

**A STUDY OF REAL ESTATE TRANSACTIONS AND
ANALYSIS OF THE PROPOSED SOLID WASTE
CONTAINMENT FACILITY
RANDOLPH COUNTY
NORTH CAROLINA**

**PREPARED FOR
Mr. Richard T. Wells
Randolph County Manager
725 McDowell Rd.
Asheboro, NC 27205
336-318-6302
rtwells@co.randolph.nc.us**

**PREPARED BY

Daniel & Associates
John C. Daniel III, CCIM
Sanford, North Carolina 27330
March 4, 201**

DANIEL & ASSOCIATES

A DIVISION OF DANIEL CORPORATION
COMMERCIAL & INVESTMENT REAL ESTATE
APPRAISAL, BROKERAGE, DEVELOPMENT

2106 BROOKWOOD TRAIL, SANFORD, N.C. 27330
OFFICE 919-775-3245
FAX 919-774-3890

March 4, 2013

Mr. Richard T. Wells
Randolph County Manager
725 McDowell Rd.
Asheboro, NC 27205
336-318-6302
rtwells@co.randolph.nc.us

RE: Proposed Solid Waste Containment Facility
Randolph County, North Carolina

Dear Mr. Wells,

Per your request, I have reviewed the proposed solid waste landfill location for the purpose of considering if this proposed development would have an adverse impact on any surrounding or adjoining properties. Based on my analysis of the neighborhood and considering the type of development proposed, **it is my conclusion that the proposed solid waste containment facility will not negatively impact surrounding or adjoining property values.** The attached report in narrative format provides a summary of the data, analyses, reasoning and conclusions employed in this analysis.

In order to reach this conclusion, I have considered several different factors. My review of the neighborhood reveals that the character of the area is primarily rural residential and light industrial. The housing located along the primary roads in this area range from mobile or modular homes to older brick and frame homes.

In order to reach the conclusion that the proposed landfill project will not adversely impact abutting or adjoining property values, I have done research in other locations with similar types of landfills. Studies were conducted at the Forsyth County Hanes Mill Road landfill facility in Winston-Salem, Cabarrus County landfill facility in Concord, NC and the Wake County landfill facility in Raleigh, NC. After reviewing the residential property sales in adjoining subdivisions, I find that the appreciation rate is positive. The analysis indicates that these facilities, similarly situated, however more visible than the proposed subject, did not create external obsolescence to those properties surrounding them.

Another consideration for the proposed landfill is simply a review of the proposed project and the nature of development in the immediate area. This general area of the county is rural and with a mix of rural residential and industrial uses.

It is my professional opinion that the proposed landfill in this location would not be a detriment to the neighborhood with respect to property values. The rural nature of the neighborhood will be preserved and it is anticipated that the amount of truck traffic will not be detrimental to the neighborhood.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John C. Daniel III". The signature is fluid and cursive, with a large initial "J" and "D".

John C. Daniel III, CCIM
(North Carolina Certified General Real Estate Appraiser #A2929)

THE ASSIGNMENT

The focus of this market study report is related to a proposed solid waste landfill facility located between Henley Country Road and Old Cedar Falls Road in Franklinton Township, Randolph County. The proposed facility would provide for long term disposal capacity to the residents and businesses of Randolph County, North Carolina and the surrounding region.

This report involves the inspection of the subject property to determine various physical and economic facts about the subject property. Such facts as the size of the parcel, the access to the parcel, location and traffic count are taken into consideration. In addition, data and information from other simarily-developed sites were reviewed to investigate the impact of such use, under similar circumstances and where situated. Three (3) such regional municipal landfills are located in Cabarrus, Forsyth and Wake County.

INSPECTION OF SUBJECT PROPERTY

During the months of February and March, 2013 the appraiser inspected the subject property.

IDENTIFICATION OF THE SUBJECT PROPERTY

The multiple parcel tract is approximately 667 acres located in Franklinville Township, Randolph County, NC.



Maps indicating the property lines of the county property



Proposed Environmental Landfill, Randolph County, NC

The following depicts site map and demographics of Randolph County.



Proposed Environmental Landfill, Randolph County, NC



Demographic and Income Profile

Prepared by John Daniel III, CCIM

Randolph County, NC (37151)
Geography: County

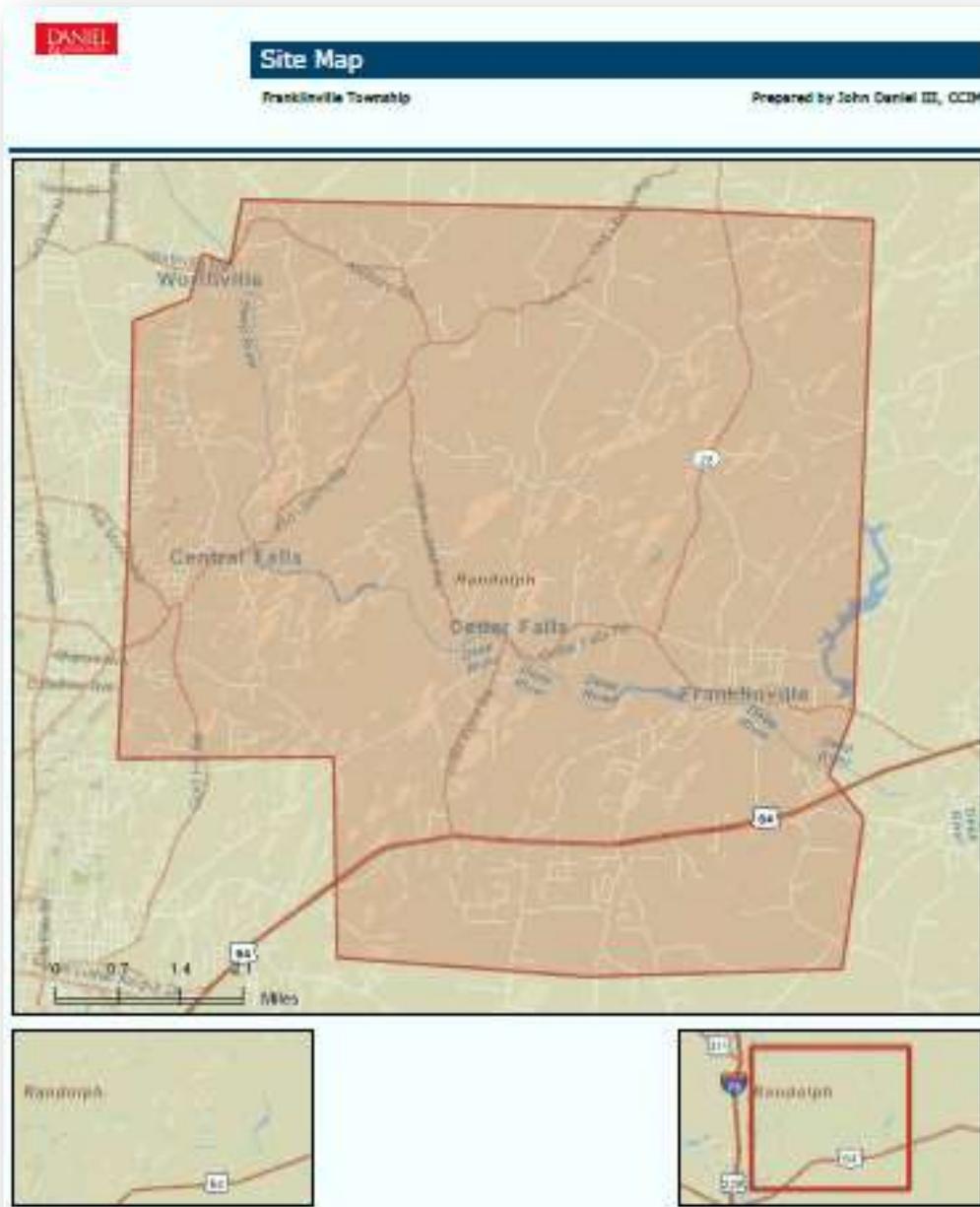
Summary	Census 2010	2012	2017			
Population	141,752	142,933	146,212			
Households	55,373	55,803	57,182			
Families	39,425	39,329	40,286			
Average Household Size	2.54	2.54	2.53			
Owner Occupied Housing Units	40,410	39,976	41,266			
Renter Occupied Housing Units	14,963	15,827	15,916			
Median Age	39.4	39.8	40.3			
Trends: 2012 - 2017 Annual Rate	Area	State	National			
Population	0.45%	1.21%	0.68%			
Households	0.49%	1.27%	0.74%			
Families	0.48%	1.25%	0.72%			
Owner HHs	0.64%	1.40%	0.91%			
Median Household Income	3.47%	3.46%	2.55%			
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	9,490	17.0%	9,293	16.3%		
\$15,000 - \$24,999	8,442	15.1%	6,669	11.7%		
\$25,000 - \$34,999	7,181	12.9%	5,737	10.0%		
\$35,000 - \$49,999	9,570	17.1%	9,055	15.8%		
\$50,000 - \$74,999	10,304	18.5%	13,090	22.9%		
\$75,000 - \$99,999	5,362	9.6%	6,916	12.1%		
\$100,000 - \$149,999	3,951	7.1%	4,646	8.1%		
\$150,000 - \$199,999	512	0.9%	637	1.1%		
\$200,000+	991	1.8%	1,139	2.0%		
Median Household Income	\$38,331		\$45,458			
Average Household Income	\$50,736		\$57,082			
Per Capita Income	\$20,070		\$22,588			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,996	6.3%	9,017	6.3%	9,145	6.3%
5 - 9	9,742	6.9%	9,739	6.8%	9,843	6.7%
10 - 14	10,013	7.1%	9,913	6.9%	10,155	6.9%
15 - 19	9,441	6.7%	9,056	6.3%	8,789	6.0%
20 - 24	7,818	5.5%	8,005	5.6%	7,471	5.1%
25 - 34	16,064	11.3%	16,433	11.5%	16,773	11.5%
35 - 44	20,556	14.5%	20,140	14.1%	19,970	13.7%
45 - 54	21,356	15.1%	20,864	14.6%	19,647	13.4%
55 - 64	17,817	12.6%	18,774	13.1%	20,030	13.7%
65 - 74	11,451	8.1%	12,333	8.6%	15,109	10.3%
75 - 84	6,221	4.4%	6,253	4.4%	6,707	4.6%
85+	2,277	1.6%	2,406	1.7%	2,573	1.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

