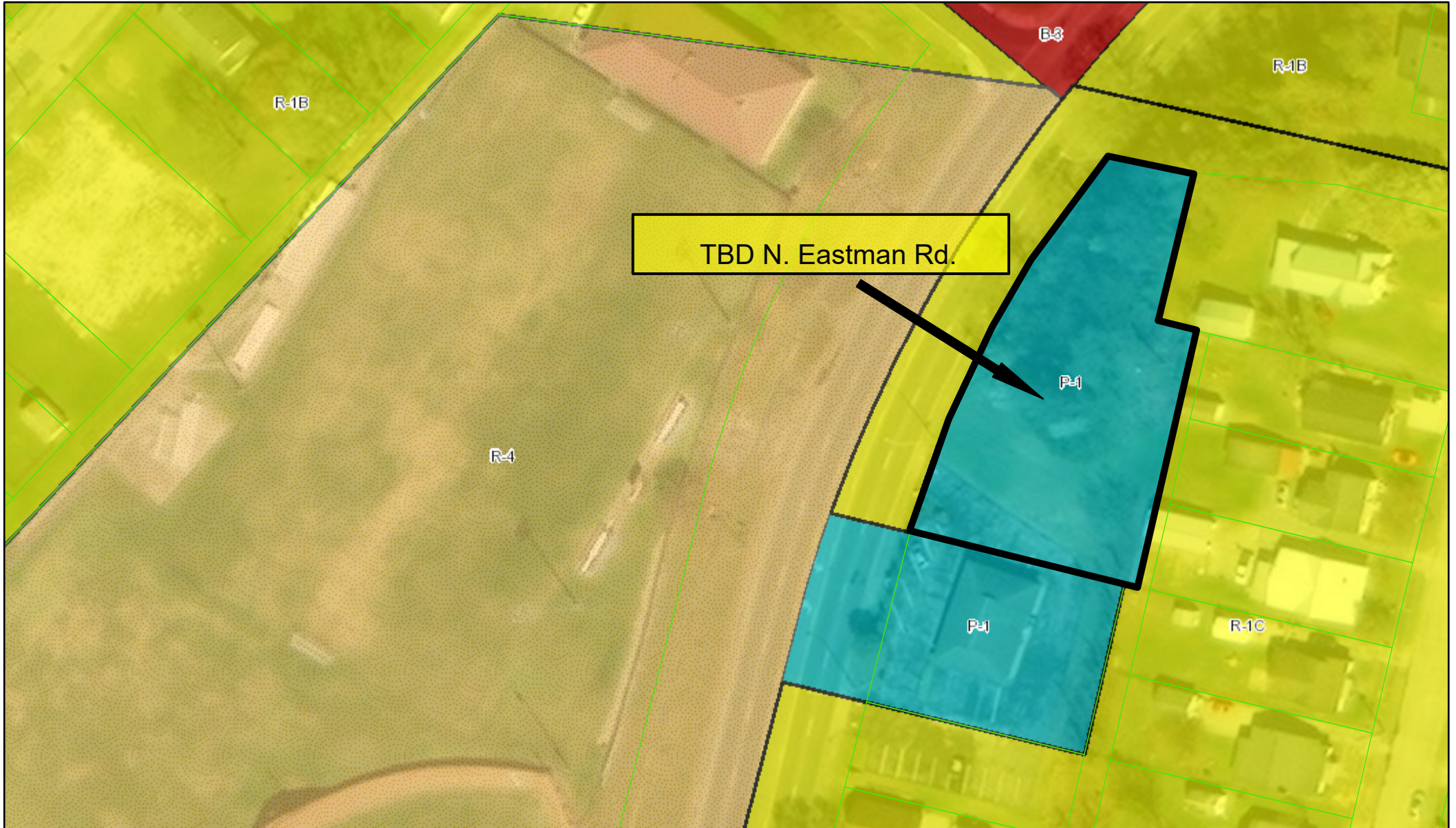


# ArcGIS Web Map



4/23/2024, 10:27:04 AM

Sullivan County Parcels Jan 2023

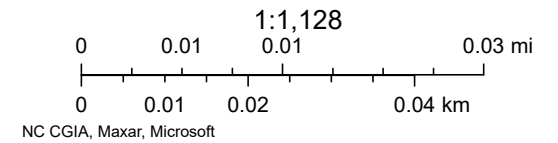
Parcels

City Zoning

<Null>

TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD



# ArcGIS Web Map

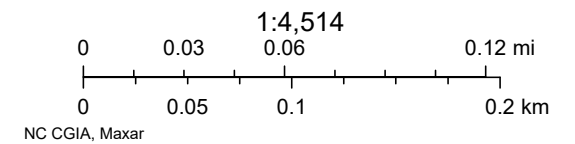


4/23/2024, 11:08:18 AM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: April 23, 2024

RE: TDB N. Eastman Road

The Board is asked to consider the following request:

**Case: BZA24-0068 – The owner of property located at TBD N. Eastman Road, Control Map 061D, Group E, Parcel 023.10** requests special exception to Sec 114-191(c)4 for the purpose of constructing a new cell tower. The property is zoned P-1, Professional Offices District.

*Code reference:*

**Sec. 114-191. - P-1, Professional Offices District.**

*(c)Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the P-1 district as follows:*

- (1)Offices of veterinarians, animal hospitals.*
- (2)Hospitals, rest or convalescent homes.*
- (3)Group homes.*
- (4)Communication facilities.***
- (5)Golf courses.*
- (6)Medical or dental offices*
- (7)The same as for R-5 districts.*

**APPLICATION**  
Board of Zoning Appeals



<b>APPLICANT INFORMATION:</b>					
Last Name	Belagode	First	Vinaya	M.I.	Date 1/25/2024
Street Address	1017 Wellington Blvd.			Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660
Phone	423-914-1391	E-mail Address	<a href="mailto:Rhanbal@gmail.com">Rhanbal@gmail.com</a>		

<b>PROPERTY INFORMATION:</b>					
Tax Map Information	Tax map: 061 D	Group: E	Parcel: 023.10	Lot:	
Street Address	Eastman North Road			Apartment/Unit #	
Current Zone	R-1C	Proposed Zone	P-1		
Current Use	Vacant land	Proposed Use	Cell tower		

<b>REPRESENTATIVE INFORMATION:</b>					
Last Name	Williams	First	Richard	M.I.	Date 1/25/2024
Street Address	296 County Road 327			Apartment/Unit #	
City	Crane Hill	State	AL	ZIP	35053
Phone	615-351-2639	E-mail Address	<a href="mailto:richard@rqwilliamsinc.com">richard@rqwilliamsinc.com</a>		

**REQUESTED ACTION:**

SPECIAL EXCEPTION TO CONSTRUCT A CELL TOWER  
IN A P-1 ZONE.

**DISCLAIMER AND SIGNATURE**

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: B. Vinaya Date: 1-31-2024

Signed before me on this 31 day of January 2024  
 a notary public for the State of Tennessee  
 County of Obion  
 Notary H Alexander  
 My Commission Expires April 01, 2027



**NOTES:**

1. NORTH ARROW IDENTIFICATION: Tennessee State Plane Coordinate System.
2. This survey is a retracement of the property of record as Deed Parcels 3 & 4 in Deed Book 2108-C, Page 810, Register's Office, Sullivan County, Tennessee, (ROSC), according to monuments and evidences found and shown hereon.
3. No Title Examination was available at Time of survey.
4. No underground utilities were marked within the property. This survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
5. Property does not lie within Special Flood Hazard Areas, according to current FEMA Flood Map information. No Flood Elevation Survey of Certification performed.

**LEGEND**

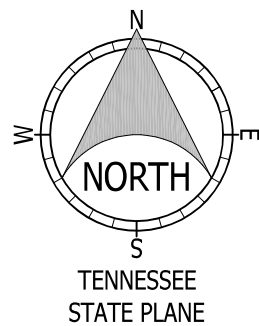
- CAPPED IRON ROD SET
- IRON ROD FOUND (AS NOTED)
- ⊙ IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊕ UTILITY POLE
- ↓ GUY ANCHOR
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- SURVEYED LINE
- - - ADJOINERS' BOUNDARY
- - - DEED LINE
- - - RIGHT-OF-WAY CENTER LINE
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY — GUY — GUY WIRE

**SURVEYOR'S CERTIFICATION**

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields  
Tennessee RLS  
License No. 2921



**NORTH EASTMAN ROAD**  
120' Public R/W  
at this location, per County Maps

Arc: 101.54' Rad: 777.36'  
Delta: 7°29'02" Tan: 50.84'  
Chord: N 20°56'46" E 101.47'

N 78°48'28" W 132.00'

**TAX PARCEL**  
061D E 023.00  
VINAYA BELAGODE &  
RAKSHITHA H. BELAGODE  
Deed 2108-C-812 ROSC  
Deed Parcel 1

**TAX PARCEL**  
061D E 023.10  
0.50± AC

P.O.B.  
Concrete Monument Found

1in Iron Pipe found  
3.81' North of Subject Corner

Concrete Monument Found  
0.4' South of True Corner

S 78°48'25" E  
25.00'

S 11°11'33" W 150.00'

Concrete Monument Found  
0.5' South of True Corner

**WESTMORELAND AVENUE**  
Public R/W - non-uniform width

**TAX PARCEL**  
061D E 002.00

No deed found for this portion  
of former Lot 19, Block 8, PB A-68

Abandonment instrument  
(if any) not found

LOT 18  
LOT 17  
Block 8, PB A-68

15' ALLEY  
Plat A-68 (Not Open)

SCALE: 1in = 30'



**THE LAND CONSULTANTS** LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

**BOUNDARY SURVEY**  
**TAX PARCEL 061D E 023.10**  
PROPERTY OF: VINAYA BELAGODE & RAKSHITHA H. BELAGODE  
Deed 2108-C-812 ROSC, Deed Parcel 3 & 4  
North Eastman Road, Kingsport, TN 37660  
11th Civil District, Sullivan County, Tennessee

**BOUNDARY SURVEY**

DWG#: 23253-BNDY  
ISSUE #: 1  
ISSUE DATE: 01-24-2024

SHEET  
**1**  
OF  
1



## GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE. IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER REPRESENTATIVE AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
8. NOTIFY THE OWNER REPRESENTATIVE TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE OWNER REPRESENTATIVE TO REVIEW THE SITE PRIOR TO EXCAVATION.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP-INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT SUPPLIED BY THE OWNER: ANTENNAS, COAX CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINETS/SHELTER. THE EQUIPMENT CABINETS/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.
11. CONTRACTOR TO NOTIFY THE OWNER REPRESENTATIVE FORTY-EIGHT HOURS PRIOR TO CONCRETE POURS.
12. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO OWNER AND LESSEE AT COMPLETION OF JOB.

## ABBREVIATIONS

AGL	ABOVE GROUND LEVEL	AMSL	ABOVE MEAN SEA LEVEL
CL	CENTERLINE	CONC	CONCRETE
DIA	DIAMETER	DIM	DIMENSION
(E)	EXISTING	EA	EACH
ELEV	ELEVATION	EQ	EQUAL
FTG	FOOTING	FDN	FOUNDATION
LLH	LONG LEG HORIZONTAL	HSS	HOLLOW STRUCTURE SHAPE
MAX	MAXIMUM	LLV	LONG LEG VERTICAL
NTS	NOT TO SCALE	MIN	MINIMUM
PL	PLATE	OC	ON CENTER
TOS	TOP OF STEEL	RGS	RIGID GALVANIZED STEEL
UNO	UNLESS NOTED OTHERWISE	TYP.	TYPICAL
W/	WITH	TBR	TO BE REMOVED

## LEGEND

SYMBOLS OF EXISTING FEATURES	DESCRIPTION	SYMBOLS OF PROPOSED FEATURES
X 100.5	SPOT ELEVATION	712.9
	CONTOUR LINE	98
	STORM DRAIN	SD
	CATCH BASIN	
	RIGHT OF WAY	
	IRON PIN	
	BENCHMARK	
	CONCRETE MONUMENT	
	CENTERLINE	
	OVERHEAD TELEPHONE	
	UNDERGROUND TELEPHONE	
	OVERHEAD POWER	
	UNDERGROUND POWER	
	UNDERGROUND FIBER	
	FENCE LINE	
	SILT FENCE	
	LIMITS OF DISURBANCE	
	UTILITY POLE	
	LIGHT POLE	
	WATER LINE	
	WATER VALVE	
	NATURAL GAS LINE	
	GAS VALVE	
	SANITARY SEWER	
	MANHOLE	

NOTE: THIS IS A GENERAL LEGEND. ALL FEATURES MAY NOT BE LOCATED IN THIS SITE.



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	JTO
CHECKED BY	BNS

REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE



SITE NAME
EASTMAN INDUSTRIAL
SITE NUMBER
443119



SITE NAME
EASTMAN INDUSTRIAL
SITE NUMBER
N/A

SITE ADDRESS
N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE
RAWLAND

SHEET TITLE
GENERAL NOTES

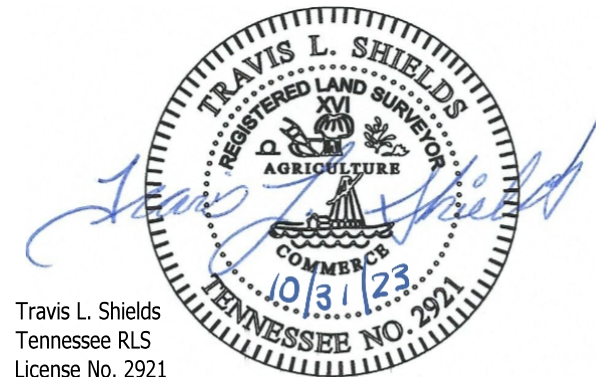
SHEET NUMBER	REVISION
Z-002	A

**GENERAL NOTES:**

- This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
- Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
- Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
- Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
- Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
- This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
- This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
- Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
- Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
- This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
- Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
- Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

**SURVEYOR'S CERTIFICATION**

To: Verizon Wireless:  
I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category II Survey.



Travis L. Shields  
Tennessee RLS  
License No. 2921

**PROPOSED TOWER LOCATION DATA**

Latitude: NORTH: 36.539108° 36° 32' 20.79"  
Longitude: WEST: 82.524069° 82° 31' 26.65"  
Ground Elev: 1,305.1 FEET AMSL (NAVD88)  
Benchmark: DJ9532 TN11

**PARENT TAX PARCEL**

VINAYA BELAGODE &  
RAKSHITHA H. BELAGODE  
TAX PARCEL: 061D E 023.10

**NORTH ORIENTATION**

TENNESSEE STATE PLANE COORDINATE SYSTEM  
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)  
ELEVATION DATUM: NAVD88, GEOID 12B  
DATE OF SURVEY: 10-19-2023  
Method: RTK (CORS); Confidence Level: 95%  
Positional Accuracy: HZ ± 0.10'  
EPOCH 2010.0000

**FLOOD DATA**

FEMA FLOOD MAP PANEL: 47163C0045D, Effective Date: 09-29-2006  
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

**TITLE EXAMINATION:**

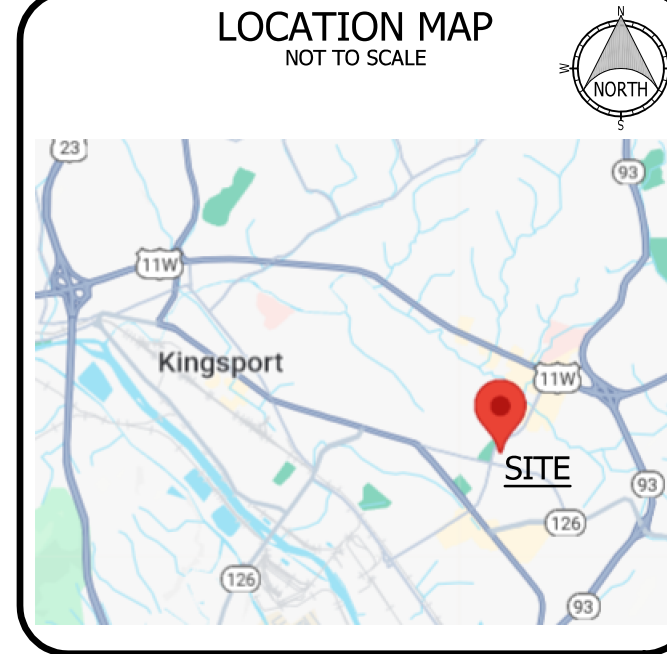
Not available

**SURVEY ISSUE DATA**

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	10-31-2023	NB	TLS

**LOCATION MAP**

NOT TO SCALE



**THE LAND CONSULTANTS** LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

PREPARED FOR

**VERIZON WIRELESS**

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

**SITE SURVEY**  
**EASTMAN INDUSTRIAL**  
MDG Id: 5000204729  
North Eastman Road, Kingsport, TN 37660  
11th Civil District  
Sullivan County, Tennessee

