

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner		File No.	C24-04049S	
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				

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**SUMMARY OF SALIENT FEATURES
& OPINION OF VALUE**

C24-04049S
File No.: C24-04049S

SALIENT FEATURES

Location of Subject Property: 147 Warrior Rd
Mount Gilead, NC 27306

Asset Name/Identification: Ford Transportation & Dispatch Services, LLC
Attn:Rodney Turner

Legal Description: 34 AC E/S NC HWY 109 S. OFF WARRIOR RD

Parcel ID #(s): P/O-751603346016&751603436271
Map Reference: 7516-03-34-6016

Current Owner of Record: County of Montgomery, NC
Occupant: Ford Transportation Dispatch Services, LLC & Rodney Turner
Site: 22.00 AC

Description of the Improvements: The subject is located off NC Hwy 109 S and Warrior Rd. with full public utilities. The property was West Montgomery High School prior to closing. It is brick with sheetrock interior walls. There are some signs of abnormal wear and tear. Parking is considered excellent.

Zoning Classification: Residential 2 & Residential 3
Zoning Description: R-2 Residential District & R-3 Residential District
Highest & Best Use:

Real Estate Taxes: \$ 7,767.82
Tax Year: 2024

Date of Inspection: 04/05/2024
Date of Signature & Report: 05/24/2024

OPINION OF VALUE

APPROACH TO VALUE	INDICATION OF VALUE
Cost Approach:	\$ 1,253,000
Income Approach:	\$
Sales Comparison Approach:	\$ 1,220,000
Total Site Value:	\$ 186,650
Personal Property/Non-Realty Interests (if included):	\$ N/A
Appraiser's Opinion of Value (as defined):	\$ 1,230,000
Effective Date of Appraisal ('As Of'):	04/05/2024

APPRAISAL STAFF

esign.alamode.com/verify Serial:B091CBA5

Christopher B. Ferriss
CB Ferriss Inc.



Christopher B Ferriss
N.C. Certified General
Certification #: A6742
State: NC Expires: 06/30/2024
cbferrissinc@gmail.com

Christopher B. Ferriss

Serial# B091CBA5
esign.alamode.com/verify

COMMERCIAL PROPERTY APPRAISAL REPORT

SUBJECT	Property Address: 147 Warrior Rd		City: Mount Gilead		State: NC		Zip: 27306	
	County: Montgomery		Legal Description: 34 AC E/S NC HWY 109 S. OFF WARRIOR RD					
	Building Name (if applicable): Ford Transportation & Dispatch Services, LLC							
	Parcel ID #(s): P/O-751603346016&751603436271							
	Borrower (if applicable): Ford Transportation Dispatch Services, LLC & Rodney Turner							
	Current Owner of Record: County of Montgomery, NC							
	Property Use (if mixed, check all that apply): <input type="radio"/> Office <input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Retail <input checked="" type="radio"/> Other (describe) <input type="radio"/> School							
	Comments on Property Use: The subject property was a High School for Montgomery County.							
	Market Area Name: MT. GILEAD TWP		Map Reference: 7516-03-34-6016			Census Tract: 9604.02		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="radio"/> Market Value (as defined), or <input type="radio"/> other type of value (describe)							
Intended Use: Determine market value for purpose of sale.								
Intended User(s) (by name or type): The primary client, Ford Transportation & Dispatch Services, LLC C/O Rodney Turner								
This report is not intended by the appraiser(s) for any other use or by any other user(s). The appraiser(s) assume no liability for any unauthorized use of this appraisal report.								
Client: Rodney Turner & Ford Transportation & Dispatch Services, LLC				Contact: Rodney Turner				
Address: 114 Warrior Rd, Mt. Gilead, NC 27306								
Phone: (910) 220-5946		Fax:		E-mail: rodneyturner78@gmail.com				
Appraisal Company: CB Ferriss Inc.								
Address: 28927 Herrin Grove Rd, Locust, NC 28097-7193								
Phone: (980) 521-6960		Fax:		Web:				
Appraiser: Christopher B Ferriss				Co-Appraiser:				
Designation: N.C. Certified General				Designation:				
Certificate or License #: A6742				Certificate or License #:				
Expiration Date: 06/30/2024		State: NC		Expiration Date:		State:		
Property Rights Appraised: <input checked="" type="radio"/> Fee Simple <input type="radio"/> Leasehold <input type="radio"/> Leased Fee <input type="radio"/> Other (describe)								
Reporting Option(s): <input type="radio"/> Appraisal Report <input checked="" type="radio"/> Restricted Appraisal Report <input type="radio"/> Other (describe)								
This report reflects the following value (if not Current, see comments): <input checked="" type="radio"/> Current (the Inspection Date is the Effective Date) <input type="radio"/> Retrospective <input type="radio"/> Prospective								
<input checked="" type="radio"/> If checked, this report is also subject to the following Hypothetical Conditions and/or Extraordinary Assumptions:								
Hypothetical Conditions (if applicable): We assume for the purposes of this report that the property will have no issue in complying with new zoning to conform the the Highest and Best Use.								
Extraordinary Assumptions (if applicable): The content and conclusions of this report are intended for our client and for the specified intended uses only. They are also subject to the assumptions and limiting conditions as well as the specific extraordinary assumptions and hypothetical conditions set forth in this report.								
Extent of Inspection of Subject Property:				Data Sources Used:				
Appraiser: <input checked="" type="radio"/> Interior & Exterior <input type="radio"/> Exterior Only <input type="radio"/> None		Date of Inspection: 04/05/2024		<input checked="" type="radio"/> MLS <input checked="" type="radio"/> Public Records <input checked="" type="radio"/> Appraiser's Files		<input type="radio"/> Lender and/or Client <input checked="" type="radio"/> Owner <input checked="" type="radio"/> Plans & Specifications <input type="radio"/> Contract		
Co- or Supervisory Appraiser: <input type="radio"/> Interior & Exterior <input type="radio"/> Exterior Only <input type="radio"/> None		Date of Inspection:		<input checked="" type="radio"/> Other (describe) Professional in the industry of Sobriety living facilities and College Preparatory Schools				
Building Area Measured? <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/>								
Approaches to Value Developed for This Appraisal: <input checked="" type="radio"/> Cost Approach <input checked="" type="radio"/> Sales Comparison Approach <input type="radio"/> Income Approach								
Reasons for Excluding an Approach to Value: The market does not find the income approach to be a reliable indicator of market value with secondary market similar to the subject.								
Additional Scope of Work Comments: The scope of the assignment is to develop a credible opinion of a market-based on market data of the property located at 147 Warrior Rd. This appraisal report addresses the appropriate and applicable methods of appraisal subject to the extraordinary assumptions and hypothetical conditions set forth in this report. The appraisal document has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). This report also conforms with the Financial Institutions Reform, Recovery and Enhancement Act (FIRREA).								
VALUE SUMMARY								
Value Indication - Total Site Value:						\$ 186,650		
Value Indication - Cost Approach:						\$ 1,253,000		
Value Indication - Sales Comparison Approach:						\$ 1,220,000		
Value Indication - Income Approach:						\$		
Opinion of Value of any Personal Property and/or Other Non-Realty Interests Included:						\$ N/A		
DATE OF REPORT:		05/24/2024		DATE OF INSPECTION:		04/05/2024		
OPINION OF VALUE (as defined): \$		1,230,000		(as is) and/or \$		(other, describe)		
EFFECTIVE DATE(S) OF VALUE:		04/05/2024		(as is) and/or		(other, describe)		



COMMERCIAL PROPERTY APPRAISAL REPORT

Market Area Name: MT. GILEAD TWP Market Area Boundaries: The subject is located between Mount Gilead and Troy in Montgomery County, in the Piedmont region of North Carolina, United States. Due to the nature of the subject and special use, the Market area is considered Montgomery County and surrounding areas. The appraiser looked outside the market area, North Carolina, for more reliable data.

Characteristics			Present Land Use						
Location:	<input type="radio"/> Urban	<input type="radio"/> Suburban	<input checked="" type="radio"/> Rural	Vacant:	70 %	Undersupply	Balanced	Oversupply	Vacancy
Built up:	<input type="radio"/> Over 75%	<input type="radio"/> 25-75%	<input checked="" type="radio"/> Under 25%	One-Unit Residential:	20 %	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	5 %
Development:	<input type="radio"/> Increasing	<input checked="" type="radio"/> Stable	<input type="radio"/> Decreasing	Multi-Unit Residential:	1 %	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	0 %
Value Trend:	<input type="radio"/> Increasing	<input checked="" type="radio"/> Stable	<input type="radio"/> Decreasing	Office:	2 %	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	.05 %
Rental Demand:	<input type="radio"/> Increasing	<input checked="" type="radio"/> Stable	<input type="radio"/> Decreasing	Retail:	5 %	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1 %
Vacancy Trend:	<input type="radio"/> Increasing	<input checked="" type="radio"/> Stable	<input type="radio"/> Decreasing	Industrial:	2 %	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	.05 %

Change in Land Use: Unlikely Likely * Taking Place * * From: * To:

Change in Economic Base: Unlikely Likely * Taking Place * * From: * To:

If any Changes in Land Use and/or Economic Base are Likely or Taking Place, indicate the impact on property values: Positive Negative None N/A

Comments on Land Use and/or Economic Base Changes and Impacts: The Subject is located in Montgomery County, south of Troy NC. The appraiser did find some special financing, loan discounts, interest buy downs or concessions in this market and there are some competitive houses listed for sale in the subject's market. This however is normal for the market and does not affect the marketability of the subject. Manufacturing jobs accounting for almost 1/3 of the workforce in Montgomery County, Montgomery Central High School, and Montgomery Community College offer an impressive range of programs and coursework designed to prepare the workforce for the future needs of industry through the joint Career Technical Education Center. Montgomery County companies are eligible for free customized training programs that will prepare students and residents for the specific processes of a particular company. MCC is also an Apprenticeship NC partner. The County is proud to be home to both of these well-regarded and state-of-the-art institutions.

Marketability Factors	Exc.	Good	Avg.	Fair	Poor	N/A	Marketability Factors	Exc.	Good	Avg.	Fair	Poor	N/A
Employment Stability:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Adequacy of Utilities:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience to Employment:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Property Compatibility:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience to Shopping:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Protection from Detrimental Cond.:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience to Schools:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Police and Fire Protection:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequacy of Public Transport.:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	General Appearance of Properties:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational Facilities:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Appeal to Market:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Description/Analysis of Market Area and Market Conditions (including support for the above characteristics and trends): Located in the heart of North Carolina, Montgomery County's central location offers unrivaled access to the region, the state, and the eastern United States. With a vast transportation network and proximity to the metropolitan centers of North Carolina, Montgomery County is within 1 and 1.5 hours driving distance to Charlotte, Greensboro, and Raleigh, NC. Montgomery County offers residents and businesses a convenient, unique, and beautiful location to live and do business. Within the MSA, the population is 2,721. In 2020, the Census count in the area was 2,679. The rate of change since 2020 was .01% annually. The five-year projection for the population in the area is 2,741 representing a change of less than 0.01% annually stating a stable growth from 2023-2028.

Currently, the population is .12% with the State at .53%. The median age in this area is 46.0. The household count in this area has changed from 1,105 in 2020 to 1,142 in 2023 indicating a slight increase annually. The five-year projection of households is 2.36 indicating a continued decline. Average household size is currently 2.41 in 2020 to 2.37 in 2023 indicating a slight decline annually. The five-year projection of households is 2.36 indicating a continued decline. Currently, 74% of the 1,142 housing units in the MSA are owner occupied; 26%, renter occupied. Currently, in the U.S., 78% of the housing units are owner occupied; 22% are renter occupied.

Current median household income is \$73,571 in the Charlotte MSA, compared to \$72,414 for all U.S. households. Median household income is projected to be \$86,251 in five years, compared to \$84,445 for all U.S. households.

Current average household income is \$106,619 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$124,253 in five years, compared to \$122,155 for all U.S. households.

Current per capita income is \$29,495 in the MSA, compared to the U.S. per capita income of \$71,337.

Montgomery County, North Carolina's largest industries are manufacturing, health care and social assistance, and construction. The highest paying industries are utilities, professional, scientific, and technical services, and public administration. Some major employers in Montgomery County include: Lsc Communications, Nucor Steel, Penguin Random House, Acuity Brands Lighting Inc, Walmart Supercenter, South Montgomery Cmnty Sch Crp, Acuity Brands Inc, Banjo Corp and United Steelworkers

Description/Analysis of the usages of nearby properties and in the Subject's immediate area: The Subject is located off of Hwy 109 Mount Gilead NC. The main street is made up of R-2 and R3 Zoning with commercial uses along the corridor. The North Carolina Railroad (NCR) Corridor Line is located across the Hwy through the existing subject property.