Proposed Environmental Landfill, Randolph County, NC

The following depicts site map and demographics of Franklinville Township.



Proposed Environmental Landfill, Randolph County, NC



Demographic and Income Profile

Franklinville Township
 Franklinville township, NC (3715191172)
 Geography: County Subdivision

Prepared by John Daniel III, CCIM

Summary	Census 2010	2012	2017			
Population	10,080	9,945	9,850			
Households	3,755	3,698	3,667			
Families	2,771	2,703	2,680			
Average Household Size	2.68	2.69	2.68			
Owner Occupied Housing Units	2,799	2,636	2,659			
Renter Occupied Housing Units	956	1,062	1,008			
Median Age	36.5	37.3	37.7			
Trends: 2012 - 2017 Annual Rate	Area	State	National			
Population	-0.19%	1.21%	0.68%			
Households	-0.17%	1.27%	0.74%			
Families	-0.17%	1.25%	0.72%			
Owner HHS	0.17%	1.40%	0.91%			
Median Household Income	2.90%	3.46%	2.55%			
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	615	16.6%	595	16.2%		
\$15,000 - \$24,999	721	19.5%	566	15.4%		
\$25,000 - \$34,999	462	12.5%	361	9.8%		
\$35,000 - \$49,999	675	18.3%	617	16.8%		
\$50,000 - \$74,999	653	17.7%	821	22.4%		
\$75,000 - \$99,999	304	8.2%	395	10.8%		
\$100,000 - \$149,999	182	4.9%	210	5.7%		
\$150,000 - \$199,999	44	1.2%	53	1.4%		
\$200,000+	42	1.1%	49	1.3%		
Median Household Income	\$35,782		\$41,279			
Average Household Income	\$46,225		\$52,103			
Per Capita Income	\$17,355		\$19,598			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	748	7.4%	712	7.2%	702	7.1%
5 - 9	773	7.7%	737	7.4%	726	7.4%
10 - 14	780	7.7%	740	7.4%	737	7.5%
15 - 19	705	7.0%	649	6.5%	611	6.2%
20 - 24	551	5.5%	598	6.0%	541	5.5%
25 - 34	1,254	12.4%	1,221	12.3%	1,216	12.3%
35 - 44	1,548	15.4%	1,443	14.5%	1,388	14.1%
45 - 54	1,483	14.7%	1,413	14.2%	1,287	13.1%
55 - 64	1,072	10.6%	1,144	11.5%	1,186	12.0%
65 - 74	690	6.8%	766	7.7%	910	9.2%
75 - 84	381	3.8%	406	4.1%	425	4.3%
85+	95	0.9%	113	1.1%	119	1.2%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

SCOPE OF WORK

The scope of work applied in the development of this report encompasses the necessary research and analysis to complete a credible report as of the effective date of the appraisal in accordance with the client's intended use, the purpose of the assignment, the characteristics of the subject property, the stated general assumptions and limiting conditions, and any extraordinary assumptions and/or hypothetical conditions as stated herein, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

The purpose of this study is to communicate, in written form, the premises, data, reasoning, opinions and conclusions pertaining to understanding the current real estate market as it pertains to the subject and to the surrounding landowners and the community at large. The analyst of this information understands that the intended use of this report is to serve as *evidence* towards a basis of understanding the potential impact the proposed sanitary landfill has or may have on the local real estate market. This information may be forwarded to members of the Randolph County Planning Board for review via the client, Mr. Richard Wells, Randolph County Manager.

This report is not to be presented to a financial institution for underwriting, loan classification, and/or the disposition of the asset by a financial institution. This information is to be used by members of Randolph County Planning Board, Mr. Richard Wells, Randolph County Manager and their chosen legal representative, Mr. Tom Terrell. The information transmitted in this report is for their sole use only.

The definition of "Market Value" is applied using the latest definition extracted from the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, as published by the Appraisal Institute, Chicago, Illinois, page 22 as follows:

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all condition requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.

Proposed Environmental Landfill, Randolph County, NC

This report involves the inspection of the subject property to determine various physical and economic facts about the subject property. Such facts as the size of the parcel, the access to the parcel, location and traffic count are taken into consideration. As aforementioned, the purpose of the study is to incorporate commonly recognized methods and standards of practice and market trends as they relate to the location and design of the site and other similarly developed sites, to investigate the impact of such use, under similar circumstances, and where situated.

In estimating the impact of the subject property and the similarly developed sites, the Cost Approach, the Sales Comparison Approach and the Income Approach are considered. In applying these approaches, market data is gathered and analyzed with respect to cost, rent levels, and sale prices. Economic data with regard to Randolph County, Forsyth Cabarrus and Wake County, the region and the subject neighborhood is analyzed in context of their relationship to the subject property.

The market data used was collected from Realtors in Forsyth, Cabarrus and Wake County, other Appraisers, the Randolph, Forsyth, Cabarrus and Wake County Tax Departments, and Registers of Deeds. Demographic and neighborhood data was assembled from several public sources including the Chambers of Commerce, City and County Governmental offices and the Public Library. The neighborhood information is based on my inspection of the neighborhood. Data relating to the subject property is from personal inspection and information supplied by owners. Site data and characteristics assembled were based on the most recent survey, tax records and inspection. Sales were confirmed through local MLS and deed inspection.

The Market Approach to value was used in this analysis, as the Cost and Income were not applicable in the purpose and intent of this study.

NEIGHBORHOOD DATA

DESCRIPTION AND ANALYSIS OF THE NEIGHBORHOOD AND DISTRICT

In estimating the value of a particular property, it is important to evaluate the linkages that exist between the site and the region beyond. A specific location is valuable because of its access to resources, labor, financing, clients and market centers. A large part of real estate valuation is dependent on the surrounding region.