**LEGEND**

- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊕ UTILITY POLE
- ⌋ GUY ANCHOR
- Ⓜ TELECOM PULLBOX
- ⊗ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- \* PROPOSED TOWER LOCATION
- ⊕ SITE BENCHMARK
- R/W RIGHT-OF-WAY
- C/L CENTER LINE
- AUF ACCESS & UTILITY/FIBER
- ESMT EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Sq Ft SQUARE FEET
- ==== PAVEMENT EDGE
- ==== CURB LINE
- ==== SIDEWALK
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY WIRE
- ~~~~ TREE LINE
- GAS — UG GAS LINE
- UGT — MARKED UG TELECOM
- 5' CONTOURS
- 1' CONTOURS
- WALL
- RW PUBLIC R/W
- TAX PARCEL BOUNDARY
- TIE LINE
- LESSEE'S PREMISES
- LESSEE'S EASEMENTS

**COVER SHEET**

DWG#: 23253  
ISSUE #: 0  
ISSUE DATE: 10-31-2023  
SEE SHEET #1

SHEET  
**1**  
OF  
4



# PROPERTY INFORMATION

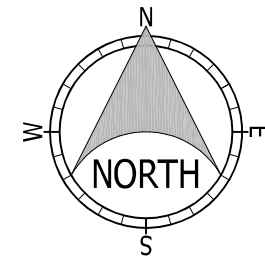
## PARENT TAX PARCEL

A. VINAYA BELAGODE &  
 RAKSHITHA H. BELAGODE  
 TAX PARCEL: 061D E 023.10  
 DEED BOOK 2108C, PAGE 810

## ADJOINING TAX PARCELS

B. DAVID W. FRADY (TRUSTEE)  
 TAX PARCEL: 061D E 002.00  
 DEED BOOK 3010, PAGE 409

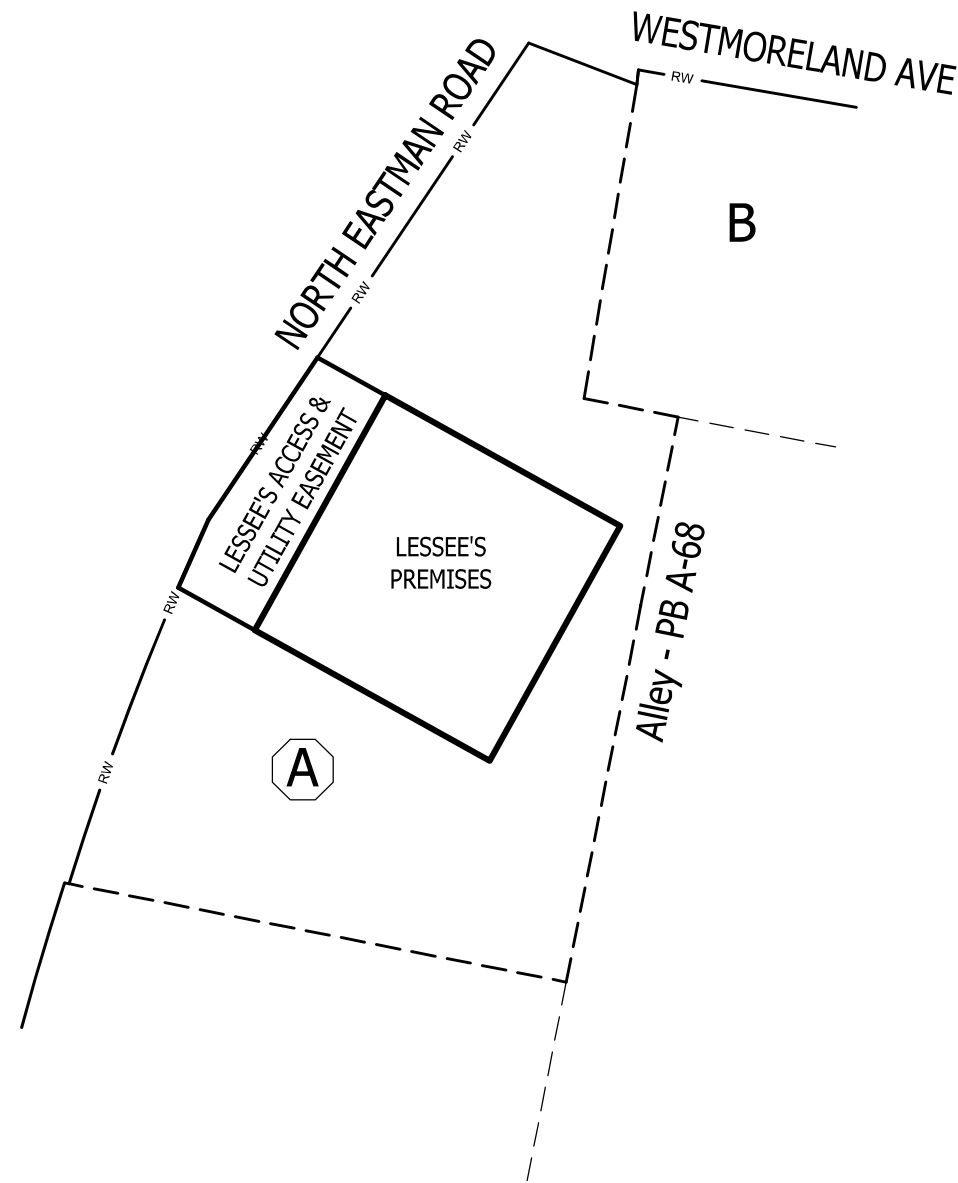
C. VINAYA BELAGODE &  
 RAKSHITHA H. BELAGODE  
 TAX PARCEL: 061D E 023.00  
 DEED BOOK 2108C, PAGE 810



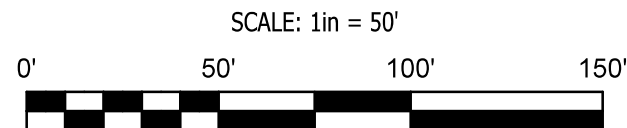
**THE LAND CONSULTANTS** LLC  
 5449 HIGHWAY 41  
 JASPER, TN 37347  
 423.304.6722

PREPARED FOR

VERIZON WIRELESS



- RW —— PUBLIC R/W
- VESTING LAND
- - - - - ADJOINING TAX PARCEL
- LESSEE'S PREMISES
- LESSEES EASEMENT(S)



OVERVIEW MAP CAVEAT:  
 OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

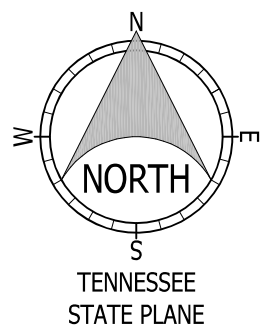
## SITE SURVEY EASTMAN INDUSTRIAL

MDG Id: 5000204729  
 North Eastman Road, Kingsport, TN 37660  
 11th Civil District  
 Sullivan County, Tennessee

## OVERVIEW MAP

DWG#: 23253  
 ISSUE #: 0  
 ISSUE DATE: 10-31-2023  
 SEE SHEET #1

SHEET  
**2**  
 OF  
 4



**THE LAND CONSULTANTS** LLC  
 5449 HIGHWAY 41  
 JASPER, TN 37347  
 423.304.6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

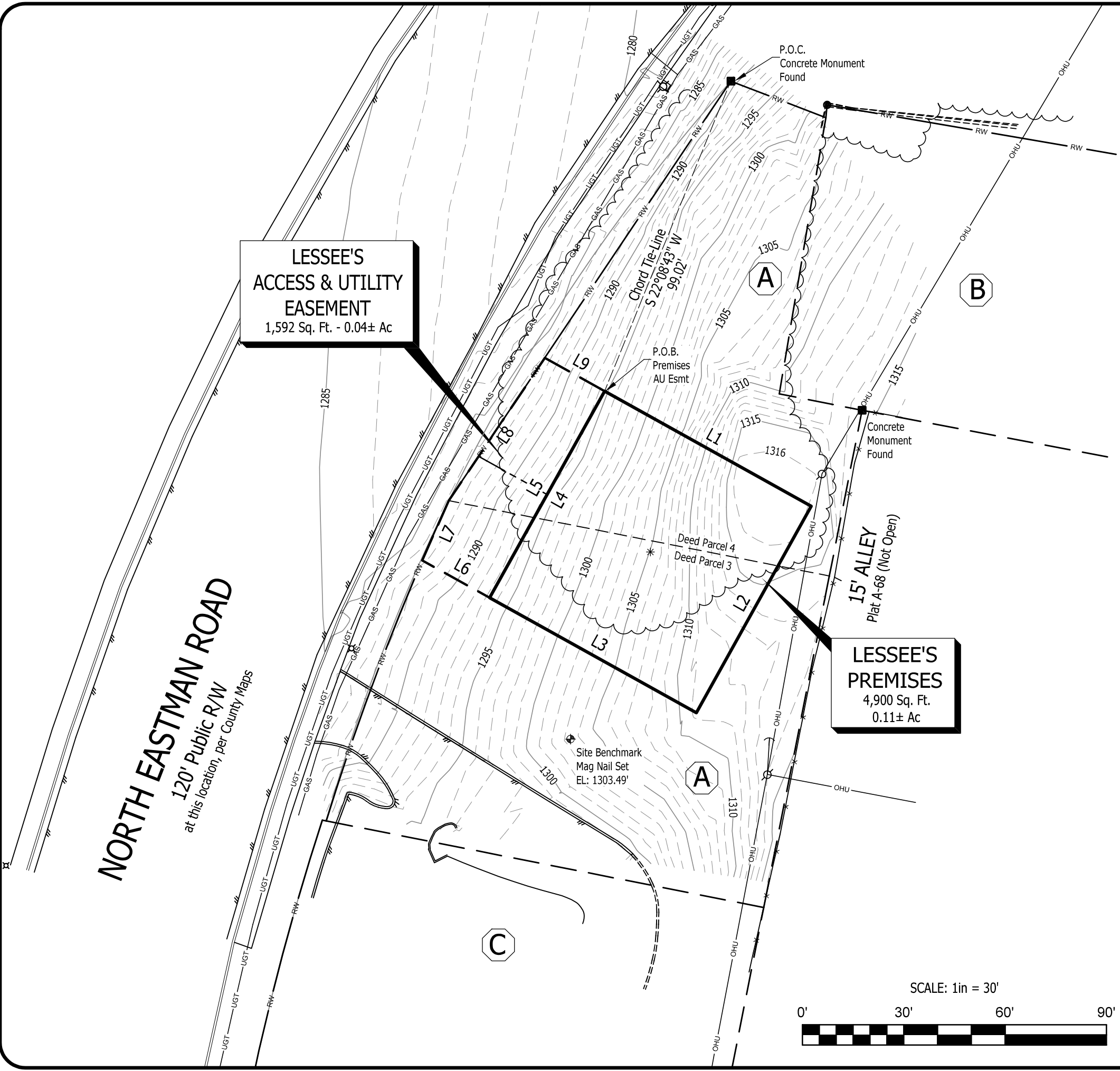
**SITE SURVEY**  
**EASTMAN INDUSTRIAL**

MDG Id: 5000204729  
 North Eastman Road, Kingsport, TN 37660  
 11th Civil District  
 Sullivan County, Tennessee

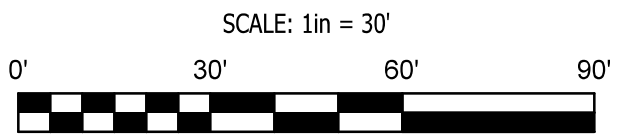
**SITE SURVEY**

DWG#: 23253  
 ISSUE #: 0  
 ISSUE DATE: 10-31-2023  
 SEE SHEET #1

SHEET  
**3**  
 OF  
 4



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 60°54'34" E	70.00'
L2	S 29°05'26" W	70.00'
L3	N 60°54'34" W	70.00'
L4	N 29°05'26" E	70.00'
L5	S 29°05'26" W	70.00'
L6	N 60°54'34" W	22.81'
L7	N 23°58'35" E	19.32'
L8	N 33°54'27" E	50.94'
L9	S 60°54'34" E	20.26'



**LESSEE'S PREMISES**

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;  
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 60°54'34" E, a distance of 70.00 feet;  
Thence S 29°05'26" W, a distance of 70.00 feet;  
Thence N 60°54'34" W, a distance of 70.00 feet;  
Thence N 29°05'26" E, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.11 Acres (4,900 Square Feet), more or less.

**LESSEE'S ACCESS & UTILITY EASEMENT**

All that tract or parcel of land lying and being in the 11th Civil District of Sullivan County, Tennessee, and being a portion of the property of Vinaya Beladoge & Rakshita H. Belagode, of record in Deed Book 2108C, Page 810, Register's Office, Sullivan County, Tennessee and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the Northwest Corner of aforesaid property;  
Thence along a Chord Tie Line having a Bearing of S 22°08'43" W, a distance of 99.02 feet to the POINT OF BEGINNING;

Thence S 29°05'26" W, a distance of 70.00 feet;  
Thence N 60°54'34" W, a distance of 22.81 feet to a point on the Southeast Right-of-Way Line of North Eastman Road;  
Thence N 23°58'35" E, along said Right-of-Way Line, a distance of 19.32 feet;  
Thence N 33°54'27" E, leaving said Right-of-Way Line, a distance of 50.94 feet;  
Thence S 60°54'34" E, a distance of 20.26 feet to the POINT OF BEGINNING.

Said Easement contains 0.04 Acres (1,592 Square Feet), more or less.



THE LAND CONSULTANTS LLC  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722

PREPARED FOR



VERIZON WIRELESS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

**SITE SURVEY  
EASTMAN INDUSTRIAL**

MDG Id: 5000204729  
North Eastman Road, Kingsport, TN 37660  
11th Civil District  
Sullivan County, Tennessee

**DESCRIPTIONS**

DWG#: 23253  
ISSUE #: 0  
ISSUE DATE: 10-31-2023  
SEE SHEET #1

SHEET  
**4**  
OF  
4





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REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	443119

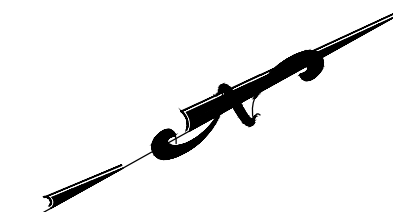
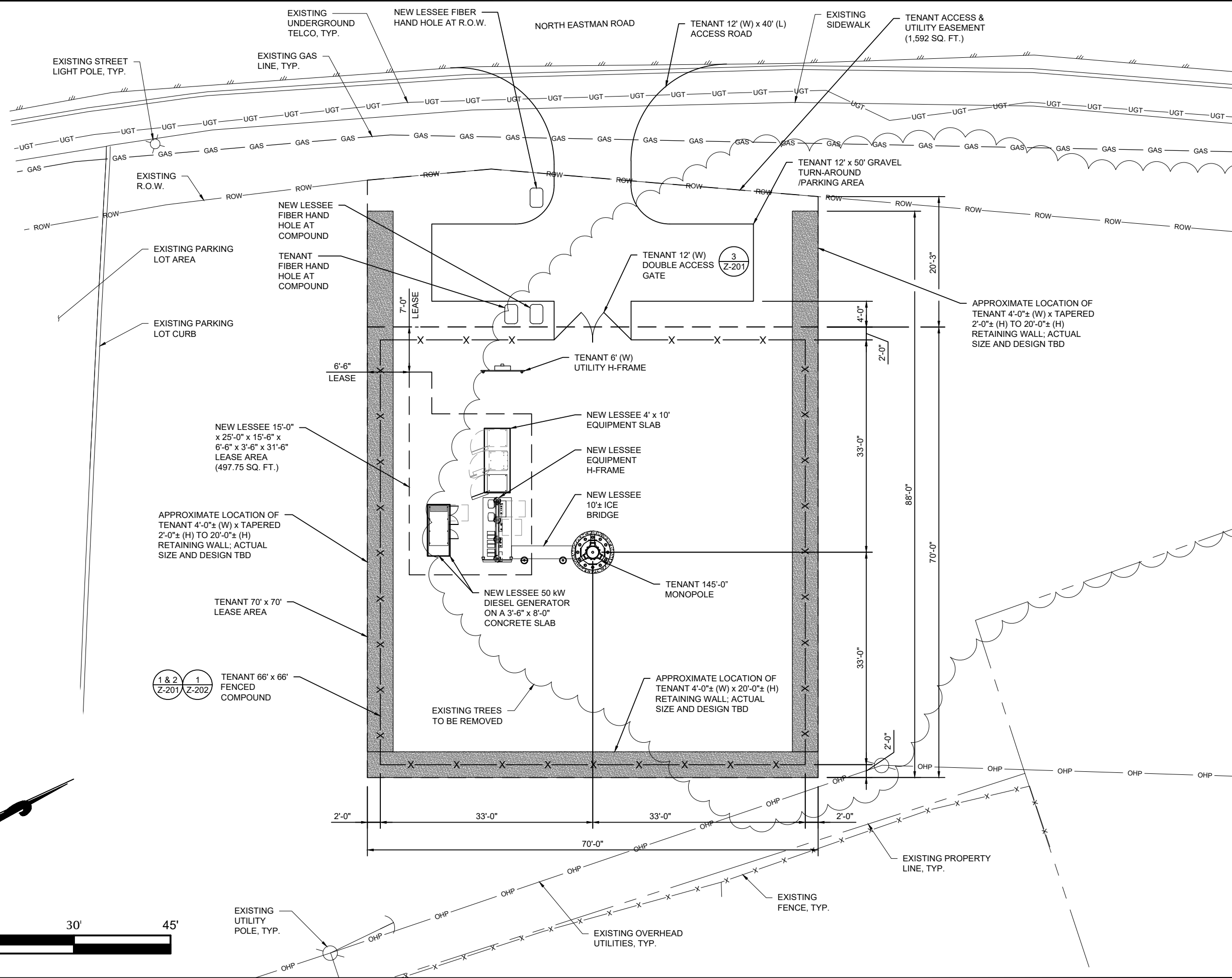


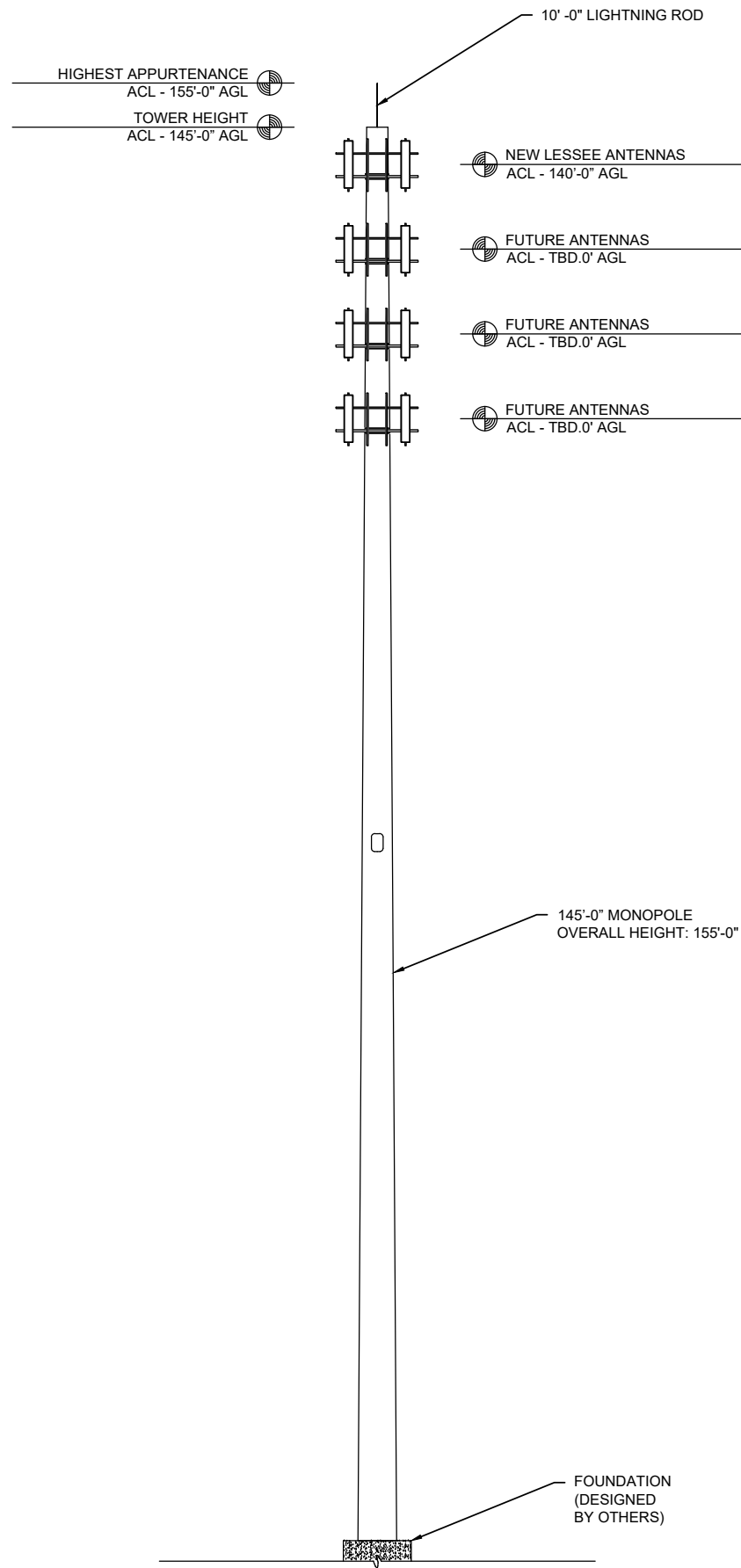
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SITE NUMBER	N/A

SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

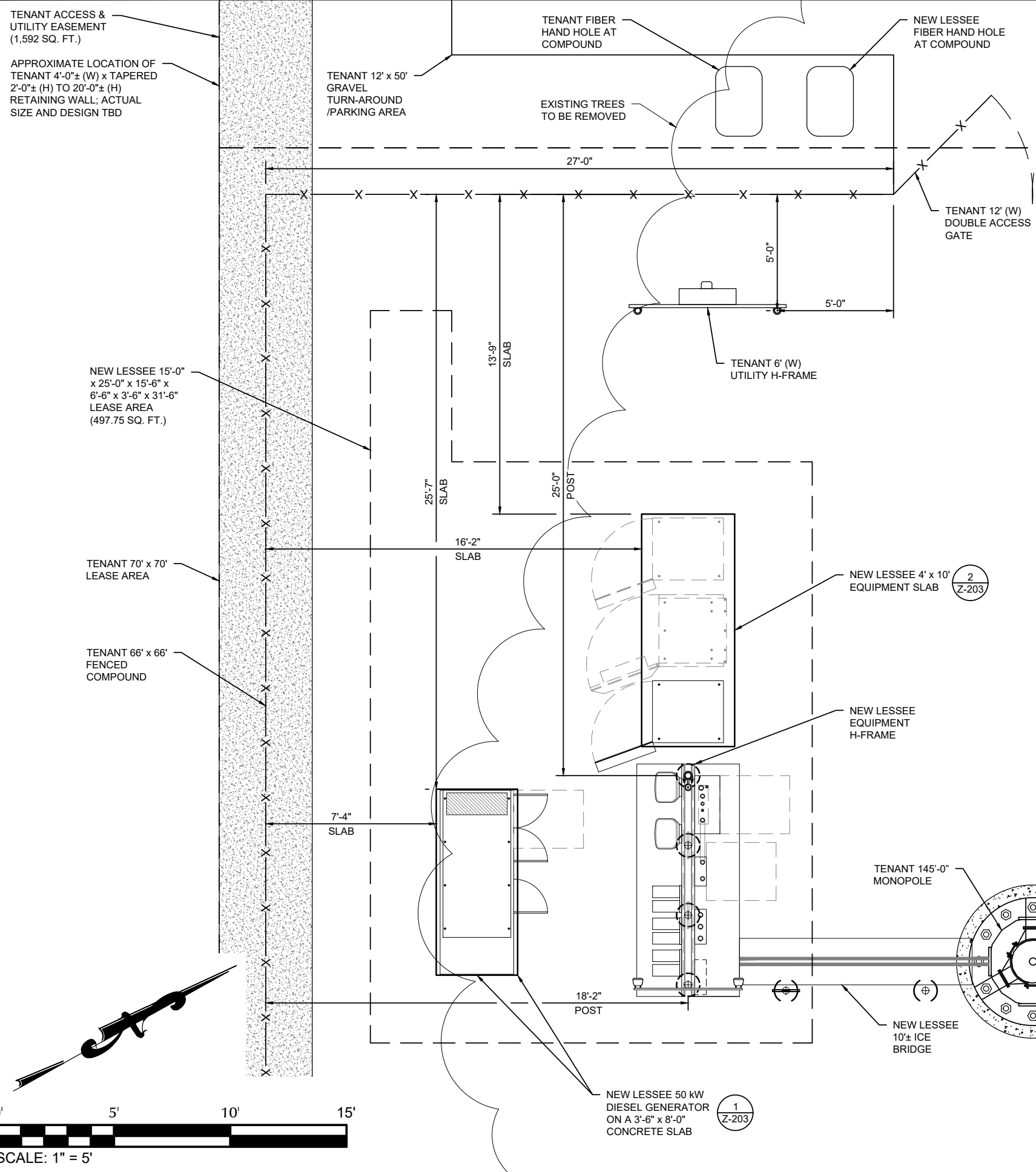
SHEET TITLE	SITE LAYOUT PLAN
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SHEET NUMBER	Z-102	REVISION	A
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**TOWER ELEVATION**  
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EASTMAN INDUSTRIAL

SITE NUMBER  
443119



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EASTMAN INDUSTRIAL

SITE NUMBER  
N/A

SITE ADDRESS  
N. EASTMAN RD.  
KINGSPORT, TN 37660

SITE TYPE  
RAWLAND

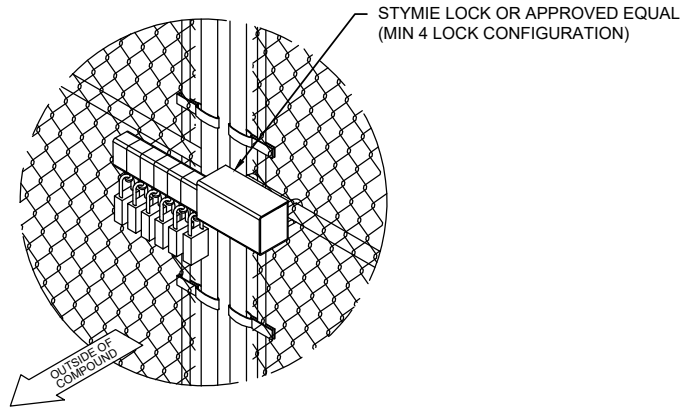
SHEET TITLE  
TOWER ELEVATION & EQUIPMENT LAYOUT PLAN

SHEET NUMBER <b>Z-103</b>	REVISION <b>A</b>
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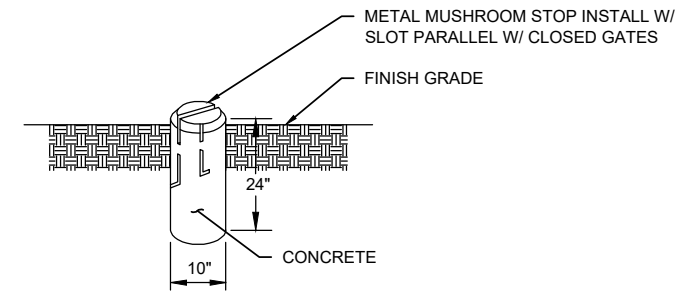
**TYPICAL WOVEN WIRE FENCING NOTES:**

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

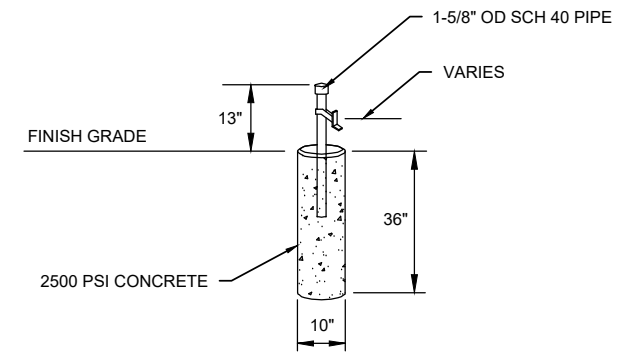
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
3. GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STEEL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
5. CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL
8. GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
9. HEIGHT= 6' VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.



**FENCE LOCK DETAIL**  
NTS



**MUSHROOM STOP**  
NTS



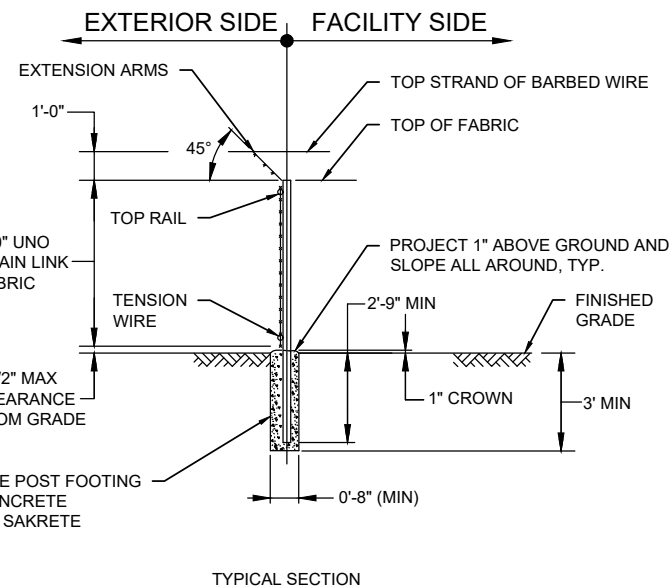
**GATE STOP DETAIL**  
NTS



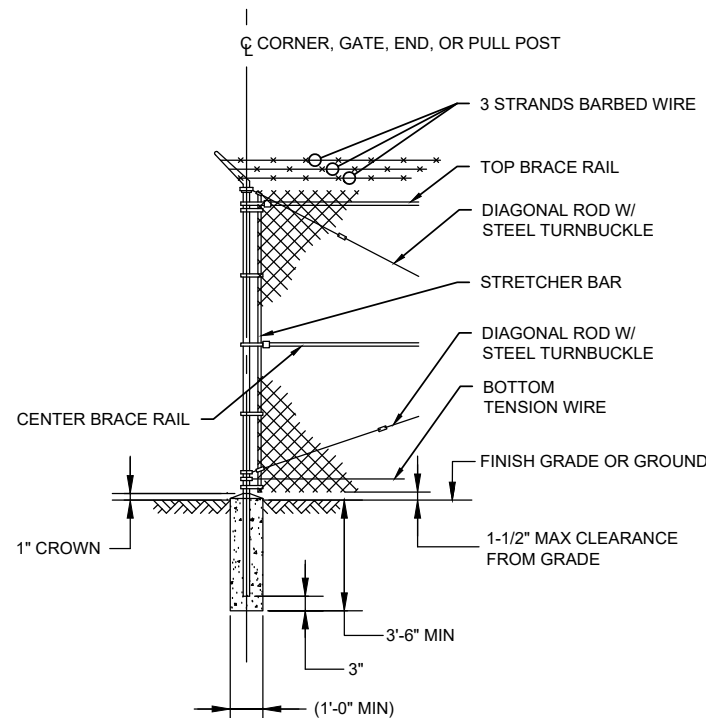
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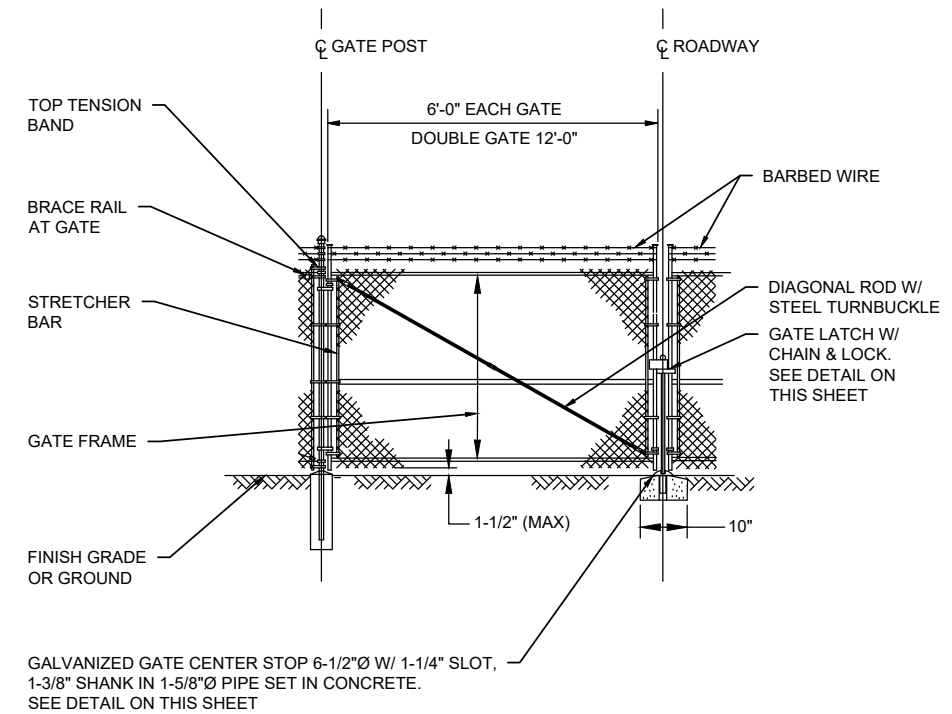
REVISIONS			
#	DATE	BY	DESCRIPTION
A	11/17/23	JTO	PRELIMINARY ISSUE



**WOVEN WIRE FENCE** ①  
NTS



**WOVEN WIRE CORNER, GATE, END OR PULL POST** ②  
NTS



**WOVEN WIRE DOUBLE GATE** ③  
NTS



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
443119



SITE NAME  
EASTMAN INDUSTRIAL  
SITE NUMBER  
N/A

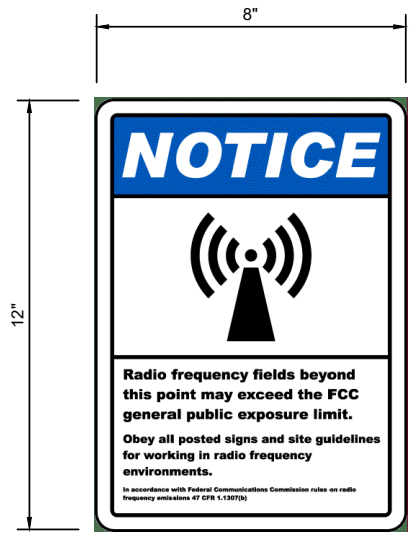
SITE ADDRESS  
N. EASTMAN RD.  
KINGSPORT, TN 37660  
SITE TYPE  
RAWLAND

SHEET TITLE  
SITE DETAILS

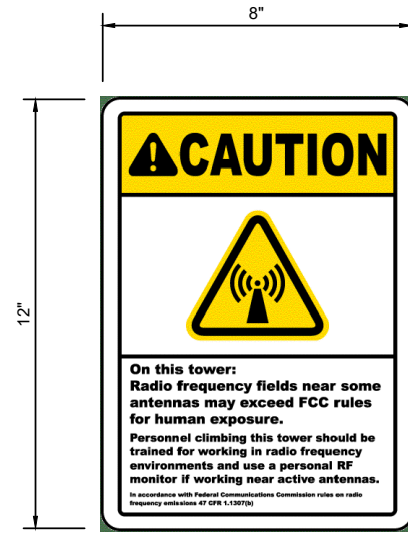
SHEET NUMBER	REVISION
Z-201	A



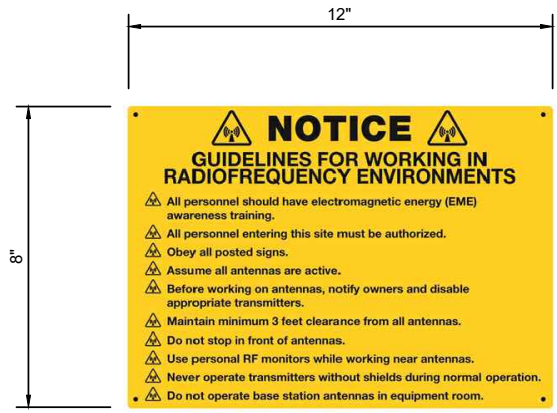
10" x 14"  
NO TRESPASSING SIGN ①  
NTS



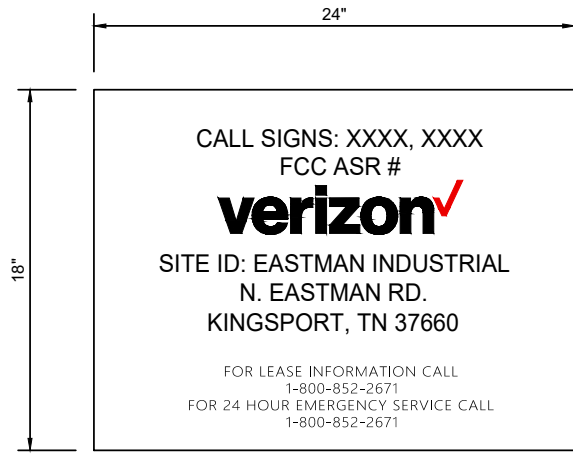
12" x 8"  
RF GUIDELINES SIGN ②  
NTS



12" x 8"  
RF GUIDELINES SIGN ③  
NTS



8" x 12"  
RF GUIDELINES SIGN ④  
NTS

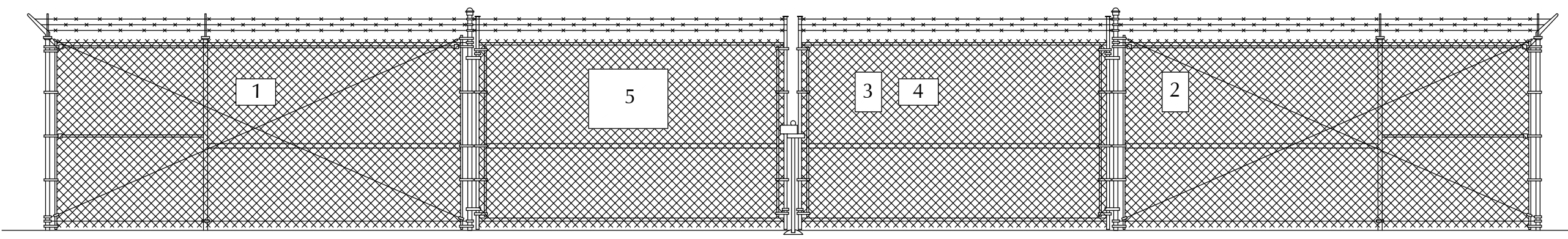
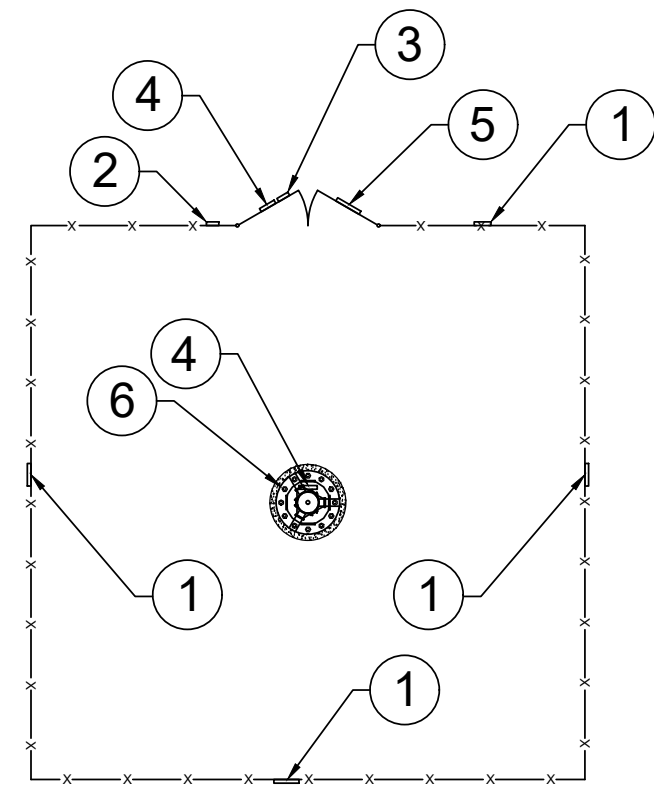


18" x 24"  
SITE ID SIGN ⑤  
NTS



-WHEN REQUIRED, PLACE ON TOWER  
-USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER  
-LETTERS TO BE 3" MIN

ASR # ⑥  
NTS



FENCED COMPOUND DETAILS  
NTS



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FOR REFERENCE ONLY



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SITE NUMBER	443119



SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A
SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

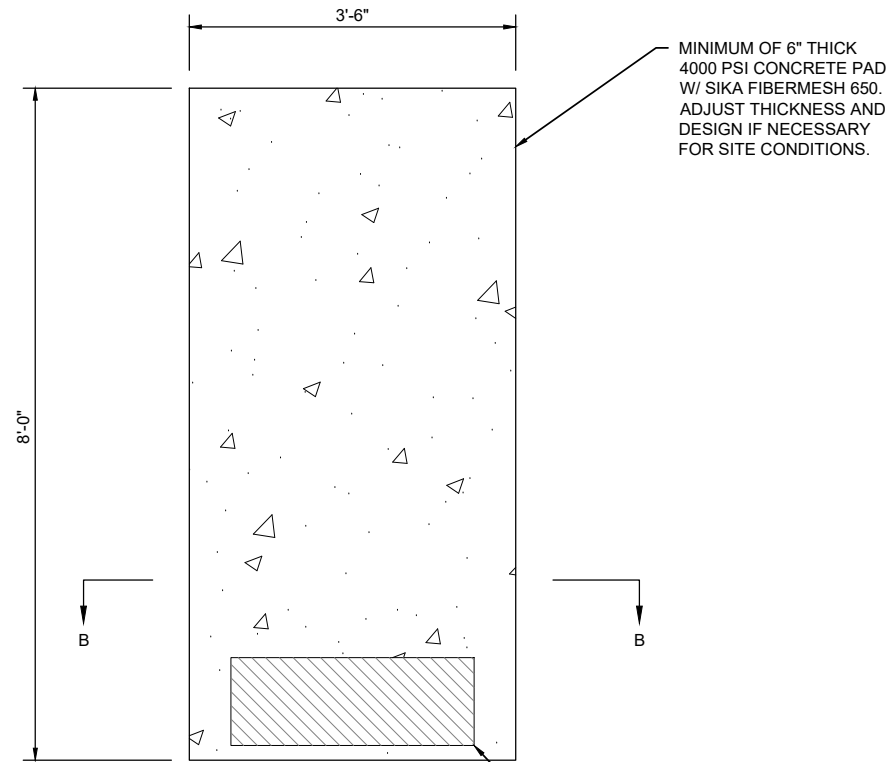
SHEET TITLE  
SITE DETAILS

SHEET NUMBER	Z-202	REVISION	A
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**CONCRETE PAD NOTES:**

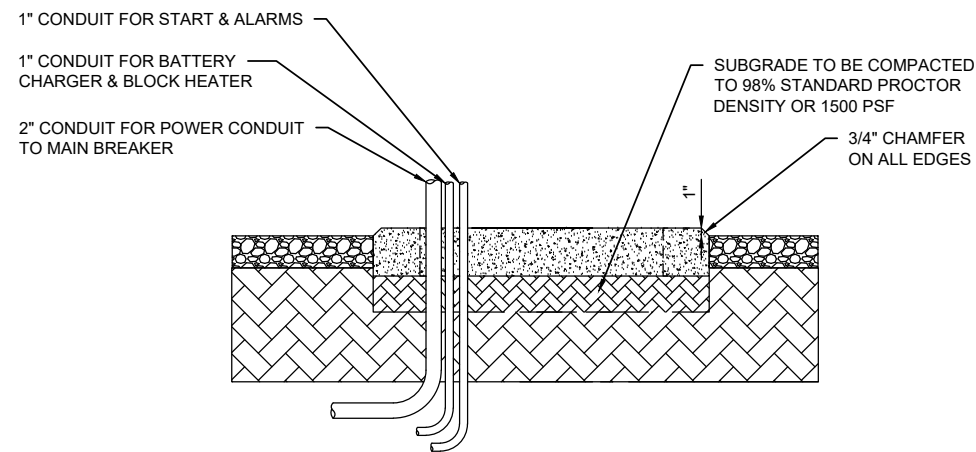
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
3. STUB UP CONDUITS 6" MINIMUM ABOVE GENERATOR PAD. TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
  - 5.a. MINIMUM COMPRESSION STRENGTH 4,000 PSI
  - 5.b. AIR ENTRAPMENT RANGE 3% TO 6%
  - 5.c. SLUMP GREATER THAN 3", BUT NOT TO EXCEED 6"
6. CONDUITS TO BE TERMINATED WITH MALE ADAPTER AND THREADED BUSHING.



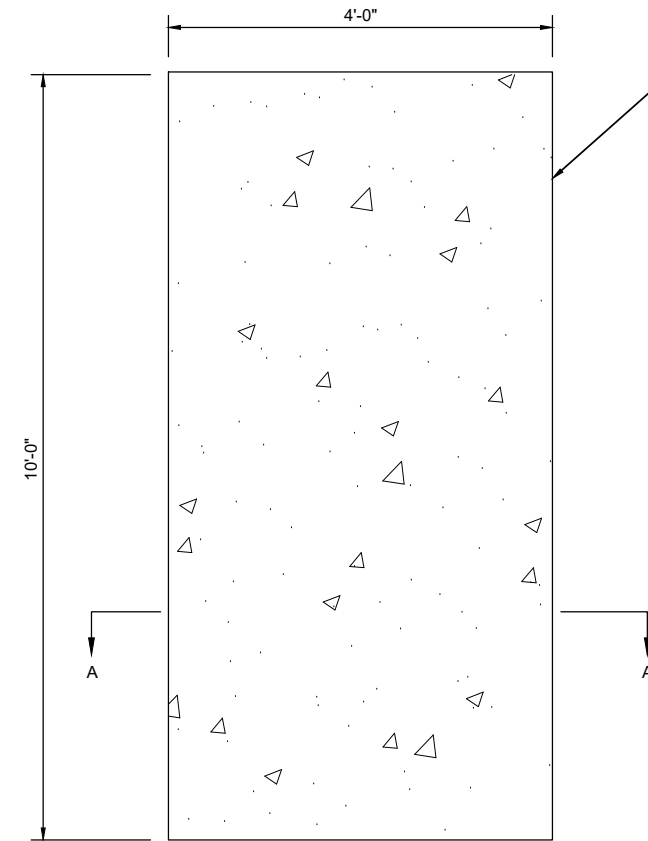
MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

CONDUITS TO BE STUBBED UP IN THIS AREA

**GENERATOR PAD PLAN ①**  
NTS

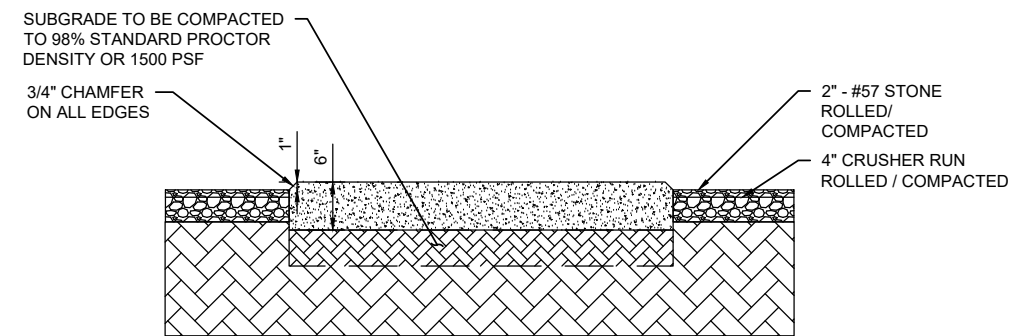


**SECTION B-B THROUGH GENERATOR PAD**  
NTS



MINIMUM OF 6" THICK 4000 PSI CONCRETE PAD W/ SIKA FIBERMESH 650. ADJUST THICKNESS AND DESIGN IF NECESSARY FOR SITE CONDITIONS.

**EQUIPMENT PAD PLAN ②**  
NTS



**SECTION A-A THROUGH EQUIPMENT PAD**  
NTS



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SITE NAME	EASTMAN INDUSTRIAL
SITE NUMBER	N/A

SITE ADDRESS	N. EASTMAN RD. KINGSPORT, TN 37660
SITE TYPE	RAWLAND

SHEET TITLE	SITE DETAILS
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SHEET NUMBER	Z-203	REVISION	A
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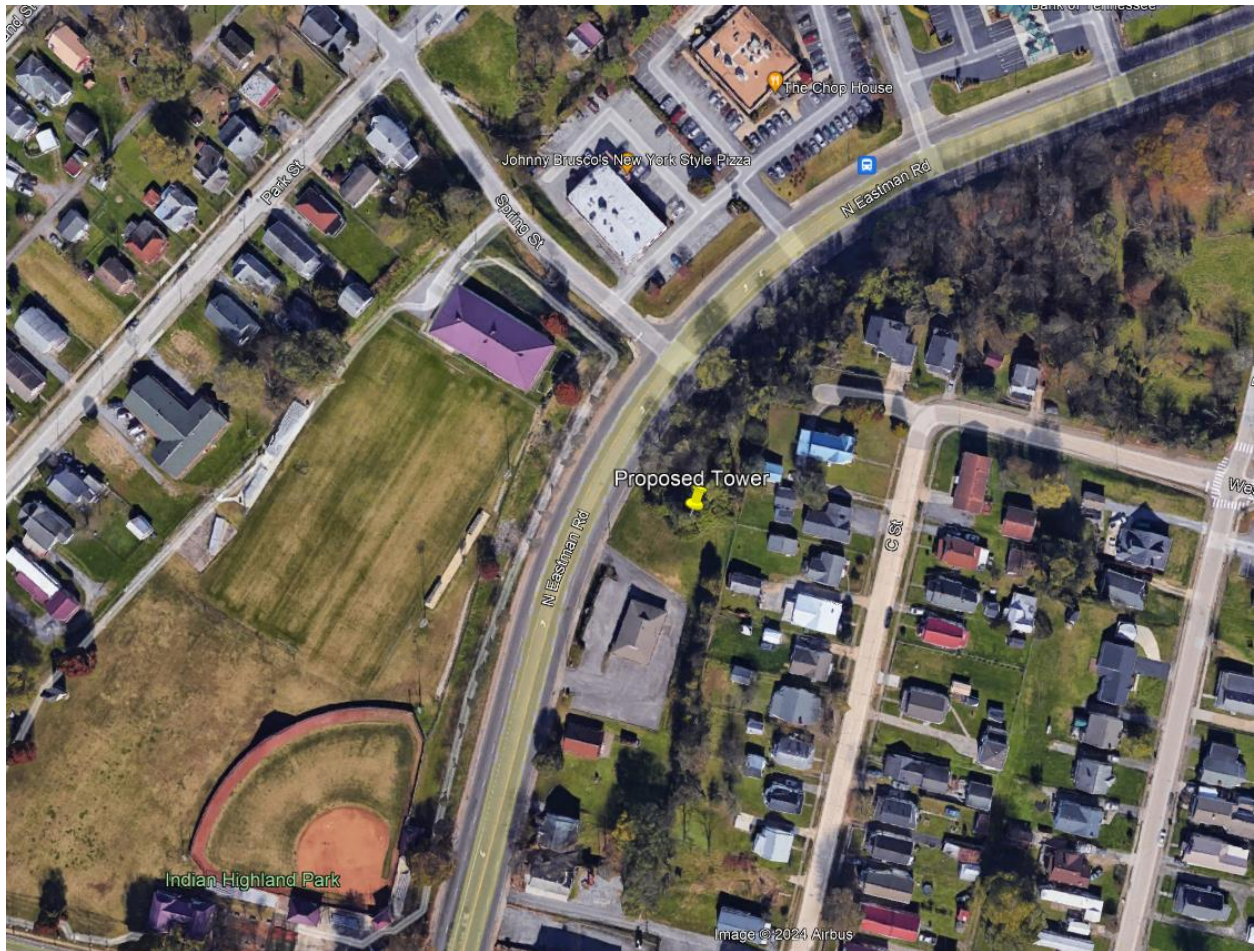