MARKET AREA DESCRIPTION

COMMERCIAL PROPERTY APPRAISAL REPORT

Total Site Dimensions: Irreg. See County Map
 Total Site Area: 22 Acres Excess Site Area (if applicable): 0 Acres Net Site Area: 22.00 Acres
 Street Frontage: 60'
 Other Site Features or Elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) _____

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private
Electricity:	<input checked="" type="radio"/>	<input type="radio"/>	Duke Energy/Randolph Electric	Street:	Asphalt	<input checked="" type="radio"/>	<input type="radio"/>
Gas:	<input type="radio"/>	<input checked="" type="radio"/>	Propane	Width:	60'		
Water:	<input checked="" type="radio"/>	<input type="radio"/>	Troy	Surface:	Asphalt Paving		
Sanitary Sewer:	<input checked="" type="radio"/>	<input type="radio"/>	Troy	Curb/Gutter:	None	<input type="radio"/>	<input type="radio"/>
Storm Sewer:	<input type="radio"/>	<input checked="" type="radio"/>	none	Sidewalk:	concrete	<input checked="" type="radio"/>	<input type="radio"/>
Telephone:	<input checked="" type="radio"/>	<input type="radio"/>	Spectrum and century link	Street Lights:	Public	<input checked="" type="radio"/>	<input type="radio"/>
Multimedia:	<input type="radio"/>	<input checked="" type="radio"/>	Montgomery Herald	Alley:	None	<input type="radio"/>	<input type="radio"/>

Topography: Sloping
 Size: 22.00 Acres
 Shape: Irregular (County GIS Map)
 Utility: Good
 Drainage: Average
 View: Rural
 Rail Access: None- There is railroad access to the total subject property, however, the 22 acres in the scope of work does not.

Does the Subject Property lie within a FEMA Special Flood Hazard Area: Yes No FEMA Flood Zone: X
 FEMA Map #: 37123C7506J FEMA Map Date: 1/2/2008

Are any environmental issues known or suspected? No If Yes, describe: As of the time of the inspections, there are no known underground storage tanks, however there is some Non-Friable Asbestos located in the original building, classified as building A by the Division Of Public Health Occupational & Environmental Epidemiology Branch Health Hazards Control Unit. Buildings B-F, G 1991 Addition does not have Asbestos per a report that was supplied to the appraiser.

Soil Conditions: Average
 Easements: Typical utility easements.

Encroachments: None noted at time of inspection.

Site Comments: Without the benefit of a current survey, the appraiser cannot suggest the property is free of encroachments or easements, and recommends further investigation and a current survey. At the time of inspection the appraiser did not see any apparent adverse conditions observed. There are public utilities available and the subject does have a 100 year floodplain. The Montgomery County GIS topography contour lines show an elevation ranging from 550 feet above mean sea level to 520 feet, indicating approx a 30' drop in elevation. The subject has an existing 30' access road with a plan to add an existing 30' access road. However, with this being located off a US Highway 109, DOT has limited the development of new access roads per the Economic Development office. If a permit is issued it will have to be through the North Carolina DOT and built to North Carolina DOT standards, which may increase the cost. We use an Extraordinary Assumption that a new access road can be permitted.

SITE DESCRIPTION

COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S
File No.: C24-04049S

General Description		Year Built: 1961	Actual Age: 63	Effective Age: 25
Property Type: Commercial	# of Buildings: 3	# of Stories: 1	Total Estimated Economic Life: 40	
Construction Type: High School	Construction Status: <input checked="" type="radio"/> Existing <input type="radio"/> Proposed <input type="radio"/> Under Construction		Estimated Remaining Economic Life: 12	
Quality: Average	Condition: Fair	Design or Style: High School		
		Other: Athletic Facility		

Building Identification and Areas	Floor	Net Rentable Area Sq.Ft.	Sq.Ft.	Other Net Area Describe	Total Net Area Sq.Ft.	Common Area Sq.Ft.	GBA Sq.Ft.
School Building	1	101,760			101,760		101,760
Mechanic Shop Area	1	8,860			8,860		8,860
Office	1	1,920			1,920		1,920
Indoor Athletic Facility	1	13,050			13,050		13,050
Column Totals Sq.Ft.		125,590			125,590		125,590

Describe Common Building Areas: The subject is a High school with common buildings attached. These are Gymnasium, athletic facility, mechanic shops, band/musical building, and other common buildings found with high schools.

Usage Breakdown - All Buildings	Total Net Sq.Ft.	Usage %	Building Ratios - Combined	Calculated Value
Usage Type			Item	
Office:	1,920	2 %	Building Efficiency Ratio (Net Building Area Sq.Ft./GBA Sq.Ft.):	100.00 %
School Area	101,760	81 %	Floor Area Ratio (GBA Sq.Ft./Net Site Sq.Ft.):	13.11 %
Indoor Athletic Facility	13,050	10 %	Building(s) Total Footprint:	125,590 Sq.Ft.
Mechanic Shop	8,860	7 %	Ground Coverage Ratio (Footprint Sq.Ft./Net Site Sq.Ft.):	13.11 %
		0 %	Comments: <u>The impervious area covers approximately 13% of the total acreage.</u>	
		0 %		
		0 %		

Parking Breakdown	Industrial Features	Other Building Features
Item Description	Item #	Item Description
On Site: 310	# of Overhead Doors:	
Adequacy: Good	# of Loading Bays:	
Covered: None	Floor Height (Feet):	
Garage: None	Ceiling Height (Feet):	
Surface: Asphalt	Column Spacing (Feet):	
Total # of Spaces: 310	Railroad Spur: <input type="radio"/> Yes <input type="radio"/> No	
Spaces/1,000 Sq.Ft. GBA: 2.47	Other:	

Improvement Rating	Exc.	Good	Avg.	Fair	Poor	N/A	Improvement Rating	Exc.	Good	Avg.	Fair	Poor	N/A
Appeal/Appearance:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Heating:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floor Plan/Design:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Air Conditioning:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction Quality:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Elevators:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Exterior Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Parking Area:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Interior Condition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Fire Suppression:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roof Cover:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Landscaping:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Insulation:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plumbing:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical:	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Building Characteristics	Description
Foundation:	Slab
Frame:	Steel/Masonry
Exterior Walls:	Brick
Roof Support:	Rigid Frame with Bar Joist
Roof Cover:	Rubber
Interior Partitions:	Wood/Brick
Ceiling:	Drop Ceiling
Insulation:	Average
Floor & Covering:	Vinyl Tile/Carpet/Finished Concrete

(Building Characteristics continued on next page)



COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S
File No.: C24-04049S

Building Characteristics (continued)

Plumbing: City Water
Electrical: Average
Heating: Boiler heating unit
Air Conditioning: Electric
Elevators: None
Fire Suppression: Fire Extinguisher

Other Site Improvements: There is a baseball field, soccer field and tennis courts. However, these area have been neglected and will need repair work. The refreshment building, bathrooms, dugout buildings, and grandstands contribute little to no value to the overall value of the subject due to the neglect over the past few years.

Personal Property and/or Other Non-Realty Interests Included in Opinion of Value: \$ N/A N/A-

Comments on the Improvements: The subject is located off NC Hwy 109 S to Warrior Road with full public utilities. The property is brick with mostly concrete block with some sheetrock interior walls. There are signs of abnormal wear and tear with leaks from roof area. Floors have vinyl tile, finished concrete and some carpet in areas. Parking is located to the South and Southwest of building.

Deferred Maintenance: The appraiser observed several items of deferred maintenance throughout several parts of the building, therefore there is higher depreciation that is supported through the Market Approach.

Age/Life Depreciation: Once the appraiser deducts for deferred maintenance, the age/life method can be used to determine the depreciation applicable to the remaining replacement costs. Age/life is applied on a straight line basis dividing the improvements effective age by its economic life. The site improvements are estimated separately based on their contributory value as they have shorter economic lives. A summary of replacement cost new less depreciation based on the age/life allocation follows.

DESCRIPTION OF THE IMPROVEMENTS (continued)

COMMERCIAL PROPERTY APPRAISAL REPORT

Summary of Highest & Best Use: **AS VACANT:**

Physically Possible Uses-The subject includes 22 acres of land. Although there is some undulating topography, the site is generally level with no significant elevation changes and should allow for any type of development. Based on the size, shape and ingress/egress patterns, there are several physically possible uses.

Legally Permissible Uses-The subject is zoned R2 and R3, which allows for residential development only. Conversation with Michael Burroughs at Montgomery County Planning department revealed that the current R2 and R3 zoning, was placed in 1999-2000, long after the subject was built, turning it into a grandfathered, legal, non-conforming use. The zoning board would have to be petitioned and the zoning changed to commercial, in order to allow for the development of a school or an assisted living facility. Although we have been told that the planning department would support an assisted living facility, this is not a currently legally allowed use and so it is an extraordinary assumption in this report that the zoning would be changed to allow for this type of commercial development.

Financially Feasible Uses-Financially feasible uses provide a positive return to the underlying land. Based on our analysis of the demands and the demographics in the subject's market area as well as conversations with the Montgomery County Economic Development Board, we could preclude charter school or assisted living facility development despite the permissibility of such zoning. Although this type of commercial development is not immediately allowed, there is some demand for a charter school but more so for an assisted living facility due to the growing elderly population.

Maximally Productive Uses- Based on the analysis of the physical and legal characteristics of the site in concert with the market, we conclude a charter school or an assisted living facility use is maximally productive. While there may be some speculation regarding the likelihood of a rezoning, our conversation with the planning department seemed to indicate that a rezoning for an assisted living facility would be supported.

Highest and Best Use, As Improved -The existing improvements are a school. In our opinion the improvements contribute value and due to the size, shape and utility of the improvements, could also function for an assisted living facility, a desired use. For these reasons, continued use as a school or conversion to an assisted living facility is concluded to be the maximally productive highest and best use of the property as improved.

Most Likely Buyer--The most likely buyer of this property is owner/user, local investor, national investor, speculator.

The subject is a legal, non-conforming, grandfathered use. Nonconforming Buildings. If a building is nonconforming, it may be enlarged in any way that will not increase the extent of nonconformity, nor create any new nonconformity, provided that the use of the building is a permitted use for the district in which the building is located

A.If a nonconforming building is removed, it shall be replaced only with a building, which conforms in every way with the provisions of this Ordinance.

B.If a nonconforming building is damaged or destroyed by any means to the extent that the value of the remaining structure is less than forty percent of the cost of replacing the original structure at the time of such damage or destruction, the structure shall not be repaired or replaced unless the next structure and use meet all the requirements of this Ordinance.

Highest & Best Use as if vacant: N/A

Highest & Best Use as improved: Present use Proposed use (explain) Other use (explain)

Actual Use as of Effective Date: Ford Transportation Academy

Use as appraised in this report: Charter School

HIGHEST AND BEST USE

COMMERCIAL PROPERTY APPRAISAL REPORT

Methodology - The Opinion of Site Value is derived by the utilization of the following method(s) (see attached addenda for definitions):

- Sales Comparison
 Allocation Method
 Extraction Method
 Land Analysis (see attached addendum)
 Other Method (describe)

Methodology Comments: We used land sales with similar utility to determine the market value of the land.

FEATURE	SUBJECT PROPERTY	COMPARABLE SITE NO. 1		COMPARABLE SITE NO. 2		COMPARABLE SITE NO. 3	
Address	147 Warrior Rd Mount Gilead, NC 27306	Beaman Road Troy, North Carolina 27371		Hearne Farm Road Mount Gilead, NC 27306		000 NC Hwy 73 Highway W Mount Gilead, NC 27306	
Proximity to Subject							
Lot/Map Identifier	7516 03 34 6016	7620-00-50-6130		7504-00-44-4977		6595 00 12 2159	
Sale/Deed Reference	DB914 Pg588	DB658-PG376		DB566-PG619		DB769-PG633	
Data Source(s)	Tax Records	CMLS/ Tax Records		CMLS/ Tax Records		CMLS/ Tax Records	
Verification Source(s)	Owner	CMLS # 4028115		CMLS # 4046231		CMLS # 3821213	
Sale Price	\$ 0	\$ 175,000		\$ 120,000		\$ 125,000	
C.E. ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Date of Sale/Time		09/18/2023	+3,500	03/26/2024		04/20/2022	+6,250
Conditions of Sale		Cash		Conventional		Cash	
Sale Concessions		\$0		\$0		\$0	
Cash Equivalent Price	\$		\$ 178,500		\$ 120,000		\$ 131,250
C.E.Price/ Acre	\$	\$ 7,657.66		\$ 8,141.11		\$ 8,623.52	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Net Site Area (in Acres)	22.00	23.31		14.74		15.22	
Location	N;Rural	N;Rural		N;Rural		N;Rural	
Topography	Slope	Slope		Slope		Slope	
Shape/Utility	Irreg/Avg	Rect/Avg		Rect. Avg		Irreg/Avg	
Utilities	Full Public	Public Wtr/Septic	+250	Private Well/Septic	+500	Public Wtr/Septic	+250
Site Improvements	Yes	None		None		None	
Open/Wooded	100%Open	61%Open/39%Wd	+200	100%Wooded	+100	67%Open/33%Wd	+200
Zoning	Res 2 / Res 3	Res 3		Res 3		Commercial	-500
Acc	Public/Hwy	Public		Public		Public/Hwy	
Net Adjustment (Total, in \$)		<input checked="" type="radio"/> + <input type="radio"/> -	\$ 450	<input checked="" type="radio"/> + <input type="radio"/> -	\$ 600	<input type="radio"/> + <input checked="" type="radio"/> -	\$ -50
Net Adjustment (Total, in \$ / Acre)		Net 5.9 %	(\$ 450.00 /Acre)	Net 7.4 %	(\$ 600.00 /Acre)	Net 0.6 %	(\$ -50.00 /Acre)
Adjusted Sale Price (in \$ / Acre)		Gross 5.9 %	\$ 8,107.66	Gross 7.4 %	\$ 8,741.11	Gross 11.0 %	\$ 8,573.52

SITE VALUATION

Comments/Analysis of Comparable Sites: Sale one is adjusted upward for time, private septic system and mostly wooded. Sale two is adjusted upward for private well and septic and 100% wooded. Sale Three is adjusted upward for time, private septic, partly wooded, however a downward adjustment is made for commercial zoning.

