. Julius R. Owens, the subject property owner, for permission to inspect the subject land and also extended an invitation to accompany your appraiser on the inspection of the land. After mutual preparations, Mr. Julius Owens did grant permission to inspect the subject property. Therefore, your appraiser on August 8, 2012 at approximately 11 a.m. met Mr. Owens at the subject site and did indeed physically inspect the subject land and improvements. Mr. Owens accompanied your appraiser on the inspection of the single family dwelling; however, declined the invitation to accompany your appraiser on the outbuildings. Although Mr. Owens was very well aware of the impending land acquisition as proposed by the Rutherford County Airport Authority, Mr. Owens primarily expressed feelings about the potential loss of family lands as this land had been in the ownership of his family for a considerable amount of time and long before the airport itself was located to its present location. All information requested from Mr. Julius Owens was very readily supplied to your appraiser.

IV. Purpose, Interest and Function of the Appraisal

A. Interest Appraised

The interest being appraised is the fee simple interest of the subject tract of land. This encompasses the full spectrum of the bundle of rights that is normally acquired in the acquisition of a parcel of real estate. The property rights appraised as acquired by the subject property owner are limited only to the limitations reserved by the Government of the United States, the State of North Carolina, the County of Rutherford and the Township of Gilkey, North Carolina. There were no encroachments visually observed on the subject site with possible easements for utility lines serving the subject property or neighboring real estate and road rights of way.

B. Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title of the subject property as of August 8, 2012.

C. Definition of Market Value

Market value is defined as being: 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, 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) the buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U. S. 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.¹

D. Function of the Appraisal

The function of this appraisal report is to estimate the market value of the fee simple interest in the subject property. According to the request, the estimate of the value reflected in this appraisal report will be used by the purchaser of this appraisal report for a financial decision making process. As stated, it is the function of this report to reflect an estimate of market value for that particular purpose.

E. Scope of the Appraisal

The scope of this appraisal report involves an inspection of the subject property, the general area, the neighborhood area, research into the market for sales and other comparable information, analysis of the data found and a report of the findings in a narrative report format.

Data sources utilized include, but are not limited to, Multiple Listing Services, real estate professionals, appraiser files, demographic service companies, web sites, local and regional governmental agencies, the Internet, grantors and/or grantees and property owners.

According to USPAP (Uniform Standards for Professional Appraisal Practice), all approaches to value that are applicable to the interest being appraised and necessary to produce credible results must be utilized. The relevance and development of each analysis is listed as follows:

Cost Approach:	Applicable and Included In Report
Market Data Analysis:	Not Applicable and Not Included In Report
Income Approach:	Not Applicable and Not Included In Report

The client and intended user of this report is W.K. Dickson Company, Inc.

An **extraordinary assumption** is applicable for reporting purposes in arriving at a value for the subject property. As defined in *The Appraisal of Real Estate, Twelfth Edition*, **extraordinary assumptions** presume uncertain information to be factual. If discovered to be false these assumptions could alter the appraiser's opinions or conclusions. The **extraordinary assumptions** for this report are as follows:

- The area of the land is 10.00 acres.
- The observation of the subject property was restricted to the land site, it is assumed there are no hidden defects applicable to the

¹ *Federal Register*, vol. 55, no. 163, August 22, 1990, pp. 34228-34229.

subject property and/or environmental issues including but not limited to USTs (underground storage tanks).

- It is also noted that identifying site and soil contaminants or environmental issues is beyond the scope of this appraisal and the appraiser's qualifications. Therefore the land is based on the assumption that the site and property are uncontaminated and unaffected by environmentally hazardous materials or substances.

F. Marketing Period and Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had the property sold on the effective date of valuation. Exposure time is always presumed to proceed the effective date of the appraisal report. **Marketing time** is an estimate of the amount of time it may take to sell a property at the estimated market value immediately following the effective date of this appraisal.

The exposure and marketing time for the subject property is considered to be equal and being approximately twelve to eighteen months supported by local real estate data. There will be exceptions, however, with properties such as the subject, an exposure and marketing time of twelve to eighteen months is considered to be normal as of the effective date of this appraisal.

V. Area Descriptions

A. General Area Description

1. Physical, Geographical, and Infrastructural Characteristics

The general area in which the subject property is located is the north central area of Rutherford County near the Rutherford County Airport or Marchman Field. Rutherford County is located in the foothills of North Carolina and in the southwest area of North Carolina, west of the cities of Charlotte, Gastonia, Shelby, southwest of Morganton, Hickory, and southeast of Asheville, North Carolina. Rutherford County is also north of the North Carolina/South Carolina state lines with Polk County located west, Cleveland County located east, and McDowell County located north. The Town of Rutherfordton is the county seat of Rutherford County and is located southwest of the Rutherford County Airport.

Rutherford County was formed in 1779 from the western part of the former Tryon County. It was named for Griffith Rutherford, leader of an expedition against the Cherokee in 1776 and a general in the American Revolutionary War.

According to the U.S. Census Bureau, the county has a total of 566 square miles of which 564 square miles of it is land and two square miles is water. The county is composed of eight municipalities: Bostic, Chimney Rock, Ellenboro, Forest City, Rutherfordton, Ruth, Spindale and Lake Lure. The towns of Lake Lure and Chimney Rock are located approximately 20 miles west of Rutherfordton. Lake Lure is a private lake with public access.

The Blue Ridge Mountains to the north and Smoky Mountains to the west provide shelter from extreme weather conditions in winter and offer cool mountain breezes in summer to the areas near Rutherford County. Expected climate examples are as follows:

Average Annual Temperature = 61.5 degrees F
Average Annual High Temperature = 71.2 degrees F
Average Annual Low Temperature = 49.2 degrees F
Average Annual Rain Fall = 49.2 inches
Average Humidity = 65%
Average Annual Snow Fall = 7.9 inches

The Rutherford County Airport sits on 250 acres that is located northeast of Rutherfordton, North Carolina and east of U.S. Highway 221 and west of U.S. Highway 64. According to the most recent information available from the Airport Authority, Marchman Field has approximately 92 aircraft operations a day with 75% classified as local general aviation, 24% transient aviation and 1% military. Aircraft based on the field consists of 58 with 35 private, 22 corporate and 1 government. Marchman Field is a 5,000 foot long and 100 foot wide asphalt surface runway, located at 1,057.8 feet of elevation for Runway 1 and 1,077.6 feet of elevation for Runway 19. Runway edge and end identifier lights are of medium intensity. Airport services consist of jet fuel, parking, hangers and tie downs, airframe and power plant service as well as bottled and bulk oxygen.

According to the 2010 U.S. Census, Rutherford County has a population of 67,810 and 27,466 housing units. The population number for 2010 reflects a +7.8% change from 62,899 reported in 2000. For July 2012 the following demographics are applicable to Rutherford County, North Carolina.

Demographics

Population & Growth		Population	Annual Growth
2016 Proj Total Population		69,823	0.5%
2011 Proj Total Population		68,018	
2010 Census Total Population		67,810	0.8%
2000 Census Total Population		62,899	
July 2010 Certified Population Estimate		68,006	

Urban/Rural Representation		Urban/Rural Percent	
2000 Census Total Population: Urban - inside Urbanized Area	0		0.0%
2000 Census Total Population: Urban - inside Urbanized Clusters	23,242		37.0%
2000 Census Total Population: Rural - Farm	836		1.3%
2000 Census Total Population: Rural - Nonfarm	38,821		61.7%

Estimated Population by Age		Pop by Age	
2016 Proj Median Age	41		
2011 Proj Median Age	43		
2000 Census Median Age	38		
2011 Proj Total Pop 0-19	16,843		24.8%
2011 Proj Total Pop 20-29	6,760		9.9%
2011 Proj Total Pop 30-39	7,956		11.7%
2011 Proj Total Pop 40-49	9,614		14.1%
2011 Proj Total Pop 50-59	10,048		14.8%
2011 Proj Total Pop 60+	16,797		24.7%

Commuters, Workers Age 16 and over, Est

Percent of Workers, By Travel Time		Workers, By Transportation	
Avg Travel Time, Minutes	23	Worker Transp, Base	25,591
Workers Not Working at Home	24,780	Work at Home	811
Travel Time to Work: < 10 minutes	16.0%	Drove Car/Truck/Van Alone	21,238
Travel Time to Work: 10-14 minutes	16.7%	Carpooled Car/Truck/Van	2,806
Travel Time to Work: 15-19 minutes	19.2%	Public Transportation	46
Travel Time to Work: 20-24 minutes	15.6%	Walked	402
Travel Time to Work: 25-29 minutes	5.8%	Other Transportation	288
Travel Time to Work: 30-34 minutes	8.4%		
Travel Time to Work: 35-44 minutes	3.6%		
Travel Time to Work: 45-59 minutes	7.9%		
Travel Time to Work: 60+ minutes	6.8%		

Place of Work		Commuters	Residents
Worked in State-County of Residence		18,858	76.1%
Worked in State-Outside County of Residence		4,436	17.9%
Worked Outside State of Residence		1,487	6.0%

Education

		Pop Age 25+
2010-11 Kindergarten-12th Enrollment	10,050	
2011 Average SAT score (2400 scale)	1,400	
2011 Percent of Graduates taking SAT	51.7%	
2009-10 Higher Education Completions	403	
2009-10 Higher Education Total Enrollment	4,175	
Est Education Attainment - At Least High School Graduate	37,259	79.6%
Est Education Attainment - At Least Bachelor's Degree	6,855	14.6%

Housing

		Growth or % of Total
2016 Proj Total Housing	35,391	4.0%
2011 Proj Total Housing	34,026	
2010 Census Total Housing	27,466	
2010 Census Occupied Housing	21,054	76.7%
2010 Census Vacant Housing	6,412	23.3%
2010 Est Median Value of Owner Occupied Housing	\$101,100	
2010 Est Median Value of Renter Occupied Housing	\$526	
Est Owner Occupied Housing	19,723	71.8%
Est Renter Occupied Housing	7,735	28.2%
Est Owner Occupied Housing Vacancy	2.6%	
Est Renter Occupied Housing Vacancy	8.3%	
2010 Census Total Households	33,878	

Income

		Percent Growth or Total
2010 Est Median Family Income	\$43,702	15.9%
2000 Census Median Family Income	\$37,709	
2016 Proj Median Household Income	\$37,511	13.4%
2011 Proj Median Household Income	\$33,078	6.0%
2000 Census Median Household Income	\$31,207	
2010 Est Median Worker Earnings	\$23,873	
2016 Proj Per Capita Income	\$20,629	1.8%
2011 Proj Per Capita Income	\$18,901	16.2%
2000 Census Per Capita Income	\$16,270	
Est Total Pop with Income Below Poverty Level, Last 12 months	13,504	20.7%

Employment / Unemployment

	Year to Date	2011 Annual
2012Q1 Employment	22,476	23,169
2012Q1 Unemployment	3,735	4,029
2012Q1 Unemployment Rate	14.2%	14.8%
2012Q1 Announced Job Creation	249	496
2012Q1 Total Announced Investments (\$mil)	\$2.4	\$813.3
Jun2012YTD Lost Jobs, Closings & Layoffs	.	234
Jun2012YTD Establishment Exits, Closings & Layoffs	0	5

Employment / Wages by Industry	2011 4th Qtr Employment	2011 Annual Employment	2011 4th Qtr Avg Weekly Wage	2011 Avg Weekly Wage
Total All Industries	17,872	17,731	\$609	\$579
Total Government	346	356	\$801	\$821
Total Private Industry	13,752	13,671	\$585	\$554
Agriculture Forestry Fishing & Hunting	0	0	.	.
Mining	0	0	.	.
Utilities	0	0	.	.
Construction	648	657	\$578	\$564
Manufacturing	2,633	2,629	\$799	\$759
Wholesale Trade	0	0	.	.
Retail Trade	2,410	2,353	\$474	\$434
Transportation and Warehousing	522	510	\$501	\$517
Information	793	780	\$381	\$459
Finance and Insurance	367	367	\$738	\$714
Real Estate and Rental and Leasing	114	115	\$597	\$537
Professional and Technical Services	233	237	\$622	\$579
Mgt of Companies, Enterprises	124	123	\$1,723	\$1,208
Administrative and Waste Services	585	551	\$564	\$564
Educational Services	203	183	\$667	\$618
Health Care and Social Assistance	3,066	3,048	\$686	\$630
Arts, Entertainment and Recreation	146	161	\$349	\$308
Accommodation and Food Services	1,660	1,702	\$276	\$269
Other Services Ex. Public Admin	331	318	\$637	\$552
Public Administration	253	260	\$792	\$789
Unclassified	0	0	\$0	\$0

Commercial/Retail/Industrial

Local Businesses		Local Retail Business	
Jul 2012 Available Industrial Buildings	18	2010 Total Retail Sales (With Food/Drink) (\$mil)	\$535.5
2011Q3 Establishments: Total Private Industry	1,289	2010 Total Retail Businesses (With Food/Drink)	544
2011Q3 Establishments: Manufacturing	77	2010 Avg Sales/Business Total (with Food/Drink)	\$984,303
Fed Self Employed	2,327		

Quality of Life

Taxes		Childcare	
FY 2011-12 Property Tax Rate per \$100 Value	\$0.5300	2011Q3 Licensed Child Care Facilities	56
FY 2010-11 Annual Taxable Retail Sales (\$mil)	\$455.1	2011Q3 Licensed Child Care Enrollment	1,536
2012 Tax designation	1		
Weather		Healthcare Providers	
Annual Rainfall	49	2010 Number of Physicians	78
Annual Snowfall	8	2010 Physicians per 10,000 population	11.5
Average Annual Temperature	62	2010 RNs per 10,000 population	64.8
Average Annual High Temperature	71	2010 Dentists per 10,000 population	2.4
Average Annual Low Temperature	49	2010 Pharmacists per 10,000 population	6.2

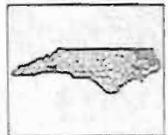
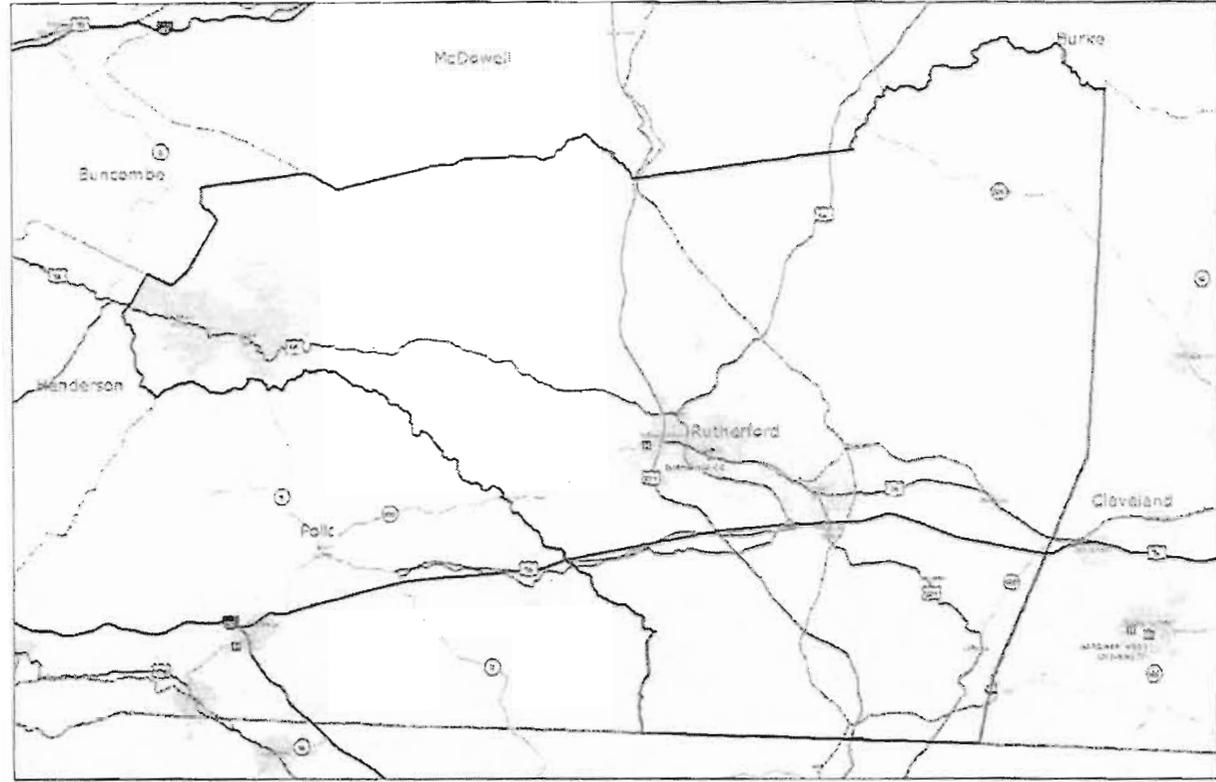
Sources:

ESRI for demographics, housing, income, crime, weather, and retail data. <http://www.esri.com> NC Dept. of Education for SAT data by county system <http://www.ncpublicschools.org> US Dept. of Education, National Center for Education Statistics for higher education data. <http://nces.ed.gov/ipeds/> NC Commerce, Labor and Economic Analysis Division, for announced new jobs and investment, NC liars, and industrial buildings. <http://www.nccommerce.com/en> NC Commerce, Division of Employment Security for lost jobs and affected establishments data and occupational data. <http://www.nces.com> NC Dept. of Health & Human Services for childcare data. <http://www.ncdhhs.gov/>

Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new scoring system including a writing test for a perfect score of 2400 and represent county systems; ESRI 2011/2016 data are projections and noted as proj. Some data may be available only for North Carolina 2010 Census data is noted as such. American Community Survey (ACS) data is noted as an estimate (est) and is from the 2006-10, 5 year survey and data is as of 2010 and dollars inflated to 2010. Rural/urban definitions from the 2010 Census will be available in late 2012.

For further details or questions, please check the Data Sources Guide at http://dhs.commerce.state.nc.us/docs/bibliography/Data_Sources_Guide.pdf, or click on it under the map on the homepage.



- Legend**
- USA Airports
 - International/Regional/Municipal
 - Military/General Aviation
 - Other Airports
 - Hospital
 - Public/Private Utility/Comm. Co.
 - Intrastate
 - US Highway
 - State Highway
 - Railroads
 - Rivers
 - Weir
 - Park
 - National Forest
 - Municipal Boundaries
 - County Boundary

Rutherford, North Carolina

4 Miles

**THRIVE
NORTH
CAROLINA**

Prepared by North Carolina Department of Commerce, Office of Economic Analysis Division, March 2012

All these factors relative to the general economy of the area coupled with the physical and geographical location of the Rutherford County Airport and Rutherford County relative to other counties throughout the northwest area of North Carolina continues to contribute to the growth of the overall area.

B. Neighborhood Description

The immediate neighborhood of the subject property is the north central area of Rutherford County and more specifically the area north of the towns of Rutherfordton, Spindale, and Ruth, North Carolina. The neighborhood area is also located between US Highway 64 or Morganton Highway to the east and US Highway 221 to the west. Although there are commercial and retail activities along with single family and multi-family uses along these routes, the immediate area and near the Rutherford County Airport is primarily rural agricultural with single family residences. In addition, numerous cattle, dairy farms and agricultural uses are also located in the area. All of these areas as well as the influences of not only the Rutherford County Airport but also the proximity of the three towns contribute to the neighborhood description.

VI. Description of the Subject Property

A. Land

The site size of the subject land for the purpose of the appraisal report and in agreement with the client will be 10.00 acres as specified on the tax map for the subject property as found in the Rutherford County Tax Mapping Department. Although the deed for the subject property identifies 11.00 acres, more or less, an outparcel as described in Deed Book 937 at Page 33 of 1.0 acres from the subject land was recorded in the Rutherford County Registry on July 5, 2007 and as a result also reflects the net subject tract of land as 10.00 acres, more or less. It is recommended by this appraiser that a current survey of the subject land be obtained in order to ascertain the correct acreage.

The subject land is an irregular shaped tract of land lying on the west side of Goshen Road which is southwest off Hudlow Road and about 1.5 miles northwest of the intersection of Hudlow Road and US Highway 64. According to the tax map for the subject property as found in the Rutherford County Tax Mapping Department, the subject land has approximately 675 feet of road frontage with Goshen Road which is a 50 foot wide right of way for ingress and egress from Hudlow Road. In addition, the southern boundary along the adjoining lands of Clifford Owens is approximately 800 feet, the western boundary along the adjoining lands of Jonathan Owens is approximately 590 feet and the northern boundary along the adjoining lands of Jeffery Moorefield and Michael Owens completes the irregular shaped tract of land. The topography of the land is primarily at grade with Goshen Road and slopes moderately below grade and behind the single family dwelling and toward the center of the tract. Near the center and toward the tree line, the land continues to slope toward the western

boundary and the adjoining lands of Jonathan Owens. According to the topography map for the subject land as found in the Rutherford County Tax Mapping Department, 1,080 feet above sea level represents the land along Goshen Road, 1,060 feet above sea level behind the single family dwelling and approximately 1,050 feet above sea level near the western boundary and the adjoining lands of Jonathan Owens. Drainage across the land is considered good and is primarily in a southwest direction. According to FEMA map number 3710162200J dated July 2, 2008, there is no part of the subject land located in a flood prone hazard area. The area is designated at Zone X or outside the 0.2 percent annual chance flood plain. A copy of the flood plain map with the subject located thereon is included in the Addenda of this report. The subject land is not located within a city municipality and is therefore not subject to any zoning regulation by any municipality. In addition, Rutherford County has no county zoning. On the date of inspection, it is estimated by this appraiser that approximately 40% of the land is covered in timber consisting of a combination of both hard and soft woods and approximately 60% represented by cultivated pasture land and rural residential. Public utilities available to the subject land consist of electricity and telephone. In addition, sheriff protection, volunteer fire protection and any other services afforded by the County of Rutherford and the Township of Gilkey are available to the subject land. A perimeter sketch of the subject land as found in the Rutherford County Tax Mapping Department is also included in the Addenda of this report.

B. Improvements

Located on the subject property are numerous improvements consisting primarily of a single family dwelling identified as 154 Goshen Road. In addition, there is a wood pole tractor shed, a two-story wood barn with a metal roof, two wood sheds, wood utility shed with metal shed type roof, block well house, two wells and two septic tank systems. Improvement No. 1 represents the single family dwelling identified as 154 Goshen Road and is a one-story wood frame dwelling with vinyl exterior siding located on a block foundation and occupies 1,768 square feet of area. It is this appraiser's opinion the single family dwelling represents average quality construction and has an effective age of 27 years and an economic life of 55 years. The roof is gable type construction covered with metal panels and according to the owner was put in place last year. The windows are double hung vinyl encased and vinyl shutters are located across the front and north sides of the single family dwelling. The vinyl soffits are also present as well as metal gutters and downspouts. Across the front of the dwelling is a covered front porch with a cement floor that occupies 186 square feet of area. Located adjacent to the front porch is approximately 84 square feet of an open cement deck. Located off the back of the single family dwelling is an open wood deck with wood rails and occupies 515 square feet of area. A concrete parking pad measuring 26 feet by 30 feet is located off of the south end of the single family dwelling. The interior of the single family dwelling consists of three bedrooms, two baths, kitchen-dining area, den, living room and laundry room. The floors are vinyl covered except for the master bedroom and living room which exhibit wood coverings. The walls are sheetrock except for wood panels and brick in the den and wood panels in the master bedroom. The ceilings are a combination of sheetrock and celotex tiles. Fiberglass tub/shower combination as well as a sink and commode are available to the bathrooms area. A wood stove is also located in the den area. The HVAC

system consists of an electric heat pump which according to the owner was put in place approximately three years ago. Sewage is handled through a septic tank system and water is available from a well. Electricity and telephone are available along Goshen Road.

Additional improvements consist of a wood pole tractor shed with a metal roof that measures 20 feet by 40 feet or 800 square feet. The tractor shed has five bays, open front and a soil floor. Near the tractor shed is a two-story wood barn with a metal roof. The barn exhibited a hay loft as well as four horse stalls and two storage areas. Behind the barn are two wood pole sheds with metal roofs measuring 12 feet by 12 feet and 8 feet by 6 feet. The walls are a combination of wood and wire. The last improvement identified is a 24 foot by 12 foot wood utility storage building with a shed type metal roof. Part of the building represents an open shed area and the remainder is enclosed storage area. Additional site improvements includes a second well and septic tank system which appear to represent the previous location of a mobile home. According to the owner, the additional well and septic system are still functional. Accessing the single family dwelling from Goshen Road is approximately 1,530 square feet of gravel driveway. Landscaping and farm fencing are considered average.

C. History of the Subject Property

The primary deed description for the subject property was drawn on the 19th day of April 1974 between Yulan Owens and wife Annie May Owens and Rebecca Rayburn, Grantors and Julius Ray Owens, Grantee and recorded in Book of Records 360 at Page 469 in the Rutherford County Registry on the 23rd day of April 1974. The deed described 11 acres more or less of land located on the southwestern side of Hudlow Road and being a part of a 59 acre tract which was conveyed to Yulan Owens and wife Annie May Owens and Rebecca Rayburn by Thad Pendergrass. In addition, excepted from the above described 11 acre tract was a right of way for purpose of ingress and egress to the remaining portion of the aforementioned 59 acre tract of land which right of way shall extend for a width of 50 feet along the eastern boundary of the above described 11 acre tract, which right of way is expressly reserved unto the grantors, their heirs and assigned.

A second deed applicable to the subject land and reflects an outparcel of 1.00 acres of land is found in Deed Book 937 at Page 33 in the Rutherford County Registry. The outparcel of 1.00 acre of land is reflected by a North Carolina General Warranty Deed that was drawn on the 28th day of June 2007 between Julius Ray Owens and wife, Wanda D. Owens, Grantor and Michael R. Owens and wife, Candy S. Owens, Grantee. This one acre tract of land is further identified by a plat of the subject property entitled, "Candy S. Owens and husband Michael R. Owens" dated June 25, 2007 and prepared by E. Steve Smith Surveying. In addition, a 45 foot wide easement for egress and ingress is also granted to the grantor for access to the remaining property owned by the Grantor.

Since these two subject deeds represent the most recent activity for the subject land and represent the past 38 years of activity for the subject land, no further research will be afforded by this appraiser.

D. Taxation

Subject Property Taxation

The subject property is listed for taxes in the Rutherford County Tax Supervisor's Office and is identified as Parcel No. 1644058.

<u>Parcel/ Tract No.</u>	<u>Size/ Acres</u>	<u>Total Valuation</u>	<u>Land</u>	<u>Improvements</u>
1644058	10	\$108,400.00	\$36,300.00	\$72,100.00

Therefore, based on an assessed value of \$108,400.00 and a county tax rate of \$0.607 per \$100.00 of valuation for the County of Rutherford and \$0.080 per \$100.00 of valuation for the Hudlow Fire District, the 2012 tax burden is estimated to be \$744.71. This estimate of taxes will not reflect personal exemptions and use values or assessed values that may also be applicable to the subject property.

E. Zoning

The subject property is not located within a city municipality and therefore it is not subject to any city ordinance. The county does not zone in this area and it does not appear that there will be any zoning that will affect the subject property anytime in the foreseeable future. Therefore the subject property is not in conflict with any zoning ordinances.

F. Ownership Restrictions

There are no restrictive covenants listed in the deed for the subject property. The only restrictions or encumbrances this appraiser could determine are those easements that are necessary for the right of way for public roads and public utilities. However, an ordinance regulating and restricting the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of the Rutherford County Airport has created appropriate zones and establishing boundaries accordingly. As a result, the subject property is subject to zoning ordinances that limits the height of the objects and height restrictions of land use around the Rutherford County Airport. A copy of that Rutherford County Airport Zoning Ordinance is included in the Addenda of this report. To the best of this appraiser knowledge there are no other restrictions that affect the subject tract of land.

G. Highest and Best Use

1. Definition

Fundamental to the concept of value is the principal of highest and best use. Highest and best use is typically defined as the most profitable and likely use of a site or that use which yields the greatest net return to the land. It may also be defined as follows:

That use from among reasonably probable and legal alternative uses that is found to be physically possible, appropriately supported and financially feasible. This definition immediately applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements, the highest and best use of the land may be determined to be different from the existing use. The existing use of the land will continue until the land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of the specific use to community environment or to community development goals in addition to wealth maximization of the individual property owners. Also implied, is that the determination of highest and best use results from the judgment and analytical skills, that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price "Market Value" another appropriate term to reflect highest and best use would be the most probable use. In the context of investment value, an alternative term must be profitable use.

The highest and best use analysis plays an important role in the overall market feasibility of either a proposed or existing development. The highest and best use analysis is specifically addressed to the market economic feasibility of a real estate project by analyzing current market conditions. The first step in the highest and best use analysis is the assumption that the site is vacant without any improvements, considering the physical factors such as road frontage, zoning, topography and availability of public utilities. The analysis also considers the overall size of the property of either assembling or sub-dividing the site in order to determine the highest return to the land.

2. Subject's Existing Use

The subject of highest and best use is divided into the following four categories.

1. The property must be legally available.
2. The property must be physically adaptable.
3. There must be demand in the area for property of this type and for the intended purpose.
4. The specific use of the property would create its maximum productivity.

The existing use of the subject property is currently rural residential with an agricultural use. The property conforms well to the mixture of single family dwellings and agricultural uses located along Hudlow Road as well as the Rutherford County Airport area. Therefore, the highest and best use of this property is considered as rural residential with an agricultural use.

Legal Availability

The first step in the highest and best use analysis is the requirement that the property be legally available. The legal documents have been examined and there are no restrictive covenants on the property. The property is legally conforming to the applicable zoning designation of Rutherford County and it is legally available for its existing use as rural residential with an agricultural use.

Physical Adaptability

The subject land currently represents rural residential with an agricultural use and it appears to this appraiser that its highest and best use as rural residential with an agricultural use and the land has been physically adaptable to this use. Therefore, this requirement is fulfilled.

Demand for Property

The third consideration is the demand for the subject property in its existing configuration. The subject property is currently rural residential with an agricultural use. It is this appraiser's opinion and evident by the amount of other residential sales located in Rutherford County that there is a good demand for property of this type and for this purpose. Therefore, it is the opinion of this appraiser that there is a good demand for property such as the subject for a use of rural residential with an agricultural use.

Specific Use of Property Creates Maximum Productivity

The fourth consideration is that the property is used for a purpose that produces the maximum productivity or the maximum value. Considering all factors which influence the highest and best use of the subject property, it is this appraiser's opinion that the highest and best use of the subject property is for some type of rural residential with an agricultural use. The subject property is considered to be legally available, physically adaptable and in good demand for property in this area and for this purpose and it is producing its maximum productivity.