# ORDINANCE COMPLIANCE STATEMENT AND NARRATIVE – April 11, 2024

Application: **Special Exception Permit**

Verizon Site Name: **Eastman Industrial**

**Project Description:** R. G. Williams Company, Inc. proposes to install a 150' tower for use by Verizon Wireless on a parcel of land recently re-zoned to P-1 – Parcel 061D E 023.10

**Property Owner:** Belagode



## NARRATIVE

Verizon Wireless needs to increase the capacity and coverage in this area because of the high volume of calls and data required nearby – namely for the high school, elementary school and surrounding commercial areas – and especially needs to increase the service inside buildings in this area. That is why a new tower is proposed in this area. This site was chosen as the best spot for a new tower that would solve the coverage and capacity problem.

## ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application pursuant to Chapter 114 of the Kingsport TN code of ordinances.

Please note that this property was recently re-zoned to P-1. This re-zoning was completed in March 2024. Documentation of this re-zoning is available.

Towers are allowed to be constructed on property zoned P-1 as long as this board approves the project.

### **Sec. 114-191. P-1, Professional Offices District.**

- (a) *Principal uses.* Principal uses permitted in the P-1, Professional Offices District are as follows:
  - (1) Offices for business, professional, governmental, civic, insurance or other groups.
  - (2) Credit agencies, brokers, travel agencies, computer or data processing centers, real estate offices, finance, photography studios, law offices.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the P-1 district as follows: incidental retail or service uses intended primarily for building tenants, employees or patrons.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the P-1 district as follows:
  - (1) Offices of veterinarians, animal hospitals.
  - (2) Hospitals, rest or convalescent homes.
  - (3) Group homes.
  - (4) Communication facilities.

**This ordinance provision is met if the board approves this Special Exception. The property was recently re-zoned to P-1 in March 2024.**

### **Sec. 114-67. Powers.**

- (a) *Generally.* The board of zoning appeals shall have the following powers:
  - (1) *Administrative review.* To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision or refusal made by the zoning administrator, building official or other administrative official in carrying out or enforcing any section of this chapter and for interpretation of the zoning map and text.
  - (2) *Conditional uses or special exceptions.* To hear and decide applications for conditional uses or special exceptions as specified in this chapter and for decisions on any special questions upon which the board of zoning appeals is specially authorized to pass by this chapter.

**Under Section 114-67 – the Board of Zoning Appeals is granted the power to hear special exception cases, this application is for a special exception.**

**Sec. 114-144. Communication facilities.**

- (a) *Scope.* The communication towers for mobile telephone services and other radio and television information services, which provide for the needs of the citizens of the city, will be subject to the standards of this section to minimize adverse visual and operational effects of towers through careful design, siting, and screening; to avoid potential damage to adjacent properties from tower failure and falling ice through engineering and careful siting of towers; and to maximize use of any new communication tower and existing structures to reduce the number of towers needed.

**Communication facilities contain special rules and regulations pursuant to Section 114-144 of the code of ordinances. The applicant states that this proposed project meets all of the criteria for granting a Special Exception approval under the ordinance.**

- (b) *Building permit.* The application for a building permit for a communication facility shall include the following:
  - (1) A report prepared by a professional engineer licensed by the state describing the height and design of the tower; that demonstrates the tower's compliance with applicable structural standards, building codes, electrical codes and fire codes; and that describes the tower's capacity, including the number and type of antennas it can accommodate. For an antenna mounted on an existing structure, the report shall indicate the existing structure's suitability to accept the antenna and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings and the precise point of attachment shall be indicated.

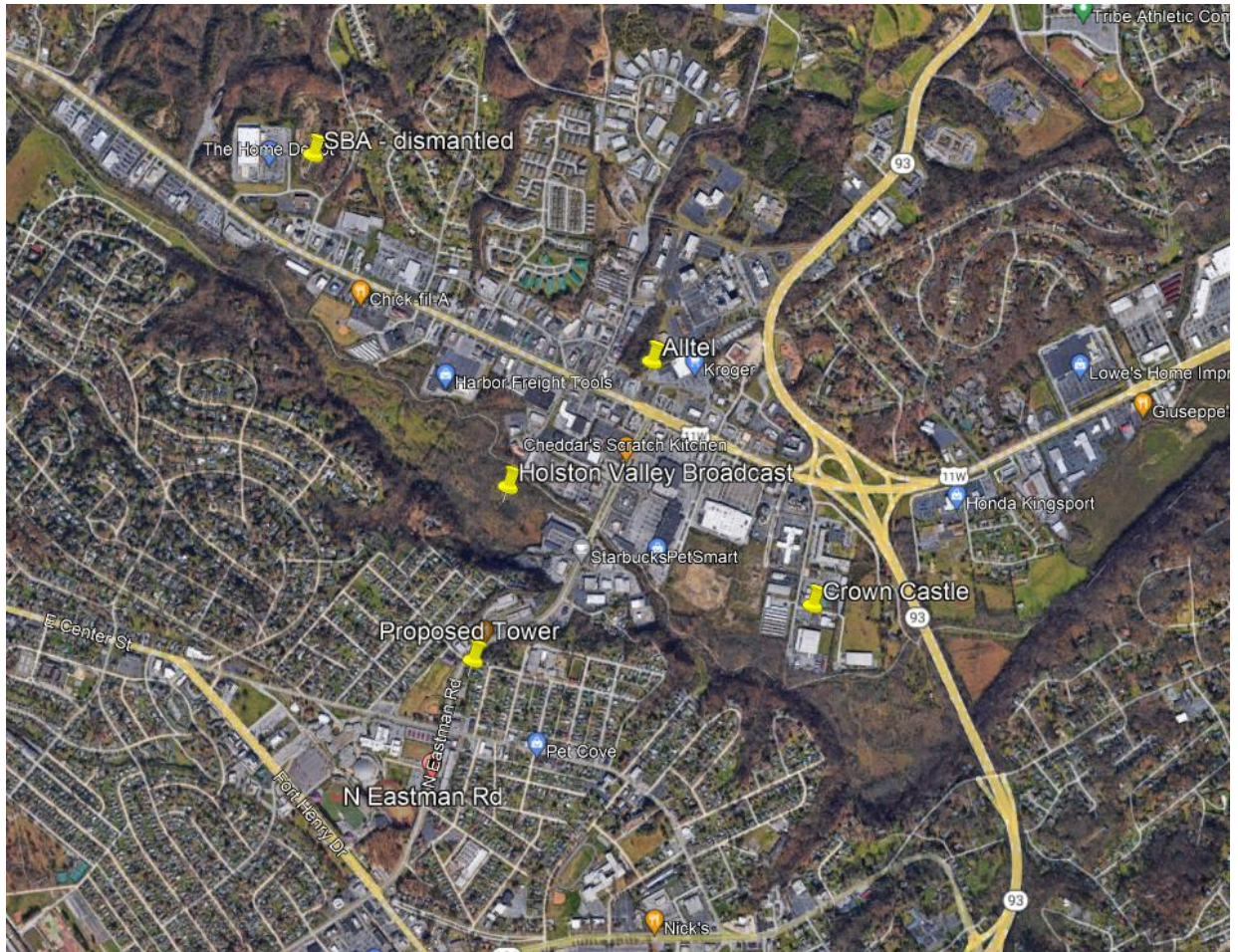
**The structural letter required by this section is included with the application package. It states that the tower is designed for three total carriers to attach antennae.**

- (2) An adequate report inventorying existing towers and antenna sites within a reasonable distance from the proposed site, outlining the opportunities for shared use as an alternative to the proposed use. The applicant must demonstrate that the proposed tower or antenna cannot be accommodated on an existing approved tower or facility due to one or more of the following reasons:

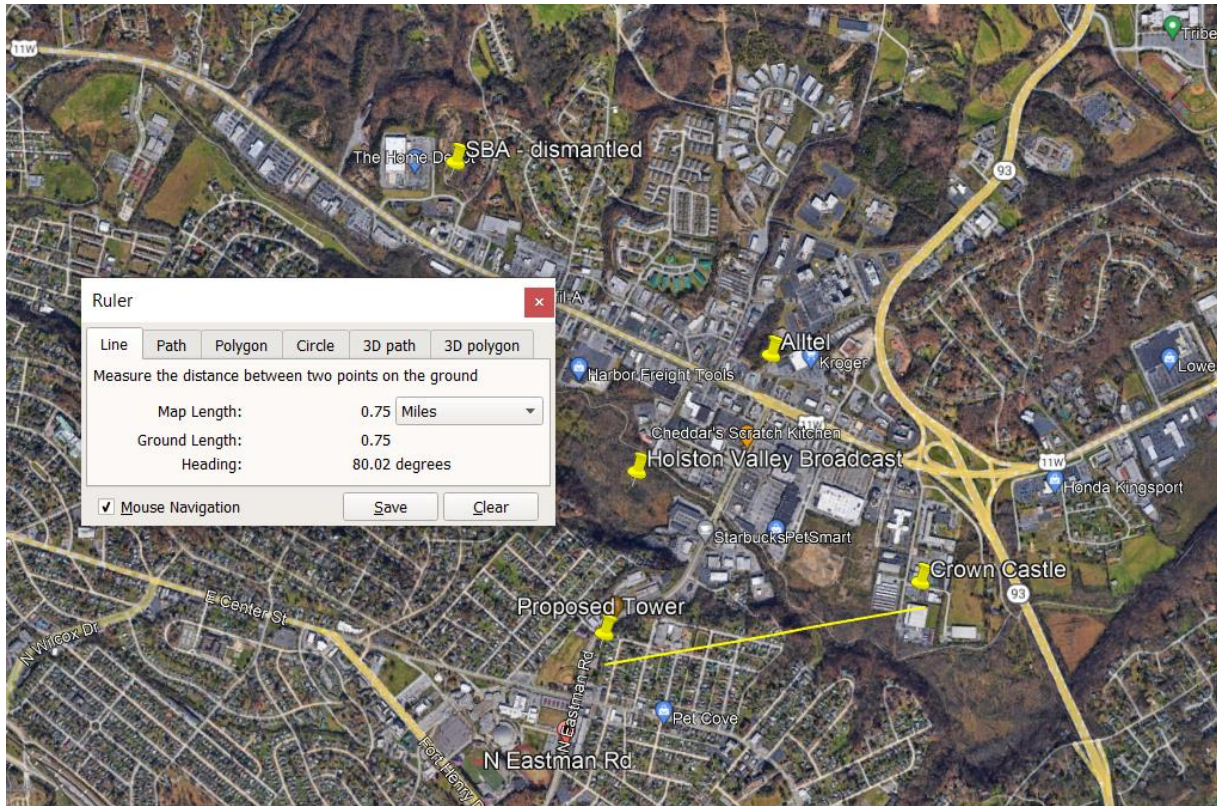
**According to FCC data – there are only 4 towers within 2km of the proposed site – with one of them showing as dismantled.**

Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1048921	Constructed	A0057440	HOLSTON VALLEY BROADCASTING CORPORATION	36-32-40.0N 082-31-22.0W	KINGSPORT, TN	110.0
1200025	Constructed	A1018273	Crown Communications LLC	36-32-26.8N 082-30-39.8W	Rodgersville, TN	54.6
1224441	Constructed	A1127651	Altel Corporation	36-32-53.9N 082-31-02.0W	Kingsport, TN	50.2
1245014	Dismantled	A0939642	SBA Towers II LLC	36-33-16.8N 082-31-48.8W	Kingsport, TN	60.7

**These towers are mapped below.**



- **Note that the closest tower (Holston Valley Broadcast) is an AM radio tower and these are not generally available for collocation by cellular telephone providers.**
- **The SBA tower has been dismantled.**
- **The Crown Castle Tower is located approximately .75 miles E / NE of the subject site.**
- **The Alltel tower now controlled by Verizon Wireless, who is an active user of that tower.**



**This map shows the distance between the proposed tower and the Crown Castle tower, which is located adjacent to 2016 American Way, Kingsport TN (Rogers Foam).**

**Verizon Wireless is not using the Crown tower because it would not be effective to provide the capacity in the location where it is needed.**

**RF capacity plots are included with this package, along with a letter from the RF engineer in charge of this project. You'll see the capacity plots broken down by sector, with each color representing a different sector. The Crown tower is in the green sector. Adding this Crown location instead of the proposed tower would not be effective to increase the capacity where it is needed; instead it would offload portions of the green sector that are working properly and possibly interfere with the operations of the existing site north of 11W – the Alltel / Verizon tower shown above.**

**You'll see which sectors need to be offloaded with the capacity plots shown below. The “post” plot shows just how narrowly focused this tower needs to be in order to offload the overburdened sectors properly.**

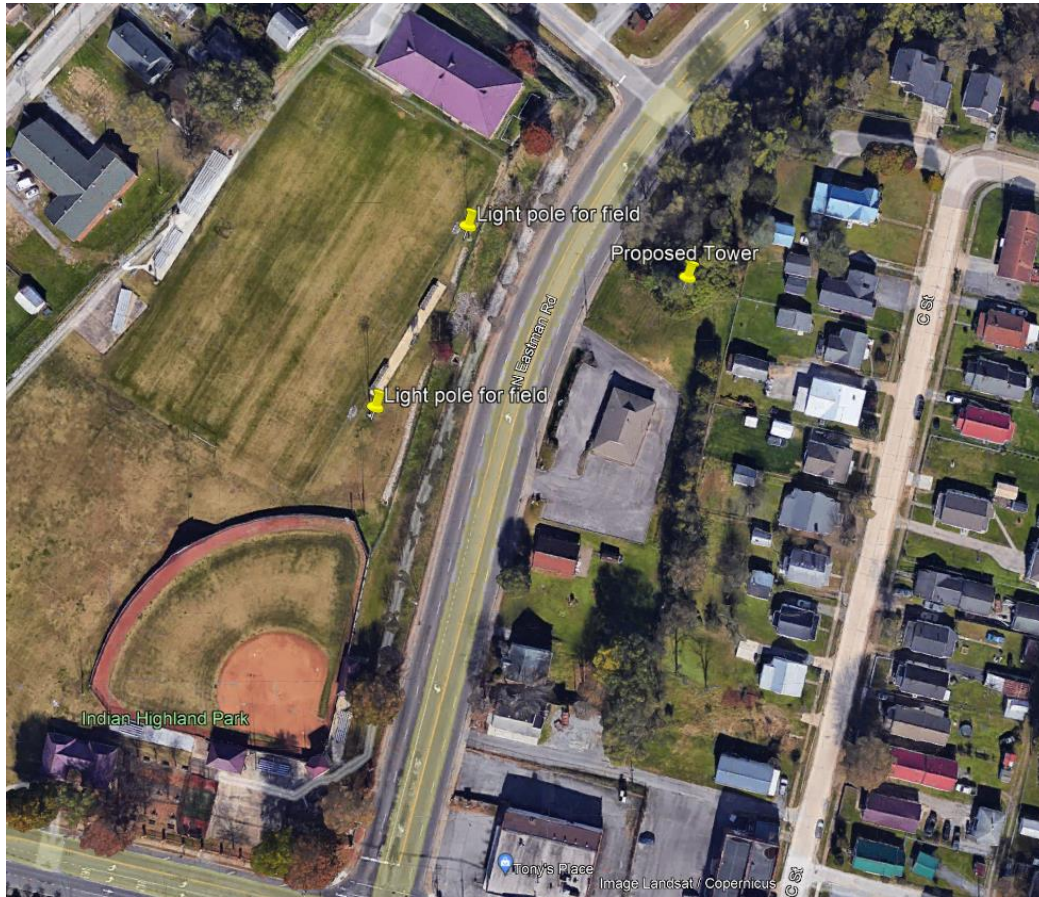
Pre



Post



**In addition to these commercial towers, tall light poles exist near the subject site as well.**

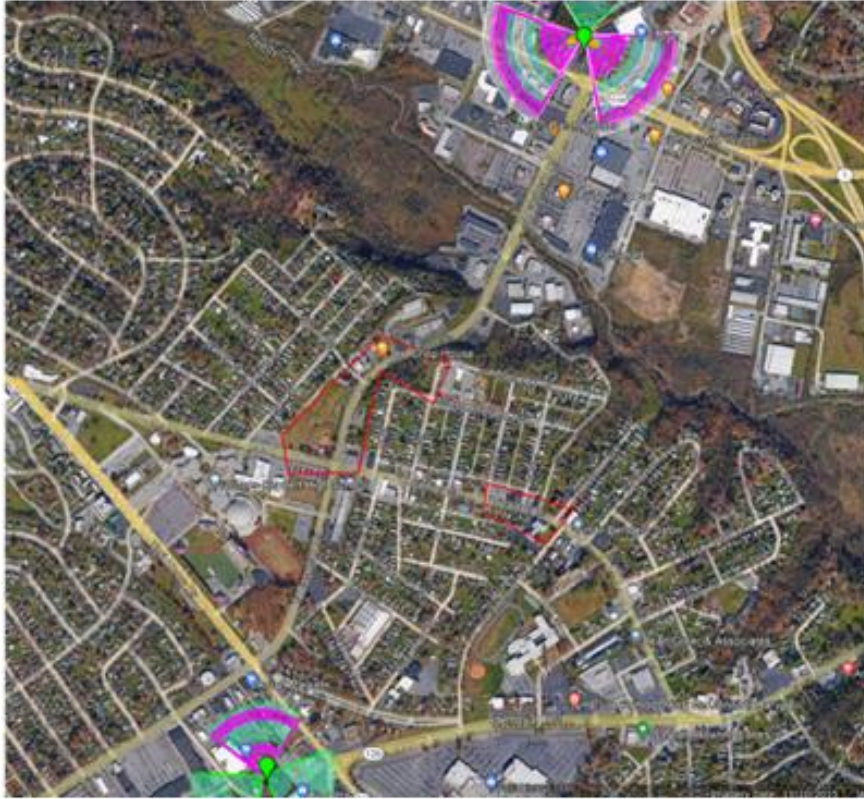


**These light poles cannot support the loading required to safely house a commercial telecommunications antenna array. The park is city owned and the City charter appears to prevent leases for City property that is not demarcated as abandoned.**

- a. Unwillingness of the owner to entertain a cellular telephone facility proposal.
- b. The equipment would exceed the structural capacity of the existing approved tower and facilities.
- c. The planned equipment would cause radio frequency interference with other existing or planned equipment, which cannot be reasonably prevented.
- d. Existing or approved towers or facilities do not have space on which proposed equipment can be placed so it can function effectively and reasonably.
- e. Other reasons make it impractical to place the equipment proposed by the applicant on existing and approved towers or facilities.

**In this particular case, you can see that there was no other option to enhance the service in this area other than this new tower. Other possible options were already developed such that a tower could not be accommodated. The figure below highlights the engineering challenge that this site presented.**

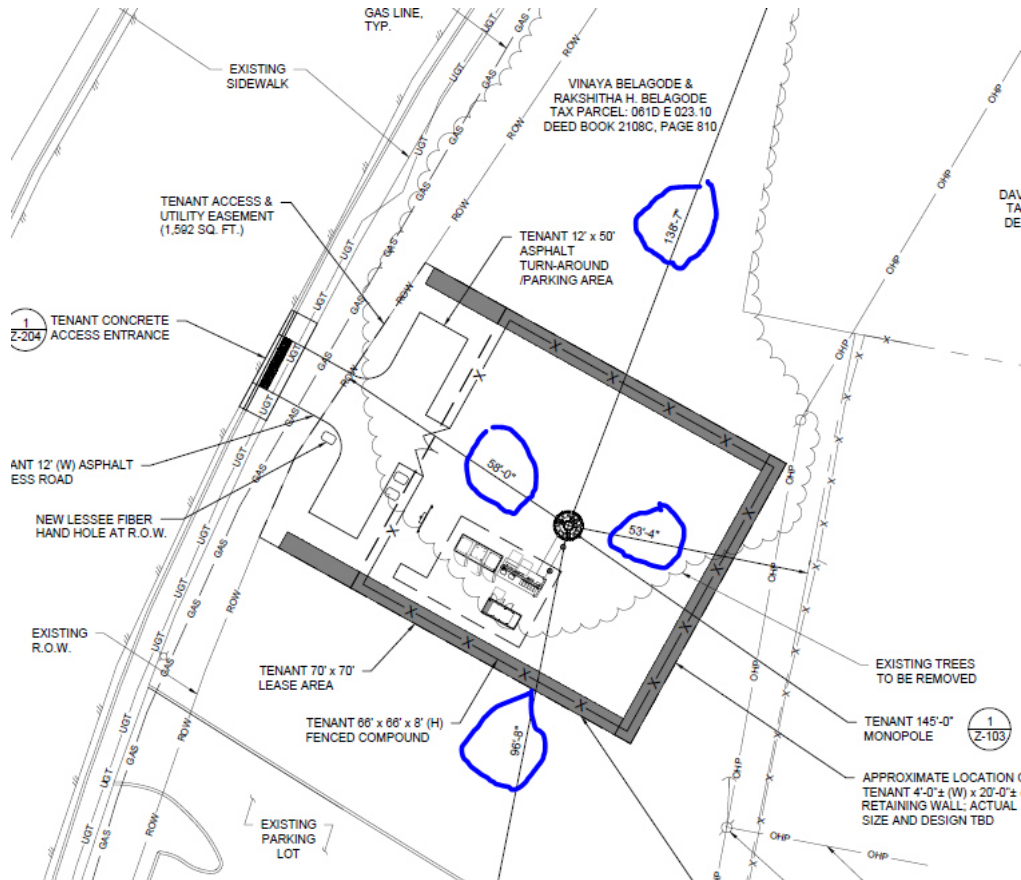