The adjusted sales indicate a low of \$8,108 to a High of \$8,574 per acre giving a adjusted weight of \$8,484 per acre or;
 \$8,484 x 22 ac = \$186,648 rounded to \$186,650

Comments/Analysis of Excess Land (if applicable): N/A

Net Site - Indicated Value

Net Site Area: 22.00 Acres X Indicated Value of Net Site per Unit Area: \$ 8,484 = \$ 186,648

Excess Land - Indicated Value (if applicable)

Excess Land Area: 0 Acres X Indicated Value of Excess Land per Unit Area: \$ = \$

INDICATED VALUE OF THE SUBJECT TOTAL SITE (Net Site Indicated Value + Excess Land Indicated Value)

186,650



COMMERCIAL PROPERTY APPRAISAL REPORT

This Cost Approach Analysis is based upon: Replacement Cost New, or Reproduction Cost New (see comments)

Source of Cost Data: Marshall & Swift	Comments on cost data, multipliers, etc.:
Multipliers:	
Current Multiplier:	
Local Multiplier:	

Structure Breakdown	Area Sq.Ft.	Unit Cost \$/Sq.Ft.	Basic Cost	Current Multiplier	Cost
School Building- Class Rooms High Schools (484) C Class	103,680 X	170.00 = \$	17,625,600 X	1.07 = \$	18,859,392
				Local Multiplier: X	.95
				Area Multiplier: X	.93
				Story Height Multiplier: X	1.00
				BUILDING = \$	16,662,273

Building or Component	Area Sq.Ft.	Unit Cost \$/Sq.Ft.	Basic Cost	Current Multiplier	Cost
Indoor Athletic Facility Fitness Centers (483) S Class Good	13,050 X	192.00 = \$	2,505,600 X	1.00 = \$	2,505,600
				Local Multiplier: X	.95
				Area Multiplier: X	1.076
				Story Height Multiplier: X	1.00
				BUILDING = \$	2,561,224

Building or Component	Area Sq.Ft.	Unit Cost \$/Sq.Ft.	Basic Cost	Current Multiplier	Cost
Mechanic Shop Area Service Repair Garages (528) D Class	8,860 X	69.00 = \$	611,340 X	.99 = \$	605,227
				Local Multiplier: X	.95
				Area Multiplier: X	1.094
				Story Height Multiplier: X	
				BUILDING = \$	629,012

ALL BUILDINGS - TOTAL COST NEW = \$ 19,852,509

Site Improvements & Additional Items	Quantity	Unit Cost	Basic Cost	Current Multiplier	Cost
Parking	310 X	2,041.25 = \$	632,788 X	1.00 = \$	632,788
Tennis Courts	4 X	63,247.00 = \$	252,988 X	1.00 = \$	252,988
Baseball field/Soccer Field	2 X	24,000.00 = \$	48,000 X	1.00 = \$	48,000
				Local Multiplier: X	1.00
				SITE IMPROVEMENTS & ADDITIONAL ITEMS - TOTAL COST NEW = \$	933,776

ALL IMPROVEMENTS - TOTAL COST NEW = \$ 20,786,285

Entrepreneurial Profit & Soft Costs	Description	%	All Improvements Total Cost New	Cost
			X	= \$
			X	= \$
			ENTREPRENEURIAL PROFIT & SOFT COSTS - TOTAL COST NEW = \$	

GRAND TOTAL - COST NEW = \$ 20,786,285

Physical Depreciation - Long-lived Items	Description	Effective Age	Economic Life	Depreciation %	And/Or Lump Sum	Depreciation Amount
School Building- Class Rooms		39	40	97.50	\$	\$ 16,245,716
Indoor Athletic Facility		24	30	80.00	\$	\$ 2,048,979
Mechanic Shop Area		26	30	86.67	\$	\$ 545,165
						\$ 18,839,860

Physical Depreciation - Short-lived Items	Description	Effective Age	Economic Life	Depreciation %	And/Or Lump Sum	Depreciation Amount
Parking		19	20	95.00	\$	\$ 601,149
Tennis Courts		19	20	95.00	\$	\$ 240,339
Baseball field/Soccer Field		12	15	80.00	\$	\$ 38,400
						\$ 879,888

Functional Obsolescence	Description	Depreciation %	And/Or Lump Sum	Depreciation Amount
				\$

Economic Obsolescence	Description	Depreciation %	And/Or Lump Sum	Depreciation Amount
				\$

(Cost Approach continued on next page) **TOTAL DEPRECIATION 19,719,748**

COST APPROACH



COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S
File No.: C24-04049S

TOTAL DEPRECIATION = \$ (19,719,748)
DEPRECIATED VALUE OF THE IMPROVEMENTS = \$	1,066,537
OPINION OF NET SITE VALUE = \$	186,650
OPINION OF VALUE OF EXCESS LAND = \$	
OPINION OF VALUE OF PERSONAL PROPERTY and/or OTHER NON-REALTY INTERESTS INCLUDED = \$	0
OTHER ITEM(S) AFFECTING THE COST APPROACH VALUE (if applicable) = \$	0
INDICATED VALUE BY COST APPROACH = \$	1,253,187
FINAL INDICATION OF VALUE BY COST APPROACH (ROUNDED) = \$	1,253,000

Comments/Analysis of the Cost Approach: Mashall & Swift states that the High School is a typical Class D Classrooms which appears to fit in the Low side of the Average Cost range or the High side of the Low Cost range. Therefore the appraiser used an average of the two, bringing to the cost to \$170.00 per square foot. The percentage of square foot for the Laboratory Classrooms is approximately 3% with a higher cost, while the Gymnasium makes up approximately 13% of the total square foot with a lower cost. Using the \$170 per square foot is reasonable to determine a replacement cost. There are other contributory buildings located with baseball field area that is in with cost of the baseball field.

COST APPROACH (continued)

COMMERCIAL PROPERTY APPRAISAL REPORT

FEATURE	SUBJECT PROPERTY	COMPARABLE RENTAL NO. 1		COMPARABLE RENTAL NO. 2		COMPARABLE RENTAL NO. 3	
Address	147 Warrior Rd Mount Gilead, NC 27306						
Proximity to Subject							
Building Usage/Name	High School						
Tenant Name							
Date of Lease							
Date of Rent Survey							
Current Vacancy %							
Data Source(s)							
Verification Source(s)							
Actual Annual Rent			\$		\$		\$
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Type of Lease *							
Length of Lease							
Rent Concessions							
Market Conditions/Time							
Tenant Improvements							
Furnishings/Fixtures							
Equipment							
Utilities							
Adjusted Annual Rent			\$		\$		\$
Adjusted Ann. Rent/SF		\$		\$		\$	
MARKET ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Gross Building Area	125,590 sq.ft.	sq.ft.		sq.ft.		sq.ft.	
Tenant Area Compared	sq.ft.	sq.ft.		sq.ft.		sq.ft.	
Net Site Area (in Acres)	22.00						
Location	N;Rural						
Type of Construction	High School						
Construction Quality	Average						
Age	63						
Condition	C5						
Parking	Paved						
Net Adjustment (Total, in \$)		<input type="radio"/> + <input type="radio"/> -	\$	<input type="radio"/> + <input type="radio"/> -	\$	<input type="radio"/> + <input type="radio"/> -	\$
Indicated Market Rent (in \$)		Net % Gross %	\$	Net % Gross %	\$	Net % Gross %	\$
* Lease Type Abbreviations: G = Gross Lease; N = Net Lease; NNN = Triple Net; MG = Modified Gross; P = Expense Pass Through; O = Sales Overage Rents; C = Common Area Maintenance; R = Renewal Option							
Comments/Analysis of Comparable Rentals: <u>This is not applicable due to the limited comparables for schools. This approach is not a reliable indicator of market value</u>							

COMPARABLE RENTALS ANALYSIS

COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S
File No.: C24-04049S

Comments on the Income Capitalization Methodologies Used:

Capitalization Rate Extraction from Comparable Sales

Comparable Property Name or Address	Date of Sale	Sale Price	Net Operating Income	Capitalization Rate	Source and/or Comments
		\$	\$	%	
		\$	\$	%	
		\$	\$	%	
		\$	\$	%	
		\$	\$	%	
		\$	\$	%	
		\$	\$	%	

Cap. Rate Range by Sales Extraction: From: % To: % Indicated Capitalization Rate by Sales Extraction: %

Comments/Reconciliation of Capitalization Rate Extraction:

Other Capitalization Rate Determination Methods and Indicators Used (only if valid and appropriate for this report)

Methodology	Addenda Attached	Indicated Cap. Rate
Band of Investment	<input type="radio"/>	%
Yield Capitalization	<input type="radio"/>	%
Published Study	<input type="radio"/>	%

Comments/Reconciliation of Other Capitalization Rate Method(s) Used:

Comments/Reconciliation of the Capitalization Rate Conclusion:

Subject Capitalization Rate Range: From: % To: % Indicated Capitalization Rate for the Subject: %

INCOME CAPITALIZATION



COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S

File No.: C24-04049S

Comments/Analysis of the Income Approach: The income approach is not considered a reliable indicator of market value due to the lack of quantifiable and qualifiable market data.

SUMMARY OF INCOME APPROACH

Net Operating Income: \$ / Ind. Cap. Rate: % = INDICATED VALUE BY INCOME CAPITALIZATION = \$
OPINION OF VALUE OF EXCESS LAND = \$
OPINION OF VALUE OF PERSONAL PROPERTY and/or OTHER NON-REALTY INTERESTS INCLUDED = \$
OTHER ITEM(S) AFFECTING THE INCOME APPROACH VALUE (if applicable) = \$
INDICATED VALUE BY INCOME APPROACH = \$

FINAL INDICATION OF VALUE BY INCOME APPROACH (ROUNDED)



COMMERCIAL PROPERTY APPRAISAL REPORT

C24-04045S
File No.: C24-04049S

Value Indication - Total Site Value:	\$	186,650
Value Indication - Cost Approach:	\$	1,253,000
Value Indication - Sales Comparison Approach:	\$	1,220,000
Value Indication - Income Approach:	\$	
Opinion of Value of any Personal Property and/or Other Non-Realty Interests Included:	\$	N/A

Final Reconciliation: The Market Approach was given the most weight due being the most reliable indicator of value for these types of property, which the Cost approach lending further support. The income approach was not utilized due to these types of properties are predominately owner occupied and the lack of quantifiable and qualifiable rental data.

VALUATION METHODOLOGY

Appraisers typically consider three approaches to estimate property value. These are the cost, sales comparison, and income capitalization approach.

The cost approach is a set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated - cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. (The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 43.)

The sales comparison approach is the process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sales prices (or unit prices, as appropriate) of the comparable properties based on relevant, market - derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. (The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 170.)

The income capitalization approach is a set of specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. (The Dictionary of Real Estate Appraisal, 7th ed., 2022, Page 94.) Value indications from the approaches are reconciled based on the quality and quantity of available data in the approaches with consideration given to the applicability of each approach and the subject property type.

RECONCILIATION is done by taking 40% of the Cost Approach and 60% of the Market Approach bringing the final estimated value of \$1,233,200.00 rounded to \$1,230,000.00

DATE OF REPORT: **05/24/2024** DATE OF INSPECTION: **04/05/2024**

Based on the degree of inspection of the Subject Property, as indicated below, the defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the Subject Property is:

OPINION OF VALUE (as defined): \$ **1,230,000** (as is) and/or \$ (other, describe)
EFFECTIVE DATE(S) OF VALUE: **04/05/2024** (as is) and/or (other, describe)

A true and complete copy of this report contains 61 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

- Attached Exhibits:
- | | | | |
|---|---|--|---|
| <input checked="" type="radio"/> Scope of Work | <input checked="" type="radio"/> Limiting Cond./Certification | <input checked="" type="radio"/> Narrative Addendum | <input checked="" type="radio"/> Photograph Addenda |
| <input checked="" type="radio"/> Sketch Addendum | <input checked="" type="radio"/> Cost Addendum | <input checked="" type="radio"/> Flood Addendum | <input type="radio"/> Additional Sites |
| <input checked="" type="radio"/> Additional Sales | <input type="radio"/> Income/Expense Addenda | <input checked="" type="radio"/> Hypothetical Conditions | <input type="radio"/> Extraordinary Assumptions |
| <input type="radio"/> Map Addenda | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| <input type="radio"/> Additional Rentals | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

If required for this assignment, further attachments may be indicated elsewhere in this report.

