

APPRAISAL REPORT

Appraisal of Damages Due to New Easements:

**.53+/- ACRE LAND PARCEL
WAKE COUNTY AND RACHEL B. PRICE LIFE ESTATE PROPERTY
2925 OLIVE CHAPEL ROAD
WAKE COUNTY, NC**

For:

**Mr. Steve Adams
Real Estate & Public Utilities
P. O. Box 250
73 Hunter Street
Apex, NC 27502**

Report Prepared by:

**CRAIG D. SMITH, MAI
219 North Boylan Avenue, Suite 201
Raleigh, NC 27603
Phone: 919-467-1981**

April 22, 2019

Mr. Steve Adams
Real Estate & Public Utilities
73 Hunter Street
Apex, NC 27502

RE: Appraisal of Damages: .53+/- Acre Parcel, Wake County and Rachel B. Price Life Estate Property,
2925 Olive Chapel Road, Wake County, North Carolina

Dear Mr. Adams:

At your request I have performed valuation services pertaining to a .53+/- acre land parcel located adjacent to the south side of Olive Chapel Road approximately one-fourth mile west of its intersection with Richardson Road and west of the current Town of Apex jurisdiction, Wake County, North Carolina. The property is designated on Wake County tax records as REID# 0057146 with an address of 2925 Olive Chapel Road. Wake County deed records indicate that this property is currently owned by Wake County and the Rachel B. Price Life Estate.

The purpose of this analysis is to estimate the "before" and "after" value of the subject property recognizing the impact of a new multi-use path easement to be acquired for the installation of a new paved multi-use path across the front portion of the subject property. This easement will be addressed to include a secondary water line utility easement within the same corridor. This appraisal is intended to be used to provide assistance to the client (Town of Apex) in estimating any applicable damages due to the required new easement areas across the subject property, and in negotiating with the property owner for their acquisition. No other use or user is intended.

It was agreed to with the client that the Scope of this analysis will not include any allocation of the Rachel Price "Life Estate" as it pertains to the subject property.

The total estimated damages to the subject property as of April 14, 2019 are estimated at \$2,400. This estimate of damages was based upon a "before" and "after" analysis of the subject property. This valuation is based upon on a near term marketing time frame (6 to 12 months), and an exposure time also estimated at 6 to 12 months.

Special Considerations/Assumptions

This appraisal is made subject to any matters that might be disclosed by an up to date complete survey of the overall property.

This appraisal is considered to be made in conformity with the Uniform Standards of Professional Appraisal Practice as outlined by The Appraisal Standards Board of the Appraisal Foundation. The attached report sets forth the methods used in estimating the value of subject together with an analysis of the data and reasoning employed in this investigation.

Respectfully,



Craig D. Smith, MAI
NC State Certified General Appraiser
License No. A-2658



CERTIFICATE OF APPRAISAL

The undersigned does hereby certify that, to the best of my/our knowledge and belief except as otherwise noted in this appraisal report:

1. The statements of fact contained in this appraisal report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. That all contingent and limiting conditions are stated herein.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personnel interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. My engagement in this assignment is not contingent upon developing or reporting predetermined results.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The assignment was not based on a requested minimum valuation, a specific valuation, or an amount which would result in the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the appraisal organizations with which the appraiser is affiliated.
7. The use of this report is subject to the requirements of the Appraisal Institute relating to the review of its duly authorized representatives.
8. No one provided significant professional assistance to the person signing this report.
9. The appraiser certifies that the appraisal conforms to the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.
10. I have made a personal inspection of the property that is the subject of this report.
11. I have complied with the Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP).
12. As of the effective date of this report I have completed the requirements of the continuing education program of the Appraisal Institute.
13. I have not provided a previous service regarding the subject property within the three years prior to this assignment.



4/22/2019

Craig D. Smith, MAI

Date

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is based upon the following assumptions and underlying limiting and contingent conditions unless otherwise stated within the body of this report:

- 1. The information and data supplied to the appraiser by others, and which have been considered in the valuation, are from sources believed to be reliable.*
- 2. The appraiser renders no opinion of legal nature, such as ownership of the property or condition of title. The appraiser assumes the title to the property to be marketable; that the property is unencumbered fee; and that the property does not exist in violation of any applicable codes, ordinances, statutes or any other governmental regulations, unless otherwise stated within this report. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear and under responsible ownership and competent management.*
- 3. I have made no land survey of the property. If a survey was available or provided, the appraiser assumes no responsibility for the correctness of such a survey.*
- 4. Disclosure of the contents of this appraisal report is governed by the Uniform Standards of Professional Appraisal Practice (USPAP) as outlined by the Appraisal Foundation.*
- 5. Neither all nor any part of the contents of this report, or a copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon the appraiser as stated in his qualification attached hereto.*
- 6. Testimony or attendance in court by reason of this appraisal, with reference to the property in question, shall not be required unless arrangements and compensation structure have previously agreed to.*
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such facts.*
- 8. Sub-surface rights (mineral, oil, water, timber, etc.) were not considered in this report, unless otherwise noted.*
- 9. If the subject property or any of the comparable sales contain wetlands, environmentally sensitive areas, endangered species, etc, the appraiser has taken them into consideration if they were readily recognizable and interpretable by the appraiser. The definitions of these areas are subject to verifying definitions and interpretation from time to time and the appraiser is not qualified or even able to keep current as to the various definitions and interpretations used by the multitude of agencies regulating these areas.*
- 10. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of predetermined value or direction value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.*
- 11. The appraiser certifies that the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.*
- 12. Subject to all other stated specific qualifications and assumptions contained within the body of this appraisal report (namely pertaining to soil, rock and environmental conditions).*

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ADDENDA

Exhibit A - Education/Qualifications	
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IDENTIFICATION OF THE PROPERTY

The subject of this appraisal is comprised of a .53+/- acre land parcel located adjacent to the south side of Olive Chapel Road approximately one-fourth mile west of its intersection with Richardson Road and west of the current Town of Apex jurisdiction, Wake County, North Carolina. The property is designated on Wake County tax records as REID# 0057146 with an address of 2925 Olive Chapel Road. Wake County deed records indicate that this property is currently owned by Wake County and the Rachel B. Price Life Estate.

The subject property is part of an original 2.19+/- gross acre parcel owned by MH Price and Rachel B. Price. In August of 2000 a Commissioners Deed (DB 9276-1339, WCR) was recorded transferring this property to Wake County, but subject to a Life Estate on the easternmost .55 to .60+/- gross acres to Rachel B. Price. The portion of the property not owned in full fee simple by Wake County is designated on Wake County Tax records as REID#0269868, with a listed size of 1.58+/- net acres. The portion of the tract that recognizes the Rachel B. Price Life Estate is designated on Wake County Tax records as REID#0057146, with a listed size of .53+/- net acres.

There is not a recent recorded plat map for the property. There is another survey plat that does recognize the property (BM2004-1206, WCR). The legal description for both the overall property as well as the "Life Estate" property can be found in the previously referenced Commissioners Deed A copy of this deed can be found as Exhibit "B" in the Addenda of this report).

For purposes of this analysis the subject property will be analyzed based on a size estimate of about .58+/- gross acres (including .05+/- acres located within the right-of-way for Olive Chapel Road) and .53+/- net acres consistent with the stated tax size of the parcel (this concluded parcel size estimate does not have a significant impact the ultimate analysis and/or results of this appraisal assignment). **This appraisal report and any valuation conclusions contained within are subject to any information and/or issues that might be disclosed by a full up to date survey/easement survey of the overall subject property.** The subject property will be further identified and described in a later section of this report.

A copy of an area map indicating the general location of the subject property can be found on the following page of this report. This map is followed by a copy of a tax map download for the subject tax parcels as taken from the Wake County GIS website as well as a copy of the above referenced recorded survey map.



0 425 850 1,700 ft
1 inch = 800 feet

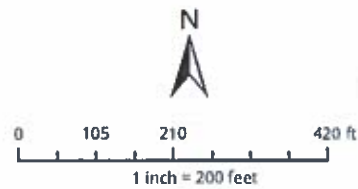
Disclaimer

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PIN: 0721097915
 PIN Ext: 000
 Real Estate ID: 0057146
 Map Name: 0721 01
 Owner: PRICE, RACHEL B WAKE COUNTY
 Mail Address 1: LINDA JOHNSON ADMIN
 Mail Address 2: PO BOX 446
 Mail Address 3: FUQUAY VARINA NC 27526-0446
 Deed Book: 009276
 Deed Page: 01339
 Deed Acres: 0.53
 Deed Date: 2/1/2002
 Building Value: \$0
 Land Value: \$63,000

Total Value: \$63,000
 Billing Class: Life Estate
 Description: E PT BNDRY WAKE FACILITIES
 DESIGN & CNST
 Heated Area:
 Site Address: 2925 OLIVE CHAPEL RD
 Street Name: OLIVE CHAPEL RD
 City:
 Planning Jurisdiction: WC
 Township: White Oak
 Year Built:
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:



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Sally C Smith
Sgt Major
1-3706
License Number

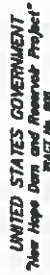
NOT RECORDED ALTHOUGH INDEXED

7/15/04

SUBJECT PROPERTY IS LOCATED IN THE CAPE FEAR RIVER BASIN. THERE ARE NO NECESS MOVEMENTS WITHIN 2000 FEET OF THIS PROPERTY.

- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)

RECORDED IN BOOK OF MAPS 1004. PAGE 17062.



