

FOR SALE

The following property has been identified as surplus property and is being offered
“FOR SALE” by the Town of Rolesville, North Carolina

Site Address: 4950 Burlington Mills Road, Rolesville, NC 27571

Wake County Parcel Identification Number: 1758682706

Deed Book 16750, Page 1076

Total Land Area: 6.48 Acres

Zoning: General Commercial

For more information, contact Mical McFarland at 919.556.3506 or
mical.mcfarland@rolesville.nc.gov

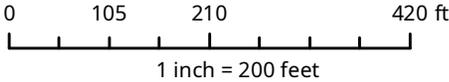
See enclosed:

- Parcel Map
- Appraisal (April 2018)
- Previously approved (2014) Planned Unit Development Master Plan



4950 BURLINGTON MILLS RD

PIN: 1758682706
 PIN Ext: 000
 Real Estate ID: 0302097
 Map Name: 1758 07
 Owner: TOWN OF ROLESVILLE
 Mail Address 1: PO BOX 250
 Mail Address 2: ROLESVILLE NC 27571-0250
 Mail Address 3:
 Deed Book: 016750
 Deed Page: 01076
 Deed Acres: 6.48
 Deed Date: 4/12/2017
 Building Value: \$0
 Land Value: \$851,817
 Total Value: \$851,817
 Biling Class: Exempt
 Description: LO1 ROLESVILLE COMMONS
 Heated Area:
 Street Name: BURLINGTON MILLS RD
 Site Address: 4950 BURLINGTON MILLS RD
 City: ROLESVILLE
 Planning Jurisdiction: RO
 Township: Wake Forest
 Year Built:
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:
 Land Class: EXEMPT



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Birch Appraisal Group

Real Estate Appraisers & Consultants

April 23, 2018

Ms. Amy Stevens
Finance Officer
Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

Re: Appraisal of 4950 Burlington Mill Road
Rolesville, North Carolina
6.48 Acres of Vacant Land
Pin Number: 1758-68-2706

File Number: BAG8163

Dear Ms. Stevens:

Pursuant to your request, we have made an appraisal investigation of the above referenced property in order to estimate the market value of the *Fee Simple Interest*. We have inspected the property and its neighborhood and have analyzed the market for similar properties in Rolesville and similar areas in Wake County.

The subject is located at 4950 Burlington Mills Road in Rolesville, North Carolina. The subject contains approximately 6.48 acres as recorded as Deed Book 16750, Page 1076, Wake County Registry. As seen by a preliminary site plan for The Matherly Planned Unit Development, which is now Barrington PUD, office and flex space is proposed for this site. The subject land area is owned by The Town of Rolesville as seen by Deed Book 16750, Page 1076, Wake County Registry. The property is fully described and identified by both legal and narrative descriptions within the text of this appraisal report. The purpose of this appraisal was to estimate the market value of the Fee Simple Estate as of April 20, 2018. The date of the inspection is April 20, 2018.

Our estimate of the **Market Value** of the **Fee Simple Estate** of the subject property "**As-Is**" as of April 20, 2018, is:

ONE MILLION FOUR HUNDRED ELEVEN THOUSAND DOLLARS
\$1,411,000

Birch Appraisal Group

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April 23, 2018

Reference: Appraisal Report

The purpose of this appraisal is to develop an opinion of the market value as is of the fee simple interest in the property. The client for the assignment is Ms. Amy Stevens with The Town of Rolesville. The intended use of this appraisal is for this report is an Appraisal Report and is intended to conform to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. As such, it presents limited discussions of the data, reasoning, or analyses used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's work file. The appraiser is not responsible for unauthorized use of this report. The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation in Washington, DC.

The following report presents the data, analyses and other material which give support to our value conclusions. Within the report we provide a definition of *market value, highest and best use, fee simple estate* and other appraisal terms used. Please note that our opinion is not based on a requested minimum value, a specific valuation, or the approval of a loan amount.

EXTRAORDINARY ASSUMPTIONS: None

HYPTOTHETICAL CONDITIONS: None

The property was inspected by Kathryn J. Jacobs and Robert M. Birch, SRA, and the appraisal was developed by Kathryn J. Jacobs and Robert M. Birch, SRA. This report was prepared for and our professional fee billed to Ms. Amy Stevens, Finance Officer, with The Town of Rolesville. This appraisal is intended only for the use of the client, Ms. Amy Stevens. It may not be distributed to or relied upon by other persons or entities without our written consent.

This letter of transmittal precedes the Appraisal Report, further describing the property and contains the reasoning and most pertinent data leading to the final value estimate. Your attention is directed to the "Certificate of Appraisal", "Special Assumptions", "General Assumptions", and "General Limiting Conditions" which are considered usual for this type of assignment and have been included within the text of this report. This letter must remain attached to the report, plus related exhibits, in order for the value opinion set forth to be considered valid.

Page 3

April 23, 2018

Reference: Appraisal Report

It was a pleasure preparing this appraisal for you. Please contact us if you have unanswered questions regarding our appraisal or if we can be of further assistance in the interpretation of our findings and opinions.

Respectfully submitted,

Kathryn J. Jacobs
State-Certified General Appraiser NC # A3327

Robert M. Birch, SRA
State-Certified General Appraiser NC # A3327

APPRAISAL OF:

**6.48 ACRES OF LAND
4950 BURLINGTON MILLS ROAD
ROLESVILLE, NORTH CAROLINA**

FILE NUMBER: BAG-8163

**PREPARED FOR:
MS. AMY STEVENS
FINANCE OFFICER
TOWN OF ROLESVILLE
502 SOUTHTOWN CIRCLE
ROLESVILLE, NORTH CAROLINA**

**EFFECTIVE DATE OF APPRAISAL
APRIL 20, 2018**

BY

**BIRCH APPRAISAL GROUP
1042 WASHINGTON STREET
RALEIGH, NORTH CAROLINA 27605**

**KATHRYN J. JACOBS
STATE-CERTIFIED GENERAL APPRAISER NC #A3327**

**ROBERT M. BIRICH, SRA
STATE-CERTIFIED GENERAL APPRAISER NC #A822**

CERTIFICATION OF APPRAISAL

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

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

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinion, and conclusions. We do not authorize the out-of-context quoting from or partial printing of the report. We also do not authorize use of the report by the general public by the use of any public communications without the prior written consent of the appraiser completing this report.

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

I have not performed any prior 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 this report or to the parties involved with this assignment.

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

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

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

Kathryn Jacobs and Robert M. Birch made a personal inspection of the property that is the subject of this report.

Kathryn Jacobs, a North Carolina State-Certified General Appraiser, was the primary participant in the inspection of the property, collection and analysis of data, as well as the preparation of this report.

No one provided significant appraisal or appraisal review assistance to the person signing this certification.

Kathy Jacobs and Robert M. Birch have not performed any service, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

The appraisers signing this report are North Carolina State-Certified Real Estate Appraisers. As such, the analyses, opinions and conclusion in this report were developed and this report prepared, in conformity with the current requirements of the State of North Carolina for state-certified appraisers. A current state certification status carried with it those extra responsibilities identified within the state certification legislation. State certification requires annual renewal based on a stipulated program of continuing appraisal education.

Kathryn J. Jacobs 

Kathryn Jacobs
State-Certified General Appraiser NC # A3327

Robert M. Birch, SRA 

Robert M. Birch, SRA
State-Certified General Appraiser NC # A822

CONTINGENT AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such specific and limiting conditions as are set forth by the Appraiser in the report.

- The legal description used this report is assumed to be correct.
- No survey of the property has been made by the consultant and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
- The appraiser assumes no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
- Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the consultant.
- Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
- All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.
- It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.
- It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within this report.

- On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.
- In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. It is urged that the client retain an expert in this field if desired.
- Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for other than its intended use by anyone other than the Client without prior written consent of the Appraiser of 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 officer of the firm. The Appraiser and firm shall have no responsibility if any such change is made.
- The consultant will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made thereof.
- Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the consultant, and in any event only with proper written qualifications and only in its entirety.
- The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- No environmental impact studies were either requested or made in conjunction with this analysis, and the consultant hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research and investigation.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to any person or entity, other than the Appraiser's or firm's client, through advertising, public relations, news, sales or any other media without written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is affiliated or to the designation of the appraiser. Nor shall the consultant, firm or professional organization of which the consultant is a member be identified without written consent of the consultant. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client intended in this report, the client shall make such party aware of the all assumptions and limited conditions of this assignment.
- Neither our name nor report may be used in conjunction with any financing plans which would be classified as a public offering under state or federal securities laws.

- The Americans with Disabilities Act of 1990 sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance.
- Any after-tax investment analysis and resulting measures of return on investment are intended to reflect only possible and general market considerations, whether used to estimate value or return on investment given a purchase price. Please note that the Appraiser does not claim expertise in tax matters and advises Client to seek competent tax advice.
- 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 costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in the property, Client agrees that in case of lawsuit (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 outcome, Client will hold Appraiser completely harmless in any such action.
- Any projections, forecasts, etc. regarding future patterns of income and/or expenses, prices/values, etc. represent the analyst's best estimates of investor participation with respect to these items, based on information available at the date of appraisal or analysis. Such information includes forecasts/projections published by recognized sources such as economists, financial publications, investor surveys, etc. Changes in these items caused by future occurrences could result in values different from those established in this report. The appraiser cannot accept responsibility for economic variables in the future which could not have been known or anticipated at the date of analysis (inflation rates, economic upswing or downturns, fiscal policy changes, etc.).
- The value estimated contained within this report assumes no impact on value because of "Section 404 Wetlands" as defined by the U.S. Army Corps of Engineers. The appraiser found no evidence of wetlands, but are not experts in this field. It is recommended that the client seek the advice of an expert to determine any potential impact of wetlands on the property.
- The appraiser is submitting an appraisal report on the subject property located at 4950 Burlington Mills Road in Rolesville, North Carolina.
- Acceptance of and/or use of this appraisal report by the Client or any third party constitutes acceptance of the above conditions. Appraiser liability extends only to stated client, not subsequent parties or users, and is limited to the fee received.

INTRODUCTION

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Addenda

Appraiser Qualifications

Deed

SUMMARY OF SALIENT FACTS:

File Number: BAG8163

Type of Report: Appraisal Report

Location: 4950 Burlington Mills Road
Rolesville, NC

Legal Description: Lot 1, "Survey for Lot 9, Rolesville Commons"
per Book of Maps 2011, Page 1218, Wake
County Registry

Type of Property: Commercial Land

Date of Inspection: April 20, 2018

Date of Appraisal Report: April 23, 2018

Effective Date of Appraisal: April 20, 2018

Current Owner: Town of Rolesville

Identification of Property:

Deed Book/Page: 16750/1076

Tax ID #: 1758682706

Land Area: Approx. 6.48 Acres

Current Zoning: Commercial Outlying District

Utilities: All available

Topography: Irregular/Level to gently sloping or rolling

Highest and Best Use: Commercial Development

Extraordinary Assumptions: None

Hypothetical Conditions: None

CONCLUSION OF VALUES

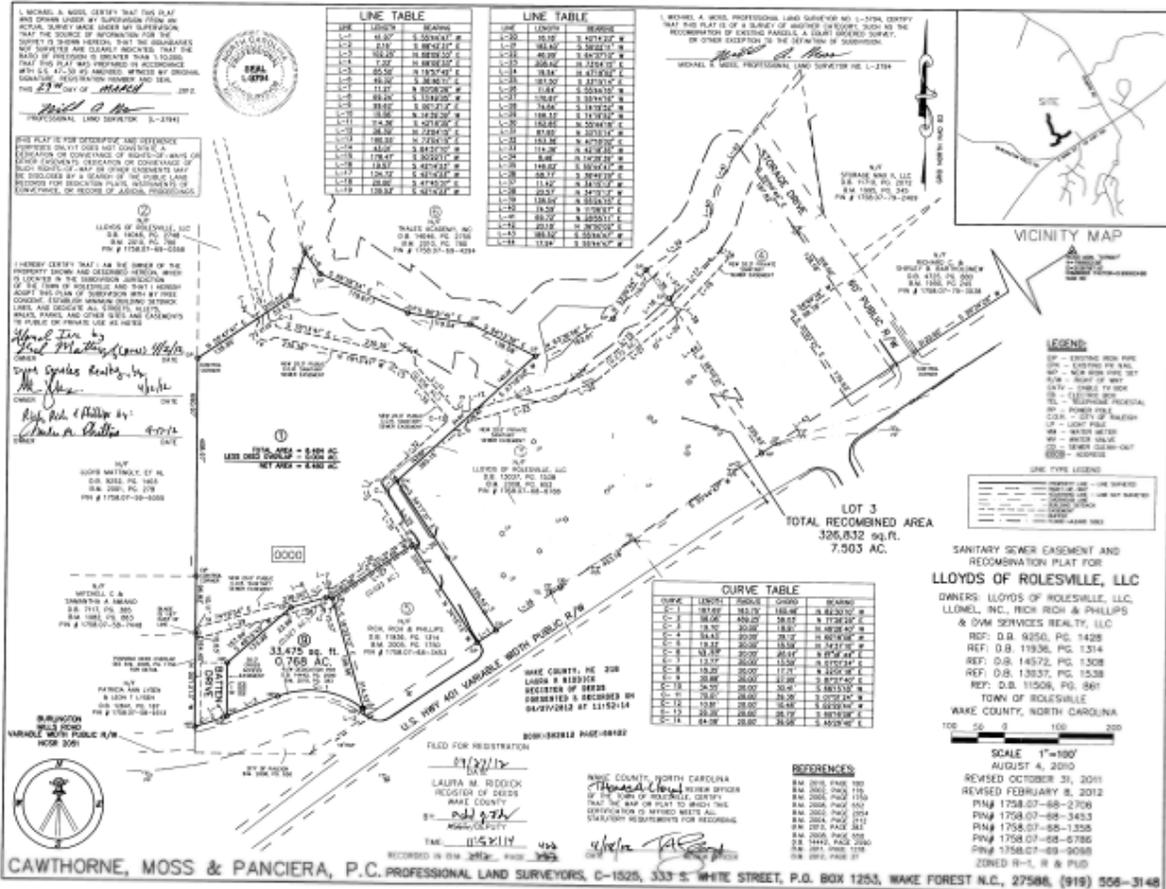
Indicated Fee Simple Value by the Cost Approach	Not Developed
Indicated Fee Simple Value by Sales Comparison	\$1,411,000
Indicated Fee Simple Value by the Income Approach	Not Developed
Fee Simple Value Conclusion	\$1,411,000