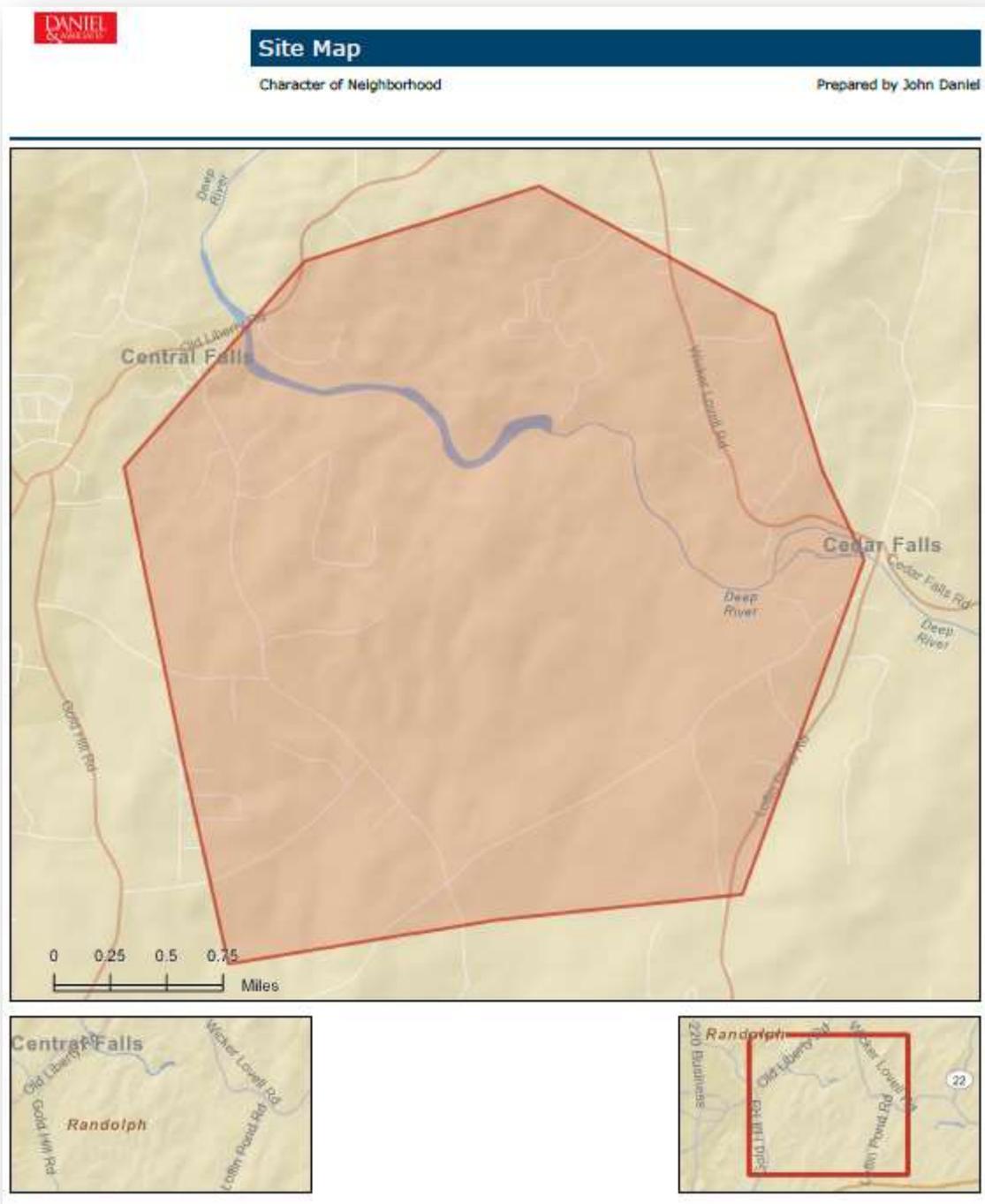
NEIGHBORHOOD DATA

The subject property is located in a neighborhood in eastern central Randolph County and is between Henley Country Road and Old Cedar Falls Road. It is situated in Franklinville Township.

The neighborhood is rural in nature and includes rural residential and industrial uses.

The following map depicts the estimated neighborhood boundaries and the demographics for the same area.

Proposed Environmental Landfill, Randolph County, NC



Proposed Environmental Landfill, Randolph County, NC



Demographic and Income Profile

Neighborhood

Prepared by John Daniel III, CCIM

Summary	Census 2010	2012	2017			
Population	1,150	1,161	1,187			
Households	450	455	468			
Families	328	328	337			
Average Household Size	2.55	2.55	2.53			
Owner Occupied Housing Units	309	306	326			
Renter Occupied Housing Units	141	149	142			
Median Age	37.5	38.0	38.8			
Trends: 2012 - 2017 Annual Rate	Area	State	National			
Population	0.44%	1.21%	0.68%			
Households	0.57%	1.27%	0.74%			
Families	0.54%	1.25%	0.72%			
Owner HHs	1.27%	1.40%	0.91%			
Median Household Income	3.25%	3.46%	2.55%			
		2012	2017			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		81	17.8%	81	17.3%	
\$15,000 - \$24,999		81	17.8%	65	13.9%	
\$25,000 - \$34,999		65	14.3%	51	10.9%	
\$35,000 - \$49,999		78	17.1%	75	16.0%	
\$50,000 - \$74,999		84	18.5%	111	23.7%	
\$75,000 - \$99,999		38	8.4%	52	11.1%	
\$100,000 - \$149,999		18	4.0%	21	4.5%	
\$150,000 - \$199,999		8	1.8%	10	2.1%	
\$200,000+		2	0.4%	2	0.4%	
Median Household Income		\$35,066		\$41,139		
Average Household Income		\$44,376		\$49,814		
Per Capita Income		\$16,877		\$19,064		
	Census 2010	2012		2017		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	83	7.2%	83	7.1%	84	7.1%
5 - 9	78	6.8%	77	6.6%	78	6.6%
10 - 14	88	7.6%	86	7.4%	90	7.6%
15 - 19	80	7.0%	78	6.7%	75	6.3%
20 - 24	75	6.5%	76	6.5%	70	5.9%
25 - 34	135	11.7%	138	11.9%	141	11.9%
35 - 44	159	13.8%	157	13.5%	155	13.1%
45 - 54	167	14.5%	164	14.1%	155	13.1%
55 - 64	130	11.3%	138	11.9%	148	12.5%
65 - 74	90	7.8%	96	8.3%	119	10.0%
75 - 84	54	4.7%	55	4.7%	58	4.9%
85+	12	1.0%	13	1.1%	14	1.2%
Data Note: Income is expressed in current dollars.						
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.						

SIMILAR SITES-COMPARABLE LOCATIONS

By way of comparison, other similarly-developed and situated landfills were reviewed to determine impact of their development on neighboring properties and developments. Three (3) such landfills are located in Cabarrus, Forsyth and Wake Counties. To estimate the effect of these facilities on adjacent/adjoining properties a sampling of improved sales within nearby subdivisions was reviewed through the respective MLS of each of these regions and items registered in the respective county registry. The sales presented were not confirmed so much as to account for value, but to determine whether the existing presence of a solid waste facility operation has impeded real estate values or caused a diminution in value or sales price.

CABARRAS COUNTY LOCATION

The Cabarrus County facility is located on Pitt School Road in Concord N.C. at the Lowes Motor Speedway. The facility was constructed and opened in 1992. The site totals approximately 533 acres and is surrounded by a mix of uses including single-family residential subdivisions to the east and south, the speedway, churches and a new high school, which opened in 2001.

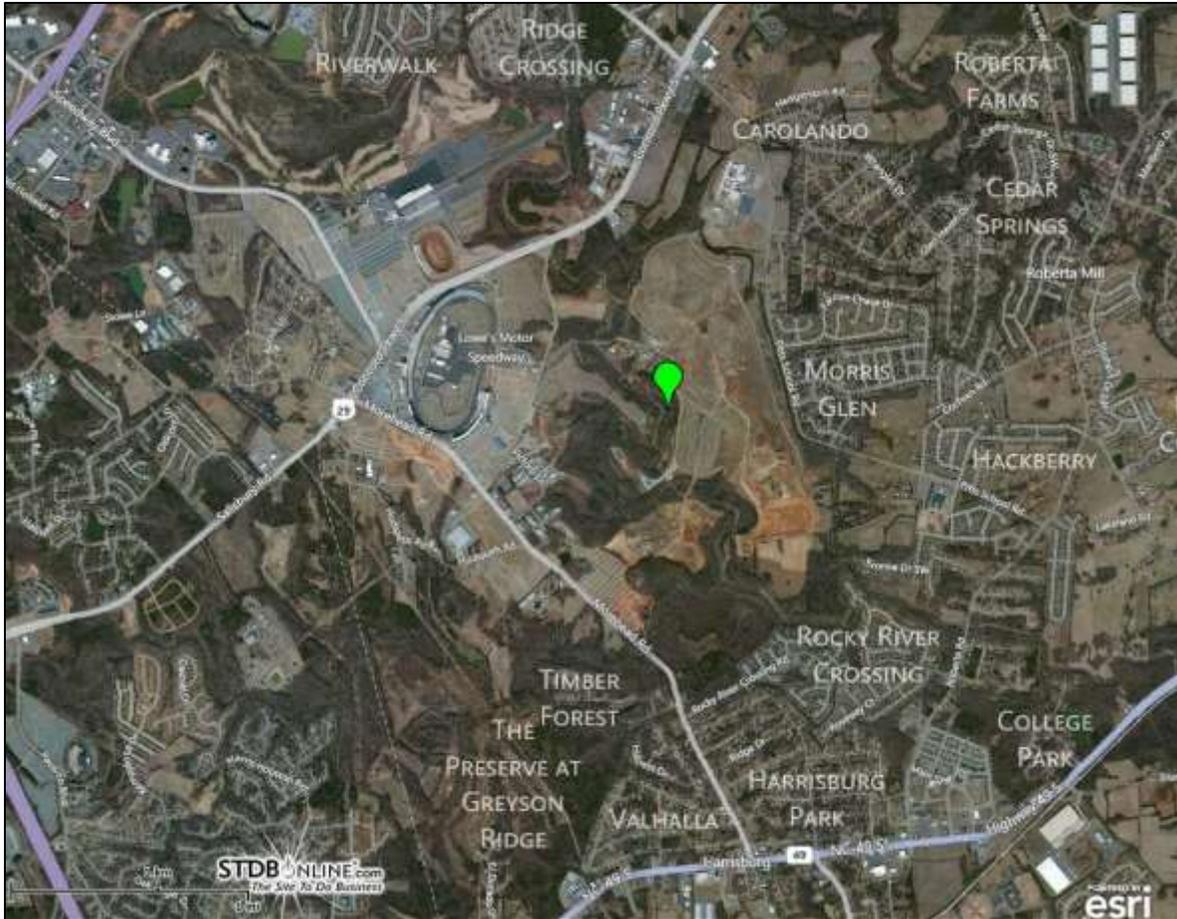
The table below depicts a sampling of sales within three (3) subdivisions that are directly adjacent/adjoining the landfill. These subdivisions are Morris Glen, Falcon Chase, and Rocky River Crossing.