Client Contact: Rodney Turner Client Name: Rodney Turner & Ford Transportation & Dispatch Services,
E-mail: rodneyturner78@gmail.com Address: 114 Warrior Rd, Mt. Gilead, NC 27306

APPRAISER esign.alamode.com/verify Serial: B091CBA5
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Christopher B. Ferriss
Company: CB Ferriss Inc.
Phone: (980) 521-6960 Fax: _____
E-mail: cbferrissinc@gmail.com
Date of Report (Signature): 05/24/2024
License or Certification #: A6742 State: NC
Designation: N.C. Certified General
Expiration Date of License or Certification: 06/30/2024
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 04/05/2024



Supervisory or Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: _____

FINAL RECONCILIATION

ATTACHMENTS

SIGNATURES



Demographic and Income Profile

147 Warrior Road, Mount Gilead, North Carolina, 27306
 Ring: 5 mile radius

Latitude: 35.29614
 Longitude: -79.95984

Summary	Census 2010	Census 2020	2023	2028				
Population	2,534	2,679	2,724	2,741				
Households	1,172	1,105	1,142	1,156				
Families	825	740	782	789				
Average Household Size	2.49	2.41	2.37	2.36				
Owner Occupied Housing Units	849	776	846	868				
Renter Occupied Housing Units	323	329	296	288				
Median Age	41.5	44.7	46.0	47.5				
Trends: 2023-2028 Annual Rate								
	Area	State	National					
Population	0.12%	0.53%	0.30%					
Households	0.24%	0.68%	0.49%					
Families	0.18%	0.60%	0.44%					
Owner HHs	0.51%	0.78%	0.66%					
Median Household Income	1.89%	3.37%	2.57%					
Households by Income								
		Number	Percent	Number	Percent			
<\$15,000		227	19.9%	207	17.9%			
\$15,000 - \$24,999		58	5.1%	52	4.5%			
\$25,000 - \$34,999		152	13.3%	142	12.3%			
\$35,000 - \$49,999		150	13.1%	145	12.5%			
\$50,000 - \$74,999		227	19.9%	217	18.8%			
\$75,000 - \$99,999		140	12.3%	154	13.3%			
\$100,000 - \$149,999		125	10.9%	150	13.0%			
\$150,000 - \$199,999		47	4.1%	71	6.1%			
\$200,000+		15	1.3%	18	1.6%			
Median Household Income		\$47,863		\$52,548				
Average Household Income		\$62,995		\$71,337				
Per Capita Income		\$25,716		\$29,495				
Population by Age								
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	172	5.9%	139	5.2%	133	4.9%	133	4.9%
5 - 9	206	7.0%	145	6.2%	153	5.6%	145	5.3%
10 - 14	206	7.0%	191	7.1%	156	5.7%	159	5.8%
15 - 19	198	6.7%	168	6.3%	152	5.6%	154	5.6%
20 - 24	143	4.9%	129	4.8%	122	4.5%	123	4.5%
25 - 34	307	10.5%	262	9.8%	300	11.0%	251	9.2%
35 - 44	359	12.2%	295	11.0%	315	11.6%	325	11.9%
45 - 54	447	15.2%	351	13.1%	330	12.1%	333	12.1%
55 - 64	427	14.6%	422	15.8%	432	15.9%	395	14.4%
65 - 74	267	9.1%	395	13.3%	422	15.5%	439	16.0%
75 - 84	148	5.0%	164	6.1%	165	6.1%	231	8.4%
85+	55	1.9%	40	1.5%	45	1.7%	52	1.9%



Demographic and Income Profile

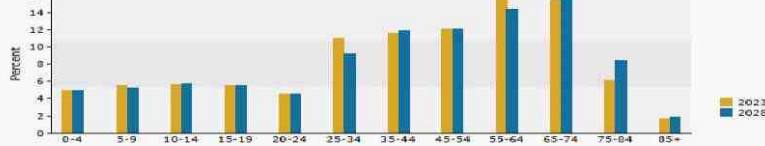
147 Warrior Road, Mount Gilead, North Carolina, 27306
 Ring: 5 mile radius

Latitude: 35.29614
 Longitude: -79.95984

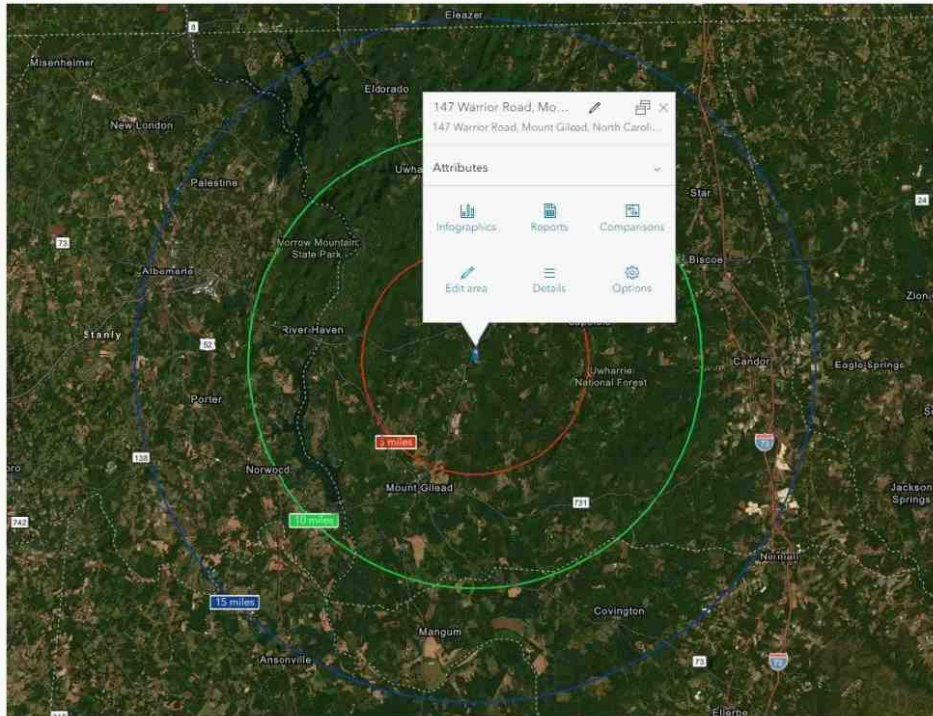
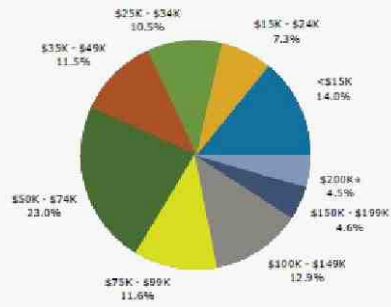
Trends 2023-2028



Population by Age



2023 Household Income



Subject Photo Page

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						

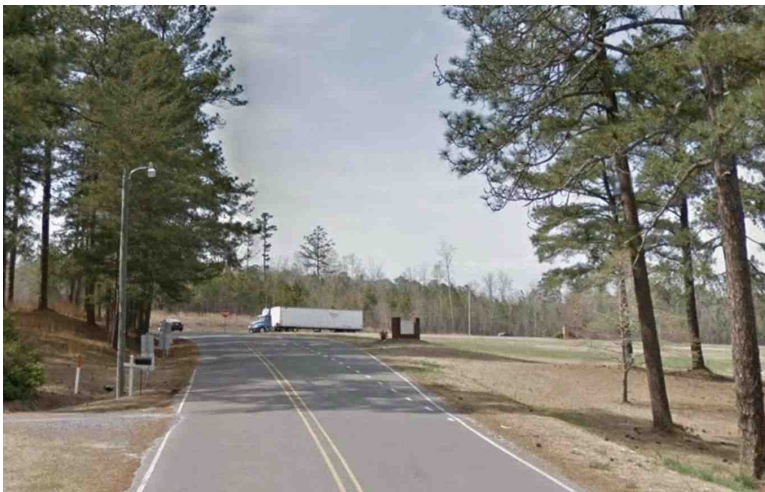


Subject Front

147 Warrior Rd
Sales Price 600,000
Gross Living Area 125,590
Total Rooms
Total Bedrooms
Total Bathrooms
Location N;Rural
View
Site 22.00
Quality Average
Age 63



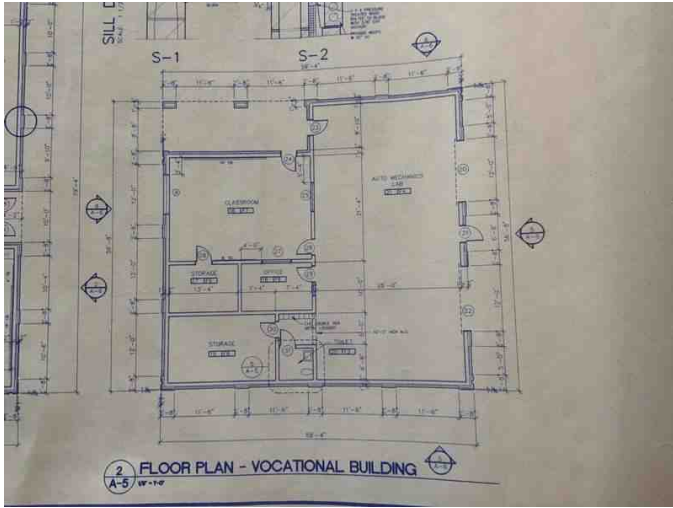
Subject Rear



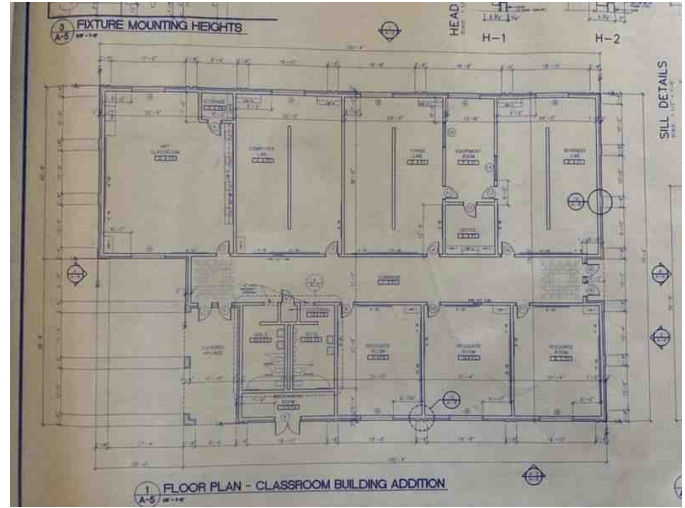
Subject Street

Blueprints Vocational Building / Classroom Addition

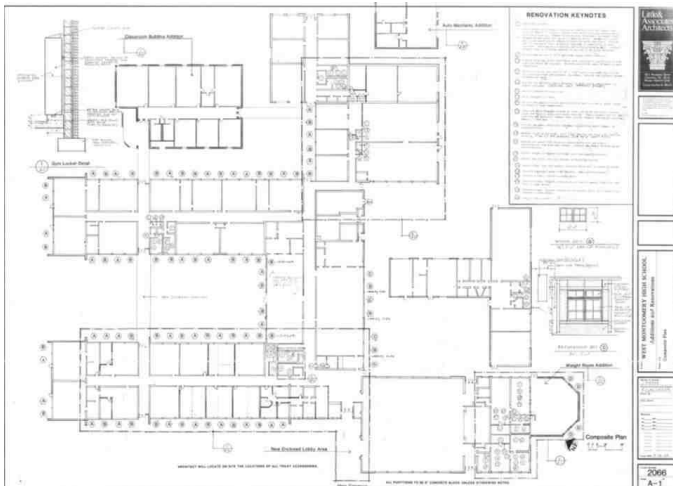
Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner		
Property Address	147 Warrior Rd		
City	Mount Gilead	County Montgomery	State NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC		



Mechanic Shop



Classroom Building Addition



Overall building footprint

Photo Addendum

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC
Zip Code	27306				
Lender/Client	Ford Transportation & Dispatch Services, LLC				



Lab Pic 1



Lab Pic 2



Bathroom #1



Classroom



Bathroom #2



Janitor Closet



Bathroom #3 Pic A



Bathroom #3 Pic B



Kitchen Pic A



Cafeteria



Freezers



Kitchen Pic B



Library



Locker Room



Nursing Room

Photo Addendum

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC
Zip Code	27306				
Lender/Client	Ford Transportation & Dispatch Services, LLC				



Shower Room



Bathroom



Bathroom



Lobby



Office 1



Office 2



Office 3



Office 4



Office 5



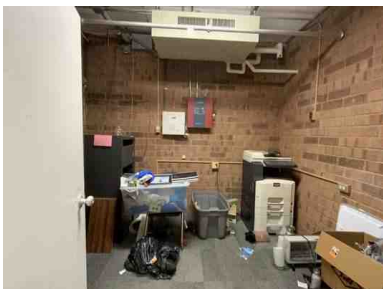
Receptionist Office



Mail Room



Storage



Closet



Nursing Office



Leak f roof

Photo Addendum

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				



?