SPECIAL ASSUMPTIONS

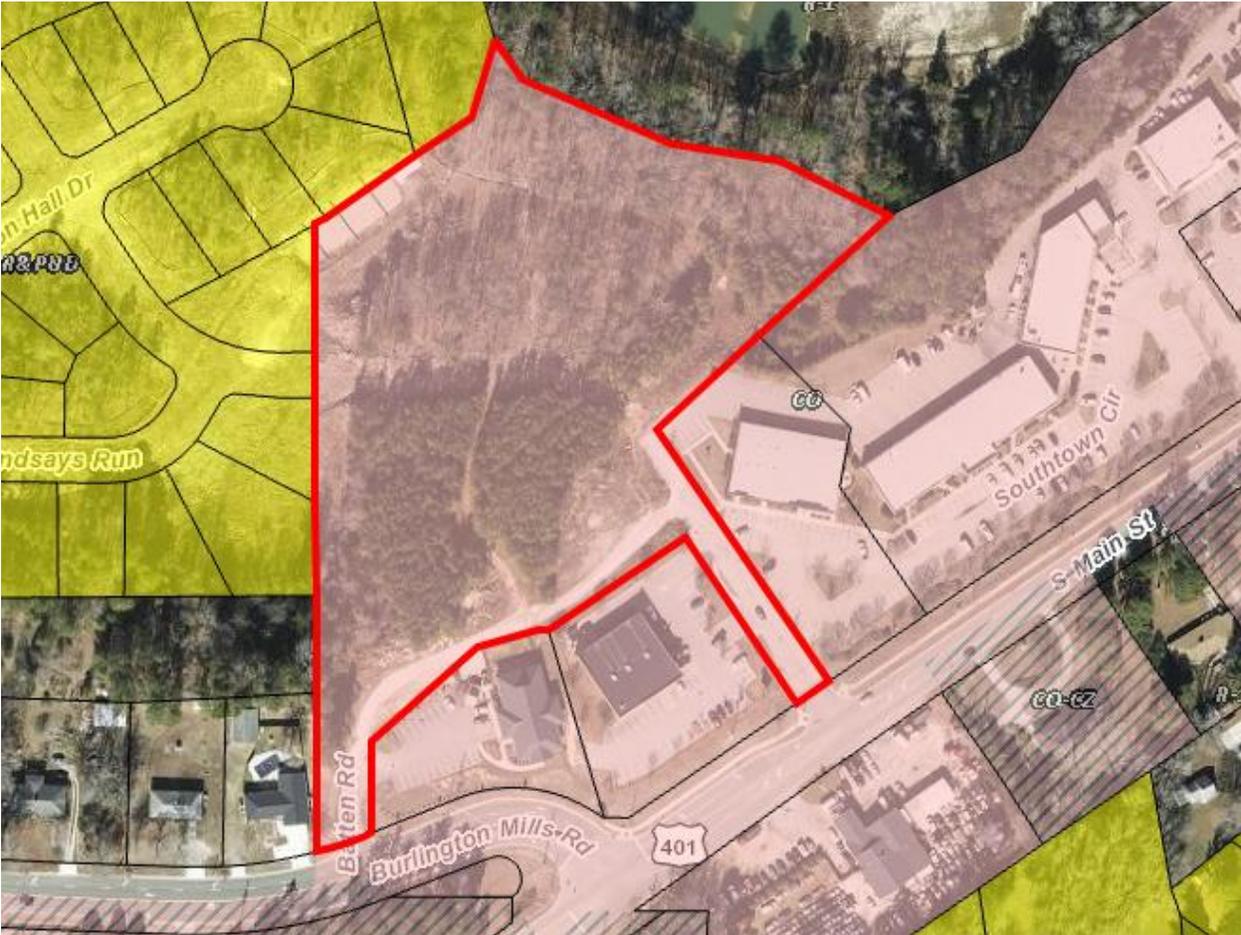
Hazardous Substances

We are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, or other raw materials or chemicals) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analysis, which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. We did not observe any hazardous substances.

RECORDED MAP



TAX MAP



APPRAISAL DATES

The effective date of this appraisal is April 20, 2018, the last date of inspection of the property. The date of the Appraisal Report is April 23, 2018.

PURPOSE OF APPRAISAL

The purpose of the appraisal is to give my opinion of the market value of the owner's rights and interests in the property, subject to any lease or leases in effect as of the date of the appraisal, but as if free and clear of debt.

Reported values are subject to the statement of limiting conditions and any contingencies specified in the report.

INTENDED USE AND INTENDED USER OF THE APPRAISAL

The intended user of the appraisal report is Ms. Amy Stevens with The Town of Rolesville. The intended use of the appraisal is for determining a market value, subject to the Scope of Work, Purpose of the Appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended uses or intended users are identified by the appraiser at the time of the assignment.

TYPE AND FORM OF REPORT

Valuation of the subject property will be based upon those analysis techniques that would typically apply for commercial use.

This report is an **APPRAISAL REPORT** and conforms to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

COMPETENCY OF APPRAISERS

The appraisers' specific qualifications are included within the Addenda to the report. These qualifications serve as evidence of our competence for the completion of this appraisal assignment in compliance with the *competency provision* contained within the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment, based on the following:

- Professional experience
- Educational background and training
- Business, professional, academic affiliations and activities

The appraisers have previously provided consultation and value estimates for properties of this type throughout the region.

SCOPE OF APPRAISAL

The scope of an appraisal assignment can be defined as the extent of the process of collecting, verifying analyzing and reporting the general and specific data that the appraiser has used to form an opinion of value. In collecting the data necessary to form an opinion of value regarding the subject property, the appraiser has personally checked Wake County tax records and other sources of data concerning the subject's immediate market area. In addition, local brokers, developers and other appraisers active in the central North Carolina market were contacted for recent sales information of similar properties. We have located, verified and analyzed recently transpired, relevant market value-indicative data.

The work performed for this assignment included: preliminary analysis of the appraisal problem, inspection of the subject property being appraised; consideration of the highest and best use of the land and property as improved; collection and analysis of comparable land sales of similar type and use which would lead to completion of the Sales Comparison Approach to Value as of the effective date of this report; estimating a value indication for the subject property; and preparation of a written report.

FORM OF THE REPORT

This is an Appraisal Report appraisal which is in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP 2018-2019 Edition) promulgated by the Appraisal Standards Board of the Appraisal Foundation in Washington D.C.

METHODOLOGY: THE APPRAISAL PROCESS

The appraisal process is a systematic procedure by which the problem is defined; the work necessary to solve the problem is planned; and the data is collected, classified and analyzed to estimate a defined value. In defining the problem, this process must:

- Identify the property to be appraised.
- Identify the property rights to be appraised.
- Determine the date of the value estimate.
- Ascertain the use of the appraisal.
- Define the value to be estimated.
- State all other contingent and limiting conditions.

Having defined the appraisal problem, a preliminary analysis of the character and scope of the assignment is made in order to develop an orderly plan for the completion of the appraisal assignment. General and specific data is gathered and analyzed. The Highest and Best Use is estimated and forms the basis for the final value estimate.

Having collected available information, the data is analyzed within three approaches to value where applicable. These three approaches are the Sales Comparison Approach, the Cost Approach and the Income Capitalization Approach. Resolving the differences among the approaches to value is called the reconciliation.

In comparing the value indications of the approaches to value, each approach is considered in regard to the appropriateness of the approach to the appraisal assignment, quality and quantity of evidence or data available for each approach and the reliability of the approach. The varying conclusions from the appropriate approaches to valuation which were applied to the subject property are then reconciled into a final value judgment by implementing the Cost Approach, Sales Comparison, and Income Approach.

PROPERTY RIGHTS APPRAISED

At the request of the client, the interest in the subject property appraised is the **Fee Simple Estate**.

Extraordinary Assumptions: -an assumption, directly related to a specific assignment, which, found to be false could alter the appraiser's opinions or conclusions.

There are no extraordinary assumptions affecting the valuation of the subject property.

Hypothetical Conditions:- that which is contrary to what exists but is supposed for the purpose of analysis.

There are no hypothetical conditions affecting the valuation of the subject property.

DEFINITIONS

Definitions of specific appraisal terms used in this report are as follows. Unless otherwise-noted, all definitions are taken from *The Appraisal of Real Estate*, Twelfth Edition, copyright Thirteenth Edition, copyright 2001, by the Appraisal Institute.

Above-Grade Living Area (AGLA) is defined in *The Dictionary of Real Estate Appraisal* (4th Edition), as:

Total area of finished, above-grade residential space. Unfinished attics are not considered a part of AGLA. See also Gross Living Area (GLA).

Appraisal: In accordance with Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board for 2018-2019, an appraisal is defined on Page U-1 as:

(noun) The act or process of developing an opinion of value; an opinion of value (page U-1). (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Comment: An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g. not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value).

Client: Defined in *USPAP 2018-2019 Edition* as:

The party or parties who engage, (by employment or contract) an appraiser in a specific assignment.

Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent.

Entrepreneurial Incentive/Entrepreneurial Profit: Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as :

A market-derived figure that represents the amount an entrepreneur expects to receive for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development.

Estates: The following definitions are found in the *Dictionary of Real Estate Appraisal, Fourth Edition*, by the Appraisal Institute.

Fee Simple Estate:

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

Leased Fee Estate (Leased Fee Interest)

An ownership interest held by a landlord with the right to use and occupancy conveyed by lease to others. The rights of lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

Exposure Time: Defined in *USPAP 2018-2019 Edition* as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

External Obsolescence is defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

An element of depreciation; a defect, usually incurable, caused by negative influences outside a site and generally incurable on the part of the owner, landlord, or tenant.

Extraordinary Assumptions: Defined in *USPAP 2018-2019 Edition* as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or the integrity of data used in the analysis.

Floor Area Ratio (FAR): is defined in *The Dictionary of Real Estate Appraisal, Fourth Edition*, as:

The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Functional Obsolescence is defined in *Dictionary of Real Estate Appraisal, Fourth Addition*, as:

An element of depreciation resulting from deficiencies or super-adequacies in the structure.

***Curable Functional Obsolescence** is a curable defect caused by a flaw in the structure, materials or design.*

***Incurable Functional Obsolescence** is a defect caused by a deficiency or super-adequacy in the structure, materials, or design, which cannot be practically or economically corrected.*

Gross Building Area (GBA) is defined in *The Dictionary of Real Estate Appraisal, Fourth Edition*, as:

The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded.

Highest and Best Use is defined in *The Dictionary of Real Estate Appraisal (2nd Edition)*, as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and Best Use of Land or a Site as Though Vacant is defined in *The Dictionary of Real Estate Appraisal (4th Edition)*, as:

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Highest and Best Use of Property as Improved is defined in *The Dictionary of Real Estate Appraisal (4th Edition)*, as:

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

Hypothetical Condition: Defined in *UPSAP 2018-2019 Edition* as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

FAQ 205 (Page F-96): Examples of hypothetical conditions that might be necessary in a real property appraisal assignment include:

1) Appraising proposed improvements such as new construction or additions, as if they existed as of a current date, when they do not.

- 2) *Appraising a property as if it were free of any contamination when it is known to be contaminated.*
- 3) *Appraising a site as if sewer were available when the sewer is not available.*
- 4) *Appraising a site as if the zoning were changed.*
- 5) *Appraising irrigated farmland on the premise that the water supply is adequate for irrigated crop production, knowing that the existing supply is no adequate.*

Intended Use: Defined in *USPAP 2018-2019 Edition* as:

The use or uses of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User: Defined in *USPAP 2018-2019 Edition Page U-3* as:

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Interim Use: *The temporary use to which a site or improved property is put until it is ready to be put to its future highest and best use.*

Market Value: This is the value used by agencies that regulate federally insured financial institutions in the United States. It is defined in the Code of Federal Regulations 12 C.F.R. Part 34.42(9) as:

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

- (1) Buyer and seller are typically motivated;*
- (2) Both parties are well informed or well advised, and acting in what they consider their best interests;*
- (3) A reasonable time is allowed for exposure in the open market;*

- (4) Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value “As Is” On Appraisal Date is defined

as an estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared.

Marketing Period: Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.

Mean is Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

A measure of central tendency. The sum of the values of a set divided by the number of values.

There are both arithmetic and geometric means. This appraisal assignment is concerned only the arithmetic mean, which is commonly referred to as the *average*. It can be distorted by extreme values in the range.

Median is Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

A measure of central tendency; the value of the middle item in an uneven number of items arranged or arrayed according to size or the arithmetic average of the two central items in an even number of items similarly arranged; a positional average that is not affected by the size of extreme values.

Replacement Cost: Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout.

Reproduction Cost: Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same material, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.

Special-Purpose Property: Defined in The Dictionary of Real Estate Appraisal, (4thEdition), as:

A limited-market property with a unique physical design, special construction materials, or a layout that restricts its utility to the use for which it was built; also called special-design property.

Standard Deviation: Defined in the *Dictionary of Real Estate Appraisal, Fourth Edition*, as:

A statistical measure of the extent of absolute dispersion, variability, or scatter in a frequency distribution; obtained by extracting the square root of the arithmetic mean of the squares of deviations from the arithmetic mean of the frequency distribution. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful, and one should proceed cautiously, (IAAO).

Superadequacy:

An excess in the capacity or quality of a structure or structural component; determined by market standards.

Value in Use (aka Use Value):

The value of a property as it is currently used, not its value considering alternative uses; the value a specific property has for a specific use. In estimating the use value, the appraiser focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the highest and best use of the property or the monetary amount that might be realized from its sale. Real property may have a use value and a market value. An older factory that is still used by the original firm may have considerable use value to that firm but only a nominal market value for another use.

DATA PRESENTATION

SUBJECT PROPERTY IDENTIFICATION

Legal Description

The legal description of the subject property is referred to in Wake County Register of Deeds in Book 16750 Page 1076, dated April 12, 2017.

FIVE (5) YEAR SALES HISTORY OF THE SUBJECT PROPERTY

The subject property is owned by The Town of Rolesville as seen be a deed recorded in Deed Book 16750, Page 1076, Wake County Registry, dated April 12, 2017. The subject was acquired from LLOMEL, Inc. The purchase price for the subject was \$250,000. LLOMEL, Inc. owned the property since 2002.

There have been no sales or transfers involving the subject property in the past 5 years.

Note: This discussion is presented as an Appraisal Report and should not be taken as a complete narrative of all restrictions placed on the property by the cited documents.

REAL PROPERTY TAXES AND ASSESSMENTS

The subject property is under the jurisdiction of the Wake County Tax Assessor's office. Properties in the state of North Carolina are taxed at 100% of their assessed valuation. Being located within Wake County and the Town of Rolesville, the subject is liable for both tax districts. The current applicable tax rates for 2017 are as follows:

JURISDICTION	CURRENT TAX RATE
Wake County	\$0.615 per \$100 value
Town of Morrisville	\$0.48 per \$100 value
TOTAL	\$1.095 per \$100 value

The table below reflects the actual current assessed value of the subject land. These values are then multiplied by the present Wake County and the Town of Rolesville's millage rates to derive the estimated annual tax liability.

Pin#	TAX VALUE	TAX RATE	LIABILITY
1758682706	Land \$1,156,205	\$1.095	\$12,660.44

SUBJECT PHOTOGRAPHS



View of Subject



View of Subject from Subdivision



View of Subject



Street Scene

NEIGHBORHOOD DESCRIPTION

DESCRIPTION AND ANALYSIS OF THE NEIGHBORHOOD AREA

The appraisal of any property should contain an adequate market area analysis. This analysis is of paramount importance for the property under appraisal because it sets the property's environment, which can add to or detract from market value. The market area, or area of influence, is sometimes referred to as a neighborhood, although it includes both neighborhoods and districts. According to the Appraisal Institute, It is the area where market participants live and work and where appraisers focus when analyzing value influences. The market area is defined by a combination of factors – e.g., physical features, the demographic and socioeconomic characteristics of the residents or tenants, the condition of the improvements (age, upkeep, ownership and vacancy rates), and land use trends.

Within the market area, a neighborhood is a group of complementary land uses. A residential neighborhood, for example, may contain both single-family homes and commercial properties that provide services for the local residents. Neighborhood boundaries may consist of well-defined natural or man-made barriers, or they may be more or less well defined by a distinct change in land use or in the character of the inhabitants. For the sake of simplicity in this report, we use the terms market area and neighborhood interchangeably.

Location: The subject property is located at north of the intersection of Burlington Mills Road and S. Main Street in Rolesville, North Carolina. The neighborhood boundaries include this commercial corridor on S. Main Street from Burlington Mills Road to Averette Road to the northeast. The neighborhood is predominantly commercial in nature with numerous commercial uses located along S. Main Street. Commercial uses include Rolesville Commons, The Town of Rolesville's Town Hall, Advance Auto Parts and Rolesville Veterinary Hospital to name a few. Residential subdivisions are scattered throughout the area such as the new subdivision, Barrington which is adjacent to the subject property. As seen in 2016, Realtor.com named Rolesville a Boom Town, one of 10 fastest growing neighborhoods in America.