Proposed Environmental Landfill, Randolph County, NC

Morris Glen Subdivision										
Falcon Chase Subdivision										
Rocky River Crossing										
MLS #	St #	Address	Sale Price	DOM	Sale Date	DB/Pg	Previous SP	Previous SD	% Chg	%Chg/Yr
558256	3954	Morris Burn Dr	\$349,500	80	2006	6637/74	\$258,000	2002	35.47%	8.87%
858007	3962	Morris Burn Dr	\$267,000	18	2009	8826/56	\$240,000	2002	11.25%	1.61%
594168	4610	Falcon Chase St	\$117,000	19	2006	6651/335	\$93,000	2006	0.00%	0.00%
600912	4686	Falcon Chase Dr	\$117,000	32	2006	7072/140	\$92,000	1996	27.17%	2.72%
838093	4115	Alexis Ct	\$113,500	100	2009	8740/1	\$91,000	2009	0.00%	0.00%
2017621	5952	Pecan Valley Ct	\$230,000	51	2011	9622/152	\$225,000	2005		#####
675830	4388	Winterwood Lane	\$274,000	6	2007	7639/2	\$210,000	2002	30.48%	6.10%
860802	5841	Heartwood Ct	\$244,000	72	2009	9622/152	\$205,000	2002	19.02%	2.72%
Total Days				378						#####
# of Sales				9						
Avg Days				42	Average Days on Market			Avg % Change/Year		#####

The conclusion of this sampling is that there was an identified appreciation rate of 2.49% on average no matter the cost, style or design in the construction. Furthermore, it is an indication that external factors, more specifically the landfill, did not hamper appreciation even in these difficult economic times.

Proposed Environmental Landfill, Randolph County, NC



Aerial depicting Cabarrus County landfill & relation to Falcon Chase, Morris Glen & Rocky River Crossing.

Proposed Environmental Landfill, Randolph County, NC



Entrance to Morris Glen



Typical home in Morris Glen

Proposed Environmental Landfill, Randolph County, NC



Typical home in Morris Glen



View from within Morris Glen w/landfill berm in background

Proposed Environmental Landfill, Randolph County, NC



Entrance to falcon Chase on Pitts School Rd- land to the right across street



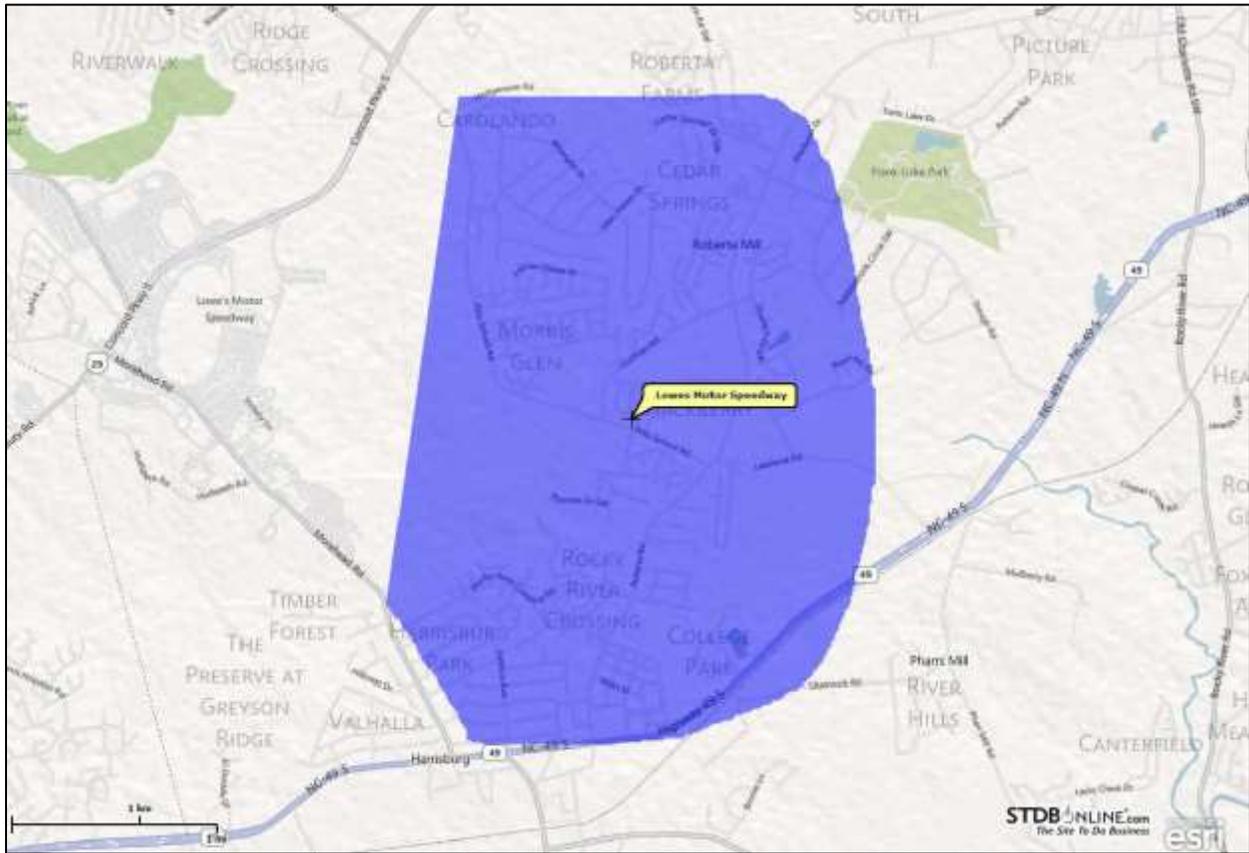
View from within Falcon Chase w/landfill berm in background



Typical Street in Rocky River Crossing

Proposed Environmental Landfill, Randolph County, NC

An additional Market Study was performed on the population with a polygon that depicts a market study using US census data. The following map depicts the study area and the following chart reveals statistics within the area.



STUDY AREA POLYGON

Proposed Environmental Landfill, Randolph County, NC

Lowes Motor Speedway	
Population	
2000 Total Population	5,588
2010 Total Population	10,663
2000 - 2010 Annual Growth Rate	6.51%
2010 - 2015 Annual Growth Rate	4.81%
Households	
2010 Households	3,923
2010 Average Household Size	2.70
2010 Housing Units	
Owner Occupied Housing Units	83.12%
Renter Occupied Housing Units	10.93%
Vacant Housing Units	5.95%
Median Household Income	
2010	\$72,955
Median Home Value	
2010	\$154,357
Per Capita Income	
2010	\$29,985
Median Age	
2010	36.80
2010 Population by Sex	
Males	49.94%
Females	50.06%
Households by Income	
2010 Average Household Income	\$79,408
2010 Population 25+ by Educational Attainment	
Total	7,079
Less than 9th Grade	4.42%
9-12th Grade/No Diploma	4.86%
High School Graduate	25.40%
Some College/No Degree	26.01%
Associate Degree	12.57%
Bachelor's Degree	20.86%
Grad/Professional Degree	5.88%
2010 Civilian Population 16+ in Labor Force	
Civilian Employed	89.30%
Civilian Unemployed	10.70%
2010 Employed Population 16+ by Occupation	
Total	4,907
White Collar	64.85%
Management/Business/Financial	13.00%
Professional	23.74%
Sales	10.58%
Administrative Support	17.53%
Services	12.49%
Blue Collar	22.66%
Farming/Forestry/Fishing	0.06%
Construction/Extraction	6.81%
Installation/Maintenance/Repair	5.95%
Production	4.44%
Transportation/Material Moving	5.40%
Top 3 Tapestry Segments	
1	Up and Coming Families
2	Green Acres
3	Crossroads