**We've included capacity plots and a letter from the RF engineer in charge of this project explaining the need for a site in this particular area.**

- (c) *Site plan.* A site plan shall be approved by the zoning administrator prior to issuing a permit. The following standards shall be used in the design of the facilities:
  - (1) *Setback.* The minimum setback shall be 20 percent of tower height or equal to the existing zoning district, whichever is greater. Where appropriate, the requirements of the flood district, Historic District Overlay and Gateway District Overlay also apply. Setback shall be measured from the base of the tower, or guy-wire supports for lattice towers, to the property line. Ground structures shall not be located within required setbacks.

**The site plan is included with the application package and the setback here is met.**



The required setback is 20% of the tower height, which equals  $145 \times .2 = 29'$ . The setbacks here are 138' to the N, 96' to the S, 56' to the W and 53' to the E. The underlying setbacks of the P-1 district are less than these. The setback provision is met.

- (2) *Landscaping and screening.* The visual impacts of a communication facility shall be mitigated from nearby viewers by an evergreen screen located outside the fence. This screen may consist of evergreen trees, having a minimum height of six feet at planting and a minimum height of 15 feet at maturity, or a continuous hedge with a three-foot height at planting and a six-foot height at maturity. Sites may be exempted from the landscaped area requirement, provided that the zoning administrator finds the vegetation or the topography of the site provides a natural buffer.

The landscaping proposed is found on the plans and meets this ordinance specification.

- (3) *Fencing.* A chain link fence or solid wall not less than eight feet in height from the finished grade shall be provided around each communication facility. Access to the facility shall be through a locked gate.
- (4) *Lighting.* The facility shall not be artificially lighted except to ensure human safety or as required by the Federal Aviation Administration. All lighting shall be oriented inward so as not to project onto surrounding property.
- (5) *Radiation standards.* All proposed communication facilities shall comply with current standards of the Federal Communication Commission or the American National Standards Institute for nonionizing electromagnetic radiation (NIER) and electromagnetic fields (EMF). Each request for a building permit shall be accompanied by certified documentation or a statement from a registered engineer or other professional indicating compliance with these standards.

**The proposal meets the fence standard as seen on the plans. There are no lights proposed and all governmental exposure guidelines are strictly followed. These ordinance provisions are met.**

- (6) *Aircraft hazard.* Communication facilities shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (7) *Equipment storage.* Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the site unless repairs are being made.
- (8) *Removal of obsolete or unused facilities.* All obsolete or unused communication tower facilities shall be removed by the property owner within 12 months of cessation of use. The applicant shall submit an executed removal agreement to ensure compliance with this subsection.
- (9) *Signs and advertising.* The use of any portion of a tower for signs or advertising purposes, including banners, streamers, etc., is prohibited. Warning signs or identification signs will be permitted.
- (10) *Maintenance.* Adequate inspection and maintenance shall be performed to ensure the structural integrity of the facility and prevent deleterious conditions occurring on the site.

**There are no established airport approaches near the site; no on-site equipment storage (other than what is in use for the antennas) is proposed. The sign specifications are included and only pertain to the required signage. Further, RG Williams pledges superior maintenance for structural integrity and is aware of the removal provision. This tower is being constructed for the immediate use of Verizon Wireless.**

- (11) *Access and parking.* All access roads and parking areas for facilities adjacent to platted subdivisions or developed areas shall be paved as required by this chapter. These requirements may be waived for rural or undeveloped areas.
- (12) *Changes to facilities.* Any changes to antennas, reception or transmitting devices shall require review in the same manner as the existing facility was originally approved.

**You'll note that there is a driveway and parking spot proposed. After construction we anticipate the facility will be visited by a technician approximately one to two times per month in a standard van type vehicle. No impacts to traffic are anticipated. Other than replacing obsolete or broken equipment, both RG Williams and Verizon Wireless are aware of the ordinance provision regarding changes to the site.**

## Special Exception Questions and Applicant Responses

In addition to the general ordinance requirements discussed above, additional responses are required for an approval of a Special Exception. In this case, the Applicant states as follows:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The use here is for wireless communications and the facility will be operating at all times but is unmanned. The anticipated daily vehicles are one to two vehicles per month per carrier. The Applicant states that this does not present a negative impact on traffic or the surrounding properties.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

The Applicant would answer this in the affirmative. Since the traffic use is so minor, the parking proposed for the facility is adequate to handle the flow of one to two vehicles per month.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

The Applicant would answer this in the affirmative. We understand that there are concerned neighbors located to the south of the project in a residential area. However, as you can see from this google earth street view image, the existing light poles are already seen from the residences. This tower would add one additional pole to their viewshed. We submit that this additional pole would present the least intrusive impact on the viewshed from C street.

The figure below presents a google earth street view on C street facing towards the tower site looking W.



4. Will the use generate excessive noise, traffic, dust, etc.?

The Applicant would answer this in the negative. The tower does not generate much traffic, if any, no dust is produced and no noise is produced except when the emergency backup generator is exercised, which is for approximately 1 hour per month, similar to a commercial lawn mower.

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

The Applicant would answer this question in the affirmative. The base of the site is screened pursuant to the ordinance relating to communication facilities and the landscape plan meets the ordinance criteria. We do admit that the tower itself would be visible but a monopole design is one of the least obtrusive designs for communications facilities.

6. Are there any undesirable effects upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No undesirable effects upon the physical or environmental conditions are anticipated. The Applicant would answer this question in the negative.

## Conclusion

R. G. Williams Company, Inc. and Verizon Wireless are asking this board to approve the Special Exception application and allow this tower project to move forward. The project meets or exceeds each ordinance provisions.

Dated: April 11, 2024

/s/ Benjamin S. Herrick  
Benjamin S. Herrick, Faulk & Foster Real  
Estate, Inc. on behalf of Verizon Wireless



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# Greystone Valuation Services

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Harris B. Simpson, MAI

1900 The Exchange, SE, Suite 430  
Atlanta, Georgia 30339  
www.greystonevs.com

June 10, 2024

Mr. Ben Herrick  
Zoning and Leasing Specialist  
420 Timberlea Drive  
Suite #60  
Rochester Hills, Michigan 48309

Regarding: Value Impact Study for a proposed 150-foot monopole cell tower (Site# Eastman Industrial, N. Eastman Road, Kingsport, Sullivan County, Tennessee)

Dear Mr. Herrick:

At your request, we have undertaken a study to determine whether the above-referenced proposed telecommunication structure will affect the values of surrounding or nearby properties. Based on our research, it is our professional opinion that the proposed structure will have no discernable negative impact on the values, marketability or the rates of appreciation of properties in the surrounding area. Our research and findings are discussed below; data from our research is attached as Exhibits "A" through "H".