The newly completed US 401 Bypass is now open which provides excellent access to and from the neighborhood.

Topography: The neighborhood is characterized by rolling topography, which is typical of Wake County.

Life Stages and Trends: The neighborhood is in a growth stage with a trend for development. with its location near Raleigh and Wake Forest. This trend is expected to continue.

Access: The neighborhood is accessible to areas of employment, shopping, schools, churches, etc. The subject is accessed by US Highway 401, the new bypass and Main Street to name a few. Access is considered average.

Zoning: The predominant zoning for the area is for commercial uses as seen by the surrounding land uses.

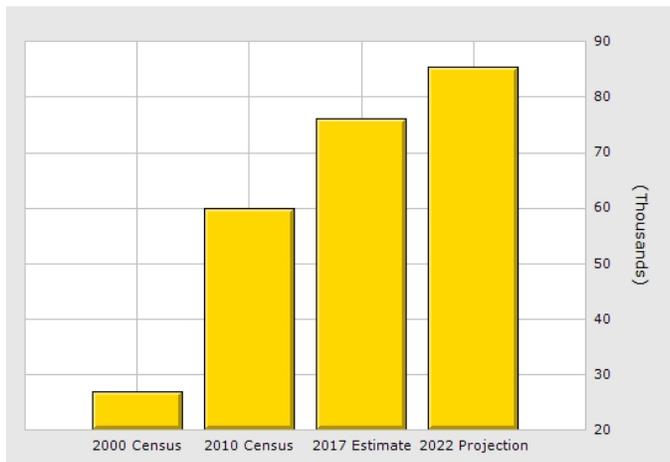
Utilities: The subject's neighborhood has access to all public utilities. Utilities are considered adequate.

Land Usage: Land usage in the area appears to be consistent with local planning and zoning restrictions. There do not appear to be any detrimental influences, nuisances, or hazards external to the neighborhood.

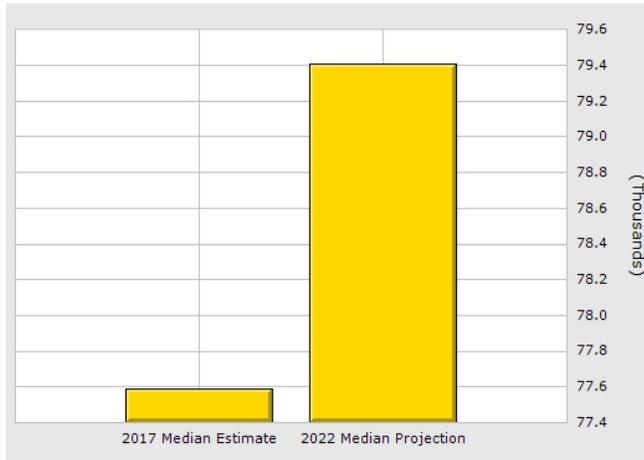
Financing: Financing is currently available through local lending institutions. Commercial loans are available with rates around 5 to 8 percent with terms from 5 to 25 years and loan-to-value ratios of 80%. Home mortgage rates remain low, which continues to encourage new home purchases, refinancing, and second mortgages.

In conclusion, the economic future of the neighborhood is predicted to be a continuation of its pattern of commercial development. It is believed that the environment provided by the neighborhood will enhance the value of the subject property and continue to attract the similar usages, as well as additional real estate investors.

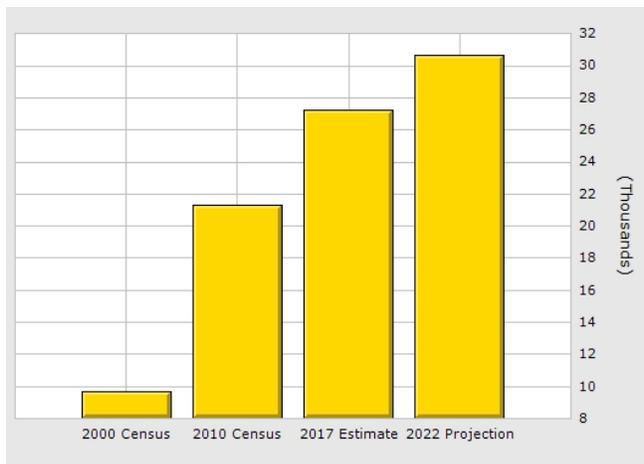
Population within a Five Mile Radius per CoStar



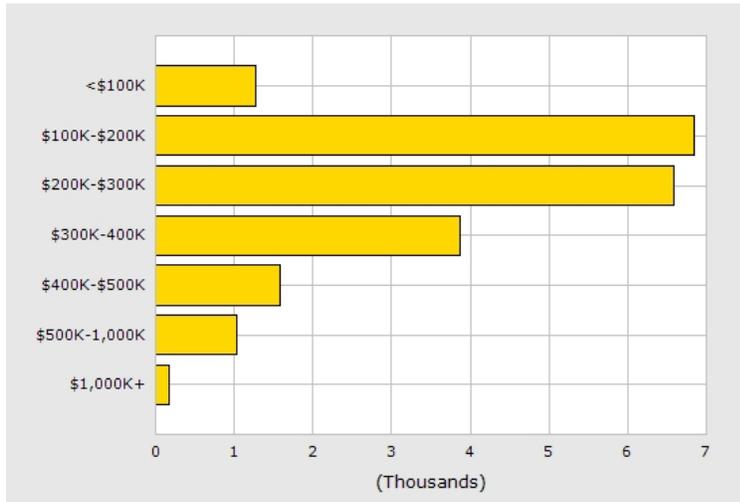
Household Income within a 5 Mile Radius per CoStar



Households within a 5 Mile Radius



House Values within a 5 Mile Radius



SITE DESCRIPTION

SITE DESCRIPTION

The subject of this appraisal consists of 6.48 acres of land located at 4950 Burlington Mills Road in Rolesville, North Carolina. The land is further identified by Wake County Pin Number: 1758682706 and the legal description is recorded in Deed Book 16750, Page 1076, Wake County Registry. The subject is also described in Book of Maps 2012, Page 422.

Location: The subject, 6.48 acres, is located at 4950 Burlington Mills Road in Rolesville, North Carolina.

Shape and Size: The subject site is irregular in shape and comprises of approximately 6.48 acres.

Topography: Upon inspection, the site is gently rolling which is typical of Wake County. The land is a mixture of cleared and wooded areas.

Utilities: The subject site has access to water, sewer, electricity, natural gas and telephone services.

Soil Conditions: A soils report was not made available to the appraisers. It is an explicit assumption of this valuation that the site is of adequate load bearing capacity to support the existing improvements.

Flood Zone: The subject is wooded and does not appear to be located in flood hazard soils per FEMA Flood Insurance Rate Map No. 3720175800J, effective, May 2, 2006. The property is zoned X.

Easements: There is a 20' sanitary sewer easement located on the subject site. No title report was made available for our inspection. The appraiser is unaware of, and this appraisal is made subject to there being no adverse easements on the subject site.

Frontage/Access: The subject has a 64' wide access (Batten Road) to Burlington Mills Road and a 42' driveway access to S. Main Street.

Zoning: The subject property is located within the Town of Rolesville and is zoned Commercial Outlying Area. This zoning allows for numerous types of commercial development.

Hazardous Substances: We are not, however, experts in determining the presence of hazardous materials or substances, defined as all hazardous or toxic wastes, pollutants, or contaminants (including asbestos, PCB or raw materials) either used in construction or stored on the property. The appraisers have not been provided with certification from the client or current property owner that no hazardous substances are present which would adversely affect the value of the subject property. Since we are not experts in determining the presence of hazardous substances, the value estimate included in this report reflects the assumption that the subject property is free and clear of any hazardous substances.

HIGHEST AND BEST USE

HIGHEST AND BEST USE

The definition of Highest and Best Use given in this report is simplistic. Highest and Best Use is defined in The Dictionary of Real Estate Appraisal, (Fourth Edition) as:

The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissibility, physical possibility, financial feasibility, and maximum profitability.

To determine the highest and best use the appraiser typically evaluates the subject site under two scenarios: as if vacant and as presently improved. In both cases, the property's highest and best use must meet the four criteria described as listed above:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximally Productive

If the intended use meets all of the above criteria, then the use is considered to be the highest and best use of the property.

With the subject property being vacant land, I have evaluated the highest and best use of the property as vacant with the likelihood of potential uses measured against the above criteria.

Highest and Best Use of Property As-If Vacant

Physically Possible

The first step in my analysis involves determining what uses are possible. The following physical aspects of the improved site itself dictate the possible uses:

- The subject contains approximately 6.48 acres in size and is irregular in shape.
- Location in an area with predominately commercial uses.
- Topography is level to slightly sloping, and drainage appears adequate.
- Serviced by all public utilities.

The physical aspects of the site impose no constraints on the site's development to its highest and best use. Based on this analysis, the physically possible uses of the site would lend towards commercial usage.

Legal Permissibility

The most important legal constraint upon real estate, including the subject site, is zoning. Zoning laws are designed to allow for the orderly development of communities. The goal of zoning, in general terms, is to provide for compatible neighboring land uses, to coordinate the development of primary infrastructure and reduce the overall cost of providing necessary services to the community.

The subject property is located within the Town of Rolesville's zoning jurisdiction and is zoned CO which is Commercial Outlying Area which allows for numerous commercial uses.

Economic Feasibility

Once the physical and legal constraints are considered, the next step in estimating highest and best use is to determine which uses from among the alternative physical legal uses remaining are economically feasible and yield maximum profitability. Determining which uses are logical is based primarily upon the nature of the subject property, the characteristics of the subject neighborhood and expected growth trends projected to impact the subject property. All of these factors have been referred to in the descriptive section earlier in this report.

Current land uses in close proximity to the subject include mostly commercial uses with its location within close proximity to the The Town of Rolesville's center. The most logical and consistent use is for commercial development that maximizes the subject's location along Burlington Mills Road and S. Main Street in Rolesville. The economic drivers for this type of use include a relatively steady local economy and due to its growing population base and location in Town of Rolesville. These factors provide additional support for commercial use such as that which is adjacent to the subject property and is considered the most feasible use of the subject as if vacant and as improved.

Maximal Productivity

The discussion of maximally productive uses, for purposes of this report, looks at the property *as vacant*. The best test of highest and best use is that use which produces the highest net return to the land over the long term. It is the most profitable use of the site. Since the subject site is vacant, the potential uses of the property are primarily governed by its physical and locational factors as well as the legally permissible uses. As seen by the previous tests for highest and best use, the appraiser has determined that commercial development is the most profitable and best use that would be considered by a buyer/purchaser/developer. This use is also supported by the absorption data of surrounding commercial uses in the subject's market.

Conclusion

I considered the legal issues related to zoning and legal restrictions. I also analyzed the physical characteristics of the site to determine what legal uses would be possible, and considered the financial feasibility of these uses to determine the use that is maximally productive. Considering the subject site's physical characteristics and location, as well as the state of the local market, it is my opinion that the Highest and Best Use of the subject sites as if vacant is as commercial development designed for its maximum potential.

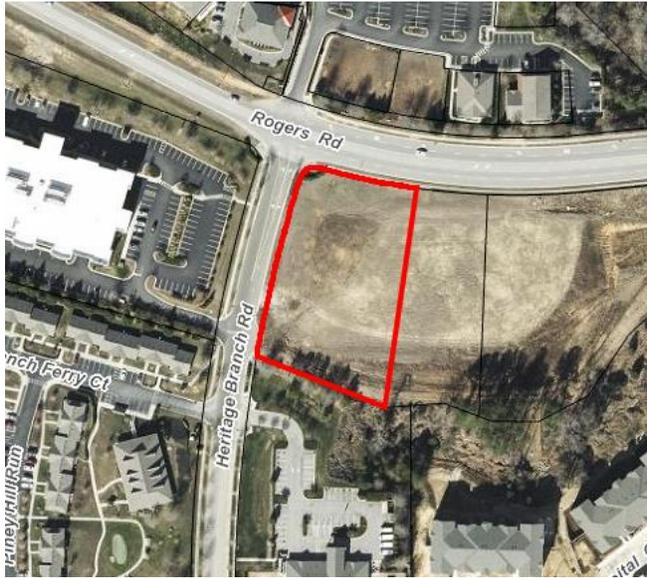
VALUATION ANALYSIS

VALUATION OF LAND AS IS

The value of the site will be estimated by the market approach comparing the subject site to similar properties and making the necessary adjustments as to (1) Conditions of Sale, (2) Market Conditions (Date of Sale), (3) Location and Access, (4) Size, (5) Shape, (6) Topography, (7) Utilities, and (8) Zoning. The appraiser made a careful survey of the area and has found sales in the overall market area comparable to the subject land. The appraiser believes that the quantity and quality of the following sales date, after proper adjustments, produce a sound estimate of dollar per acre to be applied to the subject property.

We will value the subject land based on dollar per square foot as extracted from the following comparable sales.

Land Sale No. 1



Location: 3200 and 3220 Rogers Road
Wake Forest, NC
Tax ID: 1840204884 and 1840206840
Property Type: Vacant Commercial Land
Grantor: Andrew and Jeanette Ammons, et al
Grantee: R E D P, LLC
Sale Date: 2/24/2017
Deed Book/Page: 16703/205, WCR
Recorded Plat: 2016/564
Property Rights: Fee Simple
Condition of Sale: Arms Length
Financing: Cash to seller
Verification: CoStar, Public records
Sales Price: \$849,420

Land Data

Zoning: NB
Topography: Average
Utilities: All available
Shape: Average
Landscaping: Average
Flood Info: None Known

Land Sale 1 (Cont)

Land Size Data

Gross Land Size: 2.50 Acres or 108,900 SF

Indicators:

Sales Price/Gross SF: \$7.80/SF

Comments:

Purchased for commercial development.

Land Sale No. 2



Location: 2017 S. Main Street
Wake Forest, NC
Tax ID: 1830805502
Property Type: Vacant Commercial Land
Grantor: Jihad Libbus
Grantee: Wakeforest Outparcels, LLC
Sale Date: 3/30/2016
Deed Book/Page: 16335/355
Recorded Plat: 2016/476
Property Rights: Fee Simple
Condition of Sale: Arms Length
Financing: Cash to seller
Verification: CoStar, public records
Sales Price: \$1,045,000

Land Data

Zoning: HB
Topography: Average
Utilities: All available
Shape: Average
Landscaping: Average
Flood Info: None Known

Land Sale 2 (Cont)

Land Size Data

Gross Land Size: 2.951 Acres or 128,545 SF

Indicators:

Sales Price/Gross SF: \$8.13/SF

Comments:

Purchased for the development of an O'Reilly Auto Parts store.

Land Sale No. 3



Location: 1120 S. Main Street
Wake Forest, NC
Tax ID: 0039650, 0296023, 0035636 and 0304726
Property Type: Vacant Commercial Land
Grantor: William L. Turner, III and spouse, Linda K. Turner, et al
Grantee: Lidl U.S. Operations, LLC
Sale Date: 3/3/2016
Deed Book/Page: 16308/1509, WCR
Recorded Plat: 2017/732
Property Rights: Fee Simple
Condition of Sale: Arms Length
Financing: Cash to seller
Verification: CoStar, public records
Sales Price: \$1,400,000

Land Data

Zoning: CU NB
Topography: Average
Utilities: All available
Shape: Average
Landscaping: Average
Flood Info: None Known

Land Sale 3 (Cont)

Land Size Data

Gross Land Size: 5.32 Acres or 231,739 SF

Indicators:

Sales Price/Gross SF: \$6.04/SF

Comments:

Over 390' of frontage along S. Main Street and approx.. 550' on NC 98 Highway; access from S. Main Street. Purchased for the development of a 36,000 square Lidl grocery store.