Proposed Environmental Landfill, Randolph County, NC

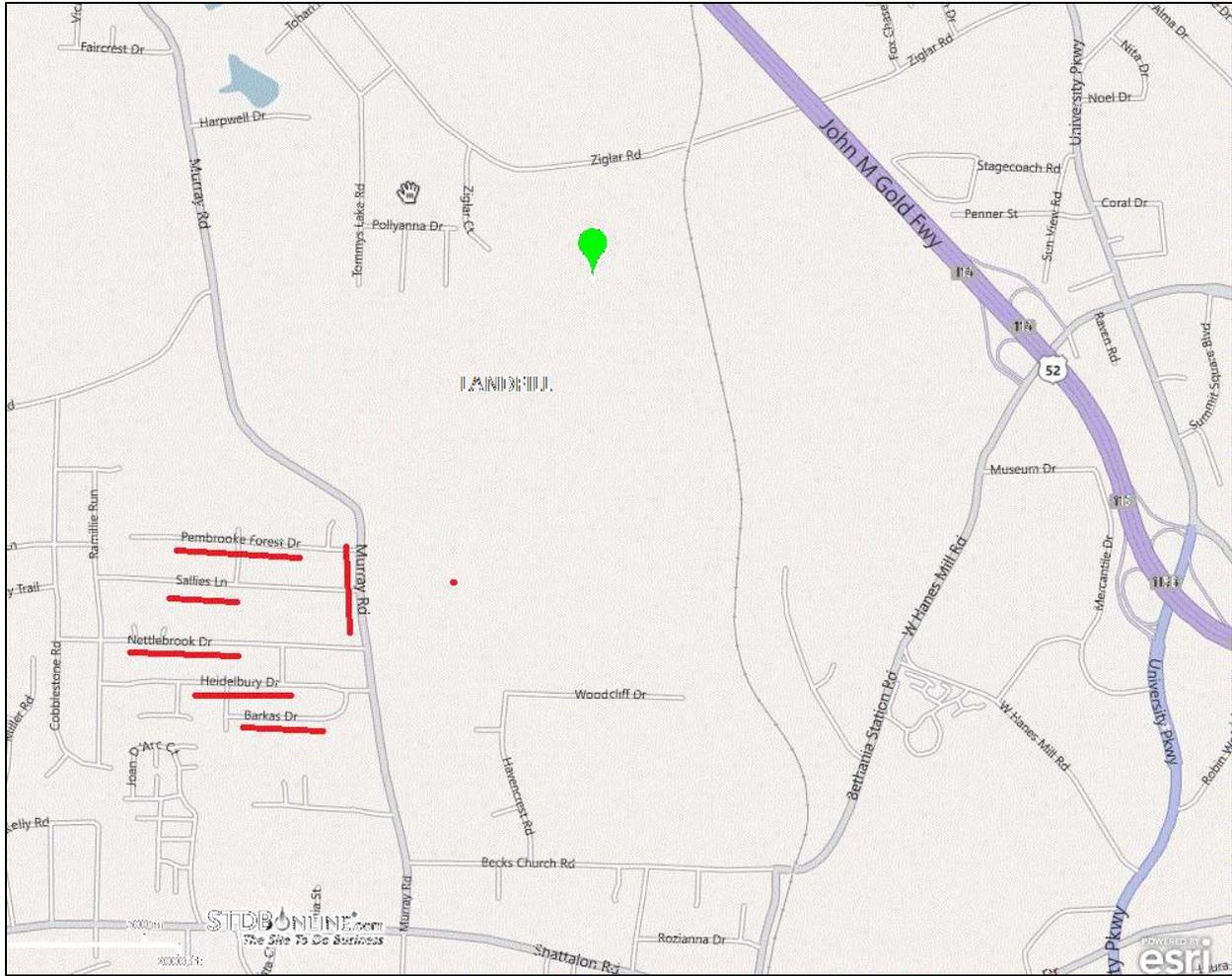
FORSYTH COUNTY LOCATION

The Hanes Mill Road landfill in Forsyth County is located in northern Winston-Salem, North Carolina, east of Highway 52 on Hanes Mill Road. A mix of uses including single-family residential subdivisions to the south and west surrounds the site.

Pembroke Forest Subdivision & Murray Road Winston Salem, NC										
	St #	Address	Sale Price	DOM	Sale Date	DB/Pg	Previous SP	Previous SD	% Chg	%Chg/Yr
	566414	2013 Pembroke Forest Dr	\$143,000	104	2010	2951/2926	\$131,000	1997	9.16%	0.70%
	527675	5560 Murray Road	\$133,500	70	2009	2909/1767	\$120,000	2006	11.25%	3.75%
	560522	2222 Nettlebrook Dr	\$144,000	250	2011	2996/800	\$129,000	2004	11.63%	1.66%
	555779	2097 Pembroke Forest Dr	\$160,000	160	2010	2941/3332	\$155,000	1997	3.23%	0.25%
				Total Days	584					6.36%
				# of Sales	4					
				Avg Days	146	Average Days on Market	Avg % Change/Year		1.59%	

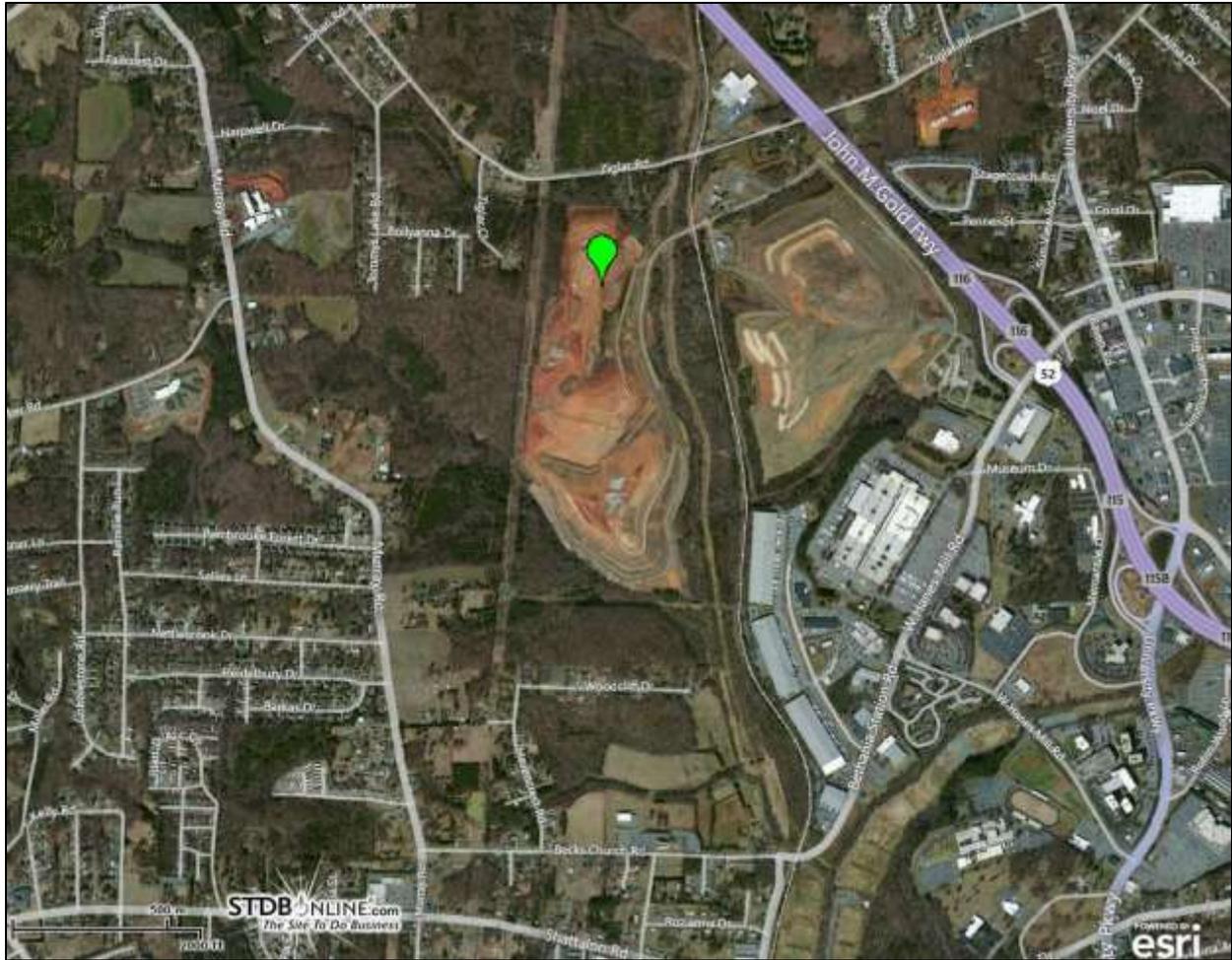
The conclusion of this sampling is that there was an identified appreciation rate of 1.59% on average no matter the cost, style or design in the construction. Furthermore, it is an indication that external factors, more specifically the landfill, did not hamper appreciation even in these difficult economic times.