Utility Room



Music Classroom



Office Shop



Shop



Shop classroom



Office



Bathroom



Storage



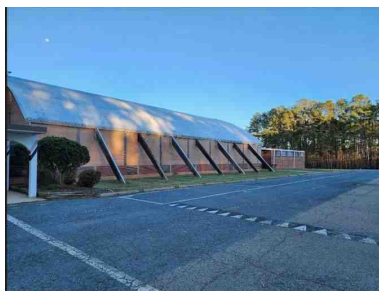
Athlete Entrance



Lobby



Gymnasium



Gymnasium

Athlete Facility

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						



Athlete Facility Pic 1



Athlete Facility Pic 2



Athlete Facility Pic 3



Weight Room



Indoor Sport Center



Bathroom



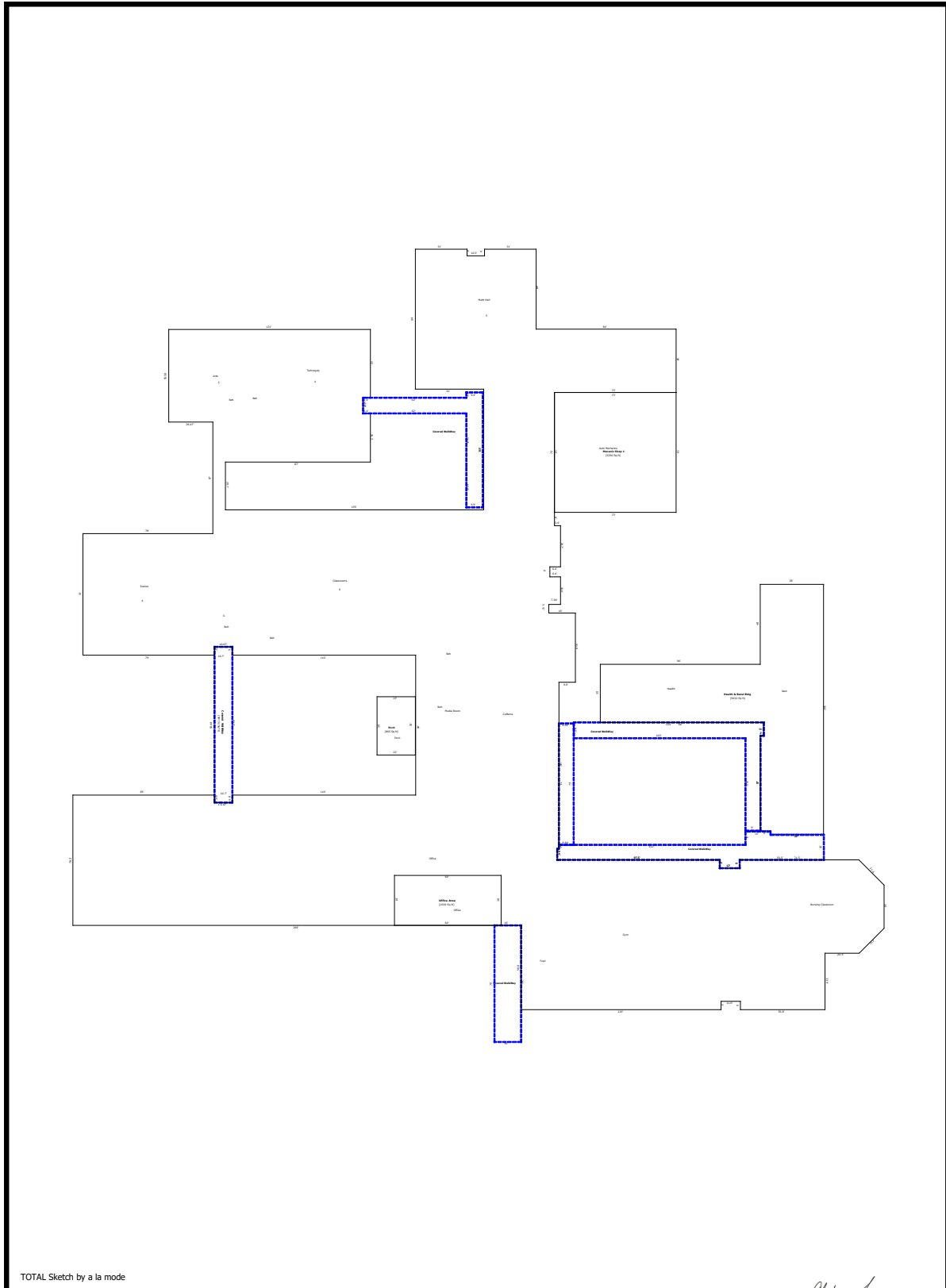
Bathroom



Mechanic Area

Building Sketch (Page - 1)

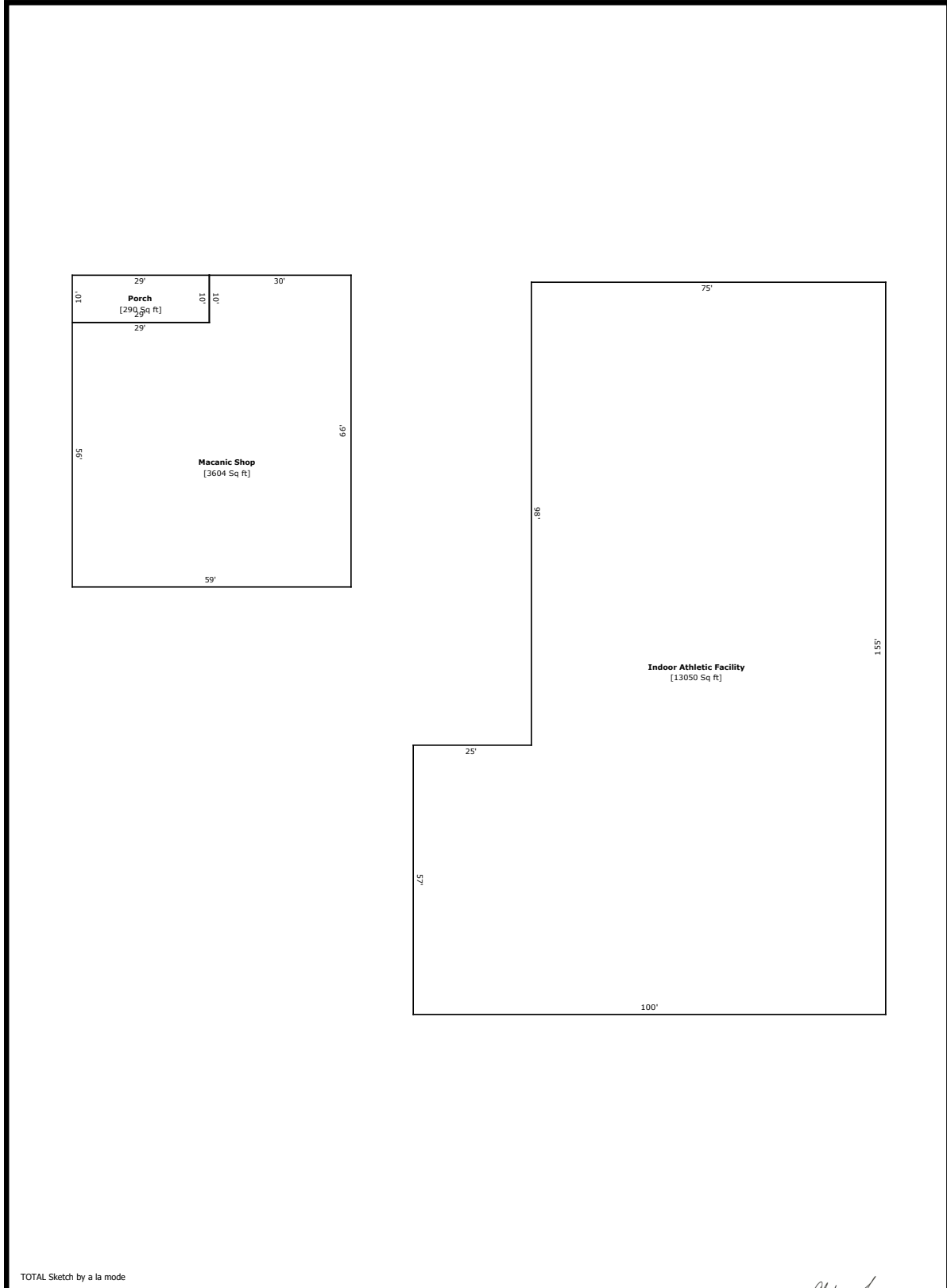
Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner			
Property Address	147 Warrior Rd			
City	Mount Gilead	County	Montgomery	State NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC			



TOTAL Sketch by a la mode

Ch. Taylor & Turner

Serial# B091CBA5
esign.alamode.com/verify

Building Sketch (Page - 3)

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner		
Property Address	147 Warrior Rd		
City	Mount Gilead	County Montgomery	State NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC		

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	92727.56 Sq ft	50.8 × 5	= 254
		120 × 5	= 600
		182.4 × 28.9	= 5271.36
		31 × 4	= 124
		31 × 4	= 124
		72.5 × 44	= 3190
		202.9 × 14.92	= 3027.25
		0.5 × 14.92 × 14.92	= 111.3
		217.82 × 1.78	= 387.76
		24.22 × 15.13	= 366.5
		0.5 × 15.13 × 15.13	= 114.49
		39.35 × 71.5	= 2813.67
		34.35 × 12	= 412.22
		39.35 × 97.5	= 3836.82
		38 × 73	= 2774
		41.6 × 9.9	= 411.84
		290.69 × 45.95	= 13357.69
		24.7 × 3.6	= 88.92
		291.69 × 27.65	= 8064.58
		195.99 × 4.6	= 901.54
		85.99 × 84	= 7222.98
		73 × 78	= 5694
		55.56 × 26.47	= 1470.85
		195.56 × 1	= 195.56
		195.99 × 5	= 979.94
		190.56 × 6.53	= 1243.95
		200.16 × 20.35	= 4073.66
		194.06 × 5.11	= 991.65
		56.8 × 155	= 8804
		16.6 × 6.4	= 106.24
		2.8 × 142.7	= 399.56
		165.3 × 0.64	= 105.79
		39.06 × 129.3	= 5050.46
		80.06 × 36	= 2882.16
		79.6 × 82.6	= 6574.96
		4.4 × 29.2	= 128.48
		4.4 × 41	= 180.4
		4.6 × 85	= 391
Office Area	1920 Sq ft	30 × 64	= 1920
Macanic Shop 1	5256 Sq ft	73 × 72	= 5256
Health & Band Bldg	9032 Sq ft	38 × 48	= 1824
		102 × 32	= 3264
		102 × 35	= 3570
		4 × 8	= 32
		6 × 57	= 342
Macanic Shop	3604 Sq ft	30 × 66	= 1980
		56 × 29	= 1624
Indoor Athletic Facility	13050 Sq ft	75 × 155	= 11625
		25 × 57	= 1425
Total Living Area (Rounded):	125590 Sq ft		
Non-living Area			
Covered WalkWay	997.52 Sq ft	10.67 × 93.44	= 997.19
		0.5 × 10.67 × 0.06	= 0.33
Covered WalkWay	1265.9 Sq ft	69 × 9.9	= 683.1
		9.4 × 62	= 582.8
Porch	805 Sq ft	35 × 23	= 805
Covered WalkWay	1120 Sq ft	16 × 70	= 1120
Covered WalkWay	1579.5 Sq ft	9 × 55.5	= 499.5
		112 × 1.5	= 168
		114 × 8	= 912
Covered WalkWay	1809.59 Sq ft	1 × 6.6	= 6.6
		0.5 × 96.5 × 0	= 0
		9 × 96.5	= 868.49
		0.5 × 0 × 12	= 0
		14 × 12	= 168
		9 × 3.5	= 31.5
		15 × 17	= 255
		32 × 15	= 480
Covered WalkWay	645.32 Sq ft	8.84 × 73	= 645.32
		0.5 × 8	= 0

Ch. H. B. Turner

Building Sketch (Page - 4)

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						

TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area	
Porch	290 Sq ft
	29 x 10 = 290

County Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				

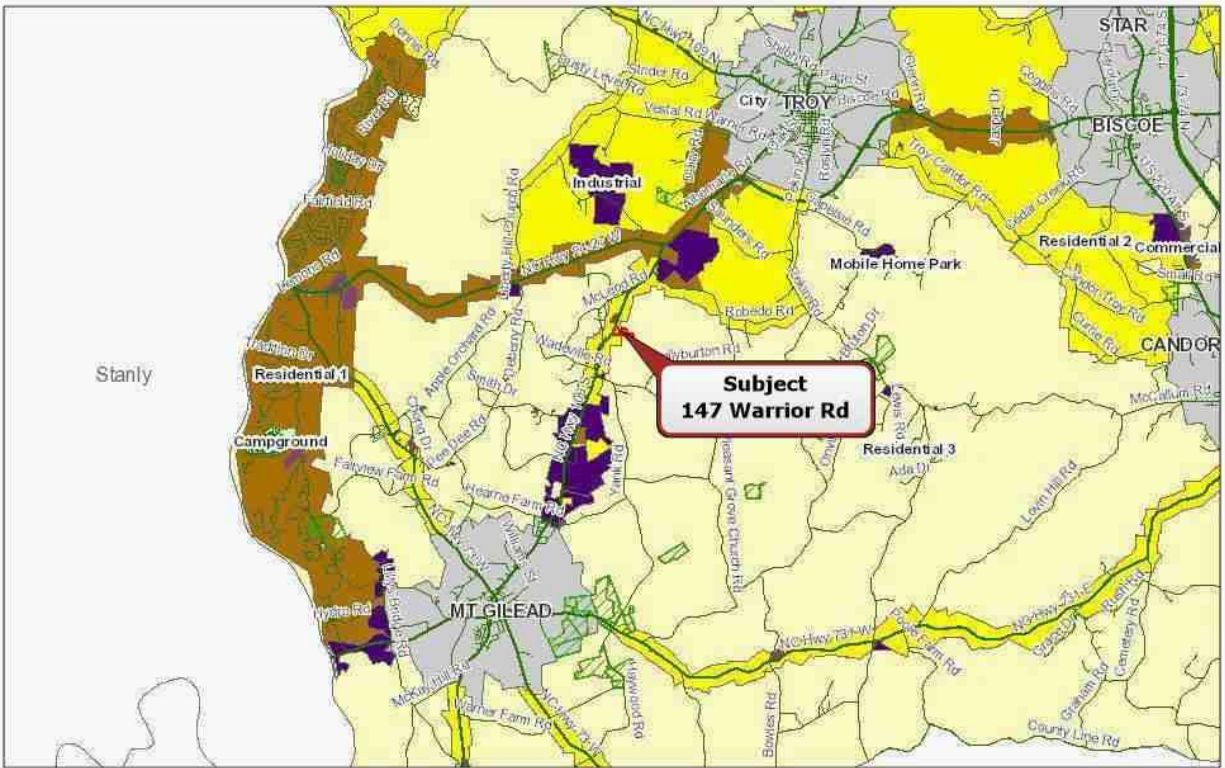
Estimated at approximately 22 acres from client. This is estimated through measuring tools from Montgomery County GIS.