We visited the site of the proposed telecommunication structure. It is located on a 0.56-acre parcel of land (Sullivan County Parcel ID# 061 E 023.10). This property is presently a vacant parcel of land adjoining an older single-family subdivision to the east and an office building to the south. The subject site fronts on North Eastman Road, which is characterized as a mostly commercial corridor through the area. Across N. Eastman Road from the subject is Indian Highland Park. North along N. Eastman Road land uses are retail and commercial, including two restaurants and a branch bank. The nearest residential properties are 53 feet east from the proposed site. An office property is 96'8" to the south. The proposed tower location is similar to several existing examples we observed in Sullivan County. Based on our research and analysis, the proposed telecommunication structure at this site appears to be an appropriate location for a telecommunication structure.

In order to form an opinion as to whether these structures have an unfavorable impact on the values of surrounding property, we examined a number of existing cell towers. When possible, we considered home sale prices in subdivisions in an effort to determine if the respective structures had any impact on values or marketability of nearby homes. In each of the examples considered, the data indicate that the nearby telecommunications structures have no influence on sale prices or marketability.

In our judgment, the proposed cell tower structure will be compatible with existing land uses in the subject neighborhood and we do not believe nearby homes or properties will suffer any measurable impact in the form of lower values or decreased marketability. On the following pages are photographs of the proposed site. In the Addenda of this report (Exhibits "A" through "H") we have profiled several telecommunication structures and nearby subdivisions that we researched.

During our research, we interviewed realtors, home owners and an appraiser for the Sullivan County Tax Assessor's office. In each case, the people interviewed confirmed that cell towers did not demonstrate themselves to have any discernable impact on home values.

The following exhibits show the subject proposed location.



Surrounding Neighborhood (Tax Plat)



Land Uses in the Area

Mr. Herrick  
June 10, 2024  
Page Three



View of Proposed Cell Tower Site (from N. Eastman Road)



View South Along N. Eastman Road





View North Along N. Eastman Road



View North along N. Eastman Road  
Proposed Subject Site is on Right

Mr. Herrick  
June 10, 2024  
Page Five

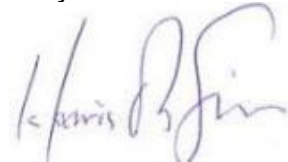
Telecommunication structures are located in a variety of settings. They have often been situated alongside interstates or primary traffic corridors, adjoining commercial developments or in the proximity of relatively high-density land uses. Systems are initially designed to serve main thoroughfare and areas with high concentrations of population. Subsequently, as these systems mature and as the need for wireless services grows, these structures are found to be expanding into less densely developed suburban areas. This reflects the natural growth of the wireless telecommunications industry. Today, it is common to see telecommunication structures in residential and semi-rural areas. Overall, telecommunication structures have proven themselves to be an innocuous land use with no evident impact on surrounding property value and/or marketability.

In the Addenda of this report (Exhibits "A" through "H") we have profiled existing telecommunication structures and data from similar situations that support our opinion.

Based on the foregoing, we are of the studied, professional opinion that proposed telecommunication structure in Sullivan County, Tennessee, will have no negative impact on the values or marketability of surrounding properties.

Very truly yours,

Greystone Valuation Services, Inc.

A handwritten signature in blue ink, appearing to read "Harris B. Simpson". The signature is fluid and cursive, with a large initial "H" and "S".

Harris B. Simpson, MAI  
Tennessee Temporary Permit No. 60258

## CERTIFICATION

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

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined opinion or direction in opinion that favors the cause of the client, the amount of a 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, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant professional assistance to the person signing this report in the form of research and analysis of home sales.
- As of the date of this report, Harris B. Simpson has completed the requirements of the continuing education program of the Appraisal Institute.



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Harris B. Simpson, MAI  
Certified General Real Property Appraiser  
Tennessee Temporary Permit No. 60258

June 10, 2024

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Date

## HARRIS "BO" SIMPSON, MAI

### PROFESSIONAL EXPERIENCE

- Principal, Greystone Valuation Services, Inc. (May 2003 – Present)
- Associated with LandAmerica, real estate appraisers and consultants, Atlanta, Georgia (May 2001 to June 2003) (Acquired Curry/Carter & Associates, Inc.)
- Associated with Curry/Carter & Associates, Inc., Real Estate Appraisers and Consultants, Atlanta, Georgia (March 1989 to April 2001)
- Self-Employed as a freelance residential and office renovator from January 1986 to December 1988
- Associated with Dozier Properties, Residential Home Builders, Norcross, Georgia, July 1982 to January 1986

### CERTIFICATIONS AND LICENSING

- Certified General Real Property Appraiser, State of Georgia, Certificate No. 003144

### PROFESSIONAL ASSOCIATION

- Appraisal Institute, MAI, Member Certificate No. 11924

### ACADEMIC BACKGROUND

- Graduate of The Baylor School, Chattanooga, Tennessee
- Bachelor of Business Administration, Georgia State University, Atlanta, Georgia. Major, Real Estate and Urban Affairs

### COURSES AND SEMINARS

Successfully challenged the following examinations offered by the American Institute of Real Estate Appraisers:

- 1A-1 Real Estate Appraisal Principles
- 1A-2 Basic Valuation Procedures
- 1B-A Capitalization Theory & Techniques, Part A
- 1B-B Capitalization Theory & Techniques, Part B

Successfully attended and passed the following courses offered by the Appraisal Institute

- 2-1 Case Studies in Real Estate Valuation
- 2-2 Report Writing.
- 2-3 Standards of Professional Practice
- 15-Hour National USPAP Course
- 7-Hour USPAP Update Course
- Subdivision Analysis
- Business Practices and Ethics
- Apartment Appraisal, Concepts and Applications
- Feasibility, Market Value, Investment Timing: Option Value
- Analyzing Distressed Real Estate
- Separating Real & Personal Property from Intangible Business Assets
- Introduction to Green Buildings: Principles & Concepts
- Desktop Appraisals (Bifurcated, Hybrid) and Evaluations
- Analyzing Operating Expenses
- Forecasting Revenue
- Comparative Analysis
- Small Hotel/Motel Valuation
- Advanced Internet Search Strategies
- The Art of Appraising in a Recession
- Apartment Appraisal, Concepts & Applications
- Feasibility, Market Value, Investment Timing: Option Value
- Appraising From Blueprints and Specifications
- General Demonstration Appraisal Report Writing Seminar
- Residential Design and Functional Utility

## **TYPES OF PROPERTIES APPRAISED**

- Numerous appraisals and/or consultations involving the following types of properties: single and multifamily residential; commercial and industrial properties, including office, medical office, office/warehouse, office condominium, shopping center, restaurant, hotel/motel, vet clinic, dry cleaner, golf and country club, subdivision development, rural land, timber land, service station, church and special use/alternate use/conversion projects including loft-style office, apartment and condominium uses; telecommunication structures.
- Have analyzed telecommunication structures and performed value impact studies in at least nine states and in over thirty municipalities.
- Special assignments including rezoning, highest and best use, feasibility and marketability studies. Qualified as expert witness in Cobb County Superior Court, DeKalb County Superior Court, Fulton County Superior Court and Federal Court in Maryland.

# State of Tennessee

13917953

Real Estate Appraiser Commission  
Appraiser Temporary Practice Permit  
MR. HARRIS BOZARTH SIMPSON  
2368 Academy Court NE  
ATLANTA, GA 30345

*This is to certify that all requirements of the State of Tennessee have been met.*

ID NUMBER: 60258  
LIC STATUS: TEMPORARY  
EXPIRATION DATE: November 19, 2024

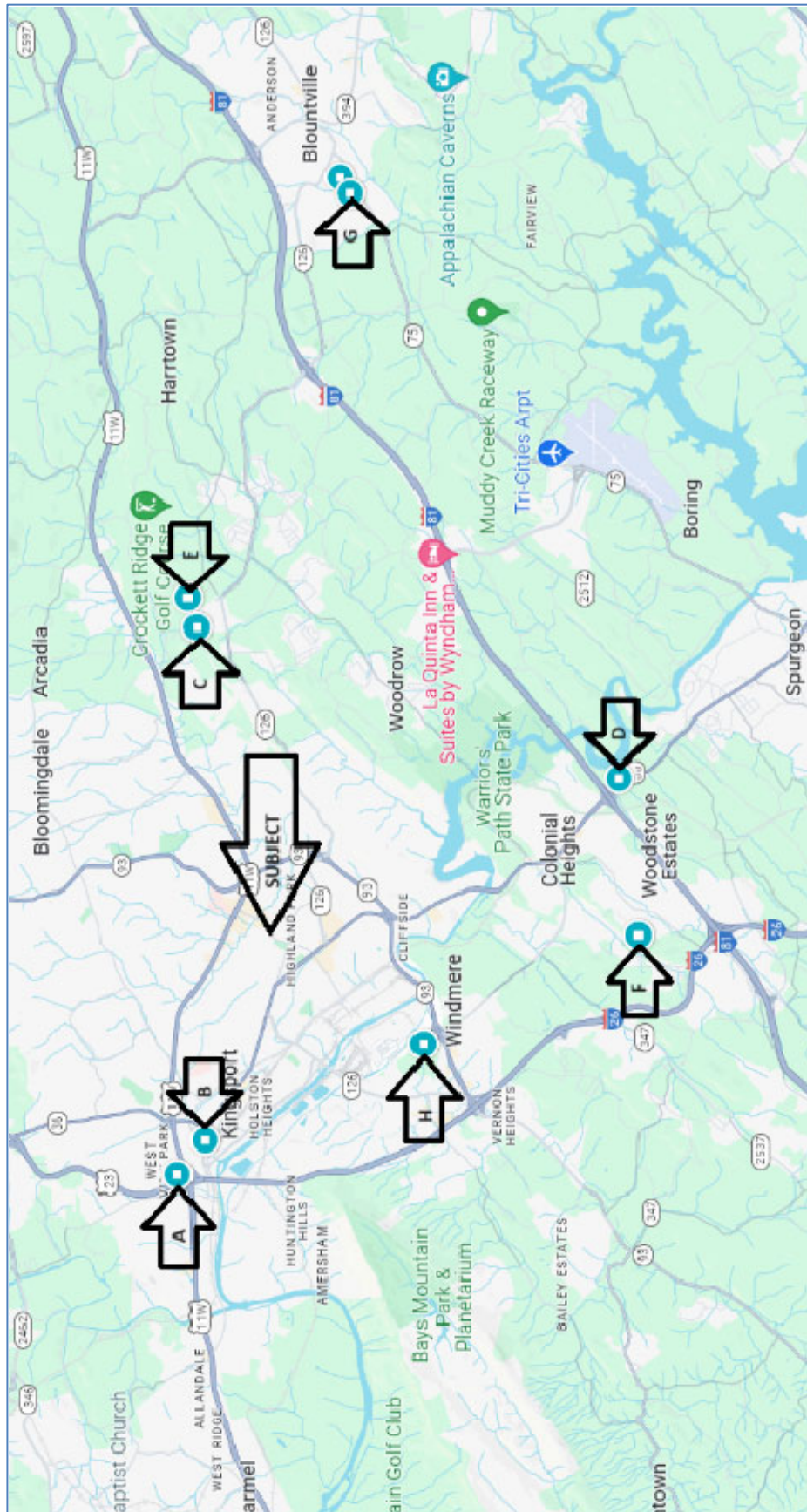
05/20/2024  
GA



IN-1313  
DEPARTMENT OF  
COMMERCE AND INSURANCE

PHOTOGRAPHS AND EXHIBITS  
OF EXISTING TELECOMMUNICATION STRUCTURES  
IN SULLIVAN COUNTY

# Comparable Tower Map





PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE AT  
WESTGATE SUBDIVISION, STAMP LODGE ROAD AND STONEGATE ROAD,  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

<b>LOCATION</b>	<b>TOWER DATA</b>	<b>NEIGHBORHOOD</b>
800 Stonegate Road Kingsport, Sullivan County, Tennessee	180' Cell Tower Constructed: September 2014	West Gate