Land Sale No. 4



Location:	3000 Rogers Road Wake Forest, NC
Tax ID:	1840-11-2463
Property Type:	Vacant Commercial Land
Grantor:	Franklin Village, LLC
Grantee:	Duke University Health System, Inc.
Sale Date:	12/8/2016
Deed Book/Page:	16634/569
Recorded Plat:	
Property Rights:	Fee Simple
Condition of Sale:	Arms Length
Financing:	Cash to seller
Verification:	CoStar, public records
Sales Price:	\$2,013,000

Land Data

Zoning:	HB
Topography:	Average
Utilities:	All available
Shape:	Average
Landscaping:	Average
Flood Info:	None Known

Land Sale 4 (Cont)

Land Size Data

Gross Land Size: 5.30 Acres or 230,868 SF

Indicators:

Sales Price/Gross SF: \$8.72/SF

Comments:

Future site of a 72,000 sf medical office building.

Land Listing 1:



Location: Burlington Mills Road
Rolesville, NC

Acreage: 12 Acres or 522,720 SF

List Price: \$1,668,000

List Price/SF: \$3.19/SF

Zoning: Industrial

Utilities: All available

Agent: Bill White

Comments: Listing indicates retail use.

An analysis of Improved Sales 1 through 4, the closed sales, is made on the Analysis of the Land Sales grid. The analysis reveals an adjusted value range of \$4.48 to \$6.47 per square foot with an average of \$5.33 per square foot. Adjustments have been made as follows:

Property Rights: This adjustment is for differences in real property interest conveyed in the comparable sales as compared to the subject. Based on my research, each of the comparable sales represents a transfer of the fee simple interest in the property. No undue duress on the part of either Grantor or Grantee was evident. No adjustment is deemed necessary.

Financing: This adjustment is for differences in financing arrangements for the sales as compared to the subject which affect the transaction price. Financing terms for the comparable sales were all indicated to be market or cash equivalent. No cash equivalent adjustments for favorable financing are necessary.

Conditions of Sale: This adjustment reflects differences in conditions, which affect the motivation of the buyer and seller. Each of the comparable sales was made under market conditions and represents an “arms length” transaction. No adjustments are required.

Market Conditions (Time): Comparables which occurred under different market conditions than those of the subject on the effective date of value require adjustment for the differences, which affect their values. All sales occurred prior to 2018 and are adjusted upwards due to the improvement in the market over the past several years.

Location: Although no location is inherently desirable or undesirable, we can conclude that the market recognizes that one location is better, equal to, or worse than another. This adjustment considers views, proximity to business centers, development activity, and ease of access at the time of sale. All sales are located in more highly developed areas and are adjusted downwards.

Size: Historic market behavior indicates that larger parcels or improvements generally sell for lower prices per unit, all other factors considered equal. This is generally due to a large number of buyers able to compete for smaller, less expensive properties as well as allowances for holding costs and extended lease up or marketing periods associated with larger properties. Sales 1 and 2 vary in size and are adjusted accordingly.

Zoning: No adjustments are required.

Frontage/Access: All sales are adjusted downwards for their superior road frontage.

Topography/Flood Soils: No adjustments are required.

Utilities: The subject has access to all public utilities. No adjustments are required.

CONCLUSION OF LAND SALES VALUE

The analysis reveals an adjusted value range of \$44.8 to \$6.47 per square foot. Upon considering all sales and listings in the area, it is our judgment that the subject should be accorded a value of \$5.00 per square foot, or

$$6.48 \text{ Acres} \times 43,560 \text{ SF} \times \$5.00/\text{SF} = \$1,411,344$$

Rounded \$1,411,000

INDICATED VALUE BY THE SALES COMPARISON APPROACH
ONE MILLION FOUR HUNDRED ELEVEN THOUSAND DOLLARS
\$1,411,000

ANALYSIS OF LAND SALES

4950 Burlington Mills Road

Rolesville, NC

Date of Value:

4/20/2018

Sale No.	Subject	1	2	3	4
Location	Burlington Mills Rd Rolesville	Rogers Road Wake Forest	S. Main Street Wake Forest	S. Main Street Wake Forest	Rogers Road Wake Forest
Date of Sale	N/A	02/24/17	03/30/16	03/03/16	12/08/16
Sale Price	N/A	\$850,000	\$1,045,000	\$1,400,000	\$2,013,000
Size/Acres	6.480	2.500	2.951	5.320	5.300
Size/SF	282,269	108,900	128,545	231,739	230,868
Unit Price/SF	N/A	\$7.80	\$8.13	\$6.04	\$8.72
Zoning	CO	NB	HB	CU NB	HB
Frontage	Average	Average	Average	Average	Average
Shape	Average	Average	Average	Average	Average
Topography	Average	Average	Average	Average	Average
Utilities	All Available	All Available	All Available	All Available	All Available
Primary Adjustments					
Property Rights	Fee Simple	0.00	0.00	0.00	0.00
Financing	Market	0.00	0.00	0.00	0.00
Conditions of Sale	Market	0.00	0.00	0.00	0.00
Time	0.00	0.03	0.06	0.06	0.06
Total Primary Adjustments	N/A	0.03	0.06	0.06	0.06
Adj Price/SF	N/A	\$8.03	\$8.62	\$6.40	\$9.24
Secondary Adjustments					
Location	Burlington Mills Rd	-0.10	-0.20	-0.15	-0.15
Size	6.480	-0.05	-0.05	0.00	0.00
Zoning	CO	0.00	0.00	0.00	0.00
Frontage/Access	Average	-0.15	-0.15	-0.15	-0.15
Shape	Average	0.00	0.00	0.00	0.00
Topography	Average	-0.05	0.00	0.00	0.00
Public Utilities	All Available	0.00	0.00	0.00	0.00
Gross Secondary Adjustment	N/A	0.35	0.40	0.30	0.30
Net Secondary Adjustment	N/A	-0.35	-0.40	-0.30	-0.30
Ind Price/SF	N/A	\$5.22	\$5.17	\$4.48	\$6.47

ANALYSIS:

Price/Unit Indication/SF

Indicated Minimum: \$4.48
 Indicated Maximum: \$6.47
 Indicated Mean: \$5.33

VALUE CONCLUSION:

6.48 Ac x 43,560 SF x \$5.00/SF \$1,411,344
\$1,411,000

CORRELATION AND FINAL VALUE ESTIMATE

The final step in the valuation process is reconciliation. Reconciliation involves careful consideration of the quality and quantity of data available in the development of a conclusion of value from each approach. The strengths and weaknesses inherent in each approach are weighted and analyzed as they relate to the subject property, which leads to a final conclusion of value. The following is a recap of value estimates for the subject by the applicable approaches:

SUMMARY OF VALUE INDICATIONS

Cost Approach	Not Developed
Sales Comparison Approach	\$1,411,000
Income Approach	Not Developed
<hr/>	
Final Value	\$1,411,000

The final step in the valuation process is reconciliation. Reconciliation involves careful consideration of the quality and quantity of data available in the development of a conclusion of value from each applicable approach. The strengths and weaknesses inherent in each approach are weighted and analyzed as they relate to the subject property, which leads to a final conclusion of value.

Of the three traditional approaches to value, the Sales Comparison Approach is the only one applicable for land in this case. This approach is considered to be a strong approach when there is an active market and sufficient data on comparable sales is available. Those included in this report are considered to be the most comparable available. This approach is considered reasonable in estimating value for the subject.

After careful analysis of the data available to us, it is our opinion that the “as is” market value of the subject, as of April 20, 2018, is as follows:

ONE MILLION FOUR HUNDRED ELEVEN THOUSAND DOLLARS
\$1,411,000

Kathryn J. Jacobs



Kathryn J. Jacobs
N.C. Certified Residential/General Appraiser
Certification #A3327

Robert M. Birch, SRA



Robert M. Birch, SRA
State-Certified General Appraiser NC # A3327

MARKETING PERIOD

Under USPAP, *Marketing Period* is the estimated length of time following the date of the appraisal that the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a future sale at the indicated market value.

Given current market conditions, we project that if the subject property were to be put on the market at a price at or near the indicated market value estimated above, the marketing period required to sell the property would not exceed nine months after the date of valuation.

The subject property is located on Burlington Mills Road in Rolesville, North Carolina. A nine month marketing period would have allowed a one to six month advertising and negotiating period, and a one to three month period during financing would be obtained and the sale closed. This is a reasonable time frame for a well-located property with good access such as the subject. This time frame is based on conversations with local brokers, property owners, developers and other people knowledgeable within the market.

EXPOSURE TIME

Under USPAP, *Exposure Time* is a retrospective estimate of the length of time the property would have been listed for sale prior to the appraisal date, based upon an analysis of past events assuming a competitive and open market.

Based upon our current records of related data to our subject and to the comparables analyzed, we estimate that, if the subject had sold on the effective date of our appraisal at a price at or near the indicated market value estimated above, the exposure time required to sell the property would have been nine months. This is a reasonable time frame based upon the competitive and open market found in the subject's area.

GENERAL ASSUMPTIONS

- The legal description used in this report is assumed to be correct.
- No survey of the property has been made by the consultant and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
- No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
- Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the consultant.
- All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.
- It is assumed that there are no hidden or non apparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.
- It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within this report.

GENERAL LIMITING CONDITIONS

- The consultant will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made thereof.
- Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the consultant, and in any event only with proper written qualifications and only in its entirety.
- The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
- No environmental impact studies were either requested or made in conjunction with this analysis, and the consultant hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research and investigation.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the consultant. Nor shall the consultant, firm or professional organization of which the consultant is a member be identified without written consent of the consultant.
- Neither our name nor report may be used in conjunction with any financing plans which would be classified as a public offering under state or federal securities laws.
- Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.
- The Americans with Disabilities Act of 1990 sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance.

ADDENDA

WAKE COUNTY, NC 124
LAURA N RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/12/2017 16:23:54
STATE OF NC REAL ESTATE
EXCISE TAX: \$500.00
BOOK:016750 PAGE:01076 - 01078

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: W. Thurston Debnam, Jr. (wk), Smith Debnam, Attorneys (WITHOUT TITLE EXAMINATION)

Brief description for the Index: Lot 1, 6.480 Acres

THIS DEED made this 12th day of April, 2017, by and between

GRANTOR	GRANTEE
LLOMEL, INC., A North Carolina corporation Post Office Box 638 Wake Forest, NC 27587	TOWN OF ROLESVILLE, a Municipal Corporation Post Office Box 250 Rolesville, NC 27571

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

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

BEING all of Lot 1, containing 6.480 acres (less deed overlap), as shown on survey entitled, "Sanitary Sewer Easement and Recombination Plat for Lloyd's of Rolesville, LLC," having a final revisions date of February 8, 2013, by Cawthorne, Moss & Panciera, P.C. Professional Land Surveyors, and recorded in Book of Maps 2012, Page 423, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____ je _____.

All or a portion of the property herein conveyed ___ includes or ___X___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2012, page 422.

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

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

1. Property taxes for subsequent years.
2. Rural Line Permits to Carolina Telephone and Telegraph Company, recorded in Book 1080, Page 65 and Book 1261, Page 39, all of Wake County Registry.
3. Electric Line Right of Way Easements to Wake Electric Membership Corporation recorded in Book 3884, Pages 530 and 532, all of Wake County Registry.
4. Restrictions listed in deed From Llomel, Inc. to Christopher B. McLendon, QJ for Rich, Rich & Phillips, recorded in Book 11700, Page 873, as corrected by that North Carolina Non-Warranty Deed of Correction recorded in Book 11784, Page 2736, all of Wake County Registry.
5. Use Restriction and Cross-Access Easements recorded in Book 11700, Page 876 and Book 11784, Page 2759, all of Wake County Registry.
6. General Warranty Deed Easements for Sanitary Sewer Purposes recorded in Book 14815, Page 1533, Wake County Registry.
7. General Warranty Deed for Street Right of Way recorded in Book 14442, Page 2590, Wake County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

LLOMEL, INC. _____ (SEAL)

By: Lloyd E. Mattingly (Print/Type Name) _____ (SEAL)

Print/Type Name & Title: Lloyd E. Mattingly, President _____ (SEAL)

By: _____ (SEAL)

Print/Type Name & Title: _____ (SEAL)

By: _____ (SEAL)

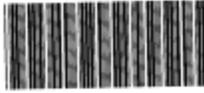
Print/Type Name & Title: _____ (SEAL)

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Nash and State aforesaid, certify that Lloyd E. Mattingly personally came before me this day and acknowledged that he is the President of LLOMEL, INC., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12 day of March, 2017

My Commission Expires: 9-30-2020 _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name





BOOK:016750 PAGE:01076 - 01078



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

- | | |
|--|---|
| <input type="checkbox"/> New Time Stamp | <input type="checkbox"/> \$25 Non-Standard Fee |
| <input type="checkbox"/> Additional Document Fee | <input type="checkbox"/> Additional Reference Fee |

This Customer Group

____ # of Time Stamps Needed

This Document

3 # of Pages

QUALIFICATIONS OF THE APPRAISER

KATHRYN JEAN JACOBS

BUSINESS ADDRESS:

Jacobs Appraisal Service
4921 Old Millcrest Court
Raleigh, North Carolina 27609
919-782-8633

GENERAL EDUCATION:

- 1982 **M.A.**, The University of North Carolina at Chapel Hill,
Chapel Hill, North Carolina
Sports Administration
- 1980 **B.S. Public Health**,
The University of North Carolina at Chapel Hill,
Chapel Hill, North Carolina
Health Education
- 1978 **A.A.**, Peace College
Raleigh, North Carolina
- 1976 Millbrook High School

PROFESSIONAL LICENSES AND CERTIFICATIONS:

- North Carolina State Certified Residential/General Real Estate Appraiser (A3327)
- North Carolina General Contractor License
- North Carolina Real Estate Salesman License (Inactive)

APPRAISAL EDUCATION:

- 1991 Introduction of Appraising Real Property
Appraisal Institute
University of San Diego, San Diego, California

APPRAISAL EDUCATION Cont:

- 1992 Basic Valuation Procedures
Appraisal Institute
University of North Carolina at Chapel Hill
- 1992 Standard of Professional Practice, A & B
Appraisal Institute
- 1993 Appraising Apartments Seminar
- 1993 1310 Basic Income Capitalization
Appraisal Institute
University of North Carolina at Chapel Hill
- 1993 1510 Advanced Income Capitalization
Appraisal Institute
University of North Carolina at Chapel Hill
- 1993 Applied Income Property Valuation, NC G-3
Wake Technical Community College
- 1994 540 Report Writing and Valuation Analysis
Appraisal Institute
University of North Carolina at Chapel Hill

1995 to Present

Numerous seminars and continuing education classes

APPRAISAL EXPERIENCE:

- 1994-Present **Appraiser, Owner**
Jacobs Appraisal Service, Real Estate Appraisers and Consultants
North Carolina State Certified General Real Estate Appraiser
Certification Number A3327
Responsible for commercial and residential real estate appraisals, customer service and marketing.
- Independent Fee Appraiser

APPRAISAL EXPERIENCE Cont:

- 1996-Present **Bass Corporation**, Real Estate Appraisers and Consultants
Independent Commercial Fee Appraiser
- 1994-Present **Birch Appraisal Group**, Real Estate Appraiser and Consultants
Independent Commercial Fee Appraiser
- 1991-1994 **Commercial Real Estate Appraiser**, Morgan & Company, Raleigh, NC
Performed appraisals of residential and commercial real estate properties including single family dwellings, hotels, apartments, proposed residential subdivisions, churches.
- 1982-1992 **Residential General Contractor**, Raleigh, Wake County
Residential building contractor specializing in presales and rental property.