Land Use Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC
Lender/Client	Ford Transportation & Dispatch Services, LLC				
				Zip Code	27306

Montgomery County, NC WebGIS



May 20, 2024

Zoning_Labels	City	Industrial	RV Park	Residential 2	Voluntary Ag. District
Zoning	Commercial	Mobile Home Park	Residential 1	Residential 3	Towns_Labels
	Campground				



Demographics Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						

East Coast



Montgomery County Schools Boundary Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						



Topographic Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						



Zoning Map

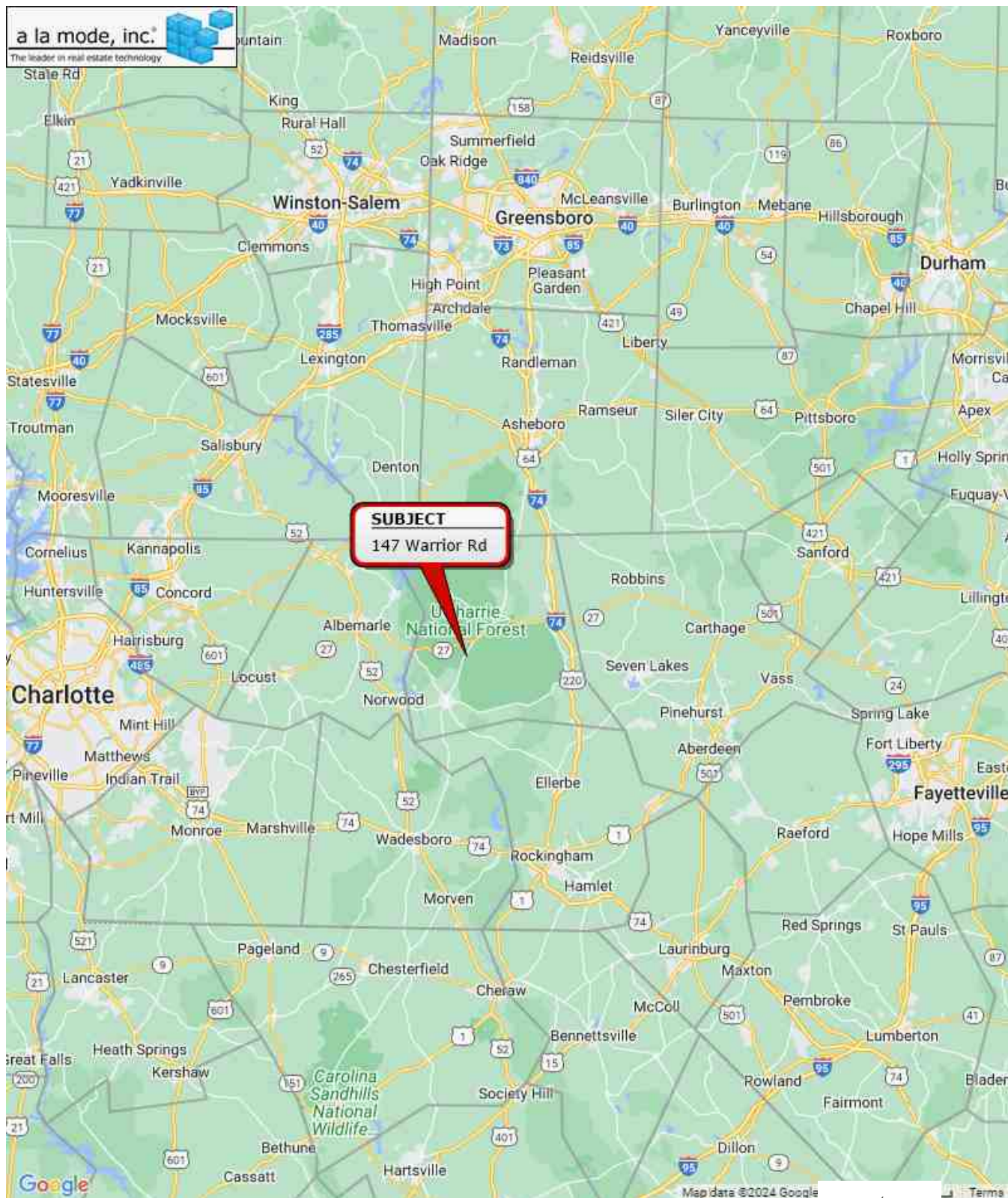
Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						

Montgomery County Zoning Map



Location Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						



BK 914 PG 588 - 591 (4) DOC# 376386
This Document eRecorded: 11/30/2022 03:46:42 PM
Fee: \$26.00 DocType: DEED Tax: \$0.00
Montgomery County, North Carolina
Melissa F. Pipkin, Register of Deeds

Submitted electronically by Harrington Law Office, PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Montgomery County Register of Deeds.

Excise Tax: \$0.00 (see N.C.G.S. § 105-228.28)

PIN(s): 7516 03 34 6016, 7516 03 43 6271, 7516 03 23 9008, 7516 00 35 1361,

Mail after recording to: Grantee

This instrument prepared by: Hollers & Atkinson, P.C., 110 N. Main St., Troy, NC 27371

Brief description for the Index: West Montgomery High School property, Mt. Gilead Township

NORTH CAROLINA GENERAL WARRANTY DEED
(NO TITLE EXAMINATION)

THIS DEED made this 18th day of November, 2022, by and between:

GRANTOR

County of Montgomery, a North Carolina
body politic

102 E. Spring St.
Troy, NC 27209

GRANTEE

Ford Transportation and Dispatch
Service LLC, a North Carolina limited
liability company

500 Hawthorne St.
Hamlet, NC 28345

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee in fee simple, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of its right, title and interest in those certain lots or parcels of land situated in Mount Gilead Township, Montgomery County, North Carolina and more particularly described as follows:

Parcel 1 (7516 03 34 6016): Being that parcel consisting of two tracts described in metes and bounds as follows:

Tract One: Bounded on the north by the lands of the United States, on the east by the Bruton property and the Ingram property, on the south by the Greene property and the Brown property, and on the west by the division of the Wallace Estate Lands and the R.W. Wilson property, and described in metes and bounds as follows: BEGINNING at an iron pipe corner with the United States tract and runs thence South

BK 914 PG 589

DOC# 376386

03-03 West 1399.40 feet to an iron pipe and a stone corner; thence North 86-58 West 858 feet to an iron pipe, corner; thence South 03-02 West 1364.70 feet to an iron pipe in a stone pile, corner with P. Greene and B. Brown property; thence North 70-19 West 989.56 feet to an iron pipe at the branch; thence North 04-45 East 1257.27 feet to an iron pipe, corner with R.W. Wilson property; thence North 03-18 East 1235.35 feet to an iron pipe in the United States line, corner with R.W. Wilson property; thence with the United States line South 86-37 East 1765.50 feet to the BEGINNING, containing 83.25 acres, more or less, according to a 1960 survey.

Tract Two: BEGINNING at an iron pipe, the northwest corner of the Martin tract of land, said iron pipe being located in the United States line South 86-37 East 135.20 feet from a stone, United States corner, also the southeast corner of the Roper Estate tract, and runs with the Martin line South 03-18 West 1235.35 feet to an iron rod in the Martin line, corner with lot number 5 of the Wooley Estate Division; thence North 87-19 West 1521.72 feet crossing NC Highways 109 and 27 to an iron pipe; thence North 02-41 East 165 feet to an iron pipe; thence North 87-19 West 165 feet to an iron pipe; thence South 02-41 West 165 feet to a railroad iron; thence North 73-19 West 278.22 feet to an iron pipe, which pipe is located in an old road bed and North 04-27 West 792.97 feet from a point on the south face of a concrete abutment on the north side of NC Highway 27; thence with the old road North 14-59 East 298.19 feet to an iron pipe in said old road; thence continuing with said old road North 15-51 East 631.20 feet to an iron pipe located in said old road; thence continuing with said old road North 05-39 East 310.24 feet to an iron pipe, corner; thence with the Roper Estate line South 85-40 East crossing the railroad and the highway 1613.24 feet to a stone, United States corner; thence with the United States line South 86-37 East 135.20 feet to the BEGINNING, containing 52.35 acres, more or less, according to a 1960 survey.

Parcel 2 (7516 03 23 9008): Being Lot #6 of Plot C of the division of the Estate of W.F. Wooley, described in metes and bounds as follows: BEGINNING at a stake, the second corner of Lot #5, and runs with its line South 87-00 East 61 poles to its other corner; thence with the old line South 03-30 West 24 poles to a stake; thence North 87-00 West 61 poles to a stake; thence North 03-30 East 24 poles to the BEGINNING, containing 9-1/8 acres, more or less.

Parcel 3 (7516 03 43 6271): BEGINNING at a pipe set in the old line, being South 89-18-45 West 100.13 feet from the second corner of the land described in the deed recorded in Book 117, Page 48, and runs thence with two new lines South 00-25-56 East 400.10 feet and South 67-13-12 West 816.15 feet to a pipe set in the old school line, being North 00-41-48 West 657.17 feet from the old fourth corner; thence with the old line North 00-41-48 West 707.04 feet to a pipe found; thence North 89-18-45 East 758.11 feet to the BEGINNING, containing 9.62 acres, more or less, according to a 1990 survey, a map of which is attached as an exhibit to the deed recorded in Book 246, Page 823.

Parcel 4 (7516 00 35 1361): Being all of Lot #8 of the James O. Ussery Estate as shown on the survey map recorded in Plat Cabinet B, Slide 65 in the Montgomery

BK 914 PG 590

DOC# 376386

County Registry, which survey map is incorporated herein by reference.

THERE IS EXCEPTED from this conveyance all tracts previously conveyed, including but not limited to the tracts conveyed by deeds recorded in Book 246, Page 818 and Book 244, Page 300.

The property does not include the Grantor's primary residence.

The Law Firm of Hollers & Atkinson, P.C. has neither examined nor certified the title to the property.

Grantor acquired the property by deed recorded in Book 887, Page 538.

A map of Parcel 4 is recorded in Plat Cabinet B, Slide 65.

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

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

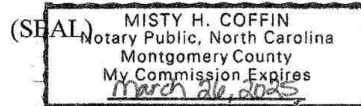
General utility easements of record, public rights-of-way, lien of current and future year *ad valorem* taxes, zoning and land use statutes, ordinances and regulations.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

COUNTY OF MONTGOMERY
By: [Signature]
Dana Dawson, Chairman of the Board of Commissioners

ATTEST:

[Signature: Misty H. Coffin]
Misty Coffin, Clerk to the Board



BK 914 PG 591

DOC# 376386

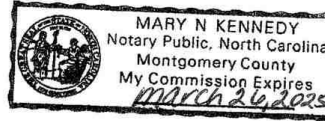
STATE OF NORTH CAROLINA)
COUNTY OF Montgomery)

I, Mary N. Kennedy, a Notary Public of the State and County above, do certify that on this 18 day of November, 2022, before me personally appeared Misty Coffin, and being duly sworn says that she is the Clerk to the Board of Commissioners of the County of Montgomery, a North Carolina body politic, and that by authority duly given and as the act of the County, the foregoing instrument was signed in its name by the Chairman of its Board of Commissioners, Dana Dawson, sealed with its corporate seal, and attested by her as its Clerk.

Mary N. Kennedy
Notary Public

My commission expires: March 26, 2025

(SEAL)



Land Comparable Photos 1-3

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				

Comparable 1

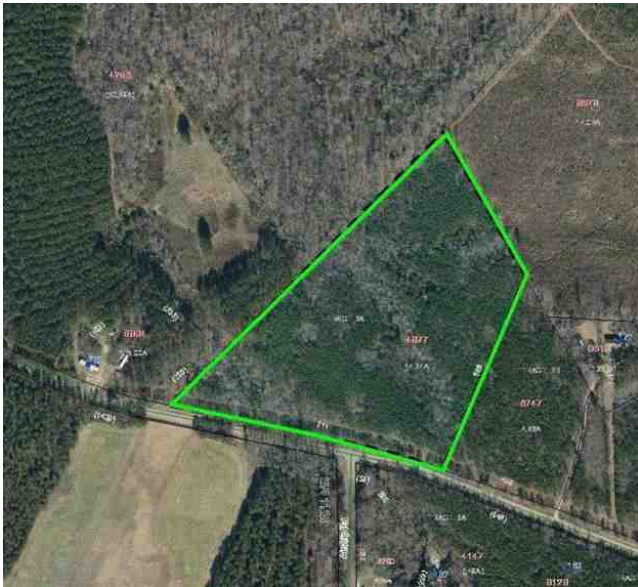
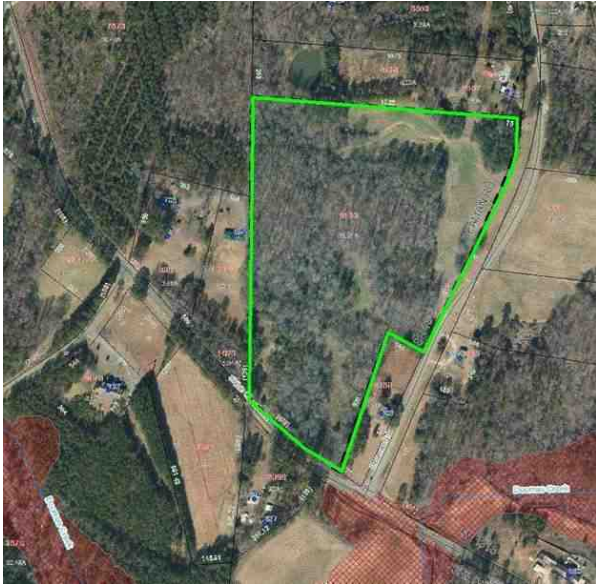
Beaman Rd. Troy, North Carolina 27371
 Prox. to Subj.
 Sales Price
 Date of Sale
 Site Area
 Location
 Parcel No
 Public Utility/Flood Plain
 Access/Rd Frontage
 Zoning
 Extra features