Proposed Environmental Landfill, Randolph County, NC



Map depicting subdivisions in relation to Landfill in Winston-Salem, Forsyth County, N.C.

Proposed Environmental Landfill, Randolph County, NC



Aerial depicting Hanes Mill Road - Forsyth County Landfill & relation to Murray Road area

Proposed Environmental Landfill, Randolph County, NC



Typical home in Hanes Mill Road landfill area



Typical home in Hanes Mill Road landfill area

Proposed Environmental Landfill, Randolph County, NC



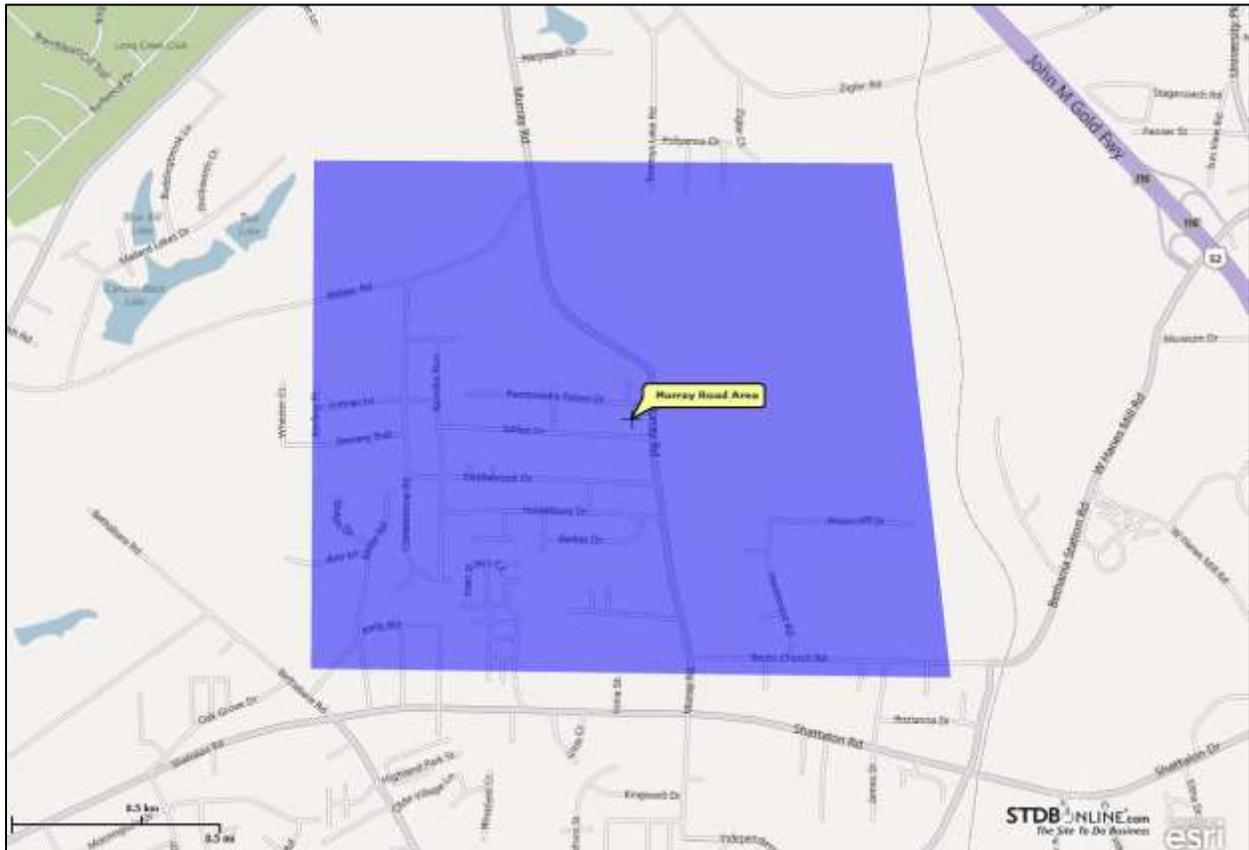
Typical home in Hanes Mill Road landfill area



Typical home in Hanes Mill Road landfill area

Proposed Environmental Landfill, Randolph County, NC

An additional Market Study was performed on the population with a polygon that depicts a market study using US census data. The following map depicts the study area and the following chart reveals statistics within the area.



STUDY AREA POLYGON

Proposed Environmental Landfill, Randolph County, NC

Winston Salem - Murray Rd Area	
Population	
2000 Total Population	2,168
2010 Total Population	2,324
2000 - 2010 Annual Growth Rate	0.68%
2010 - 2015 Annual Growth Rate	0.75%
Households	
2010 Households	911
2010 Average Household Size	2.55
2010 Housing Units	
Owner Occupied Housing Units	74.49%
Renter Occupied Housing Units	18.47%
Vacant Housing Units	7.04%
Median Household Income	
2010	\$62,957
Median Home Value	
2010	\$152,422
Per Capita Income	
2010	\$26,469
Median Age	
2010	40.50
2010 Population by Sex	
Males	48.82%
Females	51.18%
Households by Income	
2010 Average Household Income	\$67,990
2010 Population 25+ by Educational Attainment	
Total	1,561
Less than 9th Grade	1.54%
9-12th Grade/No Diploma	5.70%
High School Graduate	33.82%
Some College/No Degree	21.01%
Associate Degree	9.22%
Bachelor's Degree	18.96%
Grad/Professional Degree	9.74%
2010 Civilian Population 16+ in Labor Force	
Civilian Employed	93.28%
Civilian Unemployed	6.72%
2010 Employed Population 16+ by Occupation	
Total	1,097
White Collar	64.08%
Management/Business/Financial	20.33%
Professional	22.33%
Sales	7.75%
Administrative Support	13.67%
Services	13.86%
Blue Collar	22.06%
Farming/Forestry/Fishing	0.00%
Construction/Extraction	2.10%
Installation/Maintenance/Repair	2.92%
Production	6.93%
Transportation/Material Moving	10.12%
Top 3 Tapestry Segments	
1	Green Acres
2	Midland Crowd
3	Cozy and Comfortable

Proposed Environmental Landfill, Randolph County, NC

WAKE COUNTY LOCATION

The North Wake Sanitary Landfill was permitted to operate in June of 2001 and the last receipt of waste occurred on May 28, 2008. It was located on the north side of Durant Road, between falls of the Neuse Road and US Highway 1 North.

As a comparison, I reviewed sales of residential homes that were located next to an existing landfill site in the Wake County Market. The North Wake Sanitary Landfill has now been closed for approximately two (2) years, but I located sales that occurred while the landfill was in operation and some sales subsequent to the closing and transition into a park. It is located on Durant Road in Raleigh, NC. Immediately next to the landfill/park is the location of Falls River subdivision. Falls River is a planned development containing single-family residential, multi-family and commercial uses. The number of homes constructed in this neighborhood exceeded 2000. Part of the single-family development was along the northern and western berm of the landfill. These homes are located along Farmington Grove Road and Duval Street.

The chart shown below depicts these sales. Seven sales were observed in the market, which were between the dates of 1997 and 2010. The reader of this report will notice that the average annual appreciation grew at 3.49%, with a median value of 3.33%.

Sales & Resales														
North Raleigh Landfill														
St #	Address	Sale Price	Sale Date	DB/PG	Previous SP	Sale Date	# Months	\$ Difference	\$ Chg/Mo	# Yrs	% Chg	\$Chg Yr	% Chg Mo	% Chg Yr
1528	Farmington Grove Dr	\$239,500	4/30/2010	13928/1664	\$193,000	12/16/2002	88.47	\$46,500	\$525.62	7.27	24.09%	\$6,395	0.2723%	3.27%
1604	Farmington Grove Dr	\$209,000	6/27/2002	9472/1587	\$178,500	1/31/1997	64.90	\$30,500	\$469.95	5.33	17.09%	\$5,718	0.2633%	3.16%
1704	Farmington Grove Dr	\$205,000	6/29/2001	8984/1171	\$173,500	6/6/1997	48.77	\$31,500	\$645.93	4.01	18.16%	\$7,859	0.3723%	4.47%
1720	Farmington Grove Dr	\$205,000	8/5/2003	10343/2187	\$181,000	4/16/1998	63.63	\$24,000	\$377.16	5.23	13.26%	\$4,589	0.2084%	2.50%
1728	Farmington Grove Dr	\$250,000	8/31/2010	04058/1751	\$194,000	8/8/2003	84.77	\$56,000	\$660.64	6.97	28.87%	\$8,038	0.3405%	4.09%
1732	Farmington Grove Dr	\$191,000	6/26/2003	10226/228	\$159,500	12/22/1997	66.13	\$31,500	\$476.31	5.44	19.75%	\$5,795	0.2986%	3.58%
10005	Duval Court	\$172,000	8/1/2003	10333/885	\$144,000	9/29/1997	70.07	\$28,000	\$399.62	5.76	19.44%	\$4,862	0.2775%	3.33%
													24.40%	
				# of Sales	7							Avg % Change /Year	3.49%	