VII. Estimate of Subject Value**A. Valuation Methodology**

The purpose of this section of the report is to describe the methods of estimating value for the subject property and to combine the information previously outlined with additional information and documentation obtained from the real estate market to estimate a value for the subject property. There are three approaches to value that can be developed in estimating a value for the subject property. These approaches include:

- Cost Analysis
- Market Data Analysis or Direct Sales Comparison Approach
- Income Analysis

The valuation process employed by these three methods leads to a conclusion of value.

Cost Analysis

The Cost Approach is defined as: “An analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market.”²

In the Cost Analysis, the reproduction cost new of the improvements is estimated. Accrued depreciation is then estimated which includes physical deterioration, functional obsolescence and external obsolescence. A significant weakness of the cost analysis approach is that it is difficult to estimate accrued depreciation accurately. Land value is estimated through sales comparisons of similar types of land and reduced to a per-unit basis to allow for a more accurate comparison of the subject tract of land with the various sales of other similar tracts of land. The final step in this approach to value is the addition of the estimate of the value of the land to the present worth or depreciated value of the improvements to come to a total indication of value for the entire property.

Market Data Analysis

The second approach to value is known as the Market Data Analysis. It is defined as: “An appraisal procedure in which the market value estimate is predicated on the prices paid in actual market transactions and current listings. The former fixing the lower limit of value in a static or advancing market (price wise) and fixing the higher limit of value in the declining market; and the later fixing the higher limit in any market. It is a process of analyzing sales of similar recently sold properties in order to arrive at an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- a.) the availability of comparable sales data
- b.) the verification of sales data,
- c.) the degree of comparability or extent of adjustment necessary for time differences,
- d.) the absence of non-typical conditions affecting the sales price.”³

The Market Data Analysis process involves a direct comparison between the subject property and similar properties that have sold recently on the local market or a market that is termed to be comparable to the subject market. The dissimilarities of the properties that are considered to be comparable to the subject are then adjusted to form an indication of value for the subject property. After the

² Real Estate Appraisal Terminology, Revised Edition, Published by Ballinger Publishing Company, Cambridge, Massachusetts, 1984, Page 63.

³ Ibid

adjustment process of the properties that are considered to be comparable, an indication of value is reconciled from the adjusted sales data.

Income Analysis

The third method of indicating a value for the subject property is the Income Analysis. The Income Analysis is defined as: "The procedure in an appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The Income Analysis is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through a capitalization process."⁴

This method analyzes the production of gross income for the subject property less allowances for rent loss and vacancy, operating expense and reserves for replacements thereby producing a net operating income. The net operating income is then converted into an indication of value through the use of either an overall capitalization rate or through the use of discounted cash flow. The end product of this process also produces an indication of value for the subject property.

After the three indications of value (Cost Analysis, Market Data Analysis, Income Analysis) have been formally produced, they are then reconciled into a final single value estimate. This will have the affect of becoming the final estimate of the value of the subject property.

B. Cost Analysis

1. Land Value by Comparison

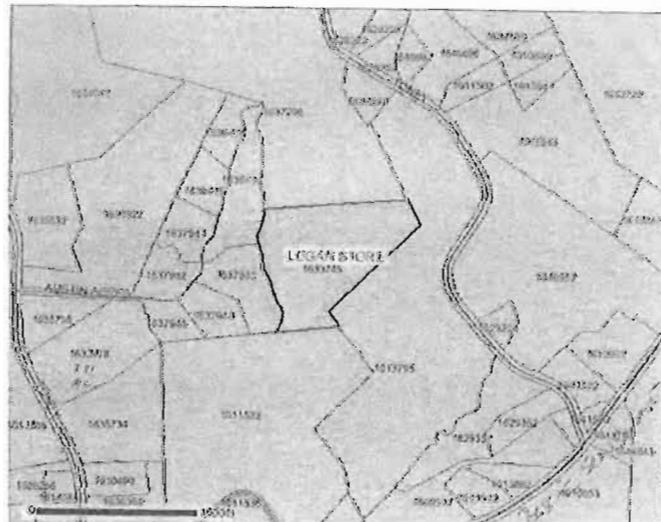
The value of the subject land vacant and available for its highest and best use is estimated through analysis of the following sales that are considered to have some degree of similarity to the subject and have some degree of economic effect on the subject tract of land. Sales of other properties in generally the same areas of the subject property have been found, analyzed and are reflected in the following schedule. These sales are taken from areas which are in close proximity and are considered to be truly comparable and indicative of the value for the subject. Therefore these sales are shown as follows:

⁴ Ibid

Vacant Land Sale

County	<u>Rutherford</u>	Sale Number	<u>1</u>
Township	<u>Logan Store</u>		
Date	3-11-2011	Date Recorded	3-11-2011
Grantor	Max F. Toney & Wife, Martha	Grantee	John L. Ferguson
Book	1020	Page	132
Consideration	Valuable	Revenue Stamps	\$136.00
Purchase Price	\$68,000	Confirmed By	Max F. Toney, Grantor
Financing	Cash	Conditions	Arm's Length
Location	NE Side off Austin Acres Dr. (SR 1720) Ferguson Farm Rd. is 20' wide access from SR 1720	Date of Inspection	8-8-2012
		Frontage	Ferguson Farm Rd.
Land Area	12.19 Acres	Present Use	Vacant
Zoning	None	Roads	Gravel
Utilities	Electricity & Telephone	Leasing	N/A
Easements	Utilities and Roads of Record	Encroachments	N/A
Tax Map	1633745	Plat Book	32, Page 25
Land Description	Rolling to level with Farm Road and then rises toward center and eastern boundaries.		
Highest & Best Use	Rural Residential		
Price Analysis	12.19 Acres @ \$5,578.34 Per Acre = \$68,000		

Sketch



Vacant Land Sale

County	<u>Rutherford</u>	Sale Number	<u>2</u>
Township	<u>Logan Store</u>		
Date	9-16-2011	Date Recorded	9-16-2011
Grantor	Eddie Ray Green & Wife, Glenda	Grantee	Marty G. Suttle & Shannon H. Suttle
Book	1029	Page	513
Consideration	Valuable	Revenue Stamps	\$244.00
Purchase Price	\$122,000.00	Confirmed By	
Financing	Cash	Conditions	Arm's Length
Location	North side of Salem Church Rd. (NCSR 1769) and east of SFD 885 Salem Church Rd.	Date of Inspection	3-22-2012
		Frontage	225 Ft. with Salem Church Rd. (NCSR 1769)
Land Area	38.43 Acres	Present Use	Vacant
Zoning	None	Roads	Asphalt
Utilities	E&T	Leasing	N/A
Easements	Utilities & Roads of Record	Encroachments	N/A
Tax Map	1642090	Plat Book	N/A
Land Description	Moderately sloping or rolling from center of tract slopes toward northern boundary and small pond.		
Highest & Best Use	Rural Residential		
Price Analysis	38.43 Acres @ \$3,174.60 Per Acre = \$122,000.00		

Sketch



Vacant Land Sale

County	<u>Rutherford</u>	Sale Number	<u>3</u>
Township	<u>Logan Store</u>		
Date	5-25-2012	Date Recorded	5-26-2010
Grantor	Terry R. Ware & Wife, Sonja	Grantee	Ken Fogarty & Wife, Diane
Book	1004	Page	209
Consideration	Valuable	Revenue Stamps	\$110.00
Purchase Price	\$55,000	Confirmed By	Terry Ware, Grantor
Financing	Cash	Conditions	Arm's Length
Location	NE Side of Toney Rd. and South of Intersection with Austin Acres	Date of Inspection	8-8-2012
		Frontage	Toney Rd. (SR 1720)
Land Area	7.71 Acres	Present Use	Vacant
Zoning	None	Roads	Asphalt
Utilities	Electricity & Telephone	Leasing	N/A
Easements	Utilities and Roads of Record	Encroachments	N/A
Tax Map	1633478	Plat Book	N/A
Land Description	Rolling to level along road frontage and slopes moderately toward NE boundary of land.		
Highest & Best Use	Rural Residential		
Price Analysis	7.71 Acres @ \$7,133.59 Per Acre = \$55,000.00		

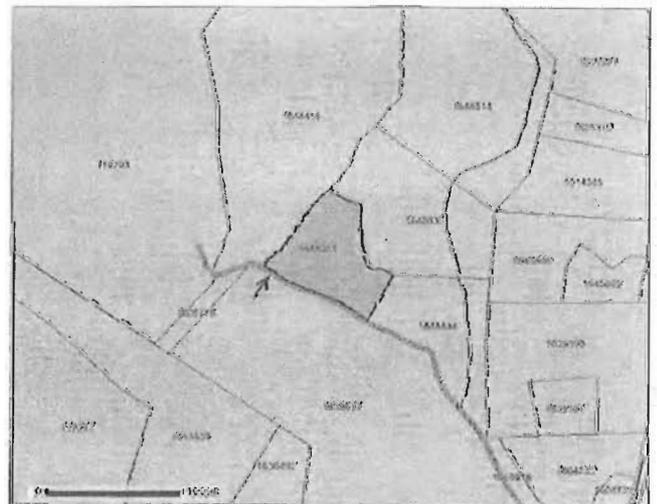
Sketch



Vacant Land Sale

County	<u>Rutherford</u>	Sale Number	<u>4</u>
Township	<u>Logan Store</u>		
Date	7-29-2011	Date Recorded	7-29-2011
Grantor	Cashews Cashsocks, LLC	Grantee	Andrew E. Evans & Wife, Brenda
Book	1027	Page	96
Consideration	Valuable	Revenue Stamps	\$76.00
Purchase Price	\$38,000	Confirmed By	Andrew Evans, Grantee
Financing	Cash	Conditions	Arm's Length
Location	North Side of Stallings Road	Date of Inspection	8-8-2011
		Frontage	Stallings Road
Land Area	10.001 Acres	Present Use	Vacant
Zoning	None	Roads	Gravel Road
Utilities	Electricity & Telephone	Leasing	N/A
Easements	Utilities and Roads of Record	Encroachments	N/A
Tax Map	1648361	Plat Book	32, Page 93
Land Description	Primarily at grade with road frontage then rises above grade toward NE boundary. Majority of land is wooded.		
Highest & Best Use	Rural Residential		
Price Analysis	10.001 Acres @ \$3,800 Per Acre = \$38,000		

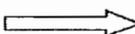
Sketch



Land Comparison Grid

Name: Julius Owens

The following grid reflects the appraiser's judgement as units of the sale are compared to units of the subject.

<u>UNIT OF COMPARISON:</u>	Acres					
Number of units	10	Acres				
<u>ADJUSTMENTS</u>		<u>SALE NUMBERS</u>				
	<u>Subject</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	
DATE OF SALE:		3/11/2011	9/16/2011	5/25/2010	7/29/2011	
GROSS SALES PRICE		\$68,000.00	\$122,000.00	\$55,000.00	\$38,000.00	
SIZE (Acres)		12.19	38.43	7.71	10.001	
UNIT PRICE OF SALE		\$5,578	\$3,175	\$7,134	\$3,800	
<u>ECONOMIC ADJUSTMENTS</u>						
Property Rights		0.00	0.00	0.00	0.00	
Financing		0.00	0.00	0.00	0.00	
Conditions of Sale		0.00	0.00	0.00	0.00	
Market Conditions		0.00	0.00	0.00	0.00	
ADJUSTED UNIT PRICE		\$5,578	\$3,175	\$7,134	\$3,800	
<u>PHYSICAL ADJUSTMENTS</u>						
Location	Good	0.00	0.00	0.00	0.05	
Topography	Rolling/Sloping	0.00	0.10	0.00	0.10	
Shape	Irregular	0.00	0.00	0.00	0.00	
Depth	Normal	0.00	0.00	0.00	0.00	
Size Acres	10	0.00	0.10	0.00	0.00	
Roads	Gravel	0.00	0.00	-0.10	0.00	
Access	Private Road	0.00	0.00	-0.10	0.00	
Utilities	Elec/Tel	0.00	0.00	0.00	0.00	
Airport Zoning/Height	Yes	-0.05	-0.05	-0.05	-0.05	
NET PHYSICAL ADJUSTMENT		-0.05	0.15	-0.25	0.10	
INDICATED UNIT VALUE OF SUBJECT		\$5,299	\$3,651	\$5,350	\$4,180	
<u>SALES INDICATE:</u>						
<u>Sale No. 1:</u>	10	Acres	@	\$5,299	=	\$52,994
<u>Sale No. 2:</u>	10	Acres	@	\$3,651	=	\$36,508
<u>Sale No. 3:</u>	10	Acres	@	\$5,350	=	\$53,502
<u>Sale No. 4:</u>	10	Acres	@	\$4,180	=	\$41,796
Arithmetic Mean:				\$4,620.00		
RECONCILED TO:						
<u>ROUNDED TO:</u>				<u>\$4,600.00</u>		

2. Reconciliation of Sales Data

As indicated on the location map, the four sales that are included in the body of this report are all considered good representations of the subject property and all are located in somewhat close proximity to the subject property. All of these sales were fee simple, cash equivalent and arm's length transactions.

Sale No. 1 is located northeast of the subject and in the Logan Store Township and more specifically on the northeast side of Austin Acres Drive (SR 1720) and off Ferguson Farm Road which is a 20 foot wide access from NCSR 1720. Sale No. 1 has many similar physical and locational characteristics as the subject and as a result only requires a superior adjustment for land unencumbered with an Avigation Runway Protection Zone Overlay as compared to the subject. All other factors of this sale are considered equal.

Sale No. 2 is located southeast of the subject and also in the Logan Store Township and more specifically identified as on the north side of Salem Church Road or NCSR 1769 and east of the single family dwelling identified as 885 Salem Church Road represents a site with also similar utility as the subject. Sale No. 2 has an inferior adjustment for steep topography as compared to the rolling and sloping topography of the subject. Sale No. 2 requires a size adjustment as this 38.430 acre site is somewhat larger in size than the subject. Lastly, Sale No. 2 requires a superior adjustment for land unencumbered with an Avigation Runway Protection Zone Overlay as compared to the subject. All other factors of this sale are considered equal.

Sale No. 3 is located northeast of the subject and in the Logan Store Township and more specifically identified on the northeast side of Toney Road and south of the intersection with Austin Acres. Sale No. 3 has superior adjustments for road and access as compared to the subject's gravel road and 45 foot wide private road access. In addition, Sale No. 3 also requires a superior adjustment for land unencumbered with an Avigation Runway Protection Zone Overlay. All other factors of this sale are considered equal.

Sale No. 4 is located northeast of the subject and in the Logan Store Township and more specifically west of U.S. Highway 64 and on the north side of Stallings Road. Sale No. 4 requires an inferior adjustment for the somewhat remote location of this sale as compared to the subject location along Hudlow Road. Sale No. 4 also has an inferior adjustment for the steep and sloping topography of this site as compared to the subject's rolling and sloping topography. Lastly, Sale No. 4 requires a superior adjustment for land unencumbered with an Avigation Runway Protection Zone Overlay as compared to the subject. All other factors of this sale are considered equal.

There is no one single sale that is considered to be 100 percent equal to the subject with all of the sales having some similarities and with several of the sales having dissimilarities that have been adjusted. Prior to the adjustments, the sales reflect a range of \$3,175.00 per acre to \$7,134.00 per acre. After adjustments, the range is narrowed to \$3,651.00 per acre to \$5,350.00 per acre with an average of \$4,620.00 per acre. However, to arrive at an indication of value, your appraiser

has rounded the average of these four sales to \$4,600.00 per acre with more emphasis placed on Sales No. 3 and No. 4. Therefore, with a rounded value of \$4,600.00 per acre and a subject site size of 10.00 acres, the total indication of value for the subject tract of land is \$46,000.00.