This tower was built in 2014 and was originally between a Walmart center and the interstate on-ramp. In 2021, the Walmart parcel was redeveloped with single family residential subdivision and the home were sold in 2022 through 2024. We spoke with several homeowners in the new subdivision and each of them stated that the cell tower had no known impact on property values or marketability.



View of Tower next to Subdivision

We researched home sales in the subdivision to examine whether there was any difference in sale prices. These data are summarized in the following exhibit.

		Address	Sale Date Sale Price	Yr Built	Unit SF	Price/SF
Home Near The Tower		1205 Stamp Lodge Road	05/2023 \$294,415	2022	2,196	<b>\$134.07</b>
Similar Homes Away from the Tower	1.	148 Stamp Lodge Road	3/23 \$294,005	2022	2,218	\$132.55
	2.	1333 Clark Point	4/23 \$296,135	2022	2,208	\$134.12
	3.	1325 Clark Point	3/23 \$297,000	2022	2,208	\$134.54
	4.	1328 Clark Point	3/23 \$302,260	2022	2,208	\$136.89
		<b>Average</b>	<b>\$297,350</b>		<b>2,211</b>	<b>\$134.53</b>
Home Near the Tower		1105 Tay Station	8/23 \$281,000	2023	1,763	<b>\$159.39</b>
Similar Homes Away from the Tower	5	1117 Tay Station	08/2023 \$273,310	2023	1,790	\$110.47
	6	1236 Stamp Lodge	05/2023 \$290,000	2022	1,790	\$104.42
	7	1332 Clark Point	06/2023 \$283,300	2022	1,768	\$96.73
		<b>Average</b>	<b>\$282,203</b>		<b>1,782</b>	<b>\$158.31</b>



Homes located directly across the street from the cell tower (highlighted in orange) sold for prices essentially the same as other, similar homes in the subdivision (highlighted in blue and purple). We spoke with Ms. Deborah Landreschi, an agent with D.R. Horton. She was listing and selling new homes in this subdivision for several years and said no one ever mentioned the nearby cell tower. When asked if it influenced marketability of homes or prices, she responded “No, not at all. It was a non-issue.” The property directly across from the cell tower sold in January 2024 for \$299,000 or \$139.98/SF. This is approximately \$4,500 higher than the similar adjoining home to the west, which sold for \$294,415 in May 2023.



View from Stonegate Road



View from Subdivision

We also interviewed Mr. Ken Collins, the local residential appraiser for the Sullivan County Tax Assessor's Office in an effort to locate any cell towers that might have a negative

influence on home values or on marketability of homes. He mentioned this cell tower example to us as one to study, but also said that he was unaware of any examples in Sullivan County that would be considered to have any negative impact. He said that people don't typically pay any attention to them. He also said that he was unaware of any homeowners ever attempting to appeal their taxes based on a nearby cell tower. He has been appraising property in Sullivan County for 25 years.

PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
NEXT TO LOMAX STREET,  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
Lomax Street, Sullivan County, Tennessee	199' Cell Tower Constructed: October 1998	Sevier Terrace Subdivision



This communications tower is immediately across Lomax Street from a single-family neighborhood. We interviewed the homeowner at 1241 Lomax Street and he said he had lived there for 30 years and the cell tower had no impact on the nearby residential properties. The home directly across from the tower sold in July 2021 for \$128,000.



View of Tower from Lomax Street



View from 1241 Lomax Street

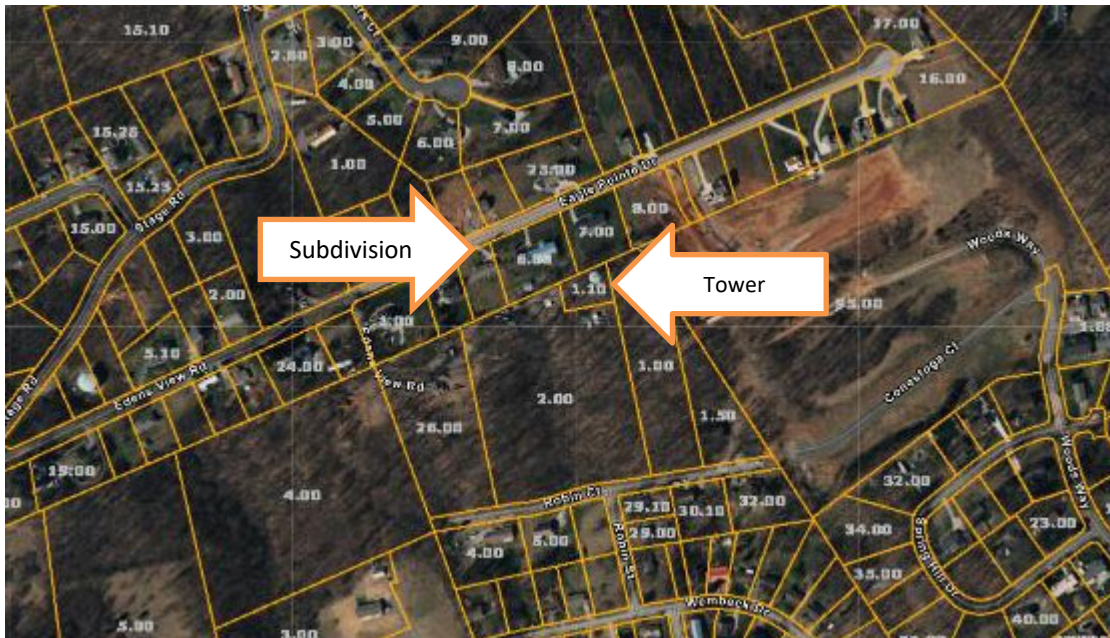


Recent Home Sale at 1217 Lomax Street



PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURES  
NEXT TO EAGLE POINT SUBDIVISION  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
1 Buffalo Mountain Kingsport, Sullivan County, Tennessee	185' and 198' Cell Towers Constructed: 1994 and 1996	Eagle Point Subdivision



There are two cell towers and one radio tower in this location. The cell towers are 185 and 198 feet in height. The radio tower is owned by the City of Kingsport and is 300 feet tall (built in 1992). The 185-foot cell tower is owned by AT&T and is 81 feet from the nearest residential property line. The home at 4886 Eagle Point sold in 2020 for \$179,000. This same home sold in 2005 for \$147,500.

We interviewed the homeowner at 4901 Eagle Point, which is very close to the AT&T tower. He said the towers had no known impact on the nearby homes. He said his cell phone reception was good and that home values in the area “keep going up”. Photos of the towers are in the next exhibit.



There are two telecommunications towers (one lattice and one monopole) and one taller guyed lattice tower in this location (Buffaloe Mountain, Kingsport, Tennessee). The lattice tower is 198 feet. The monopole is 185 feet tall and the radio tower is 300 feet tall. The nearest tower is approximately 81 feet to the adjoining property line.



The tower at center is 185 feet tall and was constructed in 1994. The adjoining homes were built in 2004 to 2008. The homeowner at 4901 Eagle Point Drive said that the nearby tower had no impact on his property. He said he enjoyed good cell phone reception and that property values on the street “keep going up”.

PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
LOCATED AT 3048 FORT HENRY DRIVE  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
3048 Fort Henry Drive Kingsport, Sullivan County, Tennessee	250' Tower Constructed 2009	Stone Briar Subdivision



This cell tower was constructed in 2009 and is 250 feet tall. It is located next to an auto body shop on Fort Henry Drive. It is clearly visible at the entrance to Lake View Gardens subdivision. We spoke with Kristina Kilgore, a 16-year realtor in the area who listed and sold the home at 1415 Lakeside Lane. She said that no one said anything about the tower. In fact, she said she didn't notice it. She also said she was unaware of any cell towers that had a negative influence on single family residences in Sullivan County.

We also spoke with Kimberly Smith, who sold the home at 3408 Lakeshore Drive in March 2020. She said her son and husband bought this house, renovated and then resold it. When asked if anyone mentioned the nearby cell tower, she said "No, not at all. It never came up." She sold the home for \$269,900 in March 2020. She said that was the last in-person closing before the COVID shutdown. She was unaware of any cell towers that had a negative influence on nearby residential properties. She is a life-long resident of Sullivan County and has been a realtor for nine years.



View of Cell Tower and Adjoining Subdivisions



View of Tower from Subdivision Entrance  
(Lakeside Lane)

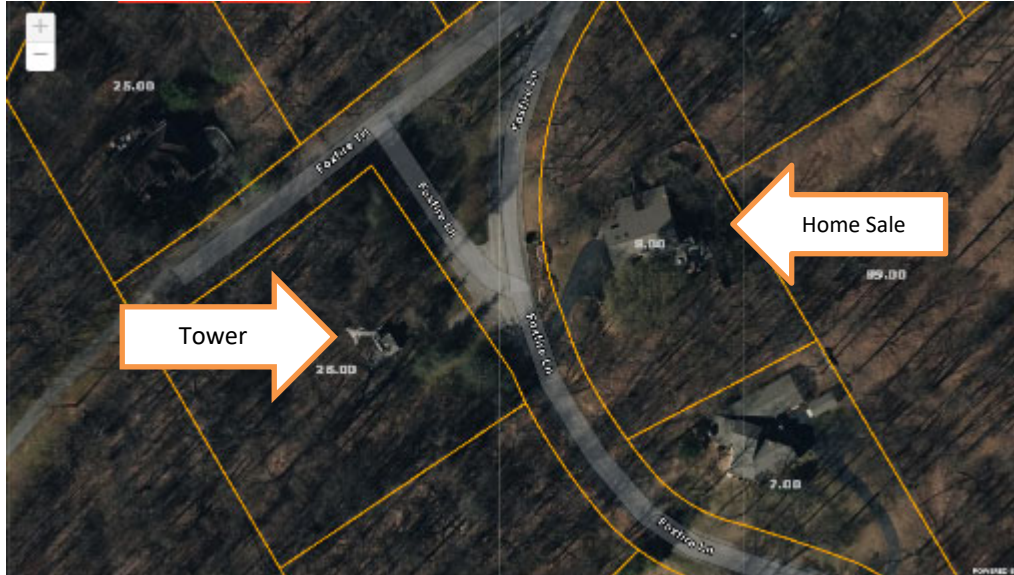


Tower is also visible from Lakeshore Drive

PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
LOCATED ON FOXFIRE TRAIL  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE



LOCATION	TOWER DATA	NEIGHBORHOOD
Foxfire Lane and Foxfire Trail Kingsport, Sullivan County, Tennessee	120' Tower Constructed 1962	Foxfire Subdivision



This cell tower was constructed in 1962 and is 120 feet tall. It is located directly across the road from 4014 Foxfire Lane, a home that sold in March 2024 for \$535,000. We interviewed the listing agent, Ms. Patti Burton. She has been selling homes in this market for ten years. She said that she received no feedback or complaints during the listing period for this home and she doesn't think it impacted the marketability or sale price in any way. The cell tower is clearly visibly directly across from this home, as shown in the following photo.



View of Cell Tower from Street



View of 4014 Foxfire Lane



Tower is easily visible from Back Yard of 4014 Foxfire Lane

PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
LOCATED AT COLONIAL VIEW ROAD  
COLONIAL HEIGHTS, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
Colonial View Road Colonial Heights, Sullivan County, Tennessee	180 and 198' Towers Constructed 1996 and 2022	Colonial View Subdivision



These cell towers were constructed in 1996 and 2022 and are 180 and 198 feet tall. The closest tower is clearly visible from Colonial View Road.



We interviewed the agent for a current listing of a home at 2321 Colonial View Road (Weston Brown). Mr. Brown said that the nearby tower had not been an issue with potential buyers

on this listing. He was unaware of any examples in Sullivan County where a cell tower had a negative influence on nearby residential properties. He has been selling homes in this market for six years.

PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
LOCATED AT 300 HIGHWAY 75  
BLOUNTVILLE, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
300 Highway 75 Blountville, Sullivan County, Tennessee	180' Tower Constructed April 1999	Devonshire Lakes