BOOK: 202004 PAGE: 01206

PROPERTY OWNERS ADDRESS
JACQUELINE RUTH LAWRENCE HANSEN, INDIVIDUALLY
JACQUELINE RUTH LAWRENCE HANSEN, EXCLUDED
8004 ATLANTIMORO CIRCLE
APEX, N.C. 27502

GRAPHIC SCALE



(IN PART)

LINE	BEARING	DISTANCE
1	S 89°37'31" E	15.60'
2	S 69°33'45" E	45.60'
3	S 68°01'30" E	31.00'
4	S 68°18'13" E	118.00'
5	S 68°04'32" E	167.61'
6	S 65°35'00" E	175.30'
7	S 63°32'50" E	154.00'
8	S 67°34'18" E	171.00'
9	S 69°27'49" E	254.30'
10	S 69°00'00" E	111.00'
11	N 08°05'51" E	382.30'
12		
13		

NOTE: APPROVAL OF THIS MAP DOES NOT GUARANTEE ANY BUILDABLE LOTS BY WAKE COUNTY ZONING STANDARDS.

S-256-04

DIVISION AMONG HEIRS FOR

KATHLEEN SEARS LAWRENCE, DIVISION AMONG HEIRS FOR ESTATE

WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Smith and Smith
surveyors

DATE AUGUST 14, 2007

DATE: 1-2-2024

PROJECT NO.	00-179
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FIN. 0001 01-00-01 27

1

22

(24 FEB)

1

1

51

PAGE 12 of 12

APR 2004

IN BOOK OF M

RECORDED 11
JUL 21 1964

SCOPE OF THE APPRAISAL ASSIGNMENT

The appraiser has been asked by the client (Town of Apex) to complete a valuation of the subject property both "before" and "after" the acquisition of new easement areas across the property for a planned multi-use path project as well as a potential water line improvement.

All potential damages to the property (land and site only) must be considered and/or addressed. The analysis of potential damages to the subject property will be completed in a step by step manner. The first step in the valuation process will be to estimate the Highest and Best Use of the subject land parcel "as if vacant", and then value the property based on this conclusion. Then, dependant upon the Highest and Best Use conclusion, the damages to the property will be analyzed as appropriate. The impact on property value due to the acquisition of the new easement areas will be addressed in a later section of this report.

It was agreed to with the client that the Scope of this analysis will not include any allocation of the Rachel Price "Life Estate" as it pertains to the subject property as an attempt at any analysis of this type would be highly subjective. Thus, all damage estimates will apply from the perspective of the Fee Simple Estate.

There is currently a mobile home situated on the central portion. This home is considered personal property and will not be considered in this real estate evaluation process.

All potential damages applicable to the property are considered to be associated only with the underlying land ("as if vacant") and/or potential land development capacity issues as well as any miscellaneous site improvements (if/where applicable). Therefore, damages applicable to the property will be based on an examination of land value.

This appraisal assignment involves the development of an opinion of Market Value which was concluded only after inspecting the subject property, collecting and analyzing pertinent data, considering market trends, developing an opinion of the subject's Market Value and reporting the findings in this report. The following is a summary of the activities involved:

- An inspection was performed on the subject property and the surrounding neighborhood was reviewed.
- Maps generated by the Wake County tax office and GIS department as well as maps generated by various engineers and surveyors were reviewed in order to identify and describe the property.
- Public records were researched to compile and confirm information necessary to properly identify and describe the subject, it's ownership and history and it's tax status.
- Planning and zoning officials were contacted and regulations were researched to confirm legal uses of the subject.
- The subject's neighborhood and competitive market area were analyzed for usage trends.
- Market data was researched and analyzed for comparable sales and to confirm market trends.
- Contact was made with area professionals knowledgeable in the local real estate market in order to gain insight as to the desires and motivations of market participants.
- The subject property was analyzed based upon the appropriate valuation techniques.

This data search yielded what the appraiser considered to be adequate information to complete an appraisal of the subject property. Following the collection of appropriate data, the neighborhood was defined, the subject property was described, the Highest and Best Use was determined and the development of relevant value indicators was concluded.

The information contained in this report is specific to the needs of the client (Town of Apex) and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report. The specific valuation process for the subject property will be further discussed in a later section of this report.

DATE OF THE APPRAISAL

The effective date of this appraisal is as of April 14, 2019 which coincides with the date of inspection. A limited property inspection of the front portions of the property was completed at this time. On this date (and on several other dates) the analyst also visited the general neighborhood for the subject property and toured the road system in the immediate vicinity of the property. During the inspection the analyst also took several photographs of the property in the vicinity of the required easement corridor. The analyst has also relied upon maps generated by the Wake County tax office and GIS department in order to further identify and describe the property.

PURPOSE AND USE OF THE APPRAISAL

The purpose of this analysis is to estimate the "before" and "after" value of the subject property recognizing the impact of a to be acquired multi-use path easement across the front portions of the subject property. This easement will be addressed to include a secondary water line utility easement within the same corridor. This appraisal is intended to be used to provide assistance to the client (Town of Apex) in estimating any applicable damages due to the required new easement areas across the front of the subject property, and to assist in negotiating the compensation due the property owner for their acquisition. No other use or user is intended. The education and qualifications of the appraiser are outlined as Exhibit "A" in the Addenda of this report.

DEFINITION OF MARKET VALUE

Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.43(f) dated August 24, 1990 in the Federal Register, Volume 55, No. 165, is .."the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers to be his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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."

For purposes of this analysis, "Fair Value" and "Market Value" are considered one and the same.

This appraisal is being completed for the Town of Apex. It is the Town of Apex that will be acquiring a new multi-use path easement and new waterline easement across the front portion of the subject property. The Town of Apex Charter indicates that in condemnation of property for various "Public Works Purposes", the Town will utilize the procedure and authority prescribed in Article 9 of Chapter 136 of the General Statutes of North Carolina. With respect to this statute, the following shall be the measure of damages (NCGSA 136-112):

(1) Where only a part of a tract is taken, the measure of damages for said taking shall be the difference between the fair market value of the entire tract immediately prior to said taking and the fair market value of the remainder immediately after said taking, with consideration being given to any special or general benefits resulting from the utilization of the part taken for public works purposes.

(2) Where the entire tract is taken, the measure of damages for said taking shall be the fair market value of the property at the time of taking.

PROPERTY RIGHTS APPRAISED

A Fee Simple Estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

It was agreed to with the client that the Scope of this analysis will not include any allocation of the Rachel Price "Life Estate" as it pertains to the subject property as an attempt at any analysis of this type would be highly subjective. Thus, all damage estimates will apply from the perspective of the Fee Simple Estate.

ZONING

The subject property is currently located within the zoning jurisdiction for Wake County. The subject tract is currently zoned Wake County R-80 Watershed. The R-80W zoning category is generally applied to land which is for very low density residential uses (single-family dwellings). General uses permitted within the R-80 Watershed residential district include single-family dwellings and certain attached dwellings. Special uses include community centers, day care centers and certain recreation clubs.

Within the R-80W district the maximum overall density is .5 development units per acre. Required lot width is at least 150 feet (30 feet minimum street frontage), with a minimum front yard of 40 feet. Sides yards must be a minimum of 20 feet, with rear yards at least 30 feet. The minimum lot size is 80,000 square feet and each site must be suitable for septic sewer service (unless community or municipal services are available).

The maximum impervious coverage ratio for residential property within most watershed districts is generally 12% except that a maximum of 24% is established when the first ½ inch of rainwater is suitably controlled. Outside of watershed areas the maximum impervious ratio for Wake County residential zoning districts is typically 15%, increasing to 30% when the first ½ inch of rainwater is suitably controlled. With respect to residential subdivision development impervious surfaces include roads, well house, sewer treatment plants and impervious surfaces associated with individual homes.

Effective July 2, 2012 there are new Stormwater Rules for New Development in the Falls and Jordan Lake Basins. Both Falls Lake and Jordan Lake are considered polluted due to excessive nutrient inputs, and stormwater runoff is one of the major sources. As a result, both lakes have been designated as Nutrient Sensitive Waters (NSW) by the North Carolina Division of Water Quality (DWQ).

Stormwater Management measures based on Neuse Basin Watershed Rules are now required for all Regular Subdivisions and Minor Subdivisions in Wake County. All developments must meet state, local and federal regulations. If these regulations are inconsistent, the more restrictive standard governs. Stormwater management measure are required for all projects exceeding 15% impervious (or greater than ½ acre for non-residential). Any residential development in excess of ½ acre of disturbance must comply.

Stormwater runoff from new development in the Jordan and Falls Lake watersheds must meet both nitrogen and phosphorus limits. Nutrient reduction requirements for the Falls Lake and Jordan Lake watersheds differ slightly. Nitrogen and phosphorus limits are different depending on which watershed the property is located.

Cluster developments are allowed within all residential zoning districts. This development option allows for much smaller minimum lot sizes with dedication of significant common open space (with or without community water and sewer service). Within the R-80 (W) district the minimum lot size is reduced from 80,000 square feet to 40,000 square feet, with the minimum lot width reduced to 110 feet. Under the Open Space Development option (greater than 40% open space requirement) and without community water and sewer service, lot sizes could be reduced even further to as small as 30,000 square feet (width of 90 feet). The maximum overall development density remains at .5 units per acre, regardless. And generally, at lot sizes of less than 30,000 square feet, community water and/or sewer service are required due to potential unsuitability of soils for septic sewer systems.

Construction is not typically allowed within FEMA designated flood zones except in certain special circumstances. Certain creeks and streams which cross the tract will likely be subject to 30 to 50 foot non-disturbed buffers on each side due to Wake County stream buffer requirements as well as State of North Carolina water quality buffers. The width of the required buffer is dependent upon the type of stream or water body it is adjacent to, and the size of the drainage area the water body encompasses. These buffers may be crossed with access roads/drives (with approval) and may also contain certain utility easements.

Future Zoning/Development Prospects (Town of Apex)

The subject property is located within the future planning jurisdiction for the Town of Apex. The new Advance Apex: The 2045 Land Use Update and associated 2045 Land Use Map for the Town of Apex was adopted in February of 2019. The 2045 land use plan currently indicates this section of the future planning jurisdiction as being primarily suitable for future Rural Density Residential Development.