3. Estimated Value of Improvements

The following estimates of reproduction cost new have been taken from Marshall Valuation Services as the sources indicated in the various schedules. These estimates are considered to adequately and accurately represent the reproduction cost new of the various improvements of the subject property. Marshall Valuation Service is a cost service that has been tested in the local marketplace for its accuracy and the local multiplier factors have been computed for this appraiser. The base per square foot cost include normal site preparations including excavation, normal architect and engineering fees, taxes on materials utilized, overhead for the contractor and profit including worker's compensation, fire and liability insurance, unemployment and job supervision. Therefore, these estimates along with estimate of accrued depreciation are reflected in the following schedule.

Reproduction Cost New/Replacement Cost New

Name: Julius Owens 154 Goshen Road Rutherfordton, NC 28139

.....
 Marshall Valuation Service Section 12, Page 25, Class D, Avg Quality

Basic Cost:

1,768 Sq. Ft. @ \$77.39 Per Sq. Ft. = \$136,825.52

Additions:

Roof	1,768	Sq. Ft. @	\$0.52	Per Sq. Ft.	=	\$919.36
Fireplaces	1	@	\$1,750.00	Per Sq. Ft.	=	\$1,750.00
Heat & A/C	1,768	Sq. Ft. @	\$1.89	Per Sq. Ft.	=	\$3,341.52
Appliances (Built In)						
Hood	1	@	\$285.00	Per Sq. Ft.	=	\$285.00
Dishwasher	1	@	\$1,610.00	Per Sq. Ft.	=	\$1,610.00
Disposal	1	@	\$180.00	Per Sq. Ft.	=	\$180.00
Microwave	1	@	\$355.00	Per Sq. Ft.	=	\$355.00
Open Front Porch	186	Sq. Ft. @	\$19.97	Per Sq. Ft.	=	\$3,714.42
Front Cement Deck	84	Sq. Ft. @	\$5.72	Per Sq. Ft.	=	\$480.48
Back Wood Deck	515	Sq. Ft. @	\$12.50	Per Sq. Ft.	=	\$6,437.50
Cement Parking Deck	780	Sq. Ft. @	\$14.25	Per Sq. Ft.	=	\$11,115.00

\$167,013.80

X Current Cost Multiplier	1.03
X Local Cost Multiplier	0.900
X Perimeter Multiplier	0.977
X Remote Multiplier	
X Hillside Multiplier	
Reproduction Cost New of Improvements	\$151,260.89

Less Accrued Depreciation

Physical Curable Deterioration

Item	RCN	Cost to Cure
1. None	\$ -	
2.		
3.		
4.		
Total RCN	\$0.00	\$0.00
Total Physical Curable		\$0.00

Physical Incurable Short Lived

Component	RCN	Life	Age	% Dep	\$ DEP.
1. Roof:	\$5,746.00	25	3	0.120	\$689.52
2. Floors:	\$3,270.80	20	10	0.500	\$1,635.40
3. HVAC	\$7,514.00	16	4	0.250	\$1,878.50

Total RCN	\$16,530.80
Total Physical Incurable Short Lived	\$4,203.42

Physical Incurable Long Lived

1. Reproduction Cost New	\$151,260.89
2. Less Reproduction Cost New From:	
(a) Physical Curable	\$0.00
(b) Physical Inc. S/L	\$16,530.80
Total	\$16,530.80
3. RCN Long Lived Remaining	\$134,730.09
4. Effective Age:	27 Years
5. Economic Life:	55 Years
6. Effective Age - Economic Life	
27	55
	=
	0.4909
Total Physical Incurable Long Lived	\$66,139.00

Added Value:

Cost to Cure

If Added Value is equal to or greater than the Cost to Cure, the item is curable, otherwise, it is incurable.

Functional Obsolescence Curable

1. Deficiency/Defect/Superadequacy:	None	
(a) Cost to add:		
(b) RCN	_____	
Total Functional Curable		\$0.00

Functional Incurable Obsolescence

1. Deficiency/Defect/Superadequacy:	None	
(a) Estimated Rent Loss		
(b) X GRM	_____	
Total Functional Incurable		\$0.00

External Obsolescence

1. Cause:	None	
Total		
Allocation to Improvements X		
Total External Obsolescence		<u>\$0.00</u>

Total Accrued Depreciation \$70,342.42

Estimated Depreciated Value of Improvements \$80,918.47

Add: Site Improvements - Depreciated:

Gravel Drive	1,530	Sq. Ft. @	\$1.25	Per Sq. Ft.	=	\$1,912.50	
Brick Walks	240	Sq. Ft. @	\$3.00	Per Sq. Ft.	=	\$720.00	
Wells	2	@	\$2,250.00	Each	=	\$4,500.00	
Septic Tank System	2	@	\$3,750.00	Each	=	\$7,500.00	
Landscaping/Fencing					=	\$6,500.00	
Block Well House	64	Sq. Ft. @	\$3.75	Per Sq. Ft.	=	\$240.00	
Total Site Improvements:							<u>\$21,372.50</u>

Estimated Depreciated Value \$102,290.97

Improvement No. 1										
ROUNDED TO:										\$102,300.00
Section 17	Page 28	Class D Pole	Quality Avg.							
Improvement No. 2	Wood Tractor Shed with Metal Roof									
	800	Sq. Ft. @	\$8.15	Per Sq. Ft.	=	\$6,520.00				
	Less Accrued Depreciation Estimated @ 30%				=	\$1,956.00				
	Estimated Depreciated Value				=	\$4,564.00				
Rounded To									\$	4,550.00
Improvement No. 3	Two Story Wood Barn									
	1,105	Sq. Ft. @	\$24.67	Per Sq. Ft.	=	\$27,260.35				
	Less Accrued Depreciation Estimated @ 50%				=	\$13,630.18				
	Estimated Depreciated Value				=	\$13,630.18				
Rounded To									\$	13,650.00
Improvement No. 4	(2) Wood Pole Sheds									
12'x12'	144	Sq. Ft. @	\$2.00	Per Sq. Ft.	=	\$288.00				
6'x8'	48	Sq. Ft. @	\$2.00	Per Sq. Ft.	=	\$96.00				
						\$384.00				
	Less Accrued Depreciation Estimated @ 70%				=	\$268.80				
	Estimated Depreciated Value				=	\$115.20				
Rounded To									\$	100.00
Improvement No. 5	Wood Utility Shed & Building									
	288	Sq. Ft. @	\$11.00	Per Sq. Ft.	=	\$3,191.04				
	Less Accrued Depreciation Estimated @ 40%				=	\$1,276.42				
	Estimated Depreciated Value				=	\$1,914.62				
Rounded To									\$	1,900.00
Summary of Improvements										
Improvement 1	\$102,300.00									
Improvement 2	\$ 4,550.00									
Improvement 3	\$ 13,650.00									
Improvement 4	\$ 100.00									
Improvement 5	\$ 1,900.00									
Total Improvements	\$122,500.00									
Summary of the Cost Approach										
Land	\$ 46,000.00									
Improvements	\$122,500.00									
Total Indicated Value						\$	168,500.00			

4. Summary of the Cost Analysis

Land	=	\$ 46,000.00
Improvements		
Improvement No. 1	=	\$102,300.00
Improvement No. 2	=	\$ 4,550.00
Improvement No. 3	=	\$ 13,650.00
Improvement No. 4	=	\$ 100.00
Improvement No. 5	=	<u>\$ 1,900.00</u>
Total Improvement	=	\$122,500.00
Total Indicated Value	=	\$168,500.00

C. Market Data Analysis

The Market Data Analysis approach is based on the assumption that an informed purchaser will pay no more for a property than the cost of acquiring an existing property with equal utility. When this approach is applied, market value is estimated by comparing the sales prices in recent transactions involving properties similar to the subject being appraised. The reliability of this approach depends on the availability of timely and comparable sales data, verification of sales data and the degree of comparability such as the extent of adjustments needed to account for the differences between the subject and the comparable property. Research in the Rutherford County market and conversations with local real estate brokers, revealed to your appraiser there have been no recent sales of mini farms with single family residences of sizes similar to the subject as well as the number of outbuildings associated with the subject to reveal any credible market value especially in the Townships of Gilkey and Logan Store. Therefore, this method of analysis will be omitted from the report.

D. Income Analysis

This method of estimating a value of the subject property will be omitted from this report due to the fact that the subject property is not rental income producing property and does not lend itself to this method of estimating a value.

E. Reconciliation of Approaches

In view of the fact that there is only one method of estimating a value for the subject property; it will suffice as the best indicator of value for the subject property. This was the Cost Data analysis with a total indicated value in the amount of \$168,500.00.

F. Final Estimate of the Subject Value

Land	\$	46,000.00
Improvements	\$	<u>122,500.00</u>
Total Estimate of the Subject Value	\$	168,500.00

G. Certificate of the Appraiser

I, Robert H. Ball, Sr. do hereby certify that to the best of my knowledge and belief:

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

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

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

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analysis, 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 professional assistance to the person signing this report.

I certify that to the best of my knowledge and belief, 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 North Carolina Appraisal Board.

I certify that the use of this report is subject to the requirements of the North Carolina Appraisal Board relating to review by its duly authorized representatives.

I have performed no services, as an appraiser or in other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I further certify that this appraisal conforms to the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the departure provision of the Uniform Standards of Professional Appraisal Practice does not apply; that the compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event; that this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

As of the date of this report, Robert H. Ball, Sr. has completed the requirements under the continuing education program of the North Carolina Appraisal Board.

Robert H. Ball, Sr.
N.C. State Certified General Real Estate Appraiser
Certificate No. A-4906

Effective Date of the Appraisal: August 8, 2012

VIII. Addenda

- A. Sketch of Subject
- B. Tax Map
- C. Tax Cards
- D. Flood Map
- E. Subject and Sales Location Map
- F. Original Deed for Subject
- G. Outparcel Deed 1.0 Acre
- H. Census Demographic Information
- I. Rutherford County Airport Zoning Ordinance
- J. Appraisal Request
- K. Qualifications of the Appraiser

Sketch of Subject

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address 151 Goshen Road
 City Rutherfordton State NC Zip 28139
 Borrower
 Lender/Cient
 Appraiser Name

IMPROVEMENTS/SKETCH

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY				LIVING/BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown	Subtotals	
GLA1	First Floor	1768.0	1768.0	First Floor		
GA51	First Floor	800.0		68.0 x 26.0	1768.0	
	First Floor	1105.0		40.0 x 20.0	800.0	
	First Floor	144.0		34.0 x 32.5	1105.0	
	First Floor	144.0		12.0 x 12.0	144.0	
	First Floor	288.0	2481.0	12.0 x 12.0	144.0	
GAA	Garage	780.0	780.0	24.0 x 12.0	288.0	
P/P	Porch	84.0				
	Porch	186.0				
	Porch	515.0	785.0			

Net LIVABLE Area	(rounded)	1768		
Net BUILDING Area	(rounded)	2481	6 Items	(rounded) 4249

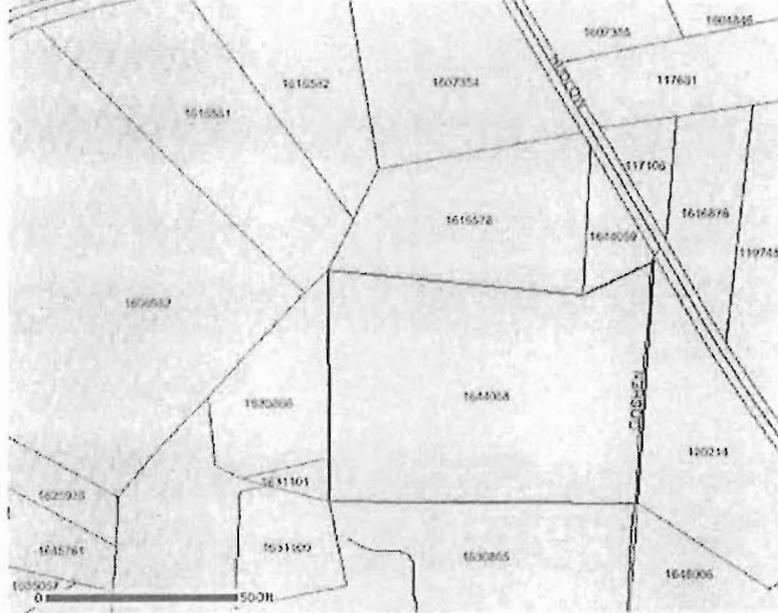
© 2010 BIR Properties, LLC

AREA CALCULATIONS BY JTP/BIB

© 2010 Agri-Metric

Tax Map for Subject

Rutherford County, NC



DISCLAIMER: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

JULIUS AND WANDA OWENS

Parcels

Tax PIN: 1644058	No. of Bldgs: 4	Map/Bk/Lot: 291 1 1 Apt_nbr:
GPIN: 1622005893130000	Deed Bk/Pg: 360/469	Nbr Land Seg.: 5
Account No.: 6143506	Deed Date:	Stamps:
Owners Name1: OWENS JULIUS R	Land Value: \$36,300	Land Use:
Owners Name2: OWENS WANDA D	Bldg. Value: \$72,100	Township Code: 06
Address1: 154 GOSHEN RD	Depr. Value: \$0	Exempt_pro:
Address2:	Total Value: \$108,400	Exempt_amt: 0
City: RUTHERFORDTON	Sale Price: \$0	Flood Plain:
State: NC	Neighborhood Code: A31F	St_nbr: 118/154
Zip: 28139	Neighborhood Desc.: AVERAGE RURAL	St_dir:
Property Address: 118/154 GOSHEN RD	Property Desc.: GOSHEN ROAD	St_name: GOSHEN
Acres: 10	Zoning:	St_suffix: RD

Other Attributes

at point 1125920, 828.562

Fire Districts:

:: HUDLOW

Shoot Index:

Title: 1622

Townships:

:: GILKEY

Voter Districts:

:: Name field not found

Watersheds:

None

<http://www.rutherfordcountync.gov/assessors/assessors.htm>

N/B/L: 291 1 1

OWENS, JULIUS R
 2012 T/S 6 GILKEY
 OWENS, WANDA B
 154 GOSHEN RD
 ASIF AVERAGE RURAL
 RUTHERFORDTON, NC 28139
 GOSHEN ROAD
 Property Address:
 162200A054Vac
 118/154 GOSHEN RD
 6143506 Dell

Land: 36,300 Acres: 10 YR VALUATION:
 Bldg: 72,100 Sqft: 0
 Total: 108,400 Lots: 0
 Use Value: 108,400 Deferred Value: 0

Imp 1
 RUTHERFORDTON NC 28139

Property: RTG Nbr:
 Previous Land: 36,300 Defer: 0 Acct Nbr:
 Value Bldg: 72,100 Net: 108,400 City: # Land Segments: 5
 Mkt: 108,400 Fire: F08 # of Buildings: 4

Market	Deferred	Soil	Assessed	Square	Grade	EffEff	Depth	Adjustments						
Method	Segment	Type	Acres	Foot	Cond	Front	Depth	Factor	Lot	Unit	% Rd	To %	Lot	Slab
Oth	Value	Value	Class	Type										
ACREAGE		HOMESITE		1.00						11000	0			
ACREAGE		AGRICULTURAL		3.99						2100	0			135
ACREAGE		RESIDENTIAL		1.00						3200	0			135
ACREAGE		FORESTRY		4.00						1800	0			135
ACREAGE		RIGHT OF WAY ROAD		0.01						0	0			135