Comparable 2

Hearne Farm Rd. Mount Gilead, NC 27306
 Prox. to Subj.
 Sales Price
 Date of Sale
 Site Area
 Location
 Parcel No
 Public Utility/Flood Plain
 Access/Rd Frontage
 Zoning
 Extra features

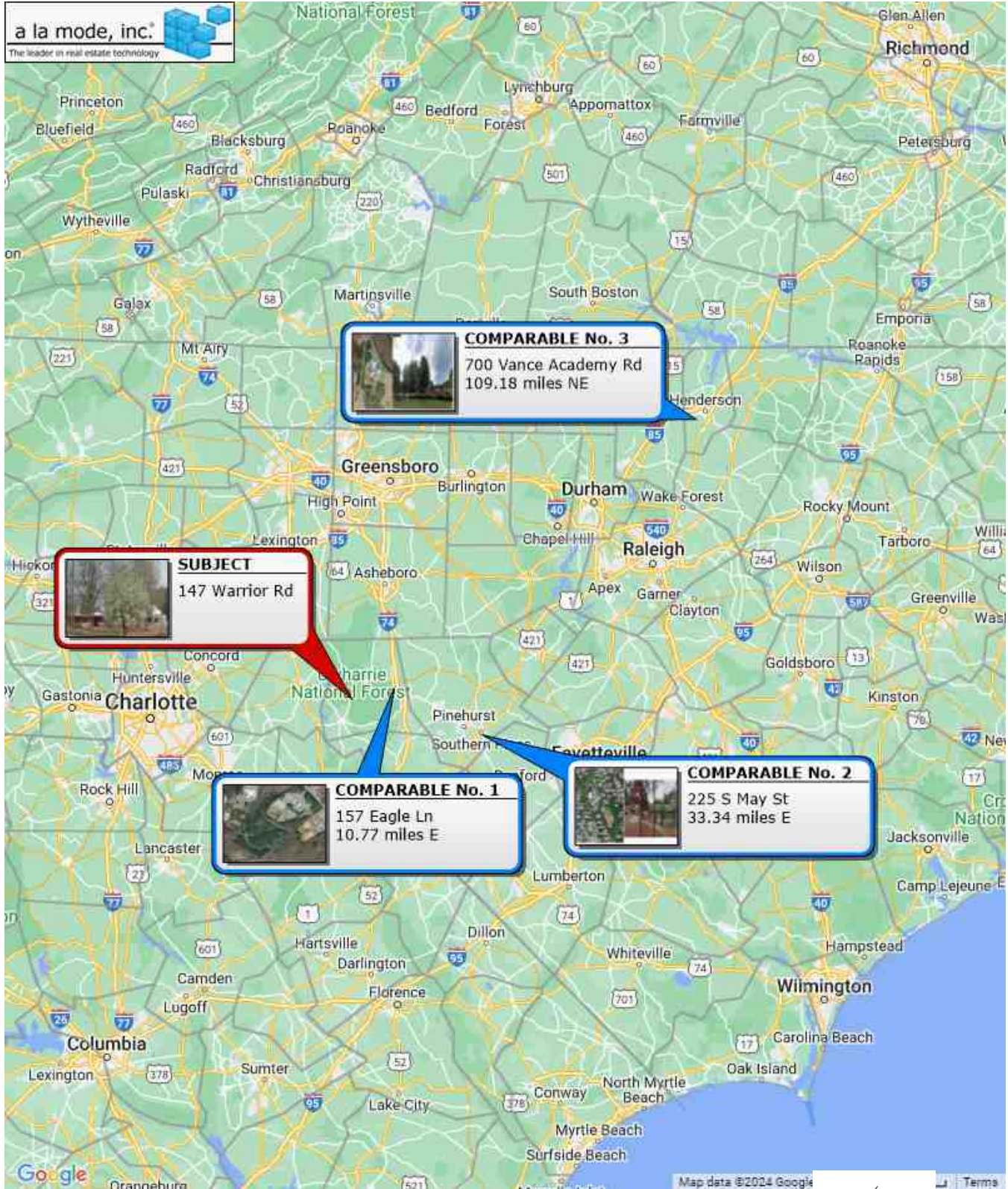
Comparable 3

0 NC Hwy 73 Highway W Mount Gilead, NC 27306
 Prox. to Subj.
 Sales Price
 Date of Sale
 Site Area
 Location
 Parcel No
 Public Utility/Flood Plain
 Access/Rd Frontage
 Zoning
 Extra features



Comparable Sales Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				



SUBJECT
147 Warrior Rd

COMPARABLE No. 3
700 Vance Academy Rd
109.18 miles NE

COMPARABLE No. 1
157 Eagle Ln
10.77 miles E

COMPARABLE No. 2
225 S May St
33.34 miles E

Comparable Photo Page

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner				
Property Address	147 Warrior Rd				
City	Mount Gilead	County	Montgomery	State	NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC				



Comparable 1

157 Eagle Ln



Comparable 2

225 S May St

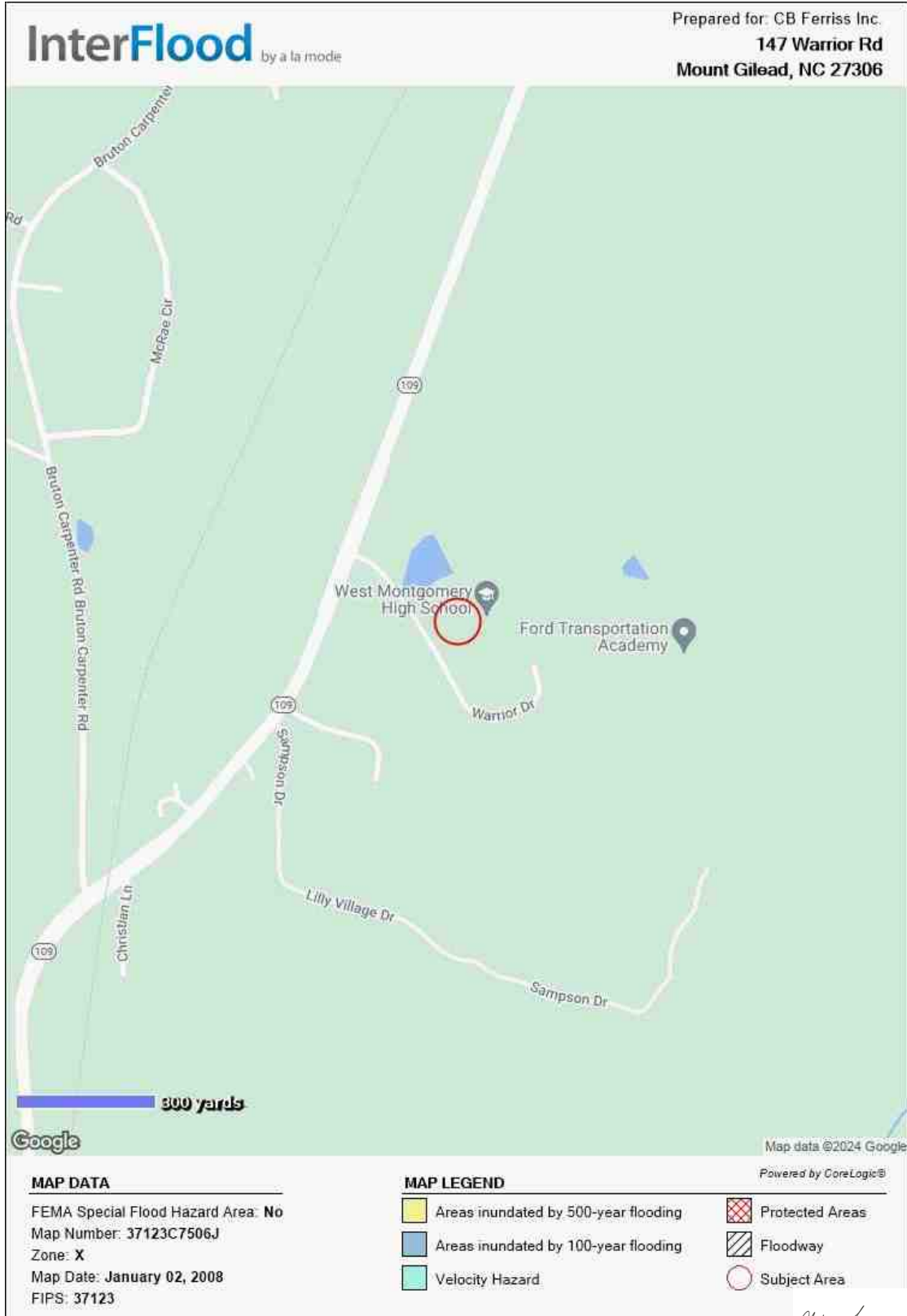


Comparable 3

700 Vance Academy Rd

Flood Map

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner			
Property Address	147 Warrior Rd			
City	Mount Gilead	County	Montgomery	State NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC			



Section 1. - Application.

Except as hereinafter provided for, no building, structure, or premises shall be used and no building or part thereof, shall be erected, reconstructed, enlarged or altered except in conformity with the regulations prescribed by this Ordinance.

Section 2. - Nonconforming Land, Uses, and Buildings.

After the effective date of this Ordinance, land or structures, or the uses of land or structures, which would be prohibited under the regulations for the district in which it is located, shall be considered as nonconforming. It is the intent of this Ordinance to permit these nonconforming uses to continue, provided they conform to the following provisions:

- 2.1. *Nonconforming Land.* A nonconforming lot, which was created before the adoption of the Subdivision Ordinance, qualifies for a zoning permit, provided that the nonconforming lot of record meets current setback regulations and any applicable road access standards. If setbacks and road access requirements cannot be met, the Board of Adjustment may approve a variance, on a case by case basis.
 - 2.1.1. Any subdivision that was recorded prior to the Montgomery County Subdivision Ordinance of September 22, 1969 shall be exempt from the minimum lot size only if all setbacks can be met and an approved septic tank permit or an approved existing system permit is provided to the building inspector when applying for an application to build a structure.
- 2.2. *Nonconforming Use.* Where the use of land or of any building is nonconforming, such use shall not hereafter be enlarged or extended in any way.
 - A. A nonconforming use shall not be expanded to any lot or lots adjacent to the lot upon which it was located at the time of enactment of this Ordinance, even though such additional lots may be at that time or thereafter in the same ownership as the lot containing the nonconforming use.
 - B. A nonconforming use shall not be changed to any other use unless such use is listed as a permitted use for the district in which the nonconforming use is located.
 - C. If the nonconforming use is housed within a structure, the structure shall not be enlarged or expanded while such use is continued. If a nonconforming use is discontinued for any period for the purposes of enlarging or expanding a structure, every future use of the premises shall be a conforming use. Normal maintenance and repair and any alterations necessary to meet the specifications of this or other ordinances of the county shall be permitted.
 - D. If a building housing a nonconforming use is damaged or destroyed by any means to the extent that the value of the remaining structure is less than forty (40) percent of the cost of replacing the original structure at the time of such damage or destruction, the structure shall not be repaired or replaced unless the nonconforming use is discontinued and all future uses of the premises shall be permitted uses.
 - E. If a building housing a nonconforming use is removed, it shall not be replaced unless the use of the replacement building be a permitted use in the district in which the building is located.
 - F. If a nonconforming use is discontinued for any reason for a continuous period of 180 days, every future use of the premises shall be a conforming use.
- 2.3. *Nonconforming Buildings.* If a building is nonconforming, it may be enlarged in any way that will not increase the extent of nonconformity, nor create any new nonconformity, provided that the use of the building is a permitted use for the district in which the building is located.
 - A. If a nonconforming building is removed, it shall be replaced only with a building, which conforms in every way with the provisions of this Ordinance.

- B. If a nonconforming building is damaged or destroyed by any means to the extent that the value of the remaining structure is less than forty percent of the cost of replacing the original structure at the time of such damage or destruction, the structure shall not be repaired or replaced unless the next structure and use meet all the requirements of this Ordinance.

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner	File No. C24-04049S
Property Address	147 Warrior Rd	
City	Mount Gilead	County Montgomery State NC Zip Code 27306
Lender/Client	Ford Transportation & Dispatch Services, LLC	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

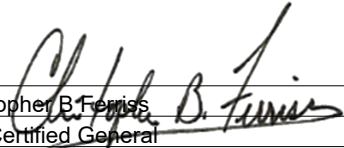
Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

I, Sharon Cox, a State-Registered Trainee holding Trainee Certification #T6564, provided over 15% assistance in the preparation of this report. Trainee Sharon Cox assisted in the preparing appraisal of the subject on 04/05/2024.

esign.alamode.com/verify Serial: B091CBA5

APPRAISER:

Signature: 
 Name: Christopher B. Ferriss
N.C. Certified General
 State Certification #: A6742
 or State License #: _____
 State: NC Expiration Date of Certification or License: 06/30/2024
 Date of Signature and Report: 05/24/2024
 Effective Date of Appraisal: 04/05/2024
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 04/05/2024



SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): _____


 Serial# B091CBA5
esign.alamode.com/verify

ASSUMPTIONS AND LIMITING CONDITIONS

Limit of Liability

The liability of C.B. FERRISS, INC and employees is limited to the client only and to the fee actually received by our firm. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, our client will forever indemnify and hold C.B. FERRISS, INC, its officers, and employees harmless from any claims by third parties related in any way to the appraisal or study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. C.B. FERRISS, INC will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

Copies, Distribution, Use of Report

Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of C.B. FERRISS, INC for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of C.B. FERRISS, INC

Confidentiality

This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by C.B. FERRISS, INC whose signatures appear on the report. No change of any item in the report shall be made by anyone other than C.B. FERRISS, INC shall have no responsibility if any such unauthorized change is made.