The "Rural Density" overlay for this section of the future Apex jurisdiction opens the door to consideration of a zoning change that could allow very low density residential uses (1 unit or less per 5 acres; RA, PUD). A voluntary annexation would have to be completed before the property could be rezoned and connected to Apex municipal water and sewer service (if actually available).

Based on consultation with the current 2045 Apex Land Use Plan map, a Residential Agricultural District classification is the highest density zoning that would be attainable within the Town of Apex jurisdiction (per Amanda Bunce, Apex Planning Department). The purpose and intent of the RA Residential Agricultural District is to protect and enhance an agricultural and rural lifestyle by providing lands that allow for agricultural uses, and very low density rural and residential development. Single family homes in the Residential Agricultural (RA) District shall have an average lot size of 5 acres or greater per residential development.

General uses permitted within the RR residential district include single-family dwellings, modular homes, family care homes, farm residences, cemetery, church, school, greenhouses/nursery, golf courses, horse stables, parks and certain recreation facilities. Within the RA district the required minimum front yard for single-family uses is 30 feet. Sides yards must be a minimum of 15 feet, with rear yards at least 25 feet. The minimum lot size is 5 acres. Town of Apex water and sewer service can be connected to the sites if re-zoned RA and annexed into the municipal limits.

It should be noted that there are no real advantages for property zoned Wake County R-30, R-40W or R-80W and indicated on the Apex Land Use Plan map as future RA to request a re-zoning, as to do so would greatly reduce the development intensity and increase minimum lot sizes for home construction. At RA lot sizing in excess of 5 acres, sites are likely suitable for septic sewer service, but in the absence of utility hook-ups would more likely be developed to Wake County standards.

Watershed Protection and Stream Buffer/Flood Zone Requirements (Town of Apex)

The property is located within a designated Primary Watershed Protection Overlay for the Cape Fear River Basin. Within the Town of Apex, the Low Density development option (no municipal services, no stormwater retention measures) establishes a maximum of 12% impervious surface coverage and 50 to 100 foot buffer on each side of intermittent and perennial streams.

Stream Buffer areas are generally monitored and standards set by the NC Department of Water Quality, however, the area municipality can also add to these standards if desired. Within the Town of Apex, allowed uses within the 50 to 100 foot wide stream buffer areas include driveway crossings, bridge/road crossings, greenways, non-electric utility lines (outside of the first 30 feet of the buffer) and stormwater management ponds if additional buffers are established. On-site sanitary sewer systems (new ground absorption systems) are specifically prohibited as well as any activities which disturb the natural state of the buffer itself.

Within the Town of Apex, a Flood Damage Prevention Overlay District applies to all areas of Special Flood Hazard, namely the floodway and 100 year flood zones. No development may be located in the floodway, and no new residential development or building lot area may be allowed within the 100 year flood zone. The subject property is not overlapped by any stream buffer areas or any FEMA designated flood zones.

ASSESSMENT AND TAXES

The property is designated on Wake County tax records as REID# 0057146. The land is currently assessed at a total of \$63,000, or nearly \$119,000+/- per acre based on .53+/- tax acres. The mobile home located on the parcel is assessed separately from the real estate. The last tax revaluation in Wake County was on January 1, 2016, with the next scheduled revaluation on January 1, 2020.

The subject property is currently located outside of the municipal limits for the Town of Apex. The property is currently subject to Wake County and local Fire District taxes. The Fire District tax rate for 2018 was established at \$.096 per \$100 of assessed value with the Wake County tax rate established at \$.6544 per \$100 of assessed value. Therefore, a total tax rate of \$.751 per \$100 of assessed value was indicated for tax year 2018.

A review of on-line tax records indicate that 2017 and 2018 taxes on the subject property have been paid in full. The property owner has qualified for a 50% value exclusion on the value of the real estate.

HISTORY OF THE SUBJECT PROPERTY

It is the appraisers understanding that the specific subject property has not been sold or otherwise transferred in the last 3 years. However, the appraiser has not reviewed a complete title search or conducted a detailed review of Wake County deed records relative to the recent history of the property. **The property represented in any past deeds/transfer documents as well as the chain of title for the property would have to be researched/verified by a survey or legal professional. An opinion of title from a legal professional is suggested in order to verify the current ownership and potential encumbrances associated with the property.**

SUBJECT PROPERTY DESCRIPTION

Town of Apex Description

The Town of Apex is a small town (population of over 40,000) located in southwestern Wake County in a rapidly expanding sector of the Research Triangle area. The Town of Apex was recently ranked as the No. 1 Small Town in the United States by Money magazine (communities with 10,000 - 50,000 in population). This publication based their rankings on towns with best combination of job opportunities, schools, low crime, quality health care and activities/things to do. In recognizing the Town of Apex the magazine specifically cited high-paying jobs, affordable homes, and quality schools.

The Apex area has convenient linkages with major local highways, namely US Highway 64, US Highway 1 and NC Highway 55. In fact, the Raleigh Beltline (I-440) and I-40 are located approximately 5 to 7 miles to the northeast via either US Highway 64 or US Highway 1. The Town of Cary is located immediately north/northeast of the Town of Apex with employment centers in the Research Triangle Park located within a 15 to 20 minute drive. The City of Raleigh is situated 10 miles to the northeast and can be readily accessed by area residents via US Highway 1-64.

The Town of Apex is well known as a popular bedroom community of the larger Triangle region. Positive characteristics include steady population growth, family income (Apex: \$90,000+ median family income), high proportion of adults with bachelor's degrees or higher, high proportion of persons in executive and professional jobs, the proximity of multi-national companies, and the price (\$250,000+ median home value), size, and age of homes.

North/South access to and from the Town of Apex was greatly improved in 2007 by the widening of NC Highway 55 northward into the Research Triangle Park. This NCDOT project increased the width of this thoroughfare from 2 lanes to between 4 and 6 lanes including additional turn lanes at major intersections. This road improvement project has greatly enhanced the ingress and egress of the general Apex region.

A significant road project which is having a positive impact on the Town of Apex is the extension of the Triangle Expressway (I-540/NC-540) westward from I-40 to NC Highway 55 and then southward to Apex and Holly Springs. The segment of the expressway through the western and southwestern portions of Wake County was constructed as a toll road in cooperation with the NC Turnpike Authority. This toll road also includes a 2 mile extension of the Durham Expressway (NC 147) southward from I-40 to the new highway. The overall project extending all the way from I-40 in Research Triangle Park to Holly Springs was finally completed in late 2012. Major interchanges in Apex occur at NC Highway 64 and at Old US Highway 1 (South Salem Street).

In the vicinity of the intersection of Williams Street (NC Highway 55) and Salem Street are a variety of office, institutional and retail uses associated with the downtown section of Apex. Salem Street is the "Main Street" for this community extending north from Williams Street to Hunter Street. Businesses fronting on Salem Street include retail shops, restaurants, offices, churches, funeral homes and various office for the Town of Apex. The main Apex Municipal Building is located on a 10 acre tract on the south side of Hunter Street west of its intersection with Laura Duncan Road.

NC Highway 55 in western Apex (Williams Street) is steadily evolving as a mixed-use corridor bordered by medium to high density residential uses. The interchange of US Highway 64 and NC Highway 55 has recently emerged as the main regional focal point for southwest Wake County. Significant commercial and retail development has already been developed in the vicinity of this intersection. This emerging commercial and office use area is the closest location for most major retail, commercial and employment facilities serving the Apex and southwestern Wake County region and is within 3 to 5 miles of the subject neighborhood.

The new Beaver Creek Commons development is located in the southwest quadrant of this highway interchange. This is a regional shopping facility anchored by a Lowe's home center and a Target department store. The project includes over 100,000 square feet of additional retail space (Office Max, PetsMart and Linens&Things are sub-anchors) as well as 10 outparcels fronting on the adjacent highways. Outparcel tenants include Wells Fargo, SunTrust, Chic Filet, BB&T, Just Tires and IHOP.

Immediately to the west of Beaver Creek Commons is the new Beaver Creek Crossings development. This project is comprised of approximately 130+/- acres on both the north and south sides of US Highway 64 (a bridge connecting the two sides has been constructed). This 650,000 square foot development is already anchored by Consolidated Theaters (12 screens), Kohls Department Store, Dick's Sporting Goods, Borders Books, Old Navy, Kirklands and TJ Maxx. There is another pending retail section of this development located on the north side of US Highway 64. A portion of this project has also been designated for office and townhome development.

The NC Highway 55 corridor in the immediate vicinity of Beaver Creek Commons features a variety of uses. The Apex Professional Center includes a convenience store, retail stores and a office development. The Apex Medical Park includes 50,000 square feet of office and medical office space fronting on the highway. Town Center Commons includes 25,000 square feet of office space while Walgreens, Rite Aid and the Apex Funeral Home all have new facilities along this corridor.

The secondary focal point along this mixed-use corridor is at the intersection of the Apex Peakway and NC Highway 55. The Haddon Hall Commons shopping center (anchored by Harris Teeter, 80,000 SF) is located in the east quadrant of this intersection while the Peakway Market Square development (55,000 SF office and retail space) is located in the north quadrant. Olive Chapel Village shopping center (80,000 SF) is located in the south quadrant and is anchored by Lowe's grocery with Bank of America and Coastal Federal Credit Union occupying the outparcels.

A 21 acre tract located in the west quadrant of this intersection was acquired in 2004 by Wake Med for a new Healthplex and Day Surgery Center. This is a satellite facility for the 100+ bed Western Wake Hospital in south Cary and includes emergency services, outpatient services and offices. Phase I has been completed (75,000+/- SF building), with a second similar size building at some point in the future.