This cell tower was constructed in 1999 and is 180 feet tall. The home at 226 Pamela Court was sold in November 2023 for \$420,000. The listing agent, Mr. Byron Reece, said that the nearby cell tower had no influence on the residential sale. Mr. Reece has been selling homes in this market for 22 years and was unaware of any cell towers that had a negative influence on property values or marketability of adjoining or nearby properties.



View of Tower from 226 Pamela Court.



PHOTOGRAPHS AND EXHIBIT  
OF EXISTING TELECOMMUNICATION STRUCTURE  
LOCATED 2122 HAPPY HILL ROAD  
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

LOCATION	TOWER DATA	NEIGHBORHOOD
2105 Happy Hill Road Kingsport, Sullivan County, Tennessee	140' Tower Constructed February 2015	Devonshire Lakes



This cell tower was constructed in 2015 and is 140 feet tall. The home across the road was purchased in July 2014 by Carol and Teresa Clark. They were told when buying the property that a cell tower company wanted to lease a portion of the land for a tower (it was part of the property they purchased). After they moved in, they leased a portion of land across the road for a cell tower, which was subsequently built. Mrs. Clark said that the tower has not resulted in any negative influence to her or to her neighbors.



View along Happy Hill Road



View of Tower



View of Mrs. Clark's House from Tower Site

GLOSSARY

**Absorption:** The net effect of activity, which self corrects for lateral movement, renewals and change of space size. Activity is defined as the gross number of square feet on signed leases, which includes movement from space to space and expansions.

**Arm's-Length Transaction:** A transaction arrived at in the open market by unrelated parties under no duress.

**Assessed Value:** The value of a property according to tax rolls in ad valorem taxation. May be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.<sup>1</sup>

**Bondable Lease:** A bondable lease is the highest quality absolute net lease. In this lease structure, a bond rated credit tenant is required to pay all expenses related to the subject property. Additionally, it is the intent of such a lease that the obligations of the tenant (rent payments, etc.) are not to be interrupted for any reason including any damage or destruction of the leased premises or condemnation. This type of lease results in the least risk to the landlord.

**Bulk Warehouse Space:** Industrial properties that have less than 10 percent office space, dock high doors, bay depths of 190' and up, and ceiling heights of 24' or greater. These facilities are typically used for bulk storage, heavy manufacturing, or as large industrial plants.

**Capital Expenditure:** Investments of cash or the creation of liability to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations.<sup>2</sup>

**Cash Equivalency Analysis:** The procedure in which the sale prices of comparable properties sold with atypical financing are adjusted to reflect typical market terms.<sup>3</sup>

**Condominium:** A condominium is a multiunit structure or property in which persons hold fee simple title to individual units and an undivided interest in common areas.

**Condominium Interest:** A condominium interest is defined as a form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interest in real property, where the division is vertical as well as horizontal; fee ownership of units in a multiunit property with joint ownership of common areas.

**Cost Approach:** This approach is based on the premise that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. The analysis involves estimating the current cost (including both direct and indirect costs) to construct a replacement for the existing structure and related site improvements, deducting for evidence of accrued depreciation, and adding the estimated land value.

**Deferred Maintenance:** Curable, physical deterioration that should be corrected immediately, although work has not commenced; denotes the need for immediate expenditures, but does not necessarily suggest inadequate maintenance in the past.<sup>4</sup>

**Disposition Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- (1) Consummation of a sale will occur within a limited future marketing period specified by the client.
- (2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- (3) The buyer and seller is each acting prudently and knowledgeably.
- (4) The seller is under compulsion to sell.
- (5) The buyer is typically motivated.
- (6) Both parties are acting in what they consider their best interests.
- (7) An adequate marketing effort will be made in the limited time allowed for the completion of a sale.
- (8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) 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.

**Distribution Space:** Industrial properties that have less than 50 percent office space, dock high doors, and ceiling heights of 17' or greater.

**Economic Life:** The period of time over which improvements to real estate contribute to property value.<sup>5</sup>

**Effective Date of the Appraisal:** The date at which the value opinion in an appraisal applies, which may or may not be the date of observation; the date of the market conditions that provide the context for the value opinion.<sup>6</sup>

**Effective Gross Income Multiplier (EGIM):** The ratio between the sale price (or value) of a property and its effective gross income.<sup>3</sup>

**Effective Rent:** 1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.<sup>7</sup> 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparable properties.

**Exposure (Time):** The time a property remains on the market; 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; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.<sup>8</sup>

<sup>1</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 22.

<sup>2</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 51.

<sup>3</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 47.

<sup>4</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 92.

<sup>5</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p.

344.

<sup>6</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2003 Edition), p. 222.

<sup>7</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 113.

<sup>8</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 126.

**Extraordinary Assumptions:** An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions.<sup>9</sup>

**Fair Value Defined:** "Fair Value" is the cash price that might reasonably be anticipated in a current sale under all conditions requisite for a fair sale. A fair sale means that buyer and seller are each acting prudently, knowledgeably, and under no necessity to buy or sell, other than in a forced or liquidation sale. The appraiser should estimate the cash price that might be received upon exposure to the open market for a reasonable time, considering the property type and local market conditions. When a current sale is unlikely, i.e., when it is unlikely that the sale can be completed within 12 months, the appraiser must discount all cash flows generated by the property to obtain the estimate for fair value. The cash flows include, but are not limited to, those arising from ownership, development, operation, and sale of property. The discount applied shall reflect the appraisers' judgement of what a prudent, knowledgeable purchaser under no necessity to buy would be willing to pay to purchase the property in a current sale.

**Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government.<sup>10</sup>

**Floor Area Ratio (FAR):** 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; also called building-to-land ratio.<sup>7</sup>

**Going Concern Value:** Going concern value is the value of a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process creates an economically viable business that is expected to continue. Going concern value refers to the total value of a property, including both real property and intangible personal property attributed to the business value.<sup>1</sup>

**Gross Building Area (GBA):** The sum of all areas at each floor as measured to the exterior walls.

**Gross Lease:** A lease in which the landlord pays taxes, insurance, and common area maintenance.

**Highest and Best Use:** 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.<sup>11</sup>

**Hypothetical Condition:** That which is contrary to what exists but is supposed for the purpose of analysis.<sup>12</sup>

**Income Capitalization Approach:** This approach derives a value indication for income-producing property by converting anticipated monetary benefits into a property value. This conversion is typically accomplished in two ways: A direct

capitalization analysis where one year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; secondly, a discounted cash flow analysis where the annual cash flows for the holding period and the reversion may be discounted at a specified yield rate.