References Available upon Request

Property Types that this appraiser has experience include:

Residential, agricultural, office buildings, warehouses, motels, retail/commercial, shopping centers, churches, day care facilities, proposed residential subdivisions, convenience stores, vacant land, and special use structures.

PROFESSIONAL HONORS AND ACHIEVEMENTS:

1987 Gold Award Winner, Home Builders Association
1994-North Carolina State Certified General Real Estate Appraiser
1984-North Carolina General Contractors License
1987-North Carolina Real Estate Salesman License
Associate Membership of Appraisal Institute (Various dates)
Member of Triangle Commercial Real Estate Women
Champion Award for TCREW in 2007

RESUME

ROBERT M. BIRCH, SRA
State Certified General Appraiser A822

BIRCH APPRAISAL GROUP OF N.C. LLC

<u>RALEIGH OFFICE</u>	<u>DURHAM</u>	<u>CARY OFFICE</u>	<u>COMMERCIAL OFFICE</u>
158 Mine Lake Ct. Raleigh, NC 27615 Ph: 919-676-7888 Fax: 919 676-7999	2600 Carver St, Ste F Durham, NC 27705 Ph: 919-471-6604 Fax 919-471-6301	1145-E Executive Cir. Cary, NC 27511 Ph: 919- 460-7993 Fax: 919-460-7994	1042 Washington St. Raleigh, NC 27605 Ph: 919-833-2075 Fax: 919-833-7693

PROFESSIONAL DESIGNATIONS: *SRA, Senior Residential Appraiser, Society of Real Estate Appraisers (1988)*
(now known as Appraisal Institute) / GRI - Graduate of the Realtors Institute

CERTIFICATION/ LICENSES: *State-Certified Residential/General Appraiser Certificate # A822, State of N.C.*
General Contractor, Broker License

EDUCATION: *Bachelor of Arts Degree (Sociology), East Carolina University, Greenville, NC 1974*

RE courses

- * *2012-2013 Mandatory Update 9913, Raleigh Regional Assoc of REALTORS, Cary 9/20/12 (4 hrs)*
- * *IRS Valuation, Appraisal Institute Webinar, Catgy (E), 7/19/2012 (2 hrs)*
- * *Broker-in-Charge Course, #2007 NC Real Estate Commission, Raleigh, 7/11 & 12/2012 (4 hrs)*
- * *I received a Certificate of Completion for the Valuation of Conservation Easements certificate program, 10/21/11, American Society of Appraisers, the American Society of Farm Managers & Rural Appraisers and the Appraisal Institute and endorsed by the Land Trust Alliance. This certificate indicates that I have completed the Valuation of Conservation Easements educational requirements and passed examination*
- * *Business Practices & Ethics, N420DM, Appraisal Institute, Greensboro, NC, 9/19/2011 (4 hrs)*
- * *Appraising in Today's Mkt Conditions, Course 1809, 5/3/2011 (7 hrs)*
- * *National USPAP Update 2010-201, Course 9010, 3/19/2011 (7 hrs)*
- * *Appraisal Laws & Rules - Course 1890, 3/18/2011 (7 hrs)*
- * *2010-2011 Mandatory Update - Course 9911, Triangle Homes Realty, LLC, 3/10/2011 (4 hrs)*
- * *2010-2011 Bicar Update - Course 8811, Triangle Homes Realty, LLC 3/10/11 (4 hrs)*
- * *Loss Prevention Program for RE Appraisers (LIA), Course 1842, 12/6/2010 (4 hrs)*
- * *Intro to Conservation Easement Valuation, Course #1754, Wrightsville Beach, NC 8/6/10 (7 hrs)*
- * *Update Course, Course #9910, Sponsor Course #1228, 4/22/10 4 hrs.*
- * *BIC Annual Review Course, Course # 2012(Sponsor #1228), 4/22/10, JY Monk RE Training Ctr (4 hrs).*
- * *National USPAP Update 2008, Course #1570, 5/20/09, Greensboro, NC (7 hrs)*
- * *Appraisal Review - General, Course #1632, 5/18/09, Cary, NC (7 hrs)*
- * *Appraising in a Changing Market, Course 1698, (7 hrs)*
- * *Business Practices and Ethics Course #1633, 10/10/08, Appr'l Cont.Ed, Greensboro, NC (7 hrs)*
- * *Business Practices and Ethics, Course #2294, 10/10/08, Appr'l Cont.Ed, Greensboro, NC (4 hrs)*
- * *Advanced Sales Confirmation and Analysis - Course 1576 - Atlantic Beach - 3/7/08 - The American Soc. of Farm Mgrs and Rural Appraisers 8 hrs.*
- * *2007- 2008 Mandatory Update #2010, 2/14/08, Cary, NC, Raleigh Regional Assoc. of Realtors (4 hrs)*
- * *2007- 2008 Mandatory Update # 9908, 2/14/08, Cary, NC, Raleigh regional Assoc. of Realtors (4 hrs)*
- * *Mandatory Update - # 2007, 12/4/06 - Advantage Training Systems, Inc. Raleigh, NC (4 hrs)*
- * *Broker-In- Charge Annual Review -#2009, 12/4/06 - Advantage Training Systems, Inc., Raleigh, NC (4 hrs)*
- * *Broker-In-Charge Course - # 2007 11/6/06 NC RE Commission 4 hrs*

- * *The Appraiser as an Expert Witness: Preparation & Testimony, Course 944* – Greensboro – 8/4/06 & 8/6/06 Classroom 15 hrs. - exam hrs 1
- * *Real Estate Leasing and Value* – # 1332, Dept of Transportation, 4/28/06, Winston-Salem, 3.5 hrs.
- * *The Practicality of the Income Approach*, #1333, DOT, 4/28/06, Winston-Salem, NC, 3.5 hrs
- * *National USPAP Update* # 1331, Dept of Transportation, 4/27/06, Winston-Salem, NC, 7 hrs.
- * *Current Environmental Issues Affecting Real Property Appraisals, Course 1337* (American Soc. of Farmers and Managers and Rural Appraisers, Atlantic Beach, NC 2/24/06 8 hrs.
- * *Subdivision Valuation, Appraisal Institute, Course 1235*, Atlantic Beach, NC 2/23/06 7 hrs.
- * *Commercial RE Understanding, Course # 2612*, Cary, NC, 2/9/06, 4 hrs.
- * *Mandatory Update 2005-06, Course # 9906*, Cary, NC, 2/9/06, 4 hrs.
- * *Supervisors/Trainees (Sponsor Code #153, Course Code #1304, 12/9/05, McKimmon Center* 4 hrs
- * *How to Increase Profits Using Your Appraisal Skill*, Appraisal Institute (Wilmington, NC) 7/15/05, 4 hrs classroom & 4 hrs Cont. Ed Credit Hours.
- * *Condemnation Appraising: Advanced Topics & Applications, Course #584* @Greensboro, 8/13-14/05, (15 hrs)
- * *Update-# 9905*, George Bell Productions, Ltd, Raleigh, NC 2/23/05, 4 hrs.
- * *Residential Home Inspection*, Wake Technical Com. College, 11/20/04, 30 hrs.
- * *Trending via Demographics/Appraising Land for Development Potential*, #1207, NC Dept. of Transportation, 11/3/04, 7 hrs.
- * *Apply Marshall & Swift & Valuing Medical/Assisted Living Facilities, NC #1208*, Dept. of Transportation, 11/4/04, 7 hrs.
- * *Business Practices and Ethics, Course # 1083 / (Course 2294)*, Greensboro, NC on 9/6/03 (7 + 1 exam hr)
- * *USPAP Update 2003–Sids, Course #1082*, George Bell Productions, Durham, NC, 8/19/03, (4 hrs.)
- * *Update, Course # 9904*, George Bell Productions, Durham, NC (4 hrs)
- * *Analyzing Distressed Real Estate*, Appraisal Inst. Course Code # 1042, Wrightsville Beach, NC 7/25/03, (4 hrs)
- * *Partial Interest Valuation – Divided, Course #1033* Appraisal Institute Course, Fayetteville, NC 5/14/03, (7 hrs)
- * *I've Got This House*, Course # 1036, ECU, 5/5/03, (7 hrs)
- * *Appraisal 2003*, Course #1035, 5/2/03, ECU, (7 hrs)
- * *Expanding Your Services (Scope of Work)*, Course # 1008, Appraisal Institute, 4/25/03, v (4 hrs)
- * *Update, Continuing Education #9903*, George R. Bell, Oct. 8, 2002 (4 hrs)
- * *The Appraiser as Expert Witness (Course Code 800)*, McKissock Data Systems, 5/8/02 (7 hrs)
- * *2001-2002 Mandatory Update*, Raleigh Regional Assoc. of Realtors, Cary, NC (4 hrs)
- * *Ethics for the Commercial Agent*, Raleigh Regional Assoc. of Realtors, Cary, NC May 2, 2002 (4 hrs)
- * *Analyzing Commercial Lease Clauses - Course # 2539* – Southern Pines, NC, 4/19/02 (4 hrs)
- * *2000-2001 Mandatory Update - Raleigh Reg. Assn. of Realtors-Course #9901*, 2/7/01 (4 Hrs)
- * *The NCAR Commercial Forms - McKimmon Ctr - Raleigh Regional Assn. of Realtors-2/16/00* (4 hrs)
- * *1999-2000 Mandatory Update - Raleigh Regional Assn of Realtors*, 2/16/00 (4 hrs)
- * *1999-2000 Mandatory Update - Raleigh Board of Realtors*, 2/9/00 (4 hrs)
- * *FHA Appraisal Exam (HUD) passed 8/10/99 Location S16002 -ID # 0312*
- * *FHA and the Appraisal Process - Greensboro 8/4/99* (7 hrs).
- * *The Appraisal of Local Retail Properties (Course #2342)* Appraisal Inst, Greensboro, 4/23/99 (4 hrs)
- * *The Appraisal of Local Retail Properties (Course # 566)*, Appraisal Institute, Greensboro, 4/23/99 (7 hrs)
- * *Guidance & Experience Review Training Workshop*, Appraisal Institute, 4/22/99 (4 hrs)
- * *Market Extractions, Raleigh, NC 3/23/99* (4 hrs)
- * *Common Problems with Houses, Raleigh, NC, 3/22/99*, (4 hrs)
- * *1031 Tax Free Exchange, Raleigh Bd of Realtors, Course 2230, 12/98* (4 hrs)
- * *Calculating Square Footage, Raleigh Bd of Realtors, Course # 2285, 11/98* (4 hrs)
- * *The Appraisal Process and the Valuation of Residential Properties, Course 590, 11/98* (4 hrs)
- * *Update course - Raleigh Board of Realtors 9/98* (4 hrs)
- * *Matched Pairs; H&B Use; Revisiting Reporting Options*, Appraisal Inst, Charlotte, NC 5/1/98
- * *Loss Prevention Seminar*, Appraisal Institute, Charlotte, NC 4/30/98 -Raleigh Board of Realtors,
- * *Update-Raleigh Board of Realtors, Raleigh, NC 3/9/98* (4 hrs)
- * *Residential Construction*, Appraisal Institute, Wilmington, NC 3/7/98 (4 hrs)
- * *Standards of Professional Practice, Part C, (430C)*, Greensboro 11/97 (15 hrs)

- * *Special Purpose Properties*, NC Chapter of the Appraisal Institute, Greensboro 11/96, (7 hrs)
- * *Standards of Professional Practice, Part A #1410*, 7/93 (15 hrs)
- * *Standards of Professional Practice, Part B, #1420*, Appr. Institute, 7/93 (10 hrs)
- * *Course 401, The Appraisal of Partial Acquisitions*, International Right of Way Association, 9/92 (40 hrs)
- * *Course 103, Ethics and the Right of Way Profession*, International Right of Way Association, 5/92 (8 hrs)
- * *Course 101, Principles of Real Estate Acquisition*, International Right of Way Association, 11/91 (80 hrs)
- * *Applied Income Property Valuation*, Course 202, Appraisal Institute, 1/91 (30 hrs)
- * *Applied Income Property Valuation*, Course G-3 Real Estate Academy of the Carolinas, 11/90 (30 hrs)
- * *Principles of Income Property Appraisal*, SREA Course 201, 7/90 (60 hrs)
- * *Applied Residential Property Valuation*, SREA Course 102, 5/87 (39 hrs)
- * *Applied Residential Evaluation*, NCSU, 1985
- * *An Introduction to Appraising Real Property*, SREA Course 101, 11/81 (60 hrs)
- * *Principles of Income Property Evaluation*, NCSU, 1979 (40 hrs)
- * *Relocation Workshops - HFS Mobility Services*, Chicago, IL 11/97 (6 hrs)
- * *Property Tax Values & Appeals*, M. Curtis West, Raleigh, NC 9/97 (5.5 hrs)
- * *Appraiser Instructor Workshop*, N.C. Appraisal Board, Raleigh, NC (4 hrs)
- * *The Future of Appraising*, 4/96 (7 hrs)
- * *Force of Excellence, PHH Network Services*, San Antonio Texas 11/95 (7 hrs)
- * *Subdivision Analysis Seminar*, Asheville, N.C. 1/95 (7 hrs)
- * *FHA Seminar*, Greensboro, NC 11/94
- * *Relocation Workshops, Leaders in Change*, Nashville, TN 11/94 (4 hrs)
- * *Americans with Disabilities Act Seminar*, Appraisal Institute, 8/93 (4 hrs)
- * *Appraisal Guide and Legal Principles*, Dept. of Transportation, 3/93 (10 hrs)
- * *Appraising Apartments*, Appraisal Institute, 1/93 (7 hrs)
- * *Sales Data Analyses*, The Piedmont N.C. Chapter of The Appraisal Institute, 6/92
- * *Standards of Professional Practice*, SREA, 2/88
- * *ERC Seminar*, Employee Relocation Council, 1988
- * *SREA Successful Experience Review*, 1987
- * *SREA Appraising Apartments*, SREA, 1986
- * *SREA Demonstration Report Seminar*, 1986
- * *Cash Equivalency Seminar*, SREA, 1986
- * *Depreciation Analysis*, SREA - Greensboro, 1986
- * *Uniform Appraisal Format Seminar*, 1985
- * *Residential Appr'l Seminar*, American Inst of Real Estate Appraisers, N.C. Chapter 40, 1978

EXPERIENCE: *BIRCH APPRAISAL GROUP*, 1979 to Present (*Self Employed*)
BIRCH-MOORE, INC., Real Estate - 1976 to 1979

PROFESSIONAL AFFILIATION: * *SRA* (Designated Member) The Appraisal Institute
 * *GRI* (Graduate of the Realtors Institute - North Carolina Real Estate Foundation
 * *The Raleigh Board of Realtors*, North Carolina Association of Realtors.
 National Assoc. of Realtors. (*Membership in Raleigh Board of Realtors for
 * *Member Triangle Listing Service - Commercial*
 * *Raleigh Chamber of Commerce*

CIVIC/VOLUNTEER ORGANIZATIONS: * *East Carolina University Education Foundation/Pirate Club*
 * *Raleigh Sports Club* (President '94-'95, Vice President '93-'94, Secretary '92-'93)
PROFESSIONAL LICENSES: * *State-Certified General/Residential Real Estate Appraiser*, #A822
 * *Real Estate Broker* #39490, North Carolina from 1976 to Present

Birch Appraisal Group

Real Estate Appraisers & Consultants

• 1042 Washington Street • Raleigh, NC 27605-1258 • (919) 833-2075 •

April 19, 2018

Amy Stevens, Finance Officer
Town of Rolesville
PO Box 250
502 Southtown Circle
Rolesville, NC 27571

Appraisal of: 4950 Burlington Mills Rd, Rolesville, NC known as Lot 1 Rolesville Commons,
WCREIDX 0302097, PIN# 1758682706

Dear Amy,

Pursuant to our telephone conversation Birch Appraisal Group of NC, LLC is pleased to present this proposal letter to prepare an **Appraisal Report** to determine an **"As-Is" opinion of value** of the referenced property for the purpose of Marketing and the intended user is the Client above.