C.B. FERRISS, INC may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

Trade Secrets

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

Information Used

No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

Financial Information

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

Testimony, Consultation, Completion of Contract for Report Services

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. C.B. FERRISS, INC or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

Exhibits

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by C.B. FERRISS, INC

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

Proposed Improvements, Conditional Value

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

Value Change, Dynamic Market, Influences, Alteration of Estimate

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

In cases of reports involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and C.B. FERRISS, INC interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; thus, they are subject to change as the market and value is naturally dynamic.

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

Report and Value Estimate

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

Management of the Property

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

Hazardous Materials

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

Soil and Subsoil Conditions

Unless otherwise stated in this report, C.B. FERRISS, INC does not warrant the soil or subsoil conditions for toxic or hazardous waste materials. Where any suspected materials might be present, we have indicated in the report; however, C.B. FERRISS, INC are not experts in this field and recommend appropriate engineering studies to monitor the presence or absence of these materials.

Americans with Disabilities Act (ADA)

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

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. We are not experts in this area, and it is recommended, if appropriate, the client obtain an inspection of this equipment by a qualified professional.

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

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

Legality of Use

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

Component Values

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

Auxiliary and Related Studies

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

Dollar Values, Purchasing Power

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

Inclusions

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

Appraiser Supervisor License

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						




Appraiser Trainee License

Borrower	Ford Transportation Dispatch Services, LLC & Rodney Turner						
Property Address	147 Warrior Rd						
City	Mount Gilead	County	Montgomery	State	NC	Zip Code	27306
Lender/Client	Ford Transportation & Dispatch Services, LLC						



E & O Insurance

CERTIFICATE OF INSURANCE					
Producer: LIA ADMINISTRATORS & INSURANCE SERVICES P.O. Box 1319 Santa Barbara, CA 93102-1319			Issue Date: 02/05/2024 This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.		
Insured: 171061 CB FERRISS, INC. Christopher Ferriss 28927 Herrin Grove Rd. Locust, NC 28097			<p align="center"><u>COMPANY AFFORDING COVERAGE</u></p> <p align="center">Aspen American Insurance Company</p> <div style="text-align: center;">  <hr style="width: 100%; border: 0.5px solid black;"/> Authorized Representative </div>		
<p>This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.</p> <p>DISCLAIMER: This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.</p>					
TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI010413-04	02/11/2024	02/11/2025	Each Claim General Aggregate	\$ 1,000,000 \$ 1,000,000
Description of Operations/Locations/Special Items: Professional Services as defined in the policy					
Certificate Holder: CB FERRISS, INC. Christopher Ferriss 28927 Herrin Grove Rd. Locust, NC 28097			Cancellation: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		

LIA0001 (11/97)

Insured Copy

Christopher B. Ferriss

28027 Herrin Grove Rd Locust NC 28097
 P- 980-521-6960 | CBFERRISS12@GMAIL.COM

EDUCATION

- 6/1986 – 8/1991 B.S. in Commerce & Business Administration,
University of Alabama, Tuscaloosa, Alabama
- 01/25/2008 State Certified General Real Estate Appraiser, North Carolina Appraisal Board
License Number A6742
- 10/04/2007 State Certified Residential Real Estate Appraiser, North Carolina Appraisal
Board License Number A6519
- 04/01/2006 Real Estate Broker, North Carolina Real Estate Commission
License Number 156888
- 11/11/2011 Certified North Carolina Appraiser III
- 06/12/2020 FHA Approved

Appraisal Work

Single Family Residential, FHA, Condo, Land, Farms, Equestrians, Land Conservation Easements, Commercial & Industrial, Strip Malls, Golf Courses, Subdivision Analysis, NASCAR Motor Sport Buildings, Church's, Lake Property, Apartments, Duplex, Marinas, Impact Studies with Cell Towers and commercial type property. and various other property.

Experience

Name of Firm	Type of Business	Address	Contact	Description of Services Completed
Bank of North Carolina	Bank	271 Copperfield Blvd. Concord NC	William M. Connolly, Senior VP	Residential, Commercial, Industrial Properties & Vacant Land
Wachovia Bank Trust/Wells Fargo	Bank	PO Box 327 Concord NC	Donna Smith, VP Trust	Residential, Commercial, Industrial Properties & Vacant Land
Bank of The Carolinas	Bank	PO Box 347 Advance, NC	Lianna Cuthrell Processing Group Manager	Residential, Commercial, Industrial Properties & Vacant Land
Three Rivers Land Trust	Land Trust	204 E Innes St #280, Salisbury, NC 28144	Crystal Cockman, Director of Conservation	Land Conservation
F & M Bank	Bank	221 N. Main St, Salisbury, NC 28144	Kim Jones, Loan Processing Team Leader	Residential, Commercial, Industrial Properties & Vacant Land
Universal Real Estate Services Inc	Appraisal Management Company	201 Marple Ave. Clifton Heights, PA 19018	Melissa McCaffrey Account Manager	Residential
NC Dept. of Revenue	Government	501 N. Wilmington St. Raleigh NC 27603	Tony Simpson, Director	Mass Appraisal-Residential, Commercial, Industrial Properties & Vacant Land
City of Concord	Municipality	35 W. Cabarrus Ave, Concord NC	Steve Osborne, MPA, AICP Deputy Director	Residential, Commercial, Industrial Properties & Vacant Land
Propst Brothers commercial Fuel	Business	829 Davidson Dr. NW, Concord NC	Trent Propst	Residential, Commercial, Industrial Properties & Vacant Land
Truck Connection	Business	2906 Pole Running Rd Mt. Pleasant NC	Malcolm Harwood	Residential, Commercial,
SECU	Business	3101 Wake Forest Rd, Raleigh NC 27609		Residential, Condo, Vacant Land
Williams Mullen	At & T	301 Fayetteville St Ste 1700 Raleigh Nc 27601	Mr Thomas Johnson	Impact Study
eisele vogel dixon plc	Commercial	139 A East Broad Street Statesville, NC 28677	Kathy Dixon	Impact Study

- 8/8/2014 - **Owner, C.B. Ferriss Appraisals, Inc**
 Present Appraised various types of Single Family Residential, Commercial, Industrial, Multi-Family, Special Purpose, and Farms for Loan purposes. Right of Way takings, Subdivision Analysis, Golf Course, NASCAR Race Shops and Mega Mall, Impact Studies with Cell Towers and commercial type property.
- Graham County N.C.— Tax Administrator Brandy Cook**
 Revaluation Consultant - 2023 Revaluation- 9,500 parcels
 Developed SOV, trained staff to do in-house revaluation, 700 commercials.
 Re-developed Bi-Tek to meet current market standards for mountain region.
- Swain County N.C. --- Tax Administrator Peggy Hyde**
 Revaluation Consultant - 2021 Revaluation- 10,500 parcels
 Developed SOV, trained staff to do in-house revaluation, 1,000 commercials.
 Re-developed Bi-Tek to meet current market standards for mountain region
- Cherokee County N.C. ---Tax Administrator Eddie Allen**
 Revaluation Consultant - 2020 Revaluation- 33,500 parcels
 Developed SOV, trained staff to do in-house revaluation, 1,000 commercials.
 Re-developed Bi-Tek to meet current market standards for mountain region.
- Mecklenburg County NC-Tax Administrator Mr. Ken Joyner**
 Revaluation Manager -- 2019 Revaluation-365,000 parcels
 Helped in department being officially recognized as the winner of the **IAAO 2019 Distinguished Assessment Jurisdiction Award.**
 Implement and organize department for a successful 2019 Revaluation, 375,000 parcels. Manage and train staff. Up fit current appraisal system to recognize new market data and trends, Updated Schedule of Values, developed new land models for commercial and industrial property, moved 36 numeric grades down to 6 Alpha grades to allow for better consistency within department staff. Re-established communicated with local municipality staff, Developers, Realtors and *Appraisers* to collect local planning and market trends. Reestablished communications with mapping department to enhance procedures between departments.
- Rowan County N.C. — Tax Administrator Mr. Kelvin Byrd**
 Revaluation Consultant – 2015 Revaluation, 2,000 parcels Commercial Property (Golf Courses, Mini-warehouses, Apartments, Office) Hired to help complete the revaluation on time for county.
- Lincoln County N.C. – Tax Administrator-Mr. Clyde Kepley/Ms. Susan Sain**
 Revaluation Consultant – 2015 Revaluation, 2,000 parcels
 Commercial Property /Appeals- Hired to finish the revaluation project for county
- 3/19/2004- **Real Property/Revaluation MANAGER, CABARRUS County N.C.**
 8/8/2014 Brought in to complete a 2004 revaluation that was a year behind. Hired full time to manage and oversee the real estate department and revaluations every four years. Accomplished three successful revaluations that included the 2008 revaluation with a downturn in the economy. All three revaluations were done in-house. Responsible for overseeing the Board of Equalization and Review and appeals to the State Board. On occasions, addressed the county commissioners and updated county manager on the revaluation. Set Budget for the Real Estate department.
 Held seminars for the N.C. Department of Revenue on appraising Cell Towers/Bill board sites and older Industrial/manufacturing buildings.
 Implemented software upgrade and conversion from Cobol to Dot Net atmosphere. Helped develop new programs within the system that allowed for streamlining production and limit use of paper.

State Appeal Cases		
Charlotte Motor Speedway	300 Million	2013 Revaluation – 84,000
parcels		
Corning, Fiber Optic Plant	500 Million	2008 Revaluation – 81.500
parcels		
Philip Morris, Cigarette Plant	250 Million	2004 Revaluation – 72,000
parcels		

7/1994 -
3/2004

Tax Consultant/ N.C. Licensed Appraiser, W.P.F., Inc

Self-motivated fee appraiser. President of W.P.F., Inc with main responsibility to oversee the tax consulting end of the company. Planned, budgeting, hiring, and training. Emphasis on communication.

Appraised various types of property for loan purposes; Commercial, Industrial, Multi-family, special purpose, Residential, Churches, Golf Courses, NASCAR Race Shops, subdivision analysis.

Tax Consultant- managed, budget, scheduling and worked each county from working part of contract work to a full list and measure. Audited tax records to GIS maps, updated addressing, demonstrated effective communication, exercised diplomacy in contentious situations, and acclimated to all work environments.

Scotland County N.C. Mr. Kep Kepley, Tax Administrator

2003 Revaluation 20,000 parcels

Managed and executed a successful full List and Measure

Brunswick County N.C. Mr. Boyed Williamson, Tax Administrator

2002 Revaluation 12,000 parcels

(Commercial, Industrial, Historical Resort)- Implemented New Improvement types

1999- Revaluation – 125,000 parcels -Trained Revaluation Manager and priced land, designed new mass pricing and appeals software on current CAMA System.

Davie County N.C. Ms. Mary Nell Ritchie, Tax Administrator

2005 Revaluation - 22,000 parcels

Managed and executed a successful full List and Measure/Trained Staff

Davidson County N.C. Mr. Joe Silver, Tax Administrator

1997 Revaluation 75,000 parcel

Started as a field lister, promoted to re-assess land and lake for county

County Mapper for Mecklenburg County- 1991

Researched deeds, mapped coordinates on Mylar Sheets

Professional Memberships

- North Carolina Association of Assessing Officer 12/2004
- National Association of Realtors 2003
- Central Piedmont Tax Association - President 2013
- Vice president 2012
- Secretary/Treasurer 2011
- North Carolina Appraisal Institute 11/2000 to 2009
- International Association of Assessing Officers 2008

INVOICE

FROM:
 CB Ferriss Inc.
 Christopher B. Ferriss
 28927 Herrin Grove Rd
 Locust, NC 28097-7193

 Telephone Number: (980) 521-6960 Fax Number:

INVOICE NUMBER	
C24-04049S	
DATES	
Invoice Date:	04/05/2024
Due Date:	05/18/2024
REFERENCE	
Internal Order #:	C24-04049S
Lender Case #:	
Client File #:	School
FHA/VA Case #:	
Main File # on form:	C24-04049S
Other File # on form:	C24-04049S
Federal Tax ID:	47-1966731
Employer ID:	

TO:
 Rodney Turner
 Ford Transportation & Dispatch Services, LLC
 114 Warrior Rd
 Mt. Gilead, NC 27306

 E-Mail: rodneyturner78@gmail.com
 Telephone Number: (910) 220-5946 Fax Number:
 Alternate Number:

DESCRIPTION

Lender: Ford Transportation & Dispatch Services, LLC **Client:** Rodney Turner & Ford Transportation & Dispatch S
Purchaser/Borrower: Ford Transportation Dispatch Services, LLC & Rodney Turner
Property Address: 147 Warrior Rd
City: Mount Gilead
County: Montgomery **State:** NC **Zip:** 27306
Legal Description: 34 AC E/S NC HWY 109 S. OFF WARRIOR RD

FEES **AMOUNT**

Commercial	3,000.00
SUBTOTAL	
	3,000.00

PAYMENTS **AMOUNT**

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description: Cash	1,500.00
SUBTOTAL			1,500.00

TOTAL DUE		\$ 1,500.00
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