Use: 37 SINGLE FAMILY UNIT Sale Date Instrument Book/Page Valid Sale Price Land Use:
 Method: R RESIDENTIAL 360/469 NY Road: 3 PAVED
 Base Value: 62,071 Building: 66,000 SECONDARY
 Year Built: 1974 Effy: 1977 Topo: R ROLLING
 Style: R ONE STORY BldgClas: WF WOOD Utilities: T,W
 FRAME Landscape: F FA12
 Descript'n: HOUSE Census Tr: N
 # of Stays: 1 Wall Hgt:
 Ext. Walls: VINYL/ALUM SIDING%ExtWall: 100 Additions: ActYrEffYrNbr
 S# Type Desc Built Built Cond Story Area Grade Sect
 Cost Dept Depr Value
 City grade: AVERAGE Condition: BADLY WORN 1 RES RESIDENCE BASE 1.0 1,768 AV-
 # of Units: 114,947 46 62,071
 Area Sect: 1,768 Not: 1768 Total: 2 CS CONCRETE SLAB 790
 2966 3,214 46 1,736
 Perimeter: 3 WDK WOOD DECK 160
 Bsmnt Area: 0 Finish: 0 1,464 46 791

Tax Card

Attic Area: Finish %: 4 OFF OPEN FRAME PORCH
 Heating: 2 FORCED AI Heated %: 100 Fuel: 2,895 48 1,563
 GIL 5 CS CONCRETE SLAB
 Type A/C: 0 NO AIR CO AC %: 346 46 187
 Rooms: 6 Bedrooms: 3
 Baths: 1 Hall: 1 AdFx: _____
 0
 PP Stacks: 0 Openings: 122,866 66,368
 Cnt: Accessory Structures
 Quality Int: 2 AVERAGE QltyBx: 2 AVERAGE
 Occupancy: 1 SINGLE FAMILY ActYrEffYrNotBldg
 Roof type: GABLE Wall Str: WOOD B% Use Desc
 Roof cover: ASPHALT/FIB Roof Str: WOOD JOIST Cost Dep% Depr Value
 Floor Stru: CONCRETE SLAB 2 STC STORAGE FINISHED
 Floor covr: CARPET %FlrCovr: 75 0 400
 VINYL 25 3 THU MOBILE HOME SPACES
 Foundation: CONCRETE 5,300 0 5,300
 Inter Wall: DRYWALL %Int Fin: 4 CPM CARPORT METAL 2007 2007 AV 0 340 AV
 PANEL 646 33 400
 Design #: % Complete:
 Physical #: 45* Reval Base Rate: 66.48
 Function #: Functional code: 3,246 6,100
 Economic #: Economic code:

174
181

Built	Built	Cond	Story	Area	Grade	Rep
			0	0		
1994	1994	AV	0	1	AV	
2007	2007	AV	0	340	AV	

- General Remarks -----
 MHPP M02-00176 0308249
 ADDED CPM FOR 2008

Other Features
 Type Desc Count

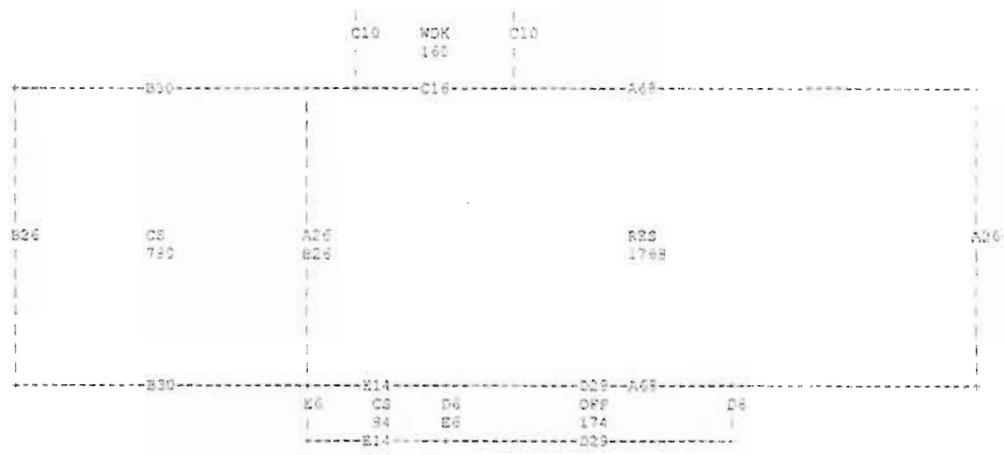
PIN: 16-44058 ALT PAR NBR: 1622.00-58-9313.0000 M/S/L: 291 : 1

1:159

Approximate scale is: Letter Type
 A RES
 RESIDENCE BASE
 B CS
 CONCRETE SLAB
 C WDK
 WOOD DECK
 D OFF

-----C16-----
1 1

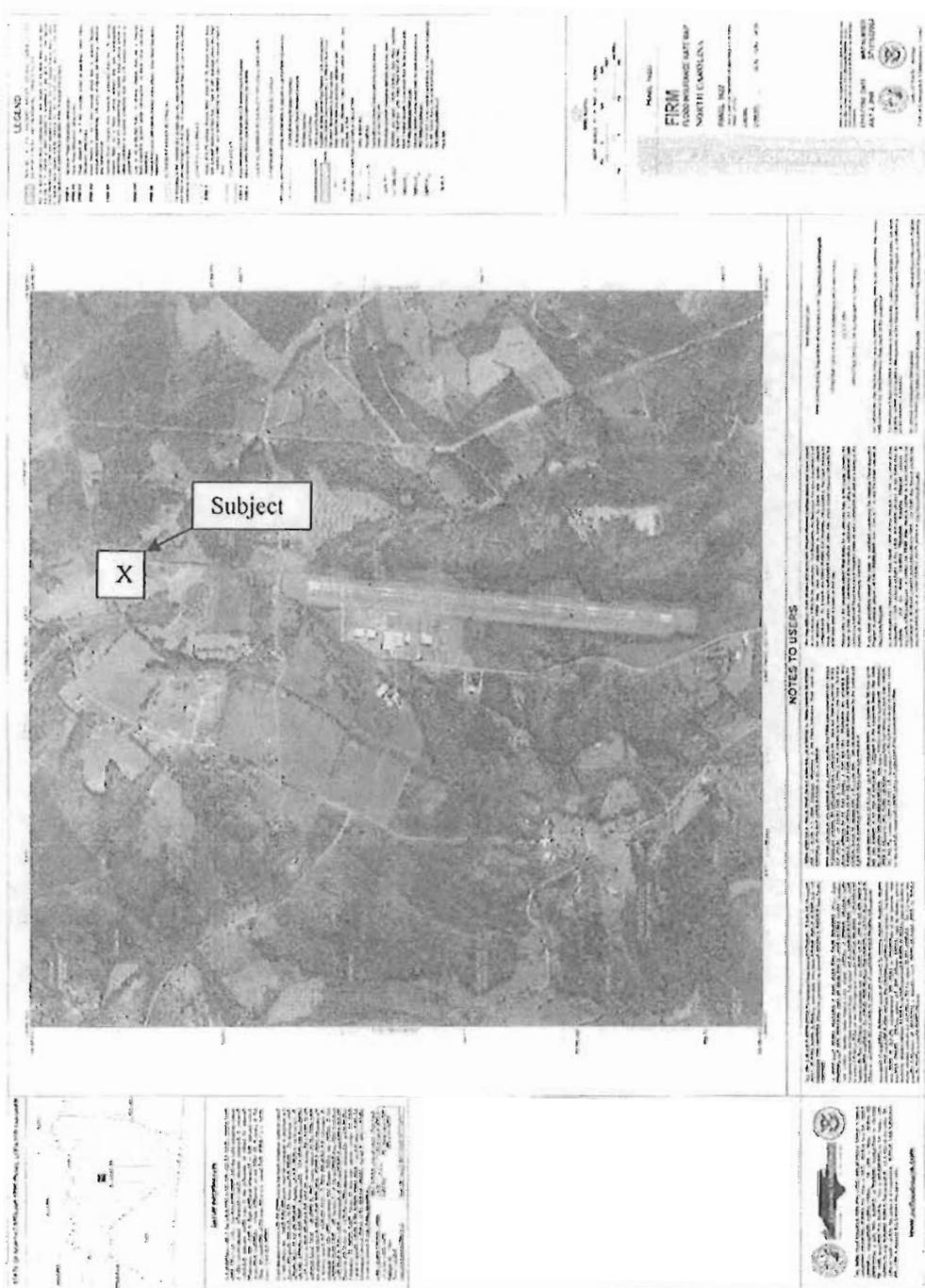
Tax Card



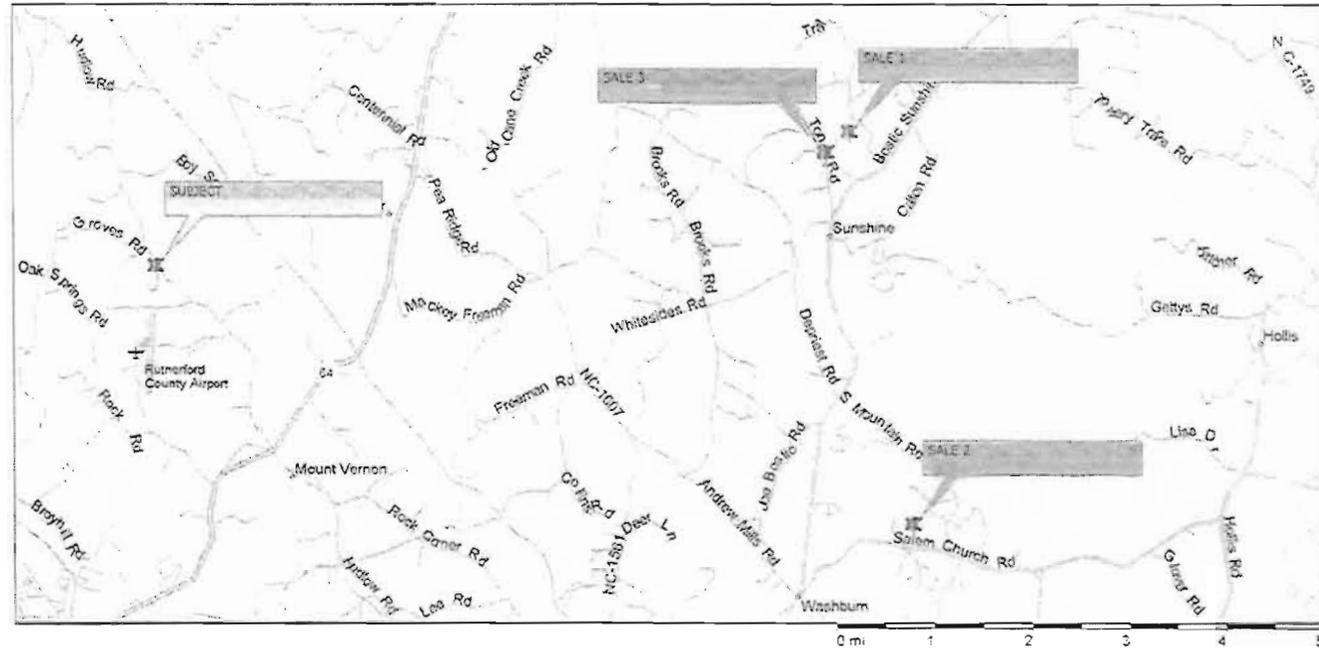
OPEN FRAME
 PORCH
 B CS
 CONCRETE SLAB

Tax Card

Flood Map



SUBJECT AND SALES LOCATION



Subject and Sales Location Map

Original Deed

1976-201-21

360 469

061
084
v

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

DEED

This deed, made this 19th day of April, 1976, by and between Yulea Owens, and wife, Annie Mae Owens, and Rebecca Payborn, hereinafter called Grantors, and Julian Ray Owen,

hereinafter called Grantee, (said Grantee's name includes the respective parties, whether singular or plural);

hereinafter called Grantee, (said Grantee's name includes the respective parties, whether singular or plural);

Witnesseth, that the Grantors, for and in consideration of the sum of Five (\$5,000) Dollars and other good and valuable considerations

the receipt of which is hereby acknowledged, have given, granted, conveyed, sold and conveyed, and by the presents do give, grant, bargain, sell, convey and confirm unto the Grantee, their heirs and assigns, the following parcel(s) of land, located in Township, Rutherford County, North Carolina,

To Wit:

Situate on the southwestern side of the Ludlow Road about one and one-half miles northwest of the intersection of the Ludlow Road with U. S. Highway 366, North of Rutherford, North Carolina, and being a part of a 59 acre tract which was conveyed to Yulea Owens and wife, Annie Mae Owens, and Rebecca Payborn, by Thad Pendergrass, et al, by deed dated July 18, 1960, which is of record in Deed Book _____ at Page _____ in the office of the Register of Deeds of Rutherford County, North Carolina, and being more particularly described by metes and bounds as follows: BEGINNING on a point in the center of the Ludlow Road, which point is the northwest corner of the aforesaid 59 acre tract in the Ludlow Road; and run thence with the line of said 59 acre tract and with the center of the Ludlow Road, South 31 1/2° East 323 feet to a point in the center of the Ludlow Road, an old corner of the 59 acre tract; thence with the eastern line of the said 59 acre tract, South 5° East (old call South 3 1/2° East) 675 feet to a stone in the old line; thence a new line, North 63° West 600 feet to a stone; thence another new line, North 1° East 598 feet to a stone in a white oak, an old corner of the aforesaid 59 acre tract; thence with the old line, South 71 1/2° East (old call South 75 1/2° East) 668 feet to a stone in a dogwood, an old corner of the 59 acre tract; thence with another old line of the 59 acre tract, North 4 1/2° East (old call North 2° East) 500 feet to the BEGINNING, containing 11 acres, more or less.

There is, however, excepted from the above described 11 acre tract a right of way for purposes of ingress and egress to the remaining portions of the aforesaid 59 acre tract, which right of way shall extend for a width of 50 feet along the eastern boundary of the above described 11 acre tract, which right of way is expressly reserved unto the Grantors, their heirs and assigns. The above described 11 acre tract is described according to a survey by Clyde C. Sorrels, Surveyor, dated April 8, 1976, and the aforesaid 59 acre tract is shown upon a plat which is of record in Deed Book 247 at Page 492 in the office of the Register of Deeds of Rutherford County, North Carolina.

Handwritten signature and stamp.

EXHIBIT B

Original Deed

Page 2 of 2

360 (1947)

The above described lands were conveyed to the Grantees by ... Sea Dred Hook ... Page ... To have and to hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and assigns forever.

And the Grantees covenant to and with the Grantees, their heirs and assigns, that the Grantees are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that the said land and premises are free from any and all encumbrances (with the exceptions stated below, if any), and that they will, and their heirs, executors or administrators shall, forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, the Grantees have hereunto set their hands and seals, the day and year first above written.

Handwritten signatures of grantors with (SEAL) markings.

STATE OF NORTH CAROLINA COUNTY OF RUTHERFORD

I, ... Clerk of the Rutherford County Superior Court, do hereby certify that ...

... personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Therefore, let the instrument, with this certificate, be registered.

This the ... day of ... 19...

Clerk Superior Court

STATE OF NORTH CAROLINA COUNTY OF RUTHERFORD

I, ... a Notary Public, of the County and State aforesaid do hereby certify that ... personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the ... day of ... 19...

Notary Public

My commission expires ... 19...

(SEAL)

STATE OF NORTH CAROLINA COUNTY OF RUTHERFORD

The foregoing certificate of ... a Notary Public of ... County, State of ... is acknowledged to be correct. Notary Public

This the ... day of ... 19...