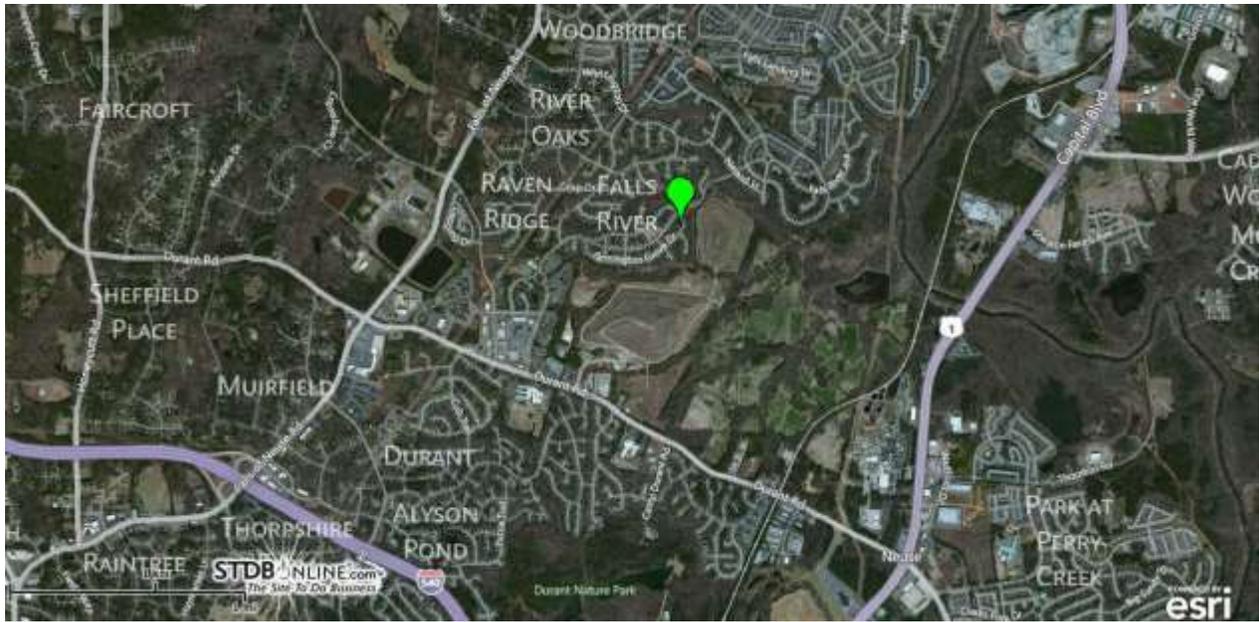
Proposed Environmental Landfill, Randolph County, NC

In my profession, it is standard practice to conduct random interviews with individuals within study markets to determine if there is information that may not be reflected in the data. During my inspection of the neighborhood, I stopped and spoke with Mr. James Odom, who resides at 1708 Farmington Grove Drive. I asked Mr. Odom if the proximity to the landfill was a distraction or negative influence, whereupon, he replied that it was not a landfill anymore, but a park. He indicated that this was a positive for the neighborhood. I asked him if it was a negative when it was in operation, whereupon he indicated that it certainly was not a deterrent for him and his decision to live there.

This appraiser also spoke with Ms. Laurie Parker, a real estate agent with Fonville Morrisey Realtors in Raleigh. Ms. Parker has a home listed for sale at 10012 Duval Street, which is within close proximity of the landfill as well. This home is across the street from one of the aforementioned sales comparables used in this study. I spoke with Ms. Parker about the proximity of the landfill and her listing and property in general in the neighborhood. Ms. Parker indicated that it was not an issue. She indicated that the neighborhood was a nice one, with young adults and children. She indicated that she lived in the neighborhood as well and that the presence of the landfill was not an issue when she purchased her home.

As a real estate appraiser and professional, I considered these random conversations to be sufficient corroboration of my data.

Proposed Environmental Landfill, Randolph County, NC



Originally, Centura Bank (now RBC Bank) funded Falls River Development with a loan of \$4,900,000 with 243.69 acres of land being noted as the collateral. Falls River Development is a part of East-West Partners. Falls River sold phases or blocks of lots to various builders. The

Proposed Environmental Landfill, Randolph County, NC

most prominent builder was Parker Lancaster Corporation of Richmond, Virginia. The majority of the sales had deeds of trust recorded along with the transferring deeds of record.

Five (5) of the seven (7) aforementioned property resales occurred while the landfill was operational.

The sales had to have occurred within the aforementioned years (2001-2010). The sales had to have been registered in the Wake County Registry of Deeds Office. The deed registration needed to have a deed of trust or an issue of revenue stamps to validate the sale and no range in value was applied when reviewing sales.

The sales picked were within the closest proximity to the landfill buffer. No price category, minimum size of dwelling, financial consideration or building style was the focus of the sampling. So long as the sale could be verified under the criteria above, it was included in the study. The resale's occurred between 2001 through 2010.

An annual percentage change was established. In order to generate the calculation for the percentage change per year, research had to be completed on the sales that were identified regarding their previous closing dates. By checking the previous closing date, a percentage could be calculated with a degree of certainty that appreciation or depreciation had taken place over the period between transactions.

The conclusion of this sampling of sales in this specific market is that it identified an appreciation rate of 3.49% on average no matter the style, cost, or design in construction of the dwelling. Furthermore, it is an indication that regardless of the external factors, more specifically the fact that an existing landfill operation was present, homes generated an average annual appreciation of 3.5%.

The following pages reveal pictures of the aforementioned homes. The pictures were taken upon my inspection on August 23, 2011.

Proposed Environmental Landfill, Randolph County, NC



1528 Farmington Grove Drive

St #	Address	Sale Price	Sale Date	DB/PG	Previous SP	Sale Date	% Chg Yr
1528	Farmington Grove Dr	\$239,500	4/30/2010	13928/1664	\$193,000	12/16/2002	3.27%

Proposed Environmental Landfill, Randolph County, NC



1604 Farmington Grove Drive

1704	Farmington Grove Dr	\$205,000	6/29/2001	8984/1171	\$173,500	6/6/1997	4%
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Proposed Environmental Landfill, Randolph County, NC



1704 Farmington Grove Drive

1704	Farmington Grove Dr	\$205,000	6/29/2001	8984/1171	\$173,500	6/6/1997	4%
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Proposed Environmental Landfill, Randolph County, NC



1720 Farmington Grove Drive

1720	Farmington Grove Dr	\$205,000	8/5/2003	10343/2187	\$181,000	4/16/1998	3%
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Proposed Environmental Landfill, Randolph County, NC



1728 Farmington Grove Drive

1728	Farmington Grove Dr	\$250,000	8/31/2010	04058/1751	\$194,000	8/8/2003	4%
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Proposed Environmental Landfill, Randolph County, NC



1732 Farmington Grove Drive

1732	Farmington Grove Dr	\$191,000	6/26/2003	10226/228	\$159,500	12/22/1997	4%
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Proposed Environmental Landfill, Randolph County, NC



10005 Duval Court

10005 Duval Court	\$172,000	8/1/2003	10333/885	\$144,000	9/29/1997	3%
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Proposed Environmental Landfill, Randolph County, NC



HIGHEST AND BEST USE – SUBJECT PROPERTY

The highest and best use for real property can be defined as follows:

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

Appraisal Institute, The Dictionary of Real Estate Appraisal, (Page 135, 4th Edition, Chicago: Appraisal Institute, 2002).

The first type of highest and best use, highest and best use of land or site as though vacant, assumes that a parcel of land is vacant or that it can be made vacant through the demolition of any improvements. The question to be answered in this type of analysis is “what use should be made of it? that is, what type of building or other improvement (if any) should be constructed on the land.

The second type of highest and best use, highest and best use of a property as improved, pertains to the use that should be made of the property as it exists. Should the existing improvements be maintained, renovated, expanded, partially demolished or should it be replaced with a different type use? The purpose of highest and best use analysis is different for each type examined. For each type of highest and best use, the criterion in a highest and best use study are that the highest and best use must be 1) legally permissible, 2) physically possible, 3) financially feasible, and 4) maximally productive.

Proposed Environmental Landfill, Randolph County, NC

I. Highest and Best Use

1. LEGALLY PERMISSIBLE. Private restrictions such as zoning, building codes, environmental regulations, historic codes and other items must be considered in order to determine the highest and best use of the subject tract. There are no known private restrictions other than those previously mentioned. Governmental regulations are controlled by zoning. The Randolph County Zoning ordinance permits a Solid Waste Disposal Facility in this location.