There is a major proposed mixed use development in the southwest quadrant of the intersection of South Williams Street (NC Highway 55) and US Highway 1 in southern Apex. This project has been submitted under the name of Trinity Apex Investment and involves approximately 1,000 total acres immediately east of the subject neighborhood. The new NC-540 highway corridor extends through the southern portion of this development with nearby interchanges at NC Highway 55 and US Highway 1.

The preliminary Master Plan for this development indicates 2,200,000 square feet of commercial/retail space, 500,000 square feet of office space and 4,000 attached and detached residential units. The retail and office uses are focused closer to the intersection. The quantity of proposed retail space might allow for the development of a regional mall serving southwestern Wake County. Availability of utility services in this section of Apex will likely postpone any development in this project for several years.

Neighborhood Description

The general subject neighborhood could be described as western Apex. Nearly all of the neighborhood is located within the zoning jurisdiction for the Town of Apex, however, there is still a great deal of undeveloped property which has not yet been actually annexed into the municipal limits. The general subject neighborhood has been developing steadily and is considered to be in a growth stage. The focus of this growth has been mainly single-family residential development.

In addition to the recently completed Triangle Expressway (NC 540, fully opened in 2012), the major transportation route through the general area is US Highway 64 (four lane highway), with a full service interchange with NC 540 near Kelly Road. US Highway 1-South is also readily accessible from the neighborhood via the Old US Highway 1 interchange with NC 540. Major two-lane roads in the area include Old US Highway 1 (South Salem Street), Kelly Road, Olive Chapel Road, Richardson Road, Apex Barbeque Road and Tingen Road.

A large portion of the property located in the general subject neighborhood is developed with residential subdivisions, or is utilized for agriculture or horse farms but with minimal home improvements. A significant portion of this general area has a definite rural flavor which has not yet been disturbed by the current development pattern expanding outward from the Town of Apex. There are numerous residences (old and new) located along the many two-lane paved state maintained roads. There are even several smaller large lot subdivisions including Westwinds, Whistling Quail, Sears Farm, Fairfield, Creeks Bend, Wimberly Farms and New Hope Farm.

Much of the traditional residential subdivision development in the general subject neighborhood is positioned closer to Apex and along Kelly Road, Olive Chapel Road, Apex Barbeque Road, Evans Road and Holland Road, and includes Crocketts Ridge, Holland Farms, Holland Crossings, Ashley Downs, Pearson Farm, Dogwood Ridge, Sugarland Run, Kelly Grove, Kelly Glen, Greenbrier, Kelly West and Scotts Mill. The predominant price for homes in these subdivisions ranges from \$250,000 to \$500,000+. Established townhome developments located within several of these larger developments include Bungalow Park at Scotts Mill, Dogwood Ridge Townhomes and the Townes at Sugarland. The predominant price for these attached units ranges from \$100,000 to \$200,000+.

There are two major on-going residential projects located in the southwestern portions of the neighborhood along Evans Road and Mount Zion Church Road. Bella Casa is a PUD development with several sub-sections of detached product from several builders. Parkside at Bella Casa is a separate development located immediately to the west of Bella Casa. This development is comprised of 250+/- units on nearly 100 acres. Finished home prices in these two developments range from \$300,000 to \$700,000+.

The areas proximate to the intersections of Richardson Road with Olive Chapel Road and Humie Olive Road will see significant residential development activity over the next several years. The following major projects in the general west/southwest Apex area are either under development or in the final stages of securing zoning/development approvals:

Development Name	Nearest Public Thoroughfare	Approved #Lots/ Est. Resid. Acreage	Approx. Resid. Density
Sweetwater PUD	US Highway 64-West	353 SF&TH/ 120+/- Ac.	2.9 U/Gross Ac.
Deer Creek PUD	New Hill Olive Chapel Road	245 SF&TH/ 72+/- Ac.	3.4 U/Gross Ac.
Arcadia Ridge (Phases 4&5)	Olive Chapel Road	130 SF/ 43+/- Ac.	3.0 U/Gross Ac.
Rileys Pond	Olive Chapel Road	50 SF/ 19+/- Ac.	2.6 U/Gross Ac.
Saddlebrook	Olive Chapel Road	114 SF/ 71+/- Ac.	1.6 U/Gross Ac.
Linden	Olive Chapel Road	200 SF/ 87+/- Ac.	2.3 U/Gross Ac.
Stillwater	Richardson Road	243 SF/ 133+/- Ac.	1.8 U/Gross Ac.
McKenzie Ridge	Richardson Road	243 SF/ 133+/- Ac.	1.8 U/Gross Ac.
Buckhorn Reserve	Richardson Road	344 SF/124+/- Ac.	2.8 U/Gross Ac.
Smith Farm PUD	US Highway 64 -West/ Olive Chapel Road	600 SF&TH/ 232+/- Ac.	2.6 U/Gross Ac.
Townes at Friendship Station	Humie Olive Road	74 TH/ 14+/- Ac.	5.4 U/Gross Ac.
West Village PUD	Kelly Road @Old US Hwy. 1	380 SF&TH/ 105+/- Ac.	2.3 U/Gross Ac.

In summary, the general neighborhood can best be described as ranging from suburban to rural and agricultural and in transition to one of a more concentrated residential nature. Accessibility is considered good with neighborhood residents having ready access to the remainder of the Raleigh metropolitan area including employment centers and various public facilities. Major and minor shopping centers as well as schools and churches are all within a short driving distance. Continued growth is anticipated in the neighborhood over the near term with a majority of development activity focused on residential subdivisions and new home construction.

The Town of Apex and the surrounding area represents a future high growth area for southwestern Wake County as growth pressure from the Town of Cary to the north and northeast spills into the region. The area has convenient linkages and is within a reasonable driving time of most major employment centers in the metropolitan area, especially the Research Triangle Park located approximately 10 miles to the north. Significant residential subdivision development activity is already underway in the area which in turn is creating the demand for additional services including professional offices, shopping centers, schools, churches, etc. The recent completion of the Triangle Expressway (NC-540) through west Cary southward to Apex and Holly Springs is expected to further escalate development activity throughout this region in upcoming years.

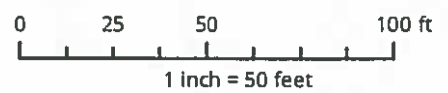
Land Parcel Description:

Parcel Characteristic	Comments
Address	2925 Olive Chapel Road, Wake County
Estimated Property Size	.53+/- Net Acres
Road Frontage	75+/- feet (effective) on Olive Chapel Road, Access is more than sufficient
Shape/Configuration	Slightly Irregular/ Variable width at 80 to 120+/- feet; Average depth of 250+/- feet
Available Utilities	Water, sewer, gas, cable
Topography	Gently to Moderately Rolling; No stream buffers areas; No FEMA Flood zones
Easements	Mainly General Utility; Prior 30 foot Duke Energy Progress easement crosses the property about 50 feet south of Olive Chapel Road, Does not appear to be in use currently, may have been moved
Current Use	Parcel is open and wooded, mobile home is positioned in center of parcel with gravel driveway linking to Olive Chapel Road
Surrounding Uses	Town of Cary/Apex Sewer Pumping Facility is immediately to the north on opposite side of Olive Chapel Road; Property to the west is owned by Wake County, or the Army Corp of Engineers for Jordan Lake (American Tobacco Trail greenway is 100 yards to the west); East and west boundaries are adjacent to the Saddlebrook Subdivision
Zoning/Land Use Plan	Wake County R-80W/Apex RA - 5 Acre Building Lots

Special Considerations: The appraiser makes no specific representations as to the condition of the property relative to poor soils. The client is referred to trained professionals with an expertise in this area if additional information on this matter is required. **For purposes of this analysis it is assumed that the subject parcel has only minor poor soil or wetland areas to be addressed (similar to other building sites in the area) which will not significantly impact its development potential.**

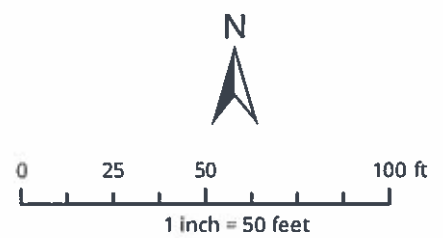
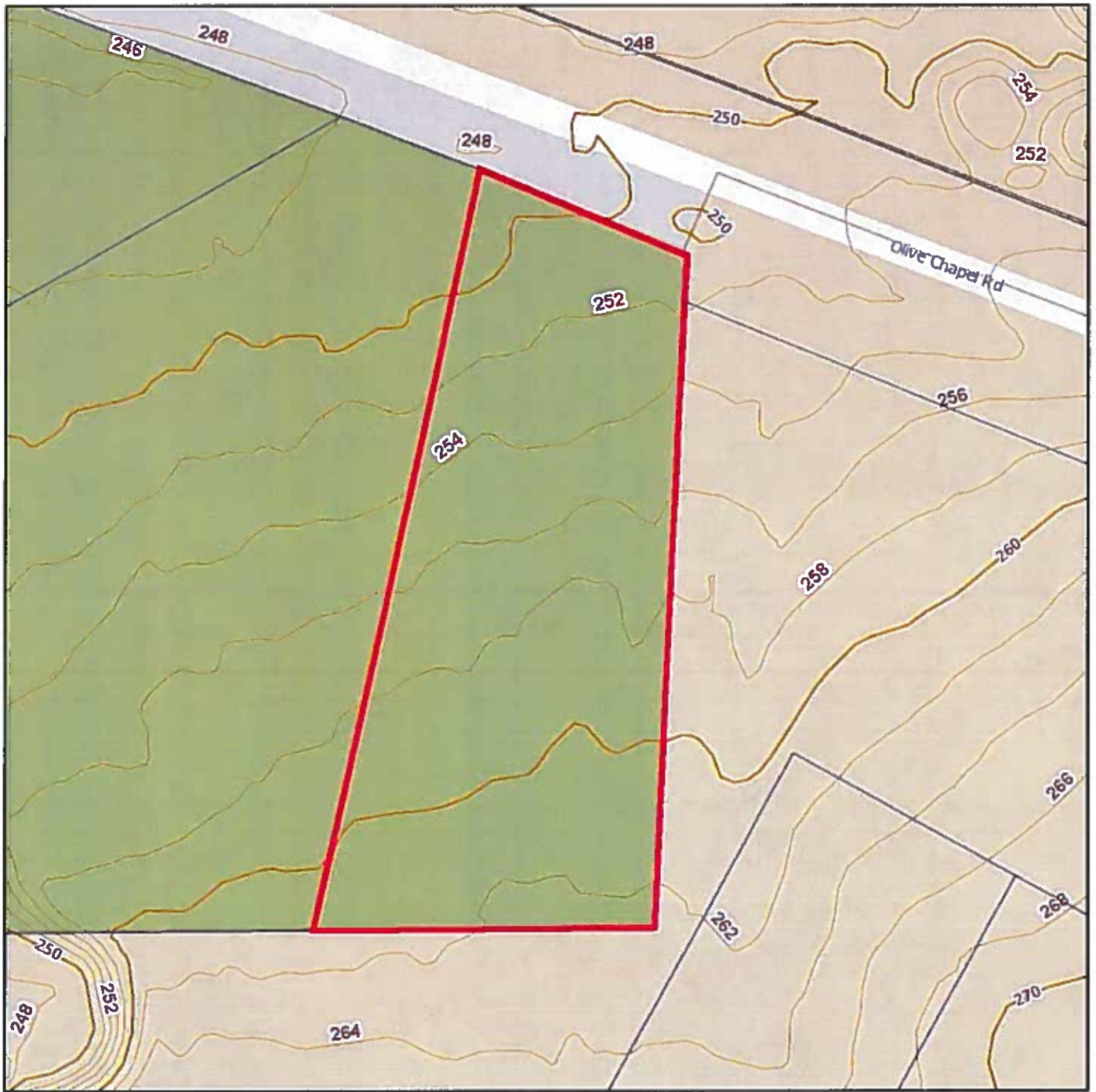
The appraisers limited inspection of the property indicated no obvious environmental hazards. The appraiser is not qualified to render an opinion as to the status of the property relative to environmentally hazardous substances. **An environmental site assessment by a qualified engineer is recommended if further information is desired on this matter or on any additional environmental concerns. The property has been valued excluding the consideration of hazardous substances.**

Aerial and topographical maps of the subject land parcel generated from the Wake County GIS website can be found on the following page of this report. Photographs of the property can be found as Exhibit "C" in the Addenda of this report.



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HIGHEST AND BEST USE ANALYSIS

Highest and Best use analysis is used to help estimate the subject market value. The principle behind this analysis is to recognize the market trends in the subject's neighborhood and to determine what practical, reasonably market supported uses would provide the highest return per dollar invested in the subject's real estate. The Appraisal of Real Estate defines Highest and Best Use as:

“the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

The above four standards are considered in order. To test the “Highest and Best Use” as vacant and/or improved, all logical feasible alternatives are analyzed. Each alternative use must first meet the tests of legally permissible and physically possible. The uses that meet the first two tests then are analyzed to establish how many financially feasible alternatives must be considered. One use may be physically possible, but then not legally permissible. Only when there is a reasonable possibility that one of the prior, unacceptable conditions can be changed is it appropriate to proceed with the analysis.

The subject parcel has adequate access and reasonable topography. The parcel is slightly narrow, but otherwise could support a building lot. However, the size of the parcel at .53+/- acres is a major limiting factor, as the current zoning of Wake County R-80W dictates 80,000 square feet (1.92+/- acres) as the minimum size building site.

There are some recombination opportunities in the vicinity of the property. The area in the vicinity of the American Tobacco Trail crossing with Olive Chapel Road (100 yards to the west of the subject parcel) represents a logical location for accumulation of additional nearby property to supplement this trail-head, perhaps with parking lots, or a picnic area, or a pocket park. Public entities that might consider acquisition for this type of usage include Wake County, the State of NC or the Town of Apex. Interest might also be seen from the HOA for the neighboring Saddlebrook subdivision which owns property that abuts the subject parcel on 2 sides (REID# 441241).

As an example, the Town of Cary/Apex pumping station site immediately to the north just transferred a 3.5+/- acre strip of floodzone land along the east margin of the American Tobacco Trail to the State of North Carolina (the NCDOT owns the actual trail/greenway corridor, this property is slated to be given over to the NC Wildlife Commission).

(Wake County already has the fee simple title in the 1.58+/- acre parcel immediately to the west of the property and already controls the ultimate acquisition and usage of the subject parcel upon expiration of the Life Estate in the parcel).

Conclusion: It is the appraiser's conclusion that the Highest and Best Use of the subject property “as if vacant” is for recombination with adjacent or nearby property for certain allowed ancillary uses under the current R-80W zoning. The physical characteristics are adequate to support this style of development. This utilization is consistent with the use pattern noted within the immediately surrounding area.

It is the appraiser's opinion that future use of the subject property in this fashion would be the current maximally productive use of the property, as there are no other known development options at this point in time that would support a higher land value for this parcel. This estimate of Highest and Best Use applies as of April 14, 2019, the effective date of this report.

VALUATION OF SUBJECT PROPERTY

Direct Sales Comparison Approach

The sales comparison approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. Preferably, all properties are in the same area or basically the same competing market. One premise of the sales comparison approach is that the market will determine the price for the property being appraised in the same manner that it determines the prices of comparable competitive properties. Essentially, the sales comparison approach is a systematic procedure for carrying out competitive shopping. As applied to real estate, the comparison is applied to the unique characteristics of the economic good that causes real estate prices to vary.

Valuation of Subject Land Parcel

The land sale information found in the following table will be utilized to assist in the valuation of the subject land parcel.

SUMMARY TABLE - RESIDENTIAL LAND SALES

Sale No.	Date	Location	Seller/ Buyer/	Size of Tract/ Zoning	Sales Price/ Price Per Acre	Tax REID#/ Deed Reference	Comments
1	3/17	South side of Church Road west of New Hill Holleman Road, New Hill	Florence Morrison Trust/ ATM Development LLC	1.8+/- Ac./ Wake County R-30	\$50,000/ \$27,777	0444800/ 16721-344	Irregular shape with topography and stream buffer issues; Buyer is accumulating property in this area, likely for future assemblage for residential uses
2	6/15	West side of Pinefield Road, north of US Hwy 64, Wake County	Babu Ganne, et al/ Green Level Properties, LLC	2.44+/- Ac./ Wake County R-80W	\$90,000/ \$36,885	0147522/ 16065-435	Wooded lot in the Pinefield subdivision, adequate topography and access
3	5/18	South side of Stephenson Road east of its intersection with Smith Road, Apex	Stanley McClain/ Cozy Homes, LLC	2.07+/- Ac./ Apex RR	\$90,000/ \$43,478	0099307/ 17122-2702	Located in southeast Apex to the south of SR 1010, Irregular shaped parcel with a 50 foot gas line easement crossing the central portion, acquired for assemblage for future residential uses
4	3/17	East side of Lone Creek Road one-fourth mile south of Barker Road, Wake County	Ray Holt/ Craig Hilliard	13.41+/- Ac./ Wake County R-80W	\$305,000/ \$22,744	278523/ 16738-883	Irregular shaped tract, 25% cleared, minor topography and stream buffer issues; located just to the north of the community of New Hill on a gravel road serving several larger tracts; backs up to American Tobacco Trail
5	8/17	Northern terminus of Hazelhurst Circle west of Friendship Road, Apex	Judy Ives, Trustee/ Centerman, LLC/	15.3+/- Ac./ Apex RR	\$375,000/ \$24,510	0085786/ 16886-2103	Irregular shaped tract, mainly wooded, significant topography&stream buffer issues; south portion of Apex, off of a paved&gravel road serving several larger tracts
S	4/19	Olive Chapel Road, Wake County (Future Apex ETJ)	NA/ NA	.53+/- Ac./ Wake Co. R-80W (Apex RA per Apex Land Use Plan)	NA	0057146/ NA/	Property located just to the west of current Apex municipal limits, proximate to American Tobacco Trail crossing of Olive Chapel Road

Land Value Discussion

The subject property is a small residentially zoned parcel (Wake County R-80W) located adjacent to Olive Chapel Road just to the west of its intersection with Richardson Road. The parcel has road frontage and good topography, but the major issue is that it is not large enough by itself to be developed (per zoning). Thus, recombination with adjacent property is likely required in order to achieve any significant utilization scenario. Certain ancillary uses allowed in the R-80W district might be allowed on the smaller site, but recombination provides better utilization opportunities.

Sale 1 (\$27,777 per acre) represents a random land acquisition, and is viewed as an investment purchase for future recombination purposes. This parcel is situated in an area of mixed residential dwellings in the New Hill community. It has issues with topography as well as a stream buffer zone running through the middle of the property. The location of the subject is judged to be much superior, and the property has no topographical issues. The value of the subject parcel per acre would be expected to fall well above that of this sale.

Sale 2 (\$36,885 per acre) represents the purchase of a residential lot zoned (R-80W) in an area just to the north of US Highway 64 and northwest of the current Town of Apex jurisdiction. This parcel has no significant detrimental physical issues. It transferred back in mid-2015, and the market has elevated notably over this 4 year period. A resale of this parcel in the current market would be expected to fall in the \$45,000 to \$50,000 per acre range. Keeping in mind the upward market conditions adjustment, this might be the best comparable for the subject property.

Sale 3 (\$43,478 acre) represents the purchase of a residentially zoned parcel (Apex RR) in southwest section of Apex. This parcel has no significant detrimental physical issues, but is triangular in shape, and is crossed by a 50 foot wide gas line easement. Based on the configuration and easement issues the subject property would be expected to have a value in excess of that indicated by this sale.

Sales 4 and 5 (\$22,744 to \$24,510 per acre) represent somewhat larger land tract acquisitions on the fringes of the Apex jurisdiction. Both tracts represent larger "horse farm" type lots suitable for a new home with surplus acreage. The Apex RR and Wake County R-80W zonings reflect the limited usability of these tracts for anything other than a single dwelling. Both properties are in very rural locations and have significant land areas that will not actually be utilized. The per acre price paid for these two tract is likely the lowest that is seen in this sector of Wake County. The value of the subject parcel per acre would be expected to fall well above that of these sales.

Based on the above discussion it is concluded that the value of the subject land parcel falls in an overall range of \$40,000 to \$50,000 per acre. It should be noted that the price being paid for acreage that has upside use potential (development at 1 to 3 units per acre with future Apex utility connections) falls at between \$100,000 and \$150,000+ per acre. But since the subject parcel is indicated for future RA density in the Apex Land Use Plan (1 unit per 5 acres), the property value does not fall in this elevated value range.

Giving every consideration to the value enhancement that could occur under a recombination scenario, a value toward the upper end of this range, or \$50,000 per acre (\$1.15) per square foot is concluded for the subject property. In summary, the market value of the subject property "as if vacant" by the sales comparison approach as of April 14, 2019 is:

$$.53\pm \text{ Acres} \quad \times \quad \$50,000 \text{ per acre} \quad = \quad \$27,000 \text{ (Rounded)}$$

This valuation is based upon a near term marketing time frame (6 to 12 months), and an exposure time also estimated at 6 to 12 months.

IMPACT OF EASEMENT ACQUISITION ON SUBJECT PROPERTY

It is the Town of Apex that will ultimately be acquiring the additional easement area along the front margin of the subject property for the new multi-use path and future waterline projects. The Town of Apex Charter indicates that in condemnation of property for various "Public Works Purposes", the Town will utilize the procedure and authority prescribed in Article 9 of Chapter 136 of the General Statutes of North Carolina. With respect to this statute, the following shall be the measure of damages (NCGSA 136-112):

(1) Where only a part of a tract is taken, the measure of damages for said taking shall be the difference between the fair market value of the entire tract immediately prior to said taking and the fair market value of the remainder immediately after said taking, with consideration being given to any special or general benefits resulting from the utilization of the part taken for public works purposes.

(2) Where the entire tract is taken, the measure of damages for said taking shall be the fair market value of the property at the time of taking.

Description of Easement Acquisition

A review of the easement survey map titled "Easement Acquisition Exhibit - Grantor: Rachel B. Price/Wake County; Grantee: Town of Apex" and prepared by Taylor Land Consultants and dated April 12, 2016 indicates that there is a multi-use path easement required across the northernmost portions of the subject parcel. This easement corridor will also include water line utility easement (within the same easement area as the multi-use path). The required easement areas are summarized as follows:

Category of Easement	Total Land Area
Multi-Use Path and Water Line Easement Area A - Overlapping Understood Right-of-Way for Olive Chapel Road	1,666+/- SF
Multi-Use Path and Water Line Easement Area B - Overlapping Subject Land Parcel	1,929+/- SF

The recorded documents for the easement acquisition will contain the language that governs usage of the acquired easement areas by the Town of Apex as well as the property owner. The following summarizes the anticipated language (or language very similar to) that will be utilized in these documents.

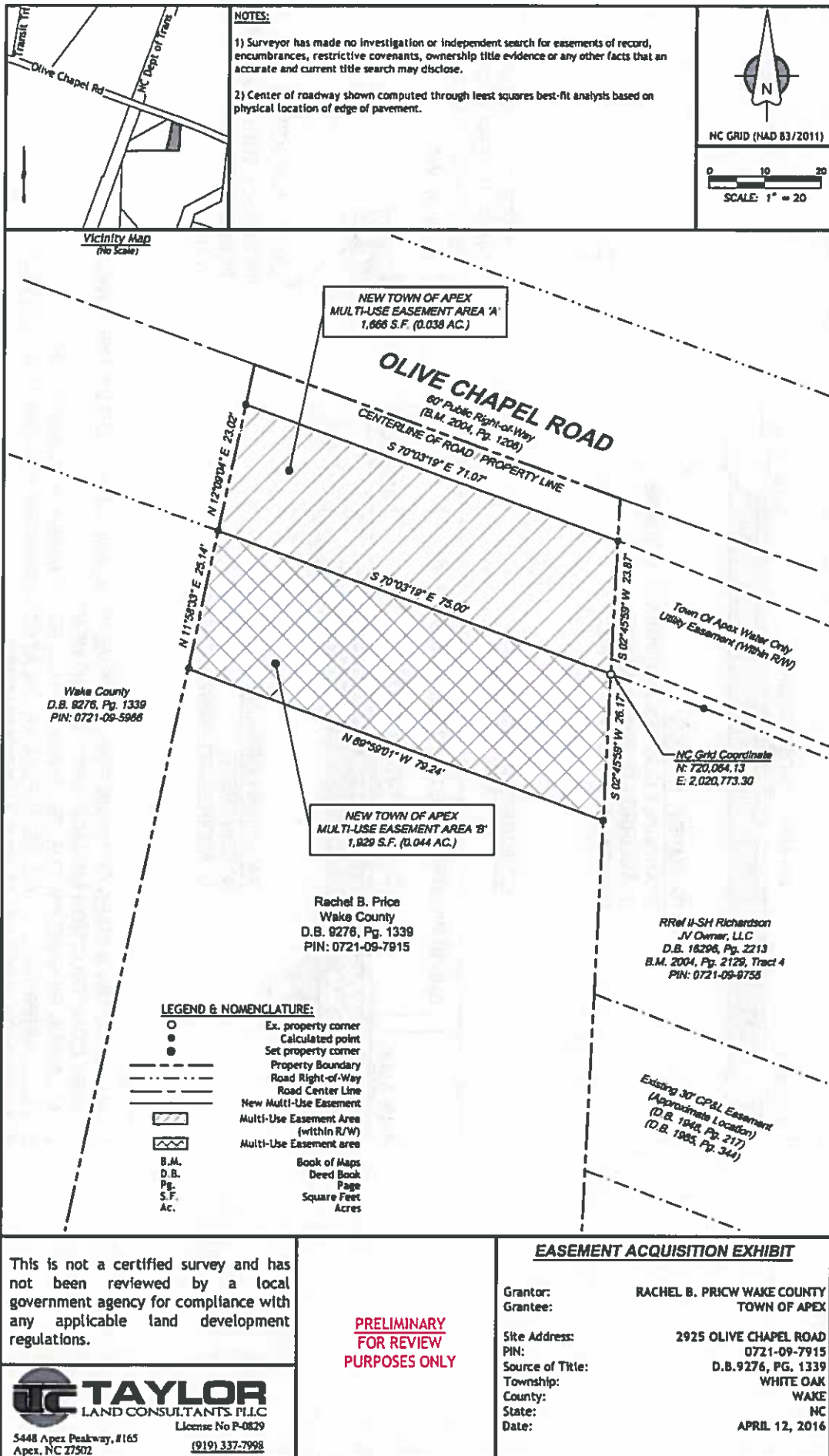
Multi-Use Path Easement: "A perpetual multi-use path easement to construct, install, utilize, improve, remove, upgrade, replace, inspect, repair, rebuild, add, reconfigure, maintain, use, and operate a public system of trails, paths, sidewalks, and/or travel ways for pedestrian and non-motorized vehicular travel, together with all the appurtenant facilities and equipment necessary or convenient to any of the above, in, upon, through, above, over, under, and across the portion(s) of Grantor's Lands described".

Water Utility Easement: A perpetual easement to construct, install, improve, remove, upgrade, replace, inspect, repair, maintain, use, and operate a system of water transmission or distribution facilities including, but not limited to, water lines, pipes, conduits, pipelines, and support structures, together with all the appurtenant facilities and equipment necessary or convenient to any of the above, in, upon, through, above, over, under, and across the portion(s) of Grantor's Lands described".

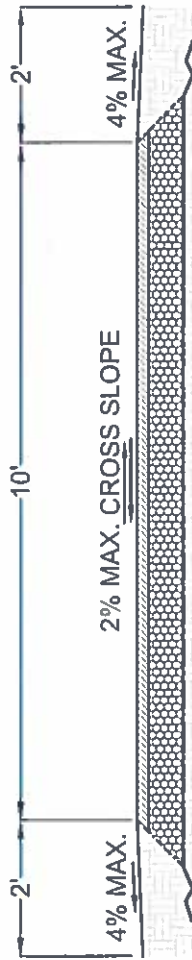
All the required easements will be subject to the following additional terms:

1. Without limiting the easement granted herein, Grantee has the right (a) to allow the general public access to and use of the multi-use path easement for pedestrian and non-motorized vehicular travel, (b) to allow the use of wheelchairs and other power-driven mobility devices within the multi-use path easement, and (c) to allow any use required by state or federal law or regulation.
2. Grantee has the right to remove and control vegetation and obstructions in the easements conveyed herein;
3. All of Grantee's facilities, structures, and related items installed in the easements are the property of Grantee;
4. Grantor shall not construct any structure within the easements conveyed herein unless Grantor obtains Grantee's prior written approval;
5. Reserved unto Grantor is the right to cross the multi-use path easement for driveways, streets, and utilities in a manner that is consistent with specifications determined by Grantor and does not interfere with Grantee's use and enjoyment of its multi-use path easement; such crossings shall be only upon Grantee's written approval which shall not be unreasonably withheld.
6. Following the installation of Grantee's line, facilities, structures, or related items, temporary construction easements conveyed herein shall terminate and Grantee will restore areas that it has disturbed in accordance with reasonable engineering and landscaping practices.

The previously referenced survey map can be found on the following page of this report. Photographs of the property and the impacted land areas can be found as Addenda Exhibit "C".



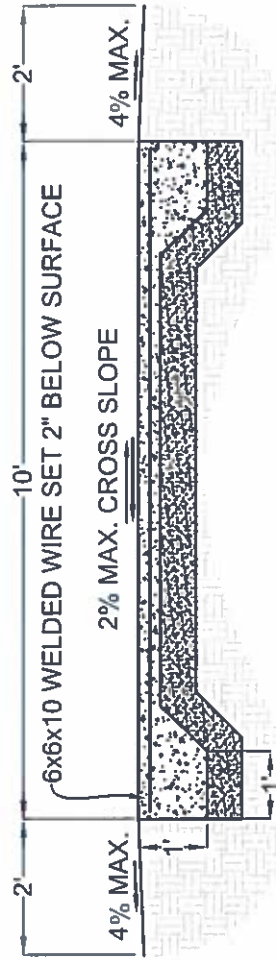
ASPHALT PAVED PATH



PAVEMENT DESIGN:

- 2" ASPHALT CONCRETE SURFACE COURSE
- 6" AGGREGATE BASE COURSE
- WOVEN GEOTEXTILE FABRIC

CONCRETE PAVED PATH



PAVEMENT DESIGN:

- 4" CONCRETE
- 6" AGGREGATE BASE COURSE

CONTROL JOINTS $\frac{1}{8}$ "
WIDE, 1" DEEP, 6' O.C.
PERPENDICULAR TO
RUN OF WALK



EXPANSION JOINTS $\frac{1}{2}$ "
RECESS, $\frac{3}{4}$ " WIDE, 30' MAX O.C.
PERPENDICULAR TO RUN OF
WALK

NOTES:

1. ALL LOCATION & SIZES OF DRAIN PIPE TO BE VERIFIED AND APPROVED BY THE TOWN OF APEX CONSTRUCTION MANAGEMENT DEPARTMENT.
2. ALL DRAIN PIPE BELOW THE GREENWAY SHALL BE 15" MINIMUM DIAMETER RCP.
3. ALL LUMBER USED SHALL BE PRESSURE TREATED AND RATED FOR GROUND CONTACT.
4. SUBGRADE SHALL BE STABLE AND COMPACTED.

TOWN OF APEX
STANDARDS

EFFECTIVE VEMBER 20, 2007

GREENWAY SECTIONS

STD. NO.

200.03

HEET 1 OF 1

Multi-Use Path Easement

The project involves the placement of a 10+/- foot wide asphalt paved multi-use path within new easement areas to be acquired along Olive Chapel Road (new easement corridor will overlap both the understood right-of-way for Olive Chapel Road and the front portion of the subject parcel). The path installation will be engineered along the subject frontage to allow for continued and/or future ingress/egress. Stormwater will be collected and dispersed as necessary (minimum of graded ditch situation as currently exists). Water meters and mailboxes will be adjusted as needed, and driveway areas will be re-built/adjusted within the easement overlap areas where required.

The new easement area runs along the entire property frontage on Olive Chapel Road, and at a depth of between 25 and 26+/- feet. There are no impacts on the remainder property to be addressed based upon the minimal amount of land area to be acquired and the extended depth of the parcel (average of 250+/- feet deep).

An easement acquisition of this nature is considered a full taking with respect to the fee simple interest, as this portion of the property is being opened up to access by the general public (not too dissimilar to a road right-of-way, just at a lower use intensity). Therefore, damages/compensation are calculated at 100%. Based on an easement area of 1,929 square feet at a land value of \$1.15 per square foot, a damage estimate of \$2,200 results (rounded).

The next consideration relates to the new easement areas that overlap the right-of-way at Olive Chapel Road. Apparently there is no evidence that the property owner has ever formally dedicated the southern 50% of this understood 60 foot wide right-of-way adjoining the parcel, and therefore is still considered to have a minor interest in this land area. (It is possible that future development of the property would trigger a right-of-way dedication requirement along this frontage that would clean up this situation).

As it relates to new development, the required setback and buffer zones are typically measured from the edge of the designated right-of-way. In some situations the owner can base the maximum density calculation on the gross acreage, but is then required to formally dedicate the right-of-way in perpetuity. The owner already has no available physical/functional usage for the 50% of the 60 foot public right-of-way zone that adjoins their property due to the nature and actual usage of the current Olive Chapel Road right-of-way "easement".

The owners interest in this 1,666+/- square foot of "right-of-way" land area is concluded to be minimal due to its longevity of use as an understood public right-of-way easement. It may be possible to utilize it for certain density and/or coverage calculations, but there is no physical usability available, and this status/situation will not be changed by the overlay of the new easement. Therefore, this peripheral land area has an estimated value of 25% of the .53+/- net acre parcel value of \$50,000 per acre, or \$12,500 per acre (\$.29 per square foot). Estimating 50% easement the remaining value in the right-of-way of \$.29 per square foot indicates an additional damage increment of \$200+/-.

Water Line Utility Easement

The same easement corridor will include an easement to allow the installation of a public utility easement for the future installation of a water line. The water line itself does not typically require the degree of width indicated for the multi-use path easement (25 foot overlap onto the .53+/- net acre subject parcel), and would typically be placed fairly close to the right-of-way line and within a 10 to 20 wide foot easement overlapping the fee property (when actually required). In this case the placement of the water line/easement within the multi-use path easement is concluded to not create any additional damage considerations (for the actual easement or the "remainder" parcel) beyond the damage conclusion already applied to these same areas (100% damage was applied for any property owner rights that do exist/remain).

Landscaping/Tree Damages

The new easement area to be acquired on the subject property will result in the removal of several trees that are proximate to Olive Chapel Road. The loss of these trees is concluded to have no impact on property value under the premise of the "best use" of the property. The new easement does not impact any existing landscaping, therefore, no damages apply.

Benefits

Any benefits to the property due to the multi-use path installation or future water line installation must also be considered. The value of the subject parcel could actually be enhanced or benefitted due to the completion of the project adjacent to the subject parcel. It is possible that estimated benefits could exceed the estimated damages thereby resulting in a net damage estimate of \$0.

A future benefit might could be argued if significant development costs were saved due to the path being put in place, however, it is possible that this might have to be redone/relocated upon any allowed development of the property in the future and would therefore be of no long term value. Further, market data does not indicate an obvious value benefit from having a path of this style across the front margin of a residential parcel/property. Therefore, the new multi-use path to be installed along the front margin of the property is not concluded to be of any long term monetary benefit to the subject property. Water lines are already proximate to the property, so no specific benefit has been estimated.

Summary - Easement Acquisition Damages

Category of Easement	Damages
Multi-Use Path and Water Line Easement Area A - Overlapping Understood Right-of-Way for Olive Chapel Road	\$200
Multi-Use Path and Water Line Easement Area B - Overlapping Subject Land Parcel	\$2,200
TOTAL	\$2,400

SUMMARY - "BEFORE" AND "AFTER" VALUE OF THE PROPERTY

A comparison of the "before" and "after" value of the property is summarized as follows:

"Before" Land Value

Land Value	=	\$ 27,000
Total "Before"	=	\$ 27,000 <

"After" Land Value

Land Value	=	\$ 27,000
Less: Indicated Easement Damages	=	<u>(\$ 2,400)</u>
Total "After"	=	\$ 24,600 <

Damages to Subject Property	=	\$ 2,400
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In conclusion, the total estimated damages to the subject property as of April 14, 2019 are estimated at \$2,400. This estimate of damages was based upon a "before" and "after" analysis of the subject property.

Special Considerations/Assumptions

It was agreed to with the client that the Scope of this analysis will not include any allocation of the Rachel Price "Life Estate" as it pertains to the subject property. **This appraisal is also made subject to any matters that might be disclosed by an up to date complete survey of the overall property.**

This Appraisal Report is considered to be made in conformity with the Uniform Standards of Professional Appraisal Practice as outlined by The Appraisal Standards Board of the Appraisal Foundation. The preceding report sets forth the methods used in estimating the various values for subject together with an analysis of the data and reasoning employed in this investigation.

Respectfully,



Craig D. Smith, MAI
NC State Certified General Appraiser
License No. A-2658



EXHIBIT A
EDUCATION/QUALIFICATIONS

APPRAISER QUALIFICATIONS

CRAIG D. SMITH, MAI
NC State Certified General Real Estate Appraiser
License No. A2658
Craig Smith Appraisal, Inc.
219 North Boylan Avenue, Suite 201
Raleigh, NC 27603
Phone: 919-467-1981
E-Mail: Wolfsmit@aol.com

COLLEGE/UNIVERSITY EDUCATION

HOURS

DATE

Bachelor of Science, North Carolina State University		5/83
Masters of Business Administration, University of South Carolina		5/86
Graduate course work in Real Estate Finance, Real Estate Appraisal and Capital Budgeting		

RECENT PROFESSIONAL EDUCATION

The Appraisal Institute		
Standards of Professional Appraisal Practice		
- Business Practices and Ethics	7	9/14
- National USPAP Update Course	7	2/18
Evaluating Residential and Commercial Construction	7	5/18
Appraisal of Land Subject to Ground Leases	7	5/17
Online Cool Tools: New Technology for Real Estate Appraisers	7	5/17
Standard Appraising the Appraisal: Appraisal Review	7	5/13
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	7	10/11
Using Spreadsheet Programs in Real Estate Appraisals	7	2/10

CERTIFICATIONS/LICENSES (All Current through at least July, 2019)

North Carolina State Certified General Real Estate Appraiser (No. A2658; 6/19)	12/91
Appraisal Institute - MAI Designation (Member No. 10488; 1/20)	8/94
North Carolina Real Estate Brokers License (No. 122990; 6/19)	10/89

PROFESSIONAL EXPERIENCE

Federal Home Loan Bank of Atlanta - Savings & Loan Examiner	6/86 - 7/87
Morgan & Company, Inc. - Commercial Property Appraiser	7/87 - 10/89
Shaw/Boykin & Associates, Inc. - Commercial Property Appraiser	10/89 - 4/96
Morgan & Company, Inc. - Commercial Department Manager	4/96 - 1/97
Birch Appraisal Group - Commercial Department Manager	1/97 - 12/97
Craig Smith Appraisal, Inc. - Owner/Consultant-Appraiser	1/98 - Present

Certificate No. A2658

State of North Carolina



North Carolina Real Estate Commission

CRAIG D. SMITH

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

State-Certified General Real Estate Appraiser

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



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

December 6, 1991

**NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2019**

REGISTRATION / LICENSE / CERTIFICATE HOLDER		
18	CRAIG D SMITH	19
A2658	G	Y
APPRAISER NUMBER	TYPE	NATIONAL REGISTRY

APPAISER'S SIGNATURE

EXECUTIVE DIRECTOR

STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned, Clerk of the County of Dallas, State of Texas, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of the County of Dallas, State of Texas.

WITNESSED my hand and the seal of the County of Dallas, State of Texas, this 1st day of January, 1901.

CLERK OF THE COUNTY OF DALLAS, STATE OF TEXAS

EXHIBIT B

COPY OF PROPERTY DEED

THIS DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF DALLAS, STATE OF TEXAS, ON THE 1st DAY OF JANUARY, 1901, AT 10 O'CLOCK A.M.

THE DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF DALLAS, STATE OF TEXAS, ON THE 1st DAY OF JANUARY, 1901, AT 10 O'CLOCK A.M.

THE DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF DALLAS, STATE OF TEXAS, ON THE 1st DAY OF JANUARY, 1901, AT 10 O'CLOCK A.M.

ID # 57146
Excise Tax \$102.00

This instrument drafted by: Paul Stam
After recording, mail to: Wake County Attorney (Box 40)

Wake County, NC 278
Laura H Riddick, Registrar Of Deeds
Presented & Recorded 02/02/2002 12:26:54
State Of NC Real Estate Excise Tax : \$102
Book : 008276 Page : 01083 - 01085

North Carolina)
Wake County)

COMMISSIONER'S DEED

This deed, made and entered into this 2nd day of August, 2000, by and between Paul Stam, Jr., acting as Commissioner as hereinafter stated ("Grantor"); and Wake County ("Grantee"); both of Wake County, North Carolina, Grantee's address is P. O. Box 550, Raleigh, NC 27602.

WITNESSETH:

That whereas, in a certain special proceeding entitled "Rachel B. Price vs. Mallie H. Price, Jr. (99 SP 1499)" brought and pending before the Clerk of the Superior Court of Wake County, North Carolina, an order was made by said court appointing said Grantor, Commissioner, to sell at private sale subject to the confirmation of the court certain lands including the land hereinafter described; and whereas, said Grantor, acting as Commissioner as aforesaid, on the 17th day of May, 2000, reported to said court the sale of the land hereinafter described to said Grantee at the price of \$50,784.00 Dollars, and recommended that said sale be confirmed by the court, and whereas, said report remained open for 10 days and no advance bid was made and no objection offered to said sale; and whereas, said court on the 6th day of June, 2000, entered an order approving and confirming said sale (said confirmation being also approved by Superior Court Judge Robert Hobgood on that date) and directing said Grantor as Commissioner to make, execute, and deliver unto said Grantee a good and sufficient deed for said land upon payment to him of the said purchase price; and whereas, said purchase price has been fully paid;

Now, therefore, said Grantor, acting as Commissioner as aforesaid, under authority of said order of court and in consideration of the said purchase price of Fifty Thousand Seven Hundred Eighty Four and 00/100 Dollars, has bargained and sold and by these presents does grant, bargain, sell, and convey unto said Grantee and its heirs, successors and assigns a certain tract or parcel of land lying and being in the County of Wake and State of North Carolina, in White Oak Township and more particularly described and bounded as follows:

BEGINNING at a pk nail set in the centerline of Olive Chapel Road located North 67 degrees 24 minutes 02 seconds West 1566.57 feet from the centerline intersection of Richardson Road and Olive Chapel Road, thence with the line of James T. Lawrence and wife, Frances H. Lawrence South 02 degrees 42 minutes 52 seconds West ~~500.00~~ ^{248.74} feet to an iron pipe found; thence with the line of H.J. Lawrence and wife, Kathleen S. Lawrence South 89 degrees 27 minutes 01 seconds West 479.53 feet to an iron pipe found in the line of United States of America, Jordan Lake Reservoir; thence with the line of United States of America the following courses and distances: North 19 degrees 57 minutes 39 seconds East 93.25 feet to an iron rod set; thence North 60 degrees 29 minutes 49 seconds East 430.69 feet to a pk nail set in the centerline of Olive Chapel

Wake County, NC 278
Laura H Riddick, Registrar Of Deeds
Presented & Recorded 02/01/2002 12:26:16
Book : 008276 Page : 01328 - 01342

This deed is re-recorded to correct the description. Paul Stam

Road; thence with said centerline South 69 degrees 40 minutes 25 seconds East 90.99 feet to the point and place of BEGINNING containing 2.191 acres total and being shown a "Boundary Survey for County of Wake Facilities Design and Construction of M.H. Price, Jr. and wife, Rachel B. Price Property" by McKim & Creed dated March 9, 2000.

Rachel Price retains a life estate in the eastern portion of the property upon which her 1982 mobile home is located described as follows:

BEGINNING at a pk nail set in the centerline of Olive Chapel Road located North 67 degrees 24 minutes 02 seconds West 1566.57 feet from the centerline intersection of Richardson Road and Olive Chapel Road, thence with the line of James T. Lawrence and wife, Frances H. Lawrence South 02 degrees 42 minutes 52 seconds West 589.37 feet to an iron pipe found; thence with the line of H.J. Lawrence and wife, Kathleen S. Lawrence South 89 degrees 27 minutes 01 seconds West 115 feet to a point; thence a new line ("Limits of Life Estate") North 12 degrees 07 minutes 05 seconds East 265.17 feet to a point in the southern right of way of Olive Chapel Road; thence South 69 degrees 40 minutes 25 seconds East 75 feet to the point and place of BEGINNING.

Together with an easement for the septic tank drain field currently serving said mobile home to the extent said drain field is not otherwise described. Together with access to Olive Chapel Road at the present location of the driveway (provided that the County, at its expense, may relocate the driveway and provide alternative access.) In the event Rachel Price vacates the property for a continuous period of 180 days (and the County so notifies her guardian in writing), then the retained life estate terminates. Provided further that the 1982 mobile home may then be removed by her guardian within 60 days of the giving of the written notice.

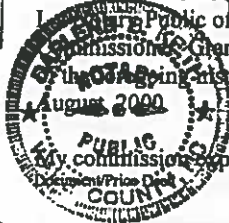
To have and to hold said lands and premises, together with all privileges thereunto belonging to him the said Grantee and its heirs, successors and assigns in as full and ample a manner as said Grantor as Commissioner as aforesaid is authorized and empowered to convey the same.

In Testimony Whereof, said Grantor, acting as Commissioner as aforesaid, has hereunto set his hand and seal the day and year first above written.

 (SEAL)
Paul Stam, Jr., Commissioner

NORTH CAROLINA, Wake County.

I, Notary Public of the County and State Aforesaid, certify that PAUL STAM, JR., Commissioner Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of August 2000.



Paul D. Keith Notary Public

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 000649 Page : 01003 - 01005

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina - Wake County

The foregoing certificate of Darlene S. Keith

Notary(ies) Public is (are) certified to be correct. This instrument
and this certificate are duly registered at the date and time and in the book and
page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: Wendy Parrish
Assistant/Deputy Register of Deeds

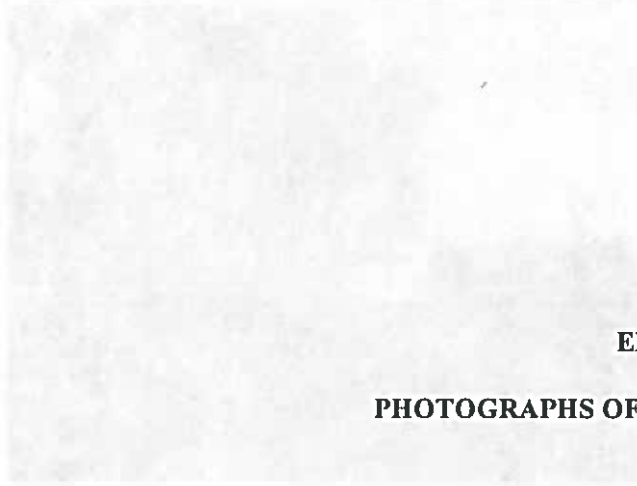
This Customer Group
of Time Stamps Needed

This Document
of Pages
3 New Time Stamp

PHOTOGRAPHY - 10/10/10

EXHIBIT C

PHOTOGRAPHS OF THE SUBJECT PROPERTY



PHOTOGRAPHY - 10/10/10

PHOTOGRAPHY - 10/10/10

PHOTOGRAPHS OF SUBJECT PROPERTY



**View of subject property looking west along
Olive Chapel Road**



**View of subject property looking east along
Olive Chapel Road**



**View of subject property looking south
from Olive Chapel Road**



**View of mobile home located on the subject property
looking south from Olive Chapel Road**