Wilderness NC, Lumber, Dry Kilning and Exports

+/- 42 acres with over 220,000 sq ft of industrial-use buildings, and warehousing. Additionally there is an adjoining +/- 32 acres of unimproved wooded land available to the south. Both +/- 42 and +/- 32 acres are zoned Heavy Industrial (HI) except for a portion between rail and E. US Hwy. 64 which is zoned Limited Industrial (LI) .

***Property Location:* 313 New Cut Rd., Lexington, NC &**
7578 East US Highway 64, Lexington, NC

Legal Description: Parcel #0502800000019A, PIN ID #6763-02-79-2100, DB 1668 PG 1171 L19A & 20

Bidding Ends: Tuesday, December 31st @ 4 PM

NCAuctionPro.com

United Country Real Estate | Blue Ridge Land & Auction Co., Inc

Matt Gallimore, Broker/Auctioneer

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Offering Memorandum

FOR – Wilderness NC, Lumber, Dry Kilning and Exports

ADDRESS - 313 New Cut Rd, & 7578 East Us Hwy 64, Lexington NC 27292

Located adjacent to the subject property is NUCOR. NUCOR is North America's largest steel and steel products company. NUCOR IS NOT FOR SALE.

COUNTY – Davidson County, North Carolina

LEGAL - Parcel # 0502800000019A, PIN ID # 6763-02-79-2100, DB 1668 PG 1171 L19A & 20

OFFERING - +/- 42 acre property that features over 220,000 square feet of industrial-use buildings, and warehousing. The seller will provide a survey prior to closing that separate +/- 42 acres from parent tract. A 30' access Right of Way will be reserved for the +/