The appraisal will be prepared in conformance with Title XI of FIRREA and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute, and their Code of Professional Ethics.

Scope of Work

Included within the report will be a description and analysis of the real estate, our findings concerning the property's competitive positioning relative to nearby properties via valuation by the most appropriate conventional approaches to value, relevant exhibits, and Addenda. An in-depth analysis of highest and best use will also be included, if necessary.

Engagement Terms and Conditions

Our report will be based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which you will provide us with certain information. The sources of information and bases of the estimates and assumptions will be stated in the appropriate sections of our report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the holding period may vary from the estimates, and the variations may be material. Our report will contain a statement to that effect.

The terms of this engagement letter are such that we will have no obligation to revise the reports or the estimated financial results to reflect events or conditions that occur subsequent to the last day of inspection of the subject property. However, we will be available to discuss a necessity for revision in view of the changes in the economic or market factors affecting the property. We will not represent the legal and regulatory requirements applicable to the property. Further, no effort will be made to determine the possible effect on the property of present or future federal, state and local legislation including any environmental or ecological matters or interpretations thereof.

BIRCH APPRAISAL GROUP
Engagement Letter - Page 2

Our report will be intended solely to estimate the "As-Is" opinion of value of the property and should not be relied upon for any other purpose. The report and its contents may not be referred to or quoted in any registration statement, prospectus, appraisal or other agreement or document without our prior written consent. This report is for the intended user only.

Estimate Timing and Fees

Based on the scope of work outlined and our experience with similar projects, we estimate professional fees not to exceed \$2,350, inclusive of expenses to be paid in advance or as listed below. We plan to provide the completed reports to you within 8 days from the date of inspection, which will be the earliest day possible for someone to meet the appraiser at the property for access and supply all information listed in the next paragraph.

- Full fee in advance
 Full fee at time of inspection
 Full fee within 30 days of delivery of appraisal
 1/3 fee at time of inspection, 2/3 within 30 days upon delivery of report

Note: 1 1/2% monthly fee for invoices 30 days past due

We can only complete the appraisal by the date above if we receive from you in a timely manner any relevant information needed for the preparation of the reports. In order to complete the appraisal, the following information will be needed: Survey if available.

Should depositions, witness testimony, or preparation for such be required, these fees would be additional to those involved in the report. This hourly rate also applies to work in progress on this assignment if it is canceled before completion. Our fees will be based on the actual amount of time we spend on the engagement at our standard hourly rates. A retainer will be necessary and due within five days from issuance of any notice of a deposition, hearing, conference, phone conference or mediation. Our current hourly rates for these services are:

Chief Appraiser	\$ 250/hour
Assistant Appraiser	\$ 125/hour
Consultant	\$ 100/hour

A minimum charge of \$ 400 per day will be billed for court testimony or depositions.

Our fee estimate is subject to upward revision if the engagement entails more time than anticipated due to problems encountered that are unforeseeable at the commencement of the engagement. If unusual matters come to our attention that, in our opinion, warrant additional work in processing the above estimate, we will discuss the matter with you promptly so that a mutually acceptable revision may be made.

BIRCH APPRAISAL GROUP
Engagement Letter - Page 3

We will furnish an electronic version of the appraisal report (hard copies available upon request) to: **Amy Stevens, Finance Officer for the Town of Rolesville her successors or assigns.**

Closing

We appreciate the opportunity to present this proposal to you. If you have any questions about the contract or its terms, please do not hesitate to call and discuss them with us. Otherwise, please sign the enclosed copy of this letter and return it to our office as our authorization to proceed with the engagement.

We will proceed with the preparation of this appraisal upon receipt of a signed copy of this letter.

AMENDMENTS TO CONTRACT: **NONE**

Sincerely,



Robert M. Birch, SRA
N.C. State Certified General/Residential Real Estate Appraiser (A-822)
BIRCH APPRAISAL GROUP
1042 Washington St.
Raleigh, NC 27605
(O) 919-833-2075 (M) 919-616-7811
rmbirch@birchappraisal.com
Web Site: www.birchappraisal.com

If the terms of this engagement are acceptable to you please have all responsible parties indicate their approval by signing below.

_____(SEAL) _____
Client Date:

_____(SEAL) _____
Client Date:

_____(SEAL) _____
Person responsible for payment Date:

UTILITY SPECIFICATIONS

EXISTING CONDITIONS

- INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.

PROTECTION AND SAFETY

- PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO REASONABLY VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY.
- CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTING OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
- CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY PROGRAMS AND MEASURES ON THE PROJECT SITE OR OTHERWISE RELATING TO THE PROJECT WORK, AND SHALL COMPLY WITH ALL SAFETY CODES AND REGULATIONS APPLICABLE THERETO, FOR THE PROTECTION OF WORKERS, VISITORS, AND THE GENERAL PUBLIC.

COMPLIANCE

- ALL WATER SYSTEM AND SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - REQUIREMENTS OF THE CITY OF RALEIGH, INCLUDING THE LATEST EDITION OF CONSTRUCTION STANDARDS AND SPECIFICATIONS, CONSTRUCTION DETAILS, POLICIES AND PROCEDURES, AND FIELD DIRECTIVES BY THE UTILITY INSPECTOR.
 - REGULATIONS OF NCDENR-DIVISION OF WATER QUALITY, INCLUDING NCAC 21T REGULATIONS AND MINIMUM DESIGN CRITERIA FOR THE PERMITTING OF GRAVITY SEWERS.
 - REGULATIONS OF NCDENR-PUBLIC WATER SUPPLY, RULES GOVERNING PUBLIC WATER SYSTEMS.
 - STREET RIGHT-OF-WAY ENCROACHMENT PERMIT REQUIREMENTS, AS APPLICABLE.
 - OSHA REQUIREMENTS RELATED TO SAFETY.
 - REQUIREMENTS OF THE N.C. PLUMBING CODE.

NOTIFICATIONS

- NOTIFY THE ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING WATERLINE OR SANITARY SEWER WORK. THE ENGINEER MUST OBSERVE CONNECTIONS, INSTALLATION, BACKFILLING, AND TESTING WORK, IN ORDER TO PROVIDE NECESSARY PROJECT CERTIFICATIONS AND CLOSE-OUT DOCUMENTS.
- NOTIFY THE APPLICABLE UTILITY AND ROADWAY AUTHORITIES IN ACCORDANCE WITH THEIR REQUIREMENTS PRIOR TO BEGINNING UTILITY WORK.
- NOTIFY THE GEOTECHNICAL ENGINEER AND TESTING SERVICE AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING TRENCHING OR BACKFILLING WORK.

TRENCHING AND BACKFILLING

- WHERE ROCK OR OTHER HARD MATERIAL OCCURS AT THE DESIGNED TRENCH BOTTOM, OVEREXCAVATE TRENCH DEPTH 6 INCHES AND REPLACE OVEREXCAVATION MATERIAL WITH #57 STONE BEDDING.
- WHERE THE DESIGNED TRENCH BOTTOM CONSISTS OF UNSUITABLE BEARING SOIL, UNDERCUT TRENCH BOTTOM AND REPLACE UNDERCUT MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- BACKFILL SOIL SHALL BE SUITABLE MATERIAL AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- BACKFILL SOIL SHALL BE PLACED IN LOOSE LIFTS OF 8 INCH MAXIMUM THICKNESS AND COMPACTED TO 98% OF THE SOIL'S MAXIMUM DRY DENSITY, WITHOUT DAMAGING OR DISPLACING PIPE.
- INSTALL MARKING TAPE OR TRACER WIRE OVER UTILITY LINES AS REQUIRED BY THE LOCAL UTILITY AUTHORITY.

STORAGE AND HANDLING

- PIPING, FITTINGS, GASKETS, AND OTHER MATERIALS SHALL BE KEPT CLEAN WHILE BEING STORED AND DURING CONSTRUCTION ACTIVITIES. PIPE BUNDLES SHALL BE STORED ON FLAT SURFACES WITH UNIFORM SUPPORT, AND PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT WITH A COVERING ALLOWING AIR FLOW UNDERNEATH. GASKETS SHALL NOT BE EXPOSED TO OIL, GREASE, OZONE, EXCESSIVE HEAT OR DIRECT SUNLIGHT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STORAGE AND HANDLING OF ALL MATERIALS.

CLEARANCES

- SANITARY SEWER MAINS AND POTABLE WATER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN THE OUTSIDE EDGES OF EACH PIPE.
- WHERE UTILITY AND/OR DRAINAGE LINES CROSS, THE FOLLOWING VERTICAL CLEARANCES SHALL BE PROVIDED FROM THE OUTSIDE EDGES OF EACH PIPE:
 - SANITARY SEWER OVER OR UNDER STORM DRAINAGE: 24 INCHES.
 - POTABLE WATER OVER SANITARY SEWER: 18 INCHES, WITH WATER MAIN JOINTS SPACED AT MAXIMUM EQUIDISTANT LOCATIONS FROM THE POINT OF CROSSING.
 - POTABLE WATER UNDER SANITARY SEWER: 18 INCHES, WITH BOTH PIPELINES CONSTRUCTED OF FERROUS MATERIAL HAVING JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR 10 FEET EACH WAY OF THE POINT OF CROSSING, AND WITH A FULL SECTION OF WATER MAIN PIPE CENTERED AT THE POINT OF CROSSING.
 - POTABLE WATER OVER OR UNDER STORM DRAINAGE: 18 INCHES.
- IF THE SPECIFIED SEPARATIONS CANNOT BE ACHIEVED, CONSULT THE ENGINEER FOR ALTERNATIVES PRIOR TO PIPELINE INSTALLATION.

UTILITY SPECIFICATIONS (cont.)

WATER SYSTEM

- WATER MAIN PIPING SHALL BE DUCTILE IRON PIPE PER AWWA C151, PRESSURE CLASS 350, WITH INTERIOR CEMENT MORTAR LINING AND EXTERIOR BITUMINOUS SEAL. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER AWWA C111. FITTINGS SHALL BE COMPACT MECHANICAL JOINT DUCTILE IRON PER AWWA C153, PRESSURE CLASS 350.
- PROVIDE ALL WATER SYSTEM MATERIALS IN ACCORDANCE WITH LOCAL WATER AUTHORITY REQUIREMENTS.
- INSTALL WATERLINES TO PROVIDE 36" COVER TO FINISHED GRADE, UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER AND INSPECTOR.
- ALL WATERLINE BENDS, CROSSES, TEES, AND ENDS SHALL BE RESTRAINED USING CONCRETE BLOCKING OR A MECHANICAL JOINT WEDGE-ACTION RESTRAINT SYSTEM RATED FOR 350 PSI.
- DO NOT OPERATE WATER SYSTEM VALVES WITHOUT PERMISSION OF THE WATER AUTHORITY.
- CONTRACTOR SHALL COORDINATE EXACT FIRE HYDRANT, WATER METER, AND BACKFLOW PREVENTER LOCATIONS WITH WATER AUTHORITY INSPECTOR PRIOR TO INSTALLATION.

BACKFLOW PREVENTION

- BACKFLOW PREVENTER ASSEMBLIES AND ENCLOSURES SHALL CONFORM TO ALL LOCAL WATER AUTHORITY REQUIREMENTS, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE INITIAL TESTING AND CERTIFICATIONS AS REQUIRED FOR ACCEPTANCE.

FIRE PROTECTION

- WATER MAINS SHALL BE INSTALLED AND MADE OPERATIONAL AS SOON AS PRACTICAL TO PROVIDE ACTIVE FIRE HYDRANT SERVICE DURING BUILDING CONSTRUCTION.
- COORDINATE TYPE AND LOCATION OF HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND OTHER FIRE PROTECTION SYSTEM COMPONENTS WITH LOCAL FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

SANITARY SEWER

- SANITARY SEWER MAIN PIPING SHALL BE DUCTILE IRON PIPE PER AWWA C151, PRESSURE CLASS 350, WITH INTERIOR EPOXY LINING AND EXTERIOR BITUMINOUS SEAL. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER AWWA C111.
- SANITARY SEWER MAIN PIPING SHALL BE PVC PIPE PER ASTM D3034, SDR 35. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER ASTM F477.
- SANITARY SEWER MAINS SHALL BE INSTALLED WITH 36 INCHES MINIMUM COVER TO FINISHED GRADE, EXCEPT AS OTHERWISE SPECIFIED.
- SANITARY SEWER SERVICE LINES AND CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE N.C. PLUMBING CODE, AND HAVE 24 INCHES MINIMUM COVER TO FINISHED GRADE. SERVICE LINES SHALL MAINTAIN MAXIMUM SERVICE DEPTH USING A 2.1% SLOPE UNLESS OTHERWISE SPECIFIED.
- SERVICE PIPE AND FITTINGS WITHIN PUBLIC STREET RIGHTS-OF-WAY SHALL BE CAST IRON WITH GASKETED JOINTS, AND IN OTHER AREAS SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS, EXCEPT ALL CLEANOUTS SHALL BE FITTED WITH THREADED BRONZE PLUGS.
- SERVICE LINE CLEANOUTS IN VEHICULAR AREAS SHALL BE TRAFFIC BEARING CLEANOUTS.