2. PHYSICALLY POSSIBLE. The size, topography, shape and area of a site can determine the extent to which a property can be developed. Irregular configuration, depth, frontage and exposure are important as well. The physical characteristics and constraints of the site are provided in separate reports by engineers retained by Golder Associates. The North Carolina Department of Environmental, Health and Natural Resources set forth minimum requirements for many aspects of the proposed landfill, including the buffer requirements for adjoining uses. Buffers are mandated by State and Federal regulations with the express intent to use separation and value protection for adjacent/adjoining properties. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been made or will be provided. The subject meets and exceeds these requirements; therefore, the site meets the standard of being physically feasible.

3. ECONOMICALLY FEASIBLE. Financial feasibility is dependent upon many factors, including but not limited to development and site costs, land costs, the use, market conditions, operating expenses, financing obligations and a return to the investor. In other words, “what use would bring a positive cash flow to an investor?” There is also the issue of profitability as it relates to supply and demand. The location and cost of waste disposal is becoming an ever-increasing factor in economic development. As Randolph County Economic Development seeks new industries and companies, demand will become more prevalent. The supply of solid waste facilities are limited and the demand will continue to increase.

4. MAXIMALLY PRODUCTIVE. In considering that use, which I feel, is maximally productive, I have concentrated on the land uses in the neighborhood. Based upon the

Proposed Environmental Landfill, Randolph County, NC

information contained in this report, and the findings of supporting documents from engineering, land planning and environmental studies, the Highest and Best Use of the subject supports a Solid Waste Facility. Therefore, based on the proposed site plan, the construction and operating procedures outlined for the subject, I would conclude that the proposed use would not be detrimental to the public welfare or health. That the proposed use will not impair the integrity or character of the surrounding area and adjacent/adjoining properties will not suffer any injury of value because of the proposed project. It is also my professional opinion that population and job growth throughout the county demonstrates adequate demand, while having limited supply, thus supporting public necessity for the addition of a Solid Waste Facility at the site.

FINDINGS AND CONCLUSIONS

The findings and other supporting documents from engineering, environmental, land planning and other studies, the Highest & Best Use of the subject site would support a Solid Waste Facility.

The information contained within this report demonstrates that three (3) comparable sites constructed of similar design and use, did not cause diminution of value, any substantial injury or ant substantial negative impacts to adjacent or adjoining properties. Overall, housing growth, sales volume and home sales were consistent with the general (broader) market.

Based on these findings, it is the conclusion of this research that the proposed landfill will not affect real estate values in the immediate vicinity. There is no history to support damage to real property in this area or areas similar to the subject.



John C. Daniel III, CCIM

Daniel & Associates

ADDENDA

**QUALIFICATIONS OF THE BROKER/CONSULTANT/
APPRAISER**

John C. Daniel III, CCIM
2106 Brookwood Trail
Sanford, North Carolina 27330

MEMBERSHIPS, CERTIFICATIONS AND LICENSES:

North Carolina Real Estate Brokers License #98774
North Carolina State-Certified General Real Estate Appraiser #A2929
CCIM, Certified Commercial Investment Member, 1988, # 3513
Appraisal Institute Associate Member

EDUCATION:

Needham B. Broughton High School, Raleigh, NC, 1971
North Carolina State University - B.A. Business Management, Raleigh, NC, 1977

EMPLOYMENT:

1980-1982 -The Pantry, Real Estate
1983-1985 - Daniel & Associates, Hilton Head Island, SC
1986-1991 - Lee Moore Oil Co., Real Estate
1991-Present - Principal in Daniel & Associates, Sanford, N.C., a division of Daniel Corporation. Commercial and Investment Real Estate, including commercial appraisals for lending institutions, local governments, estates and state agencies, brokerage, advisory services and development.

EDUCATION/COMMERCIAL INVESTMENT REAL ESTATE INSTITUTE:

- Fundamentals of Real Estate Investment & Taxation, CCIM, 1986, Charlotte, NC
- Fundamentals of Location & Market Analysis, CCIM, 1986, Atlanta, GA
- Advanced Real Estate Taxation & Marketing Tools for Investment Real Estate, CCIM, 1987, Atlanta, GA
- The Impact of Human Behavior on Commercial Investment Decision Making, CCIM, 1987, Denver, CO
- R-1,2,3 Courses for N.C Appraisal Board
- G-1,2,3 Courses for N.C. Appraisal Board
- Uniform Appraisal Standards & General Legal Principles for Highway Right-of-Way Acquisitions – NCDOT – 3/93
- CI 409 – Exchanging Commercial Investment Real Estate, 7/94, Charlotte NC
- CI 201 – Location & Market Analysis, CIREI, Charlotte, NC
- CI 407 – Advanced Leasing & Marketing, CIREI, Raleigh, NC
- NCDOT Appraisal Continuing Education, 04, 05, 06, 07, 08 Wilson, NC
- NC Appraisal License Continuing Education-Annually
- NC Broker License Continuing Education-Annually

EXPERIENCE:

Subdivision and Planned Communities, Multi-family Residential, Office Buildings, Shopping Centers, Motels, Day Care Centers, Restaurants, Farms, Rural Business, Special Purpose Properties, Warehouses, Manufacturing Buildings, Airport Right-of-Way Acquisition, City of Sanford Water Line Right-of-Way Acquisition, Lee County General Appraisals, N.C. State Property Office and N.C. Department of Transportation-Highway Right-of-Way Acquisition Appraisals.

INSTITUTIONAL CLIENTELE:

- City of Sanford, Lee, Moore, & Chatham County
- Progress Energy Company
- North Carolina State Property Office
- North Carolina Department of Transportation – Right-of-Way Section

FINANCIAL CLIENTELE:

- BB&T Company
- RBC Centura Bank
- First Union Bank
- Capital Bank
- Wachovia Bank
- First Bank
- First Citizens Bank
- Four Oaks Bank

PROFESSIONAL CLIENTELE:

- Harrington Gilleland Winstead Feindel & Lucas LLP, Sanford, N.C.
- Love & Love, Sanford, N.C.
- Doster Post Silverman & Foushee Law Offices, Sanford, N.C.
- Bain & McRae, Lillington, N.C.

ACTIVITIES:

- Member, Sanford, N.C. Board of REALTORS
- Member, North Carolina and National Association of Realtors
- Member, North Carolina CCIM Chapter #27 – 2 terms, Board of Directors, Vice President 1994, President 1995
- Board of Directors, CCIM, 1996-2012
- First Vice President Region 8, CCIM (NC, SC, GA, TN, AL, VA) 1998-1999
- Vice Chair Regional Activities Committee-2000, CCIM Chair-2001
- Vice Chair Education Marketing, CCIM – 1999 – Chair-2000
- President – CCIM Education Foundation – 2001
- Executive Committee-CCIM Institute – 2003-2005
- Budget Committee – CCIM Institute – 2005-2006
- Board of Directors – Central Carolina Community College Foundation 1996-1998. Vice President of Resource Development
- President – Central Carolina Community College Foundation 1999-2000
- President of Lee County Committee of 100 – 2001-2011
- Chairman Lee County Economic Development Corporation - 2007
- Central Carolina Community College Board Of Trustees-2005-2009
- Chairman of Central Carolina Hospital Board of Directors – 2005-2013
- STDBonline Inc. Board of Directors – 2005-2011

CCIM Fact Sheet



Background

The CCIM Institute is an affiliate of the National Association of Realtors (NAR). The institute confers the Certified Commercial Investment Member (CCIM) designation through an extensive curriculum and experiential requirements. The CCIM designation was established in 1969 and is recognized as the mark of professionalism and knowledge in commercial investment real estate.

Membership

Membership includes qualified professionals in all disciplines of commercial investment real estate, as well as allied professionals in appraisal, banking, corporate real estate, taxation, and law. Of the approximately 125,000 commercial real estate practitioners nationwide, more than 9,000 currently hold the CCIM designation, with an additional 6,000 candidates pursuing the designation.

Curriculum

Recognized for its preeminence within the industry, the CCIM curriculum represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education.

Purpose

Founded upon the principles of education, networking, and ethical practice, the CCIM Institute, as an affiliate of the 725,000-member National Association of Realtors, helps shape policy and legislation affecting the industry and safeguards the interests of commercial investment real estate practitioners.

What is a CCIM?



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of more than 9,000 professionals across North America who hold the CCIM designation -- the "Ph.D. of commercial real estate."

Recognized for its preeminence within the industry, the CCIM curriculum represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the educational process doesn't end once the designation is earned; there is a strong commitment among CCIMs to continuing education.

Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 60,000 transactions annually, representing over \$54 billion.

Certified Commercial Investment Members are in more marketplaces in North America -- 12 CCIM regions representing 1,000 cities -- than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are now offered throughout the world.