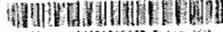
Clerk of the Register of Deeds

This instrument was prepared by ... Attorney at Law. Filed for registration on the ... day of ... 19... at ... o'clock ... M. and registered in the office of the Register of Deeds of Rutherford County, North Carolina, in Deed Book ... at Page ... this ... day of ... at ... o'clock ... M.

Register of Deeds

Outparcel Deed 1.0 Acre

Page 1 of 3



Doc ID: 09373335
Recorded: 07/07/2023 at 09:35:03 AM
Page: 1 of 3
Fee: \$0.00
Ltr: 07072023
Rutherford County, NC
Paul H. Wooten, Register of Deeds
0937 3335

Local Tax 50

Recording Fee, Book and Page

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is recorded in Book _____ Page _____ Parcel ID/Assessor No. _____

Executed by _____ County on the _____ day of _____, 20____

by _____

Witnessed by _____

This Deed was prepared by Edna Ruth Walker, Attorney at Law
139 North Jones Street, Suite 1, Rutherfordton, NC 28139

Noted and by for the Deed: _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 28 day of July, 2023, by and between:

GRANTOR	GRANTEE
Julius Ray Owens and wife, Wanda D. Owens	Michael R. Owens and wife, Candy S. Owens 4175 Hollow Road Rutherfordton, NC 28139

Over the appropriate block for each party, name, address, and if appropriate, character of entity, e.g. corporation or partnership.

The description of grantor and grantees as used herein shall include said parties, their heirs, successors, and assigns, and their heirs, assigns, heirs, executors, administrators, and assigns.

WITNESSETH that the grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has sold by these presents described Tract, as well as convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Gilkey Township, Rutherford County, North Carolina and more particularly described as follows:

Lying and being on the southeast side of Hollow Road and to the southwest of a private road named Gilkey Road in Gilkey Township, Rutherford County, North Carolina, being part of the Julius Ray Owens property as described in Deed Book 369, Page 469, Rutherford County Registry, and the same are particularly described according to a plat of said property entitled, "Lot 15, Owens and Husband, Michael R. Owens, Gilkey Township, Rutherford County, North Carolina" date June 25, 2021, prepared by C. Steve Smith Surveying as follows:

BEGINNING at a PK end to the centerline of Hollow Road by and on the easternmost boundary of the Julius Ray Owens property as described in Deed Book 139, Page 159, Rutherford County Registry, the westernmost boundary of the Calvin McCull property as described in Deed Book 492, Page 592, Rutherford County Registry, and the eastern boundary of referenced Owens property, starting thence with the eastern boundary South 61 degrees 24 minutes 59 seconds West 68.79 feet to a rebar, thence leaving the eastern boundary area True South 65 degrees 11 minutes 26 seconds West 197.50 feet to a stake located on the eastern boundary of the Jeff Moore 1/25 property as described in Deed Book 620, Page 119, Rutherford County Registry, and on a western boundary of referenced Owens property, and the western boundary of referenced Owens property, thence with the western boundary North 62 degrees 18 minutes 40 seconds East 371.60 feet to a pipe, thence South 92 degrees 48 minutes 10 seconds East 53.89 feet to a nail point on the east line of Hollow Road, thence leaving the eastern boundary, and thence with the eastern line of Hollow Road South 30 degrees 24 minutes 29 seconds East 323.60 feet to the BEGINNING, containing 1.0 acres, more or less.

Grantee(s) reserves a forty-five (45) foot easement for ingress and egress to the residential property of the Grantee. Certificate of said easement is more particularly described as follows:

Outparcel Deed 1.0 Acre

01/22/2019

BEGINNING at a certain point in the center of an existing private road known as Godwin Road located at the intersection of said private road and the northern right-of-way of Hollow Road just to the west of the corners of the boundary of the Julia Ray Owens property as described in Deed Book 369, Page 169, Rutherford County Registry, and located within the above described lot hereinafter, meeting there with the centerline of said private road known as Godwin Road South 37 degrees 21 minutes 06 seconds West 88.88 feet to a certain stake point in the ground 60 degrees 00 minutes 00 seconds East 11.81 feet to an unmarked point in the ground to the southeast boundary of the above described lot, to wit:

Be it covenanted of the parties (1) that this conveyance shall follow the existing private road known as Godwin Road, (2) Grantee shall have right to construct, maintain, improve and easement, (3) Grantors shall have right to easement and to gaspion shall easement to receive the same in reasonably necessary for the purpose of constructing, improving, maintaining and repairing said utility, (4) that each party shall be responsible for their percentage share of the cost of constructing and repairing any structure to said private road to be paid to the other party and by a reasonable share of the parties based on use as a percentage of the area, and (5) that the grant of easement shall in no way be liable to be terminated or shall in no way be the benefit of the parties hereto, their heirs, successors or assigns.

See attached copy of survey for location of the above described easement.

The property hereinafter described was acquired by Grantor by the instrument referred to in Deed Book 369, Page 169, Rutherford County Registry.

A map showing the above described property is recorded in Plat Case No. 17, Page 1.

TO HAVE AND TO HOLD the above described parcel of land and all rights and appurtenances therein to Julia Ray Owens, her heirs.

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

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

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

Witnessed by Jessica L. Piercy, Julia Ray Owens (SEAL), Wanda D. Owens (SEAL), and another witness.



NORTH CAROLINA, Rutherford County, I, Edna Ruffin Walker, Notary Public for said County and State, do hereby certify that Jessica L. Piercy personally appeared before me this day, and being duly sworn, stated that she had prepared Julia Ray Owens and Wanda D. Owens sign the foregoing instrument. Witnessing her, the Public Notary on this 28th day of June, 2019. My commission expires 5/22/2011. Edna Ruffin Walker, Notary Public.

The foregoing Certificate(s) of Edna Ruffin Walker is/are certified to be correct. This instrument and this certificate are duly recorded in the date and time set forth in the Book and Page shown on the first page listed.

Faye H. Hooton, REGISTER OF DEEDS FOR Rutherford COUNTY, By _____ Deputy Assistant Register of Deeds.

Census Demographic Information



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Geocoding System

Geocode Search Result for 2012 HMDA/CRA Reporting

Street Address	154 GOSHEN RD	MSA/MD Code	NA
City Name	RUTHERFORDTON	State Code	37
State Abbreviation	NC	County Code	161
Zip Code	28139	Tract Code	950100

MSA/MD Name: NA (Outside of MSA/MD)
 State Name: NORTH CAROLINA
 County Name: RUTHERFORD COUNTY

|

Last updated: 05/20/12 10:00 AM

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Geocoding System

MSA Code: NA | State Code: 37 | County Code: 161 | Tract Code: 950100

Summary Census Demographic Information

Tract Income Level	MSA	Tract Population
Underserved or Distressed Tract	Yes*	Tract Minority %
2012 FFIEC Estimated MSA/MD Non-MSA/MD Median Family Income	\$59,263	Minority Population
2012 Est. Tract Median Family Income	\$45,275	Owner-Occupied Units
2010 Tract Median Family Income	\$44,139	1- to 4-Family Units
Tract Median Family Income %	69.19	

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* We automatically include in next year's Distressed or Underserved Tract List

Last updated: 05/20/12 10:00 AM

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Census Demographic Information



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Geocoding System

MSA Code: NA	State Code: 37	County Code: 161	Tract Code: 950100
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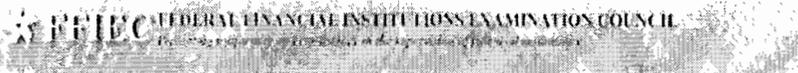
Census Income Information

Tract Income Level	MSA	Tract Median Family Income %	99.10
2010 MSA/MID/outside non-MSA/MID Median Family Income	\$48,943	2010 Tract Median Family Income	\$44,139
2012 FFIEC Estimated MSA/MID/non-MSA/MID Median Family Income	\$50,200	2012 Estimated Tract Median Family Income	\$45,275
% below Poverty Line	10.95	2010 Tract Median Household Income	\$37,630

CENSUS DATA | HOUSEHOLD DATA | HOUSEHOLD DATA

Last Update: 04/23/2012 10:06 AM

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Geocoding System

MSA Code: NA	State Code: 37	County Code: 161	Tract Code: 950100
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Census Population Information

Tract Population	6205	Tract Minority Population	308
Tract Minority %	4.93	American Indian Population	7
Number of Families	1976	Asian/Hawaiian/Pacific Islander Population	18
Number of Households	2503	Black Population	115
Non-Hispanic White Population	5939	Hispanic Population	111
		Other Two or More Races Population	55

CENSUS DATA | HOUSEHOLD DATA | HOUSEHOLD DATA

Last Update: 04/23/2012 10:09 AM

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Census Demographic Information

Geocoding System

MSA Code: NA	State Code: 32	County Code: 161	Tract Code: 9001.00
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Census Housing Information

Total Housing Units	2017	Owner-Occupied Units	1947
1- to 4- Family Units	2017	Renter-Occupied Units	601
Median House Age (Years)	27	Vacant Units	
Is the Principal City?	---	Owner-Occupied 1- to 4- Family Units	1947

CENSUS DATA FROM BUREAU OF ECONOMIC ANALYSIS

DATE: 05/25/2016 10:00 AM

RUTHERFORD COUNTY AIRPORT ZONING ORDINANCE

A ZONING ORDINANCE TO LIMIT HEIGHT OF OBJECTS AROUND THE RUTHERFORD COUNTY AIRPORT

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, IN THE VICINITY OF THE RUTHERFORD COUNTY AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE RESTRICTIONS AND BOUNDARIES OF SUCH ZONES; DEFINING CERTAIN TERMS USED HEREIN; REFERRING TO THE RUTHERFORD COUNTY AIRPORT HAZARD ZONING MAP WHICH IS INCORPORATED IN AND MADE A PART OF THIS ORDINANCE; PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF APPEALS; AND IMPOSING PENALTIES.

This Ordinance is adopted pursuant to the authority conferred by NC General Statutes, Chapter 63, Article 4. It is hereby found that an obstruction has the potential for endangering the lives and property of users of the Rutherford County Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of the Rutherford County Airport; and that an obstruction may in effect reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Rutherford County Airport and the public investment therein, and is therefore not in the interest of the public safety, or general welfare. Accordingly, it is declared:

- (1) That the creation or establishment of an airport obstruction has the potential of being a public nuisance and may injure the region served by the Rutherford County Airport;
- (2) That it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of obstructions that are hazards to air navigation be prevented; and
- (3) That the prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.

It is further declared that the prevention of the creation or establishment of hazards to air navigation and the elimination, removal, alteration or mitigation of air hazards to air navigation, or the marking and lighting of obstructions, are public purposes for which a political subdivision may raise and expend public funds and acquire land or interest in land.

IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF RUTHERFORD COUNTY as follows:

SECTION I: SHORT TITLE

This Ordinance shall be known and may be cited as the Rutherford County Airport Zoning Ordinance.

SECTION II: DEFINITIONS

As used in this Ordinance, unless the context otherwise required:

- (1) **AIRPORT**—Rutherford County Airport.
- (2) **AIRPORT ELEVATION**—The highest point of an airport's usable landing area measured in feet from sea level. The Rutherford County Airport is 1078 feet above sea level.
- (3) **APPROACH SURFACE**—A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section IV of this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
- (4) **APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES**—These zones are set forth in Section III of this Ordinance.
- (5) **BOARD OF APPEALS**—A Board consisting of five (5) members appointed by the Rutherford County Board of Commissioners as provided in GS Chapter 63, Article 4.
- (6) **BOARD OF COMMISSIONERS**—The Board of Commissioners of Rutherford County.
- (7) **CONICAL SURFACE**—A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
- (8) **HAZARD TO AIR NAVIGATION**—An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- (9) **HEIGHT**—For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.
- (10) **HORIZONTAL SURFACE**—*A horizontal plane 100 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.*

- (11) **LARGER THAN UTILITY RUNWAY**—A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.
- (12) **NONCONFORMING USE**—Any structure, object of natural growth, or use of land which is inconsistent with the provisions of this Ordinance or any amendment thereto, but which was legal prior to the adoption of or any amendment to this Ordinance.
- (13) **NONPRECISION INSTRUMENT RUNWAY**—A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned.
- (14) **OBSTRUCTION**—Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Section IV of this Ordinance.
- (15) **PERSON**—An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.
- (16) **PRECISION INSTRUMENT RUNWAY**—*A runway having an existing or planned instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.*
- (17) **PRIMARY SURFACE**—A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; for military or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Section III of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
- (18) **RUNWAY**—A defined area on an airport prepared for landing and takeoff of aircraft along its length.
- (19) **STRUCTURE**—An object, including a mobile object, constructed or installed by a man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.
- (20) **TRANSITIONAL SURFACES**—These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the

limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degrees angles to the extended runway centerline.

- (21) TREE—Any object of natural growth.

SECTION III: AIRPORT ZONES

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the Rutherford County Airport. Such zones are shown on the Rutherford County Airport Zoning Map consisting of one sheet, *revised by W. K. Dickson & Co., Inc., and dated October 1999*, which is attached to this Ordinance and made a part hereof. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established as defined as follows:

- (1) Precision Instrument Runway Approach Zone - *The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.*
- (2) Runway Larger Than Utility With a Visibility Minimum Greater Than ¼ Mile Non-precision Instrument Approach Zone - *The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.*
- (3) Transitional Zones - *The transitional zones are the areas beneath the transitional surfaces.*
- (4) Horizontal Zone - *The horizontal zone is established by swinging arch of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arch. The horizontal zone does not include the approach and transitional zones.*
- (5) Conical Zone - *The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The conical zone does not include the transitional zone.*

ARTICLE IV: AIRPORT ZONE HEIGHT LIMITATIONS

Except as otherwise provided in this Ordinance, no structure shall be erected, altered or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a

height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

- (1) Precision Instrument Runway Approach Zone - Slopes fifty (50) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
- (2) Runway Larger Than Utility With a Visibility Minimum Greater Than ¼ Mile Non-precision Instrument Approach Zone – Slopes thirty-four (34) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.
- (3) Transitional Zones - Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 100 feet above the airport elevation which is 1,078 feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
- (4) Horizontal Zone - Established at 100 feet above the airport elevation or at a height of 1,178 feet above mean sea level.
- (5) Conical Zone - Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 100 feet above the airport elevation and extending to a height of 300 feet above the airport elevation.
- (6) Expected Height Limitations - Nothing in this Ordinance shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to seventy (70) feet above the surface of the land. Height shall be measured from the highest point on the ground along the periphery of the structure or tree to the highest point on the structure or tree.

SECTION V: USE RESTRICTIONS

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the

airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

SECTION VI: NONCONFORMING USES

- (1) Regulations Not Retroactive – The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance or any amendment thereto, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.
- (2) Marking and Lighting – Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Rutherford County Airport Authority to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstructions. Such markers and lights shall be installed, operated and maintained at the expense of the Airport Authority.

SECTION VII: PERMITS

- (1) Future Uses – Except as specifically provided in a, b, and c hereunder, no material change shall be made in the use of land, and no structure or tree shall be erected, altered, planted or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Ordinance shall be granted unless a variance has been approved in accordance with Section VII, 4. In a, b and c below, vertical height shall be measured from the highest point on the ground along the periphery of the structure or tree to the highest point on the structure or tree.
 - (a) In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy (70) feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.

(b) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than seventy (70) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

(c) In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than seventy (70) feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of an structure, or growth of any tree in excess of any of the height limits established by this Ordinance except as set forth in Section IV, 5.

(2) Existing Uses – No permit shall be granted that would allow the establishment or creation of an airport obstruction that is a hazard to air navigation or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto. Except as indicated, all applications for such a permit shall be granted.

(3) Nonconforming Uses Abandoned or Destroyed – Whenever the Building Inspector determines that a nonconforming tree or structure has been abandoned or more than 80 percent torn down, physically deteriorated or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations and may by appropriate action compel the owner of the nonconforming structure or tree, at his own expense, to lower, reconstruct, or equip such object as may be necessary to conform to the regulations or, if the owner of the nonconforming structure or tree shall neglect or refuse to comply with such order for ten (10) days after notice thereof, the building inspector may proceed to have the object so lowered, removed, reconstructed or equipped. Except as indicated, all applications for permits for replacement, change or repair on nonconforming uses shall be granted.

(4) Variances – Any person desiring to erect or increase the height of any structure, or permits the growth of any tree, or use property, not in accordance with the regulations prescribed in this Ordinance, may apply to the Board of Appeals for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities; and the safe, efficient use of navigable airspace. Such variances shall be allowed were it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance. Additionally, no application for variance to the requirements of this Ordinance may be considered by the Board of

Appeals unless a copy of the application has been furnished to the Rutherford County Airport Authority for advice as to the aeronautical effects of the variance. If the Rutherford County Airport Authority does not respond to the application within fifteen (15) days after receipt, the Board of Appeals may act on its own to grant or deny said application.

- (5) Obstruction Marking and Lighting - Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the Rutherford County Airport Authority at its own expense, to install, operate, and maintain thereon such marking and lights as may be necessary to indicate to pilots the presence of an airport obstruction.
- (6) Construction Progress - If no substantial construction progress has been made within six (6) months of the date of issuance of the zoning permit, or if the work authorized is suspended for a period of one (1) year, the permit becomes invalid.

SECTION VIII: ENFORCEMENT

It shall be the duty of the Rutherford County Building Inspector to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Building Inspector upon a form published for that purpose. Applications required by this Ordinance to be submitted to the Building Inspector shall be promptly considered and granted or denied. Application for action by the Board of Appeals shall be forthwith transmitted by the Building Inspector. It is further the intent of this Ordinance that the duties of the County Commissioners in connection with this Ordinance shall not include hearing and passing on disputed questions which might arise in connection with the enforcement or interpretation of this Ordinance, but the procedures for determining such questions shall be stated in this Ordinance, and the duties of the Commissioners in connection with this Ordinance shall be only the duty of holding a public hearing and voting upon any proposed amendment or repeal of this Ordinance as provided by law.

SECTION IX: BOARD OF APPEALS

- (1) There is hereby created a Board of Appeals to have and exercise the following powers:
 - 1) to hear and decide appeals from any order, requirement, decision or determination made by the Building Inspector in the enforcement of this Ordinance; 2) to hear and decide special exceptions to the terms of this Ordinance upon which such Board of Appeals under such regulations may be required to pass; and 3) to hear and decide specific variances.
- (2) The Board of Appeals shall consist of five (5) members appointed by the Board of Commissioners and each shall serve for a term of three (3) years and until a successor is

duly appointed and qualified. Members shall be removed by the appointing authority for cause, upon written charges, after a public hearing.

- (3) The Board of Appeals shall adopt rules for its governance and in harmony with the provisions of this Ordinance, and in accordance with Article 4 of Chapter 63 of the General Statutes of North Carolina. Meetings of the Board of Appeals shall be held at the call of the Chairperson and at such other times as the Board of Appeals may determine. The Chairperson, or in the absence of the Chairperson, the Acting Chairperson may administer oaths and compel the attendance of witnesses. All meetings of the Board of Appeals shall be public. The Board of Appeals shall keep minutes of its proceedings showing the vote of each member upon each question; or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Building Inspector and shall be a public record.
- (4) The Board of Appeals shall make written findings of facts and conclusions of law giving the facts upon which it acted and its legal conclusions from such facts in reversing, affirming or modifying any order, requirement, decision or determination which comes before it under the provisions of this Ordinance.
- (5) The concurring vote of a majority of the members of the Board of Appeals shall be sufficient to reverse any order, requirement, decision or determination of the Building Inspector or decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to effect variation to this Ordinance.

SECTION X: APPEALS

- (1) Any person aggrieved, or any officer, department, board or bureau of Rutherford County affected, by any decision of the Building Inspector made in the administration of the Ordinance may appeal to the Board of Appeals.
- (2) All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Appeals, by filing with the Building Inspector a notice of appeal specifying the grounds thereof. The Building Inspector shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which action appealed was taken.
- (3) An appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Inspector certifies to the Board of Appeals after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would in the opinion of the Building Inspector cause imminent peril to life or property. In such case, proceedings shall not be stayed except by the order of the Board of Appeals or a court of record on notice to the Building Inspector and on due cause shown.

- (4) The Board of Appeals shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.
- (5) The Board of Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision or determination as may be appropriate under the circumstances.

SECTION XI: JUDICIAL REVIEW

Any person aggrieved by any decision of the Board of Appeals, or any taxpayer affected, or any officer, department, board or bureau of the political subdivision, may present to the superior court a verified petition setting forth that the decision is illegal, in whole or in part, and specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the decision is filed in the office of the Board.

SECTION XII: PENALTIES

Each violation of this Ordinance or of any regulation, order or ruling promulgated hereunder shall constitute a misdemeanor and shall be punishable by a fine of not more than fifty dollars (\$50.00) or imprisonment for not more than thirty (30) days or both; and each day a violation continues to exist shall constitute a separate offense. In addition, the County may institute in any court of competent jurisdiction, an action to prevent, restrain, correct or abate any violation of this Ordinance or of any order or ruling made in connection with its administration or enforcement, and the court shall adjudge to the plaintiff such relief, by way of injunction or otherwise, as may be proper under all the facts and circumstances of the case, in order fully to effectuate the purpose of this Ordinance.

SECTION XIII: CONFLICTING REGULATIONS

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, and the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

SECTION XIV: SEVERABILITY

If any of the provisions of this Ordinance or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION XV: EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after December 7, 1981,
and revised _____, 1999.

Rutherford County Airport Hazard Zoning Ordinance
Errata Sheet – October 11, 1999

Inside Cover: Add the following:

“Revised (October 1999) by: W. K. Dickson & Co., Inc.
501 Commerce Drive, NE
Columbia, SC 29223
(803) 786-4261

Section II (10) Changed the number 150 to 100 in the following:

- (10) *HORIZONTAL SURFACE* – A horizontal plane 100 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

Section II (16) Added:

- “(16) *PRECISION INSTRUMENT RUNWAY* – A runway having an existing or planned instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.”

Section III Line 5 Added after the words, “consisting of one sheet”:

“, revised by W. K. Dickson & Co., Inc., and dated October 1999.”

Section III (1) Added:

- “(1) *Precision Instrument Runway Approach Zone* – The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation the centerline of the runway.

Section III (2) Changed the second line to read:

- (2) *...Approach Zone--- "The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide.*

Section IV Added:

- "(1) *Precision Instrument Runway Approach Zone – Slopes fifty (50) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.*"

Section IV (3) Changed first sentence to read:

- "(3) *Transitional Zones – Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 100 feet above the airport elevation which is 1,078 feet above mean sea level.*"

Section IV (4) and (5) Changed to reflect lower surfaces:

- "(4) *Horizontal Zone – Established at 100 feet above the airport elevation or at a height of 1,187 feet above mean sea level.*
- (5) *Conical Zone – Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 100 feet above the airport elevation and extending to a height of 300 feet above the airport elevation."*

Section XV Added revision statement after the words December 7, 1981,:

'and revised _____, 1999."

Where items have been added, subsequent numbering has been changed to reflect the addition. No text changes have been made except as noted.

Appraisal Request

MEMORANDUM

TO: Bob Ball
FROM: Terri Jenkins
DATE: June 19, 2012
SUBJECT: Rutherford County Airport
Land Acquisition Project

APPRAISAL REQUEST

Parcel Tax PIN: 1644058
Name of Parcel Owner: Julius R. and Wanda D. Owens
Address of Parcel: 154 Goshen Road, Rutherfordton, NC 28139
Telephone Number of Owner: 828-286-4721 (H) 828-748-0816 (W)

Attached you will find the Permission Slip, Information Sheet and the Notification of Appraisal Letter that was sent to Mr. and Mrs. Owens.

There will be no survey, we will utilize the GIS Tax Information.

I will send the Title Opinion and the Environmental Screening Report when I receive.

You must contact Mr. Owens prior to the appraisal process to give him a chance to meet with you.

Once the appraisal is completed, please provide four (4) copies so I can start the Review Appraisal Process. One (1) copy needs to be unbound. If you have any questions or need any additional information, please don't hesitate to contact me.

AJj

Attachments

P.O. Box 2073, Monroe, North Carolina 28111
704-221-0166

Permission Slip

PERMISSION SLIP

I, THE OWNER/RESIDENT OF PARCEL TAX PIN 1644058, HEREBY GIVE
PERMISSION TO THE RUTHERFORD COUNTY AIRPORT AUTHORITY, W.K.
DICKSON & CO., INC., THEIR SURVEYORS, APPRAISERS, ENVIRONMENTAL
SCREENERS AND THE LAND ACQUISITION/RELOCATION SPECIALIST TO ACCESS
THE BELOW PROPERTY *By agreement only (B)*

NAME: JULIUS R. AND WANDA D. OWENS

PROPERTY ADDRESS: 151 GOSHEN ROAD, RUTHERFORD, NC 28149

TAX PIN: 1644058


Signature


Signature

See 6/2/2020

INFORMATION SHEET

PROPERTY OWNER INFORMATION

Name(s) of Property Owner(s)

Owens _____ Jubins _____ JR. _____
Owens _____ Wanda _____ D _____
Last First Middle

Property Address: 154 Coakley Rd. Rutherfordton NC

Telephone Number: (828) 286 4721 _____ (828) 298 0816 _____
Home Work

Mailing Address of Property Owner ***(IF DIFFERENT THAN PROPERTY ADDRESS)***

Street _____ City _____ State _____ Zip _____

Date Property Purchased: _____ 5/5/74 _____
Month Day Year

PROPERTY USE INFORMATION

Owner Occupied _____ Rental _____ Business _____
Vacant/Empty _____ Vacant/Leased _____ Leasing _____

Any knowledge of unreported storage tanks, if so, indicate location.

OWNER'S STATEMENT

The above information is true, and correct to the best of my knowledge

Signature: Jubins Jr. Owens _____ Date: 8/2/2012 _____
Signature: Wanda D. Owens _____ Date: 6/3/12 _____

June 19, 2012

Julius R. Owens
Wanda D. Owens
154 Goshen Road
Rutherfordton, North Carolina 28139

RE: Rutherford County Airport
Rutherfordton, North Carolina
Land Acquisition
Parcel Tax PIN: 1644058

Dear Mr. and Mrs. Owens:

The purpose of this letter is to inform you that the Rutherford County Airport Authority will be commencing the next steps of the land acquisition process as detailed in the May 30 2012 letter that you received. These next steps are to perform an environmental screening and an appraisal of the parcel owned by you and your family. Thank you for your permission slip we received that allows us to perform the required land acquisition activities.

Mr. Judd Mahan of Mountain Environmental Group, and his crew will be commencing work associated with the environmental screening and will call you to set up an appointment. Please feel free to contact Mr. Mahan at 800-261-0031 if you would like to get more information on this process or obtain a more definite schedule of the site visit. Also, Mr. Bob Ball of Underdown Ball & Associates, LLC will be commencing work associated with the appraisal process. Mr. Ball will call you to set up an appointment or feel free to contact him at 800-835-2476. If your property does not have a home or other improvements on it, it is your option to be present during this process.

If you have any questions, please don't hesitate to contact me at 704-221-0166. Again, we thank you and your family for your understanding and cooperation during these processes.

Sincerely,

Terri L. Jenkins
Land Acquisition/Relocation Specialist

/tlj

Post Office Box 2073
Monroe, North Carolina 28111
704-226-9993 (O) 704-221-0166 (M)

920 North Bridge Street
Elkin, North Carolina 28621
Phone 800-835-2476 · 336-835-2256
www.UnderdownBall.com
Fax 336-835-8985

**UNDERDOWN
BALL**
& ASSOCIATES, LLD

Appraisals
Rights of Way
Avigation Easements
Commercial Real Estate
Condemnation Proceedings

REAL ESTATE SERVICES

Biographical Resume of
Robert H. Ball, Sr.
Commercial Real Estate Appraiser and Consultant

Office Address	920 North Bridge Street, Elkin, North Carolina 28621
Phone Number	(336) 835-2256 or (800) 835-2476
Fax Number	(336) 835-8985
Email Address	bobball@underdownball.com
Home Address	130 Colony Lane, Elkin, North Carolina 28621
Home Phone	(336) 835-7706

Certifications and Licensures

- North Carolina Real Estate Commission
- Licensed Real Estate Broker, Certificate No. 172315
- North Carolina Real Estate Appraisal Board
- North Carolina State Certified General Real Estate Appraiser, Certificate No. A4906
- South Carolina Real Estate Appraisal Board
- South Carolina State Certified General Real Estate Appraiser, Certificate No. CG-4892

Experience

- May 1974 – October 1997: President, Elkin Valley Apparel Co., Inc.
- October 1999 – March 2005: Appraiser and Broker with Jack A. Underdown, Inc.
- March 2005: Founded Underdown, Ball & Associates, LLC
- March 2005-Present: Real Estate Broker with Jack A. Underdown, Inc.
- March 2005 – Present: Appraiser with Underdown, Ball & Associates

Education and Relevant Course Work

- North Carolina State University, Raleigh, North Carolina
 - Bachelor of Science, Engineering Operations
- Central Piedmont Community College, Charlotte, North Carolina
 - Introduction to Real Estate Appraisal (R-1)
 - Valuation Principles and Procedures (R-2)
 - Applied Residential Property Valuation (R-3)
- Dan Mohr Real Estate School, Greensboro, North Carolina
 - Introduction to Income Property Appraisal (G-1)
 - Advanced Income Capitalization Procedures (G-2)
 - Applied Income Property Valuation (G-3)

- North Carolina Appraisal Board
 - 2011 Applying Assignment Condition to Value Situations
 - 2011 Obsolescence – Impact on Value
 - 2010 Under What Market Conditions Are We Appraising
 - 2009 Situational Alternatives Impacting Market Value Appraisals
 - 2009 Staying Out of Trouble
 - 2008 Elusive Comps and Complex Properties
 - 2007 Tackling Highest and Best Use in a Range of Situations
 - 2007 The Appraiser, Performing Ethically
 - 2007 Leasing & Value
 - 2006 Practicality of the Income Approach
 - 2005 Applying Marshall Swift And Valuation of Medical Offices and Assisted Living Facilities
 - 2005 Trending Via Demographics and/or Market Changes
 - 2004 Appraisal Board Speaks to You and Court Room Etiquette
 - 2003 Appraisal of Residue and Special Use Properties
 - 2003 Revisiting Cost Approach and Recurring Errors

- The Appraisal Foundation
 - Uniform Standards of Professional Appraisal Practice – 2000, 2001, 2004, 2006, 2008, 2010

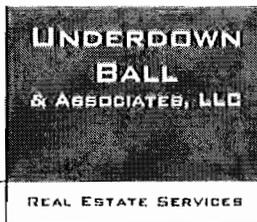
Business Associations

- UPB – Partner
- EVA Leasing Company – President
- Hugh Chatham Memorial Hospital – Trustee (Chairman)
- Surry Community College – Trustee (Past)
- BB&T Director (Past)
- Underdown, Ball & Associates, LLC (Partner)
- R.H. Ball, LLC (Partner)
- JBBR, Real Estate Investment Company (Partner)

Professional/Civic Organizations

- Rotary Club – President (Past)
- American Institute of Industrial Engineers

920 North Bridge Street
Elkin, North Carolina 28621
Phone 800-835-2476 · 336-835-2256
www.UnderdownBall.com
Fax 336-835-8985



Appraisals
Rights of Way
Avigation Easements
Commercial Real Estate
Condemnation Proceedings

Types of Appraisals Performed:

Agricultural

- Agribusiness-Trout Farm
- Permanent Crops-Orchard/Grove/Vineyard
- Agribusiness-Greenhouse/Nursery
- Christmas Trees/Boxwood Farms
- Pasture/Ranch
- Timberland
- Agricultural

Assembly/Meeting Place

- Religious Facility

Industrial

- Truck Terminal/Hub/Transit Facility
- Manufacturing-Light
- Condominium Unit
- Office Showroom
- Condominium Building
- Warehouse-Distribution Warehouse
- Flex Space
- Saw Mill/Lumberyard
- Self Storage/Mini-Storage Facility
- Storage Yard
- Warehouse-Storage Warehouse

Land

- Commercial
- Multi-Family Apartment
- Residential Land (1 to 4 Lots)
- Subdivision-Residential (5+ Lots)
- Easement
- Multi-Family-Duplex & 3-4 Plex
- Retail
- Undeveloped Agricultural
- Easement-Conservation/Preservation
- Multi-Family-Other
- Retail-Pad
- Office
- Subdivision-Land and Lots
- Water Related-Flood Zone
- Easement-Right-of-Way
- Industrial
- Wilderness
- Land Residential (Single Family 5+ Lots)
- Planned Development (PUD)

Lodging/Hospitality

- Luxury/Inn
- Bed & Breakfast
- Economy/Limited Service

Multi-Family

- Condominium/PUD Bldg(s)
- Mobile/Manufactured Home Park
- Garden/Low-Rise
- Student-Oriented Housing-Student Oriented Apartment

920 North Bridge Street
Elkin, North Carolina 28621
Phone 800-835-2476 · 336-835-2256
www.UnderdownBall.com
Fax 336-835-8985

**UNDERDOWN
BALL
& ASSOCIATES, LLC**

Appraisals
Rights of Way
Avigation Easements
Commercial Real Estate
Condemnation Proceedings

REAL ESTATE SERVICES

Office

- Condominium Bldg(s)
- Mixed Use-Office-Industrial
- Mixed-Use-Office-Retail-Multi-Family
- Condominium Unit(s)
- Mixed-Use-Office-Retail
- Office Building Low-Rise
- Office/Warehouse
- Mixed Use Office-Retail-Industrial
- Office Building-Mid-Rise
- Medical Office

Retail-Commercial

- Car Wash-Full Service
- Service Station/Gas Station
- Street Retail
- Car Wash-Self-Service
- Tavern, Bar, Nightclub, Micro-Brewery
- Post Office
- Restaurant-Fast Food
- Vehicle Related-Dealership
- Restaurant-Full Service
- Vehicle Related-Lube Shop
- Convenience Store/Gas Station
- Mixed Use-Retail Office
- Restaurant-Limited Service
- Vehicle Related-Service & Repair Facility
- Mixed Use-Retail Office-Residential
- Restaurant-Sit Down
- Mixed Use-Retail-Residential

Shopping Center

- Community Center
- Neighborhood Center
- Convenience/Strip Center
- Fashion/Specialty Center

Special Purpose

- Airport/Airplane Hanger
- Hospital-Veterinarian
- Cement/Rock/Gravel Plant
- Mine/Quarry
- Kennel
- Outdoor Sign
- Funeral Home/Mortuary
- Bowling Alley
- Golf Courses

Other

- Leased Fee Interest
- Leasehold Estate Interest
- Avigation Easement Appraisals
- Conservation Easement Appraisals
- Condemnation Appraisals

State of North Carolina



North Carolina Appraisal Board

ROBERT H. BALL

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a General Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

State-Certified
General Real Estate Appraiser

Given under and by virtue of the provisions of Article 1 Chapter 93B of the General Statutes of North Carolina, I herewith set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:

This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

December 12, 2001



A. Melton Black, Jr.
Executive Director

STATE OF NORTH CAROLINA APPRAISAL BOARD
OFFICE OF THE EXECUTIVE DIRECTOR
15000 STATE ROAD 10, RALEIGH, NC 27613

ROBERT H BALL

A4906

G

Y

State Of South Carolina
Real Estate Appraisers Board

ROBERT HERMAN BALL
CG 4892

Having Satisfied The Qualifications Of The South Carolina Real Estate Appraisers Board And Having Complied
With The Requirements Prescribed By Law, Is Hereby Entitled To Practice As A

State Certified General Real Estate Appraiser

In Witness Whereof The State Of South Carolina Real Estate Appraisers Board By Virtue Of The Authority
Vested In It By Chapter 60, Title 40 Code Of Laws Of South Carolina Has Caused This Document To Be
Issued With Its Seal Imprinted Hereon.



Robert L. Pyle
Administrator

Property of South Carolina Real Estate Appraisers Board

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

ROBERT HERMAN BALL

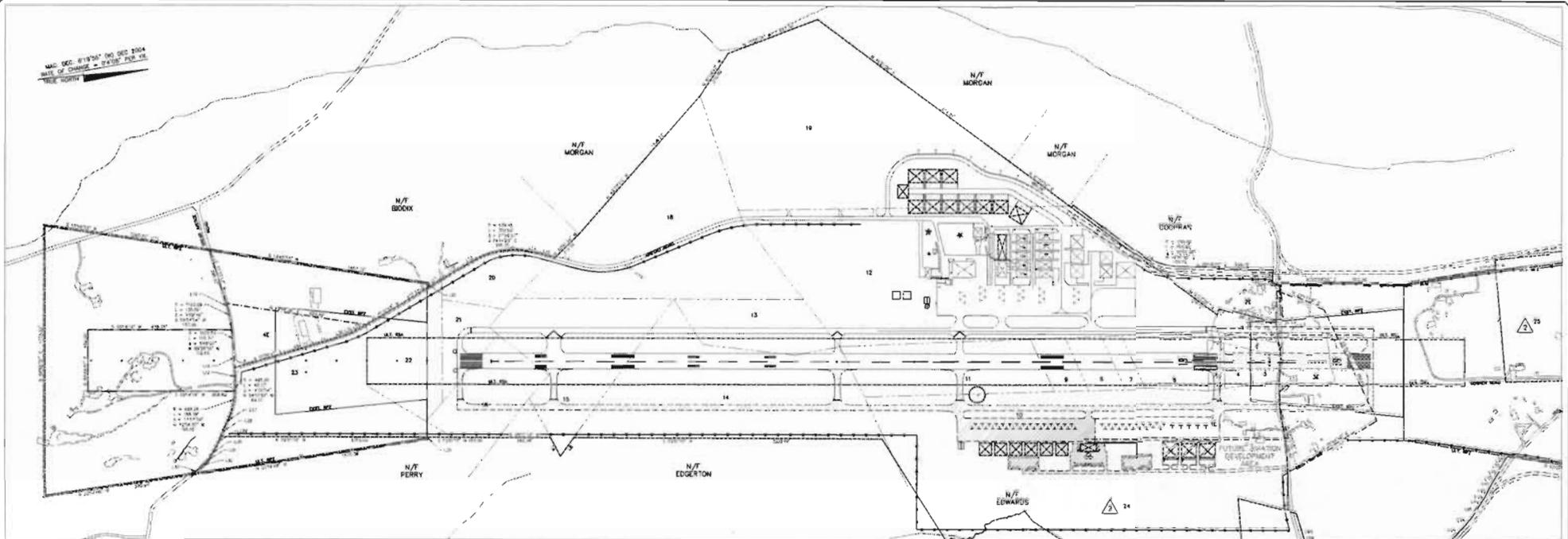
Is hereby entitled in practice as a:

Certified General Appraiser

License Number: 4892

Expiration Date: 06/30/2012

MAP DEC. 8/19/54 (NO DEC. 8/14)
 MAP OF CHANGE - PLATS FOR 15
 THE NORTH



LEGEND

- ULTIMATE PROPERTY LINE
- FEE SIMPLE PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- INDIVIDUAL TRACT LINES

PLAT AND DEED REFERENCES.

- COMPOSITE DRAWING OF A PROPOSED RUTHERFORD COUNTY AIRPORT, RIGHT-OF-WAY, SPINDALE, NORTH CAROLINA.
- AIRPORT PROPERTY SURVEY PLAT OF RUTHERFORD COUNTY AIRPORT, SPINDALE, NORTH CAROLINA.
- EXHIBIT "A" OF RUTHERFORD COUNTY AIRPORT, BY TALBERT, COX & ASSOCIATES, INC., DATED AUGUST 1974.
- A MEETS AND BOUNDS DEED DISPOSITION, DEED BOOK 425, PAGE 315.
- A MEETS AND BOUNDS DEED DISPOSITION, DEED BOOK 369, PAGE 537.
- A MEETS AND BOUNDS DEED DISPOSITION, DEED BOOK 478, PAGE 770.

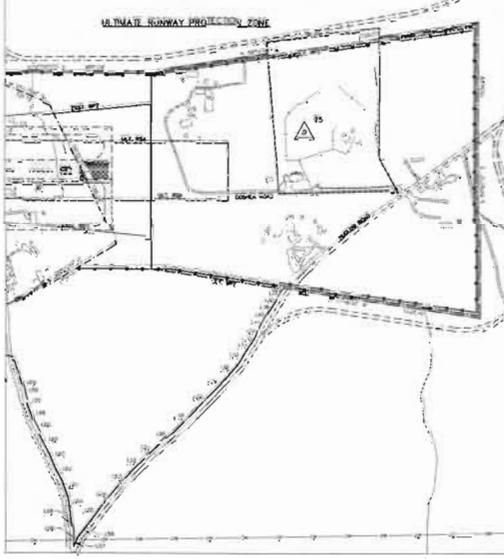
NDIC:
 1. THIS IS A COMPOSITE DRAWING OF RUTHERFORD COUNTY AIRPORT. A GROUND SURVEY WAS NOT PERFORMED FOR THE DETERMINATION OF AIRPORT PROPERTY AND THEREFORE DOES NOT MEET THE MINIMUM STANDARDS REQUIRED FOR RECORDATION.

LINE TABLE

LINE NO.	LENGTH	BEARING
1	38.57	N 88° 08' 00" W
2	130.00	S 89° 59' 59" W
3	82.24	N 89° 59' 59" W
4	175.80	S 77° 23' 33" E
5	138.00	S 89° 59' 59" W
6	107.74	S 89° 59' 59" W
7	104.00	S 89° 59' 59" W
8	111.00	S 89° 59' 59" W
9	113.00	S 89° 59' 59" W
10	77.87	S 135° 00' 00" E
11	85.50	S 89° 59' 59" W
12	133.20	S 89° 59' 59" W
13	114.43	N 86° 28' 00" E
14	128.70	S 89° 59' 59" W
15	128.70	S 89° 59' 59" W
16	128.70	S 89° 59' 59" W
17	128.70	S 89° 59' 59" W
18	128.70	S 89° 59' 59" W
19	128.70	S 89° 59' 59" W
20	128.70	S 89° 59' 59" W
21	128.70	S 89° 59' 59" W
22	128.70	S 89° 59' 59" W
23	128.70	S 89° 59' 59" W
24	128.70	S 89° 59' 59" W
25	128.70	S 89° 59' 59" W

LINE TABLE

LINE NO.	LENGTH	BEARING
1	38.57	N 88° 08' 00" W
2	130.00	S 89° 59' 59" W
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6	107.74	S 89° 59' 59" W
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20	128.70	S 89° 59' 59" W
21	128.70	S 89° 59' 59" W
22	128.70	S 89° 59' 59" W
23	128.70	S 89° 59' 59" W
24	128.70	S 89° 59' 59" W
25	128.70	S 89° 59' 59" W



TRACT NO.	ACQUIRED FROM	DATE	INTEREST	ACREAGE	PROJECT NO.
1	LUSANNER MILLER	N/A	FEE SIMPLE	1.15	UNKNOWN
2	ROSIE LEE JAMES	N/A	FEE SIMPLE	.64	UNKNOWN
3	LUSANNER MILLER	N/A	FEE SIMPLE	.88	UNKNOWN
4	J. B. POFFLE	N/A	FEE SIMPLE	1.02	UNKNOWN
5	SALLE HAMILTON	N/A	FEE SIMPLE	1.27	UNKNOWN
6	LUSANNER MILLER	N/A	FEE SIMPLE	4.20	UNKNOWN
7	KATHLEEN EUGENE GIBBS	N/A	FEE SIMPLE	1.01	UNKNOWN
8	HENRY O. WARLOCK	N/A	FEE SIMPLE	1.84	UNKNOWN
9	LEWIS FORNEY	N/A	FEE SIMPLE	1.84	UNKNOWN
10	EDWARDS	N/A	FEE SIMPLE	12.52	UNKNOWN
11	JUSTICE	N/A	FEE SIMPLE	12.03	UNKNOWN
12	ZETTIE MORROW	N/A	FEE SIMPLE	47.83	UNKNOWN
13	CLYDE TOMBLIN	N/A	FEE SIMPLE	5.41	UNKNOWN
14	EDGERTON	N/A	FEE SIMPLE	24.40	UNKNOWN
15	CLYDE TOMBLIN	N/A	FEE SIMPLE	13.77	UNKNOWN
16	PERRY	N/A	FEE SIMPLE	6.63	UNKNOWN

TRACT NO.	ACQUIRED FROM	DATE	INTEREST	ACREAGE	PROJECT NO.
17	BOOK	N/A	FEE SIMPLE	3.51	UNKNOWN
18	CLYDE TOMBLIN	N/A	FEE SIMPLE	28.06	UNKNOWN
19	ZETTIE MORROW	N/A	FEE SIMPLE	39.67	UNKNOWN
20	N/A	N/A	FEE SIMPLE	4.17	UNKNOWN
21	D. D. BRISK	N/A	FEE SIMPLE	3.54	UNKNOWN
22	D. D. BRISK	N/A	FEE SIMPLE	7.66	UNKNOWN
23	TROY EDWARDS	3/1/13	FEE SIMPLE	13.62	UNKNOWN
24	TROY EDWARDS	3/1/13	FEE SIMPLE	20.29	UNKNOWN
25	JILLIS RAY OWENS	5/28/13	FEE SIMPLE	10.74	UNKNOWN
1E	EDWARDS	N/A	EASEMENT	0.35	UNKNOWN
2E	COCHRAN	N/A	EASEMENT	1.29	UNKNOWN
3E	YULAN OWENS	N/A	EASEMENT	6.68	UNKNOWN



* N/A - NOT AVAILABLE

REVISIONS	DATE	DESCRIPTION
1	7/17/13	REVISED PER OWENS & EDWARDS PROPERTY ACQUISITIONS
2	7/26/13	REVISED PER CHANGE DEVELOPMENT AREA DESCRIPTION
3	8/13/13	REVISION

DATE	DESCRIPTION
7/17/13	REVISED PER OWENS & EDWARDS PROPERTY ACQUISITIONS
7/26/13	REVISED PER CHANGE DEVELOPMENT AREA DESCRIPTION
8/13/13	REVISION



REVISION NO.	DATE
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RUTHERFORD COUNTY AIRPORT
 JAMES F. MARCHMAN, JR. FIELD
 RUTHERFORDTON, NORTH CAROLINA

EXHIBIT "A"