CONNECTIONS

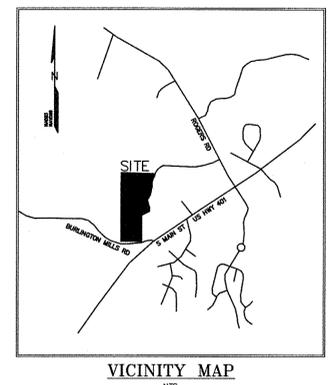
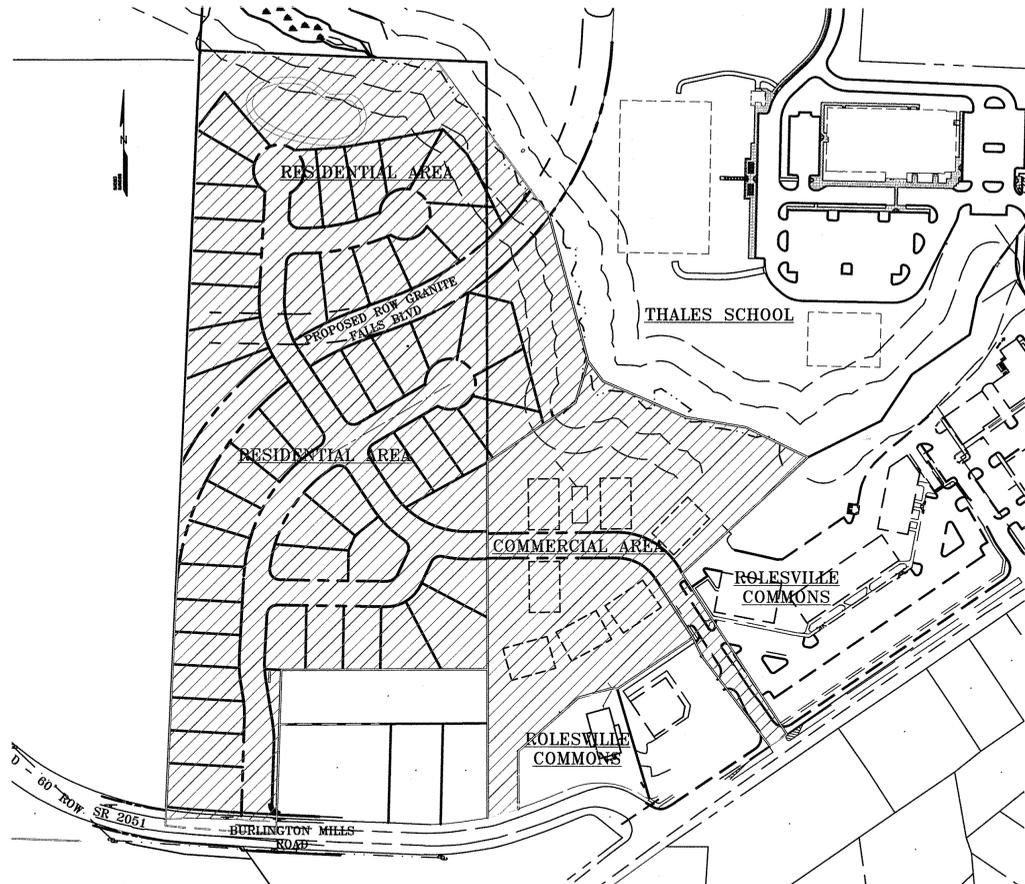
- FOR CONNECTIONS TO EXISTING UTILITY AND DRAINAGE LINES, CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE AND MATERIAL, AND PROVIDE APPROPRIATE CONNECTION FITTINGS.
- ANY CONNECTION TO EXISTING UTILITIES, OR ANY UTILITY SERVICE INTERRUPTION, SHALL BE FIRST COORDINATED WITH THE GOVERNING UTILITY AUTHORITY, AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THAT AUTHORITY.
- SITE UTILITY CONTRACTOR SHALL EXTEND WATER AND SANITARY SEWER SERVICES TO WITHIN 5 FEET OF THE POINT OF BUILDING PENETRATION FOR EACH UTILITY.
- BUILDING PLUMBER SHALL PROVIDE TRANSITION MATERIALS AND FITTINGS, AND MAKE PROPER CONNECTIONS TO SITE UTILITY STUB-OUTS FOR ALL WATER AND SANITARY SEWER SERVICES.
- SITE UTILITY CONTRACTOR SHALL EXTEND ROOF DRAINAGE PIPING TO WITHIN 5 FEET OF A DOWNSPOUT LOCATIONS, FOR EXTENSION AND CONNECTION TO DOWNSPOUTS BY OTHERS.

TESTING AND ACCEPTANCE

- THE GEOTECHNICAL ENGINEER SHALL PROVIDE MATERIAL AND DENSITY TESTING DURING THE COURSE OF THE WORK. PRIOR TO PLACEMENT OF ANY BASE OR PAVEMENT, CONTRACTOR SHALL PROVIDE PROOF-ROLLING OF ALL TRENCH AREAS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- PRIOR TO ANY SANITARY SEWER OR WATER SYSTEM IMPROVEMENTS BEING PLACED INTO SERVICE:
 - CONTRACTOR SHALL SUCCESSFULLY TEST ALL WATER MAINS FOR WATER LEAKAGE AND WATER QUALITY IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
 - CONTRACTOR SHALL SUCCESSFULLY TEST ALL SANITARY SEWER MAINS FOR DEFLECTION AND LEAKAGE, AND TEST ALL SANITARY MANHOLES FOR LEAKAGE, IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
 - CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF INSTALLED SANITARY SEWER MAINS AND PROVIDE DOCUMENTATION PER LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE TO ENGINEER A SET OF MARKED UP DRAWINGS SHOWING UTILITY CHANGES, DIMENSIONAL ADJUSTMENTS, DISCOVERED SUBSURFACE UTILITIES, AND OTHER AS-BUILT INFORMATION.
 - CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL TESTING RESULTS TO ENGINEER.
 - ALL IMPROVEMENTS SHALL PASS FINAL INSPECTION BY ENGINEER AND THE UTILITY AUTHORITY.
 - ENGINEER SHALL SUBMIT ALL CERTIFICATIONS AND OTHER CLOSE-OUT DOCUMENTS TO APPLICABLE LOCAL AND STATE AUTHORITIES.

OTHER

- CONTRACTOR SHALL PROVIDE PRIMARY COORDINATION WITH UTILITY SERVICE PROVIDERS FOR BUILDING UTILITY SERVICES. THIS WORK SHALL INCLUDE MAKING APPLICATIONS FOR SERVICE, COORDINATING AND SCHEDULING WORK BY OTHERS, VERIFYING ROUTINGS AND EQUIPMENT LOCATIONS, FURNISHING AND INSTALLING CONDUIT AND PADS, AND RELATED WORK AS NEEDED.
- CONTRACTOR SHALL PROVIDE PROPER RESTORATION AND CLEAN-UP OF ALL AREAS DISTURBED BY UTILITY CONSTRUCTION.



DRAWING INDEX:

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY PLAN
C5	BUFFER PLAN

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	□	□
SANITARY SEWER MANHOLE	○	○
SANITARY SEWER CLEANOUT	⊙	⊙
WATER VALVE	⊕	⊕
FIRE HYDRANT	⊗	⊗
OVERHEAD UTILITY LINE	OH	XOH
UNDERGROUND ELECTRIC LINE	E	XE
UNDERGROUND TELECOM/DATA LINE	TD	XTD
FIBER OPTIC CABLE	FO	XFO
GAS LINE	G	XG
STORM DRAINAGE PIPE	SD	XSD
SANITARY SEWER LINE	SS	XSS
WATER LINE	W	XW
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	356.44	x 356.44
CLEARING LIMIT/TREE LINE	⌋	⌋
LIMIT OF DISTURBANCE	---	---
ELECTRICAL TRANSFORMER PAD	T	T
TYPICAL KEYED NOTE LABEL	1	1

MATTINGLY SUBDIVISION

MAJOR SUBDIVISION - PRELIMINARY

ROLESVILLE, North Carolina

SITE DATA:

OWNER/DEVELOPER:	LLOYDS OF ROLESVILLE 2008 SOUTH MAIN STREET WAKE FOREST, NC 27587 PHONE: 919-554-8775 CONTACT: LLOYD MATTINGLY	MAXIMUM BUILDING HEIGHT:	35'
APPLICANT/DEVELOPER:	CIVIL CONSULTANTS, INC. 3708 LYCKAN PARKWAY SUITE 201 DURHAM, NC 27707 PHONE: 919-490-1645 CONTACT: KEITH GETTLE, P.E.	MINIMUM RESIDENTIAL LOT SIZE REQUIRED:	R1 20,000 SF
PROJECT:	PLANNED LAND DEVELOPMENT (R&PUD)	MINIMUM RESIDENTIAL LOT SIZE PROPOSED:	R&PUD 8000 SF
PIN:	1758-68-2706 (6.48 AC) CD 1758-68-6055 (17.96 AC) R1 1758-68-0358 (2.93 AC) R1	EXISTING IMPERVIOUS SURFACE:	TBD
PARCEL ACREAGE:	RESIDENTIAL 19.7 ACRES COMMERCIAL 6 ACRES (+/-)	PROPOSED IMPERVIOUS SURFACE:	TBD
PROJECT ACREAGE:	26 ACRES	COMMERCIAL PARKING: FLEX/OFFICE (4) BUILDING 6000 SF = 24,000 SF 1 SPACE PER 500 SF (24,000 / 500) = 48 REQUIRED 56 PROVIDED	MEDICAL/OFFICE (3) @ 6000 SF = 18,000 SF 4.5 / 1000 = 81 SPACES 81 PROVIDED
CURRENT ZONING:	R1 AMD CO	OPEN SPACE REQUIRED:	RESIDENTIAL = 19.7 AC (10%) 19.7AC-1.26 (ROW)=18.44AC TOTAL --- 18.54AC X10% = 1.84 AC 50% ACRES USEABLE = .92AC
PROPOSED ZONING:	R&PUD	OPEN SPACE PROVIDED:	6.08 ACRES TOTAL (31%) 4.27 ACRES IN BUFFER 0.75 WALKWAY, OPEN AREA
RIVER BASIN:	NEUSE RIVER BASIN		
NO. OF LOTS:	50 RESIDENTIAL LOTS		
PROJECT DENSITY:	RESIDENTIAL 2.5 UNITS/ACRE		
RESIDENTIAL BUILDING SETBACKS REQUIRED:	25' FRONT 0-10' AGGREGATE SIDE 25' REAR		
COMMERCIAL BUILDING SETBACKS PROVIDED:	20' FRONT 15' SIDE 35' REAR		

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Know what's below.
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(Or call: 1-800-632-4949)

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LAND PLANNERS & CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM
3708 LYCKAN PARKWAY - SUITE 201 - DURHAM, NC 27707
919-490-1645 PHONE
Lic. #C-1030

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
SEAL
030913
KEITH P. GETTLE
P.E.
7-21-14

MATTINGLY SUBDIVISION
ROLESVILLE, NORTH CAROLINA
COVER SHEET

REV.	DATE	DESCRIPTION	BY	KPG
1	1-13-14	PER TOWN COMMENT	KPG	
2	4-21-14	PER TOWN REVIEW	KPG	

DATE: OCTOBER 2, 2013
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE: 1" = 4'
PROJECT MANAGER: KPG
DRAWN BY: KPG
PROJECT NO.: 20093
DRAWING NAME: 20093.DWG

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SHEET NO.
C1



- DEMOLITION NOTES**
1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, PC ENTITLED "SURVEY FOR LLOYDS OF ROLESVILLE, LLC, DATED JULY 24, 2013.
 2. PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO REASONABLY VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY.
 3. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTION OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
 4. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
 5. INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.
 6. ALL VEGETATIVE MATERIAL GENERATED BY CLEARING AND GRUBBING ACTIVITIES SHALL BE COMPLETELY REMOVED FROM THE PROJECT SITE AND DISPOSED LEGALLY. NO ONSITE BURNING OF CLEARED MATERIAL SHALL OCCUR.
 7. ALL PAVEMENT, CURB, PIPE, STRUCTURES AND OTHER PHYSICAL SITE FEATURES THAT ARE INDICATED OR REQUIRED TO BE REMOVED SHALL BE DISPOSED LEGALLY IN AN OFFSITE LOCATION.

N/F
BERTIE WALL WIGGINS
& BESSIE WAKE DIXON
D.B. 11256 PG. 2438
PIN 1758.01-49-4277

N/F
MITCHELL C. AMIANO
& SAMANTHA A. AMIANO
D.B. 7117 PG. 385
PIN 1758.07-58-6361

N/F
MITCHELL C. AMIANO
& SAMANTHA A. AMIANO
D.B. 7117 PG. 385
PIN 1758.07-58-6361

N/F
LLOMEL, INC.
D.B. 9286 PG. 1428
B.M. 1995 PG. 1171
PIN 1758.07-68-2706

N/F
THALES ACADEMY, INC.
D.B. 14046 PG. 2735
B.M. 4013 PG. 1110
PIN 1758.07-69-5550

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3708 STOKES PARKWAY - SUITE 201 - DURHAM, NC 27707
LIC. 9C-1030



MATTINGLY SUBDIVISION
ROLESVILLE, NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

REV.	DATE	DESCRIPTION
1	1-13-14	PER TOWN COMMENT RFG
2	4-21-14	PER TOWN COMMENT RFG

DATE: OCTOBER 2, 2013
 HORIZONTAL SCALE: 1" = 80'
 VERTICAL SCALE: 1" = 2'
 PROJECT MANAGER: KPG
 DRAWN BY: KPG
 PROJECT NO: 20023
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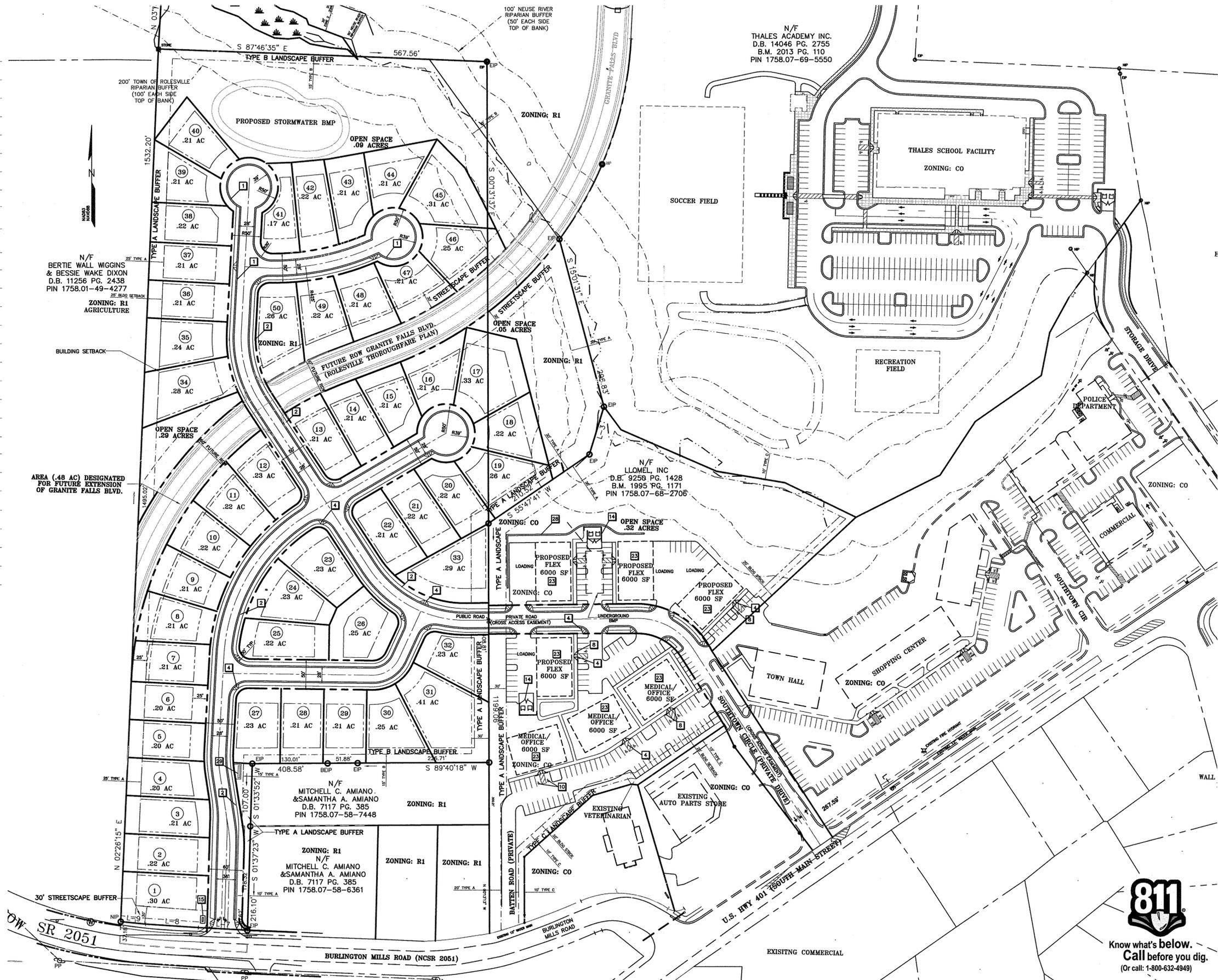


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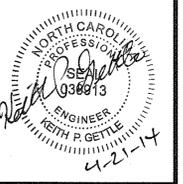
SHEET NO.
C2

KEY KEYED NOTES - SITE PLAN

- 1 CONCRETE CURB AND GUTTER, SEE DETAILS AND SITE NOTES.
- 2 STANDARD CONCRETE WALK, 5' WIDE UNLESS OTHERWISE NOTED, SEE DETAIL.
- 3 TURN-DOWN CONCRETE WALK, 6' WIDE UNLESS OTHERWISE NOTED, SEE DETAIL.
- 4 HANDICAP RAMP, SEE DETAIL.
- 5 LONGITUDINAL CURB TRANSITION (BULLNOSE), SEE DETAIL.
- 6 STANDARD-DUTY BITUMINOUS PAVING, SEE DETAIL. USE FOR ALL PARKING SPACES.
- 7 HEAVY-DUTY BITUMINOUS PAVING, SEE DETAIL. USE FOR ALL DRIVE AISLES AND SERVICE LANES.
- 8 WHEEL STOP, SEE DETAIL. SET 24" FROM EDGE OF PARKING SPACE.
- 9 4" WIDE PARKING SPACE STRIPING. SEE SITE NOTES FOR PAINT SPECIFICATION.
- 10 UNIVERSAL HANDICAPPED SYMBOL AND HANDICAPPED ACCESS AISLE STRIPING. SEE DETAILS, AND SEE SITE NOTES FOR PAINT SPECIFICATION.
- 11 HANDICAPPED PARKING SIGNS ON POST, SEE DETAILS. INSTALL ONE R7-8 AND ONE R7-8D SIGN AT EACH HANDICAPPED PARKING SPACE, AND ADD A "VAN ACCESSIBLE" SIGN AT EACH VAN SPACE.
- 12 HANDICAP ACCESSIBLE PASSENGER LOADING ZONE SIGN, SEE DETAIL.
- 13 BICYCLE PARKING, SEE DETAIL.
- 14 CONCRETE DUMPSTER PAD AND ENCLOSURE WITH GATE AND PROTECTIVE BOLLARDS, SEE DETAILS.
- 15 MONUMENT SIGN BY OTHERS, PROVIDE ELECTRICAL SERVICE IN CONDUIT PER OWNER REQUIREMENTS.
- 16 TIE IN TO EXISTING PAVEMENT, SEE SITE NOTES FOR REQUIREMENTS.
- 17 TIE IN TO EXISTING CURB AND GUTTER OR SIDEWALK, SEE SITE NOTES FOR REQUIREMENTS.
- 18 CONCRETE PAVING TYPE 1, SEE DETAIL.
- 19 PAINTED STOP BAR, 12" WIDE, SOLID WHITE. SEE SITE NOTES FOR PAINT SPECIFICATION.
- 20 PAINTED DRIVE AISLE DIRECTIONAL ARROWS, 8" WIDE, SOLID WHITE. SEE SITE NOTES FOR PAINT SPECIFICATION.
- 21 PAINTED CROSSWALK, USING 6" WIDE, WHITE DIAGONAL BARS. SEE SITE NOTES FOR PAINT SPECIFICATION.
- 22 PAINTED "NO PARKING FIRE LANE" MARKINGS IN ACCORDANCE WITH LOCAL REQUIREMENTS-SEE NOTES FOR PAINT SPECIFICATION
- 23 BUILDING FOOTPRINT. SEE SITE NOTES FOR LIMITATIONS ON USE OF FOOTPRINT INFORMATION AS SHOWN.
- 24 30" NCDOT-STANDARD STOP SIGN, MOUNTED ON GALVANIZED STEEL POST.
- 25 HANDICAP ACCESSIBLE PASSENGER LOADING ZONE SIGN, SEE DETAIL.
- 26 SPEED / UNLOADING TABLE w/5' WIDE CONCRETE WALKWAY, SEE DETAIL.
- 27 STANDARD CONCRETE WALK, 6' WIDE WITH TURN-DOWN AT EACH END, SEE DETAILS.
- 28 MODULAR BLOCK WALL, WITH 4' HIGH BLACK VINYL COATED CHAINLINK FENCE ALONG TOP OF WALL.
- 29 USPS MAILBOX KIOSK



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 3708 WYOMING PARKWAY - SUITE 201 - DURHAM, NC 27707
 919-460-1068 PHONE
 Lic. #C-1030



MATTINGLY SUBDIVISION
 ROLESVILLE, NORTH CAROLINA
 SITE PLAN

REV.	DATE	DESCRIPTION	BY
1	1-13-14	PER TOWN COMMENT	KFG
2	4-21-14	PER TOWN COMMENT	KFG

DATE: OCTOBER 2, 2013
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'
 PROJECT MANAGER: KFG
 DRAWN BY: KFG
 PROJECT NO.: 20023
 DRAWING NAME: 20023.DWG

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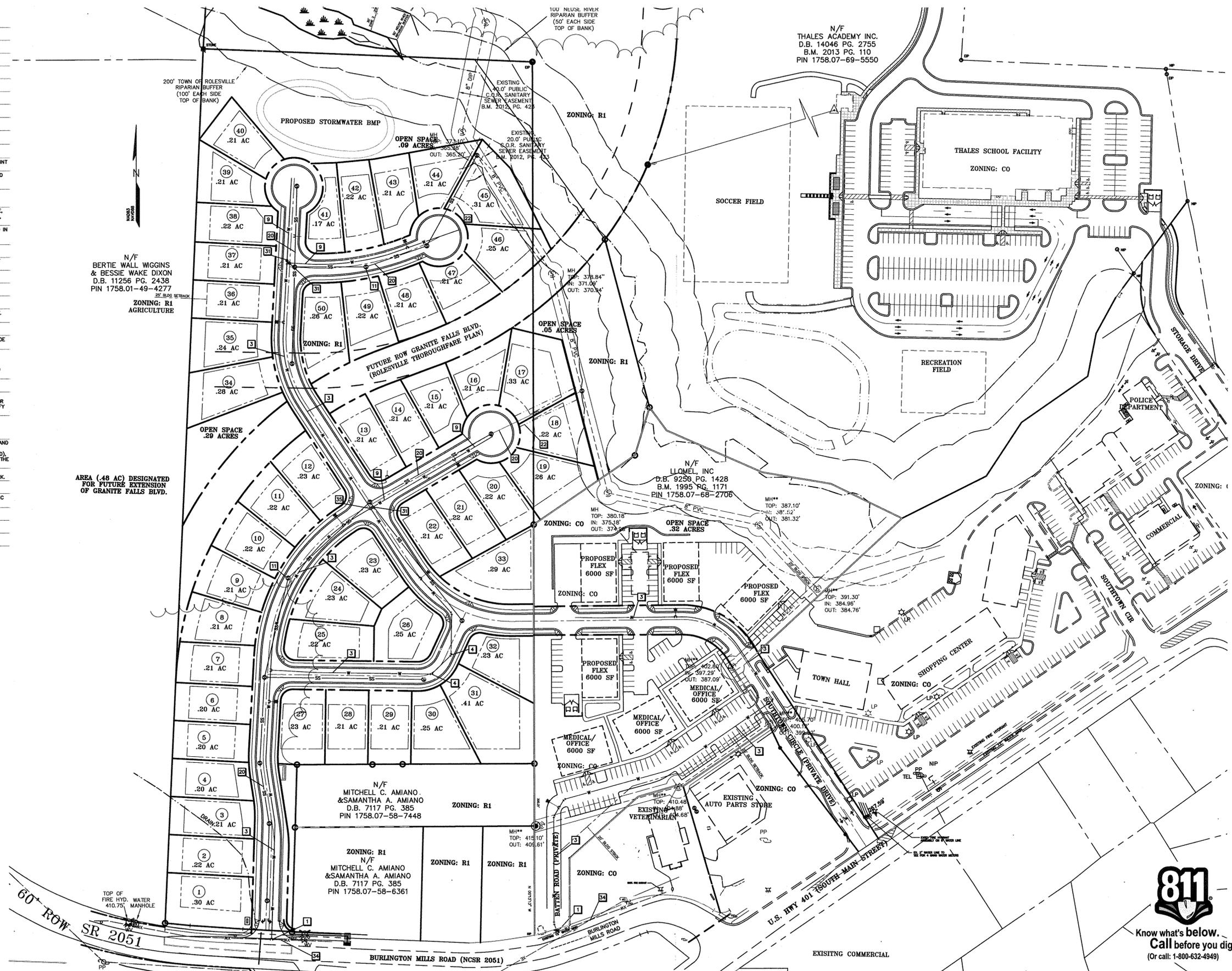
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KEY KEYED NOTES - UTILITY PLAN

- 1 CONNECT TO EXISTING 12" WATERLINE BY CUTTING IN A 12" X 8" MJ TEE.
- 2 8" X 6" MJ TEE WITH RESTRAINT.
- 3 8" DIAMETER DUCTILE IRON WATERLINE.
- 4 45, 90, 22.5 OR 11.25 DEGREE MJ BEND AND RESTRAINT.
- 5 8" X 6" MJ TEE WITH RESTRAINT.
- 6 6" GATE VALVE WITH VALVE BOX AND CONCRETE COLLAR.
- 7 8" GATE VALVE WITH VALVE BOX AND CONCRETE COLLAR.
- 8 6" GATE VALVE WITH VALVE BOX, AND FIRE HYDRANT ASSEMBLY.
- 9 8" DIAMETER DUCTILE IRON WATERLINE.
- 10 2" WATER SERVICE TAP AND CLASS 200 PVC SERVICE LINE, AND 2" METER ASSEMBLY IN METER BOX, FOR DOMESTIC SERVICE.
- 11 4"-6" DIA PRECAST SANITARY SEWER MANHOLE - SEE COR DETAIL S-20
- 12 4" PVC CLASS 200 WATER SERVICE LINE WITH DUCTILE IRON RESTRAINED JOINT FITTINGS DESIGNED FOR USE ON PVC PIPE.
- 13 3" BACKFLOW PREVENTER DEVICE LOCATED IN AN INSULATED ABOVE-GROUND ENCLOSURE. DEVICE SHALL BE AN AMES C500 COLT 3000GV, OR APPROVED CITY OF RALEIGH EQUAL.
- 14 2" WATER SERVICE TAP AND 2" METER ASSEMBLY IN METER BOX, FOR LANDSCAPE IRRIGATION SERVICE. IRRIGATION SYSTEM BY OTHERS.
- 15 BACKFLOW PREVENTER DEVICE IN AN INSULATED ABOVE-GROUND ENCLOSURE. FOR LANDSCAPE IRRIGATION SERVICE. DEVICE SHALL BE A 2" AMES 4000R, REDUCED-PRESSURE PRINCIPLE ASSEMBLY. IRRIGATION SYSTEM BY OTHERS.
- 16 8" BACKFLOW PREVENTER DEVICE - AMES C500 RPDA "N" STYLE INSTALLED IN AN ABOVE GROUND HEATED ENCLOSURE (ASSE 1060)
- 17 6" DUCTILE IRON WATER LINE FOR FIRE PROTECTION SPRINKLER SYSTEM.
- 18 FIRE DEPARTMENT CONNECTION AND SIGN. VERIFY LOCATION WITH ARCHITECT AND FIRE OFFICIAL.
- 19 4" PVC SANITARY SEWER LATERAL.
- 20 8" DIAMETER DUCTILE IRON PUBLIC SANITARY SEWER MAIN. SEE SHEET FOR PROFILE.
- 21 CONNECT TO EXISTING SANITARY MANHOLE USING NEW FLEXIBLE BOOT. CORE-DRILL MANHOLE AND INSTALL BOOT PER INSPECTOR'S REQUIREMENTS.
- 22 8" PVC PUBLIC SANITARY SEWER WITH 20" WIDE CITY OF RALEIGH EASEMENT.
- 23 4" PVC SANITARY SEWER CLEANOUT SPACED AT A MAXIMUM OF 75'.
- 24 4" PVC PRIVATE SANITARY SEWER WITH 20" WIDE PRIVATE EASEMENT. PROVIDE 4" PVC CLEANOUTS AT A MINIMUM SPACING OF 75 FEET.
- 25 UNDERGROUND ELECTRIC SERVICE LINE AND PAD-MOUNTED TRANSFORMER (SHOWN SCHEMATICALLY). CONTRACTOR SHALL MAKE APPLICATION FOR ELECTRIC SERVICE, COORDINATE INSTALLATION, AND PROVIDE ALL MATERIALS AND WORK NOT PROVIDED BY THE ELECTRIC COMPANY. VERIFY ROUTING AND LOCATIONS WITH ARCHITECT AND SERVICE PROVIDER.
- 26 ELECTRIC METER LOCATION ON BUILDING (SHOWN SCHEMATICALLY). VERIFY LOCATION WITH ARCHITECT AND SERVICE PROVIDER.
- 27 GAS SERVICE LINE AND METER (SHOWN SCHEMATICALLY). SIZING AND INSTALLATION BY GAS COMPANY. CONTRACTOR SHALL MAKE APPLICATION FOR GAS SERVICE, AND SHALL COORDINATE LINE AND METER INSTALLATION. VERIFY ROUTING AND LOCATIONS WITH ARCHITECT AND SERVICE PROVIDER.
- 28 TELEPHONE AND INTERNET SERVICE LINES (SHOWN SCHEMATICALLY). CONTRACTOR SHALL MAKE APPLICATIONS FOR SERVICE, COORDINATE INSTALLATION BY SERVICE PROVIDERS. VERIFY ROUTINGS, LOCATIONS, AND TERMINATION DETAILS WITH ARCHITECT AND SERVICE PROVIDERS.
- 29 PROVIDE ADEQUATE TRAFFIC CONTROL AND SAFETY MEASURES FOR PUBLIC AND WORKER SAFETY DURING THE PROGRESS OF THE WORK. CONFORM TO STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD, AND REQUIREMENTS OF THE ROADWAY AND MUNICIPAL AUTHORITIES.
- 30 PAVEMENT OUT AND PATIO AS NEEDED FOR UTILITY LINE INSTALLATION. CONFORM TO ALL RIGHT-OF-WAY ENCROACHMENT CONDITIONS FOR THE WORK.
- 31 8"x6" REDUCER
- 32 1" WATER SERVICE TAP & 1" METER ASSEMBLY IN METER BOX, FOR DOMESTIC SERVICE AND 2" PVC CLASS 200, WATER LINE TO FIELD HOUSE.
- 33 6" PVC PRIVATE SANITARY SEWER LATERAL.
- 34 APPROXIMATE LOCATION OF EXISTING WATER MAIN.
- 35 8"x6" MJ CROSS RESTRAINT



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MATTINGLY SUBDIVISION
 ROLESVILLE, NORTH CAROLINA
 UTILITY PLAN

REV.	DATE	DESCRIPTION	BY	CHK
1	1-13-14	PER TOWN COMMENT	KFG	

DATE: OCTOBER 2, 2013
 HORIZONTAL SCALE: 1" = 80'
 VERTICAL SCALE: 1" = 4'
 PROJECT MANAGER: KFC
 DRAWN BY: KFC
 PROJECT NO.: 20023
 DRAWING NAME: 20023.DWG

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CONTRACTOR'S RECORD DRAWING MARKUP OF AS-BUILT CHANGES DURING CONSTRUCTION.
 CONTRACTOR'S INITIALS: _____

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