**Insurable Value:** Insurable Value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.<sup>13</sup>

**Intended Use:** The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.<sup>14</sup>

**Intended User:** 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 communications with the client at the time of the assignment.<sup>15</sup>

**Internal Rate of Return ("IRR"):** The yield rate to the ownership position realized over the term of an investment.

**Investment Value:** Investment value is the value of an investment to a particular investor based on his or her investment requirements. In contrast to market value, investment value is value to an individual, not value in the marketplace. Investment value reflects the subjective relationship between a particular investor and a given investment. When measured in dollars, investment value is the price an investor would pay for an investment in light of its perceived capacity to satisfy his or her desires, needs, or investment goals. To estimate investment value, specific investment criteria must be known. Criteria to evaluate a real estate investment are not necessarily set down by the individual investor; they may be established by an expert on real estate and its value, that is, an appraiser.<sup>16</sup>

**Leasehold Estate:** The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.<sup>17</sup>

**Leased Fee Estate:** An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.<sup>18</sup>

**Liquidation Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- (1) Consummation of a sale will occur within a severely limited future marketing period specified by the client.

<sup>9</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>10</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 147.

<sup>11</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute), p. 171.

<sup>12</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>13</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 27.

<sup>14</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>15</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 3.

<sup>16</sup> *The Appraisal of Real Estate*, 10th ed. (Chicago: Appraisal Institute, 1992), p. 26.

<sup>17</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 177.

<sup>18</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 204.

- (2) The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- (3) The buyer is acting prudently and knowledgeably.
- (4) The seller is under extreme compulsion to sell.
- (5) The buyer is typically motivated.
- (6) The buyer is acting in what he or she considers his or her best interest.
- (7) A limited marketing effort and time will be allowed for the completion of a sale.
- (8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) 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.

**Load Factor:** The amount added to usable area to calculate the rentable area. It is also referred to as a "rentable add-on factor" which, according to BOMA, "is computed by dividing the difference between the usable square footage and rentable square footage by the amount of the usable area. Convert the figure into a percentage by multiplying by 100".

**Market Rent:** The rental income that a property would most probably command in the open market; indicated by current rates paid and asked for comparable space as of the date of the appraisal.

**Market Value:** 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 specific 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 own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>19</sup>

**Market Value "As If Complete" On The Appraisal Date:** Market value as if complete on the appraisal date is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

**Market Value "As Is" On The Appraisal Date:** Market value "as is" on the appraisal date is an estimate of the market value of a property in the condition observed upon observation and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of appraisal.

**Marketing Period:** The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.<sup>20</sup>

**Modified Gross:** A lease arrangement that requires the landlord to pay structural repairs and maintenance, as well as tax and insurance expenses for a base year. The tenant pays increases over that base.

**Net Lease:** Lease in which all or some of the operating expenses are paid directly by the tenant. In a Triple Net Lease all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A modified net lease is one in which some expenses are paid separately by the tenant and some are included in the rent.

**Net Rentable Area (NRA):** 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.<sup>21</sup>

**Office/Service Space:** Industrial properties that have more than 50 percent office space, drive-in truck doors, and ceiling heights of 16' or less.

**Penetration Rate:** The ratio of the actual market share of a submarket over the fair market share of a submarket.

**Prospective Value:** Prospective value estimates are intended to reflect the current expectations and perceptions of the market participants along with available factual data. They should be judged on the market support for the forecasts when made, not whether specific items in the forecast are realized. With regard to proposed developments, two prospective value estimates may be required: as of the time the development is to be completed and as of the time the development is projected to achieve stabilized occupancy. These prospective values form a basis for investment decisions and loan underwriting.

**Reasonable Exposure Time:** According to the Uniform Standards of Professional Appraisal Practice, exposure time can be defined as follows: "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; a retrospective estimate based upon an analysis of past events assuming a competitive and open market".

**Reconciliation:** The strengths and weaknesses of the individual approaches to value may vary based on the quality and quantity of data available in each instance. The final value conclusion is based on the appraisers' judgment with respect to the appropriateness of each approach as it applies to the property being appraised.

**Replacement Cost:** 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.<sup>22</sup>

<sup>19</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 222.

<sup>20</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 220.

<sup>21</sup> 1990 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 1990)

<sup>22</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 303.



**Reproduction Cost:** 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 materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.<sup>23</sup>

**Sales Comparison Approach:** This approach derives a value indication by comparing the subject property to similar properties that have recently sold, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparables. Analysis of properties currently listed for sale is also useful in setting the upper limit of value. The overriding premise of this approach is that an informed purchaser would pay no more than the cost of acquiring an equally desirable substitute.

**Scope of the Appraisal:** Extent of the process in which data are collected, confirmed, and reported.<sup>24</sup>

**Self-Contained Appraisal Report:** A written report prepared under Standards Rule 2-2(a) or 8-2(a).<sup>25</sup> A self-contained appraisal report fully describes the data and analyses used in the assignment. All appropriate information is contained within the report and not referenced to the appraiser's files.<sup>26</sup>

**Service Center Space:** Synonymous with office/service space.

**Summary Appraisal Report:** A written report prepared under Standards Rule 2-2(b) or 8-2(b).<sup>27</sup> A summary report summarizes the data and analyses used in the assignment.<sup>28</sup>

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

**Triple-Net Lease:** A lease arrangement that requires the tenant to pay (or reimburse the landlord for) the majority of expenses such as non-structural repairs and maintenance, taxes, insurance, and other operating expenses.

**Use Value:** Use value is the value a specific property has for a specific use.<sup>29</sup> Use value is a concept based on the productivity of an economic good. Use value focuses on the value the real estate contributes to the enterprise of which it is a part, without regard to the property's highest and best use or the monetary amount that might be realized upon its sale.

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<sup>23</sup> *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: Appraisal Institute, 1993), p. 304.

<sup>24</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 322.

<sup>25</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.

<sup>26</sup> *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.

<sup>27</sup> "Uniform Standards of Professional Appraisal Practice" (The Appraisal Foundation, 2004 Edition), p. 24.

<sup>28</sup> *The Appraisal of Real Estate*, Eleventh Edition, 1996, p. 13.

<sup>29</sup> *The Dictionary of Real Estate Appraisal*, Third Edition, 1993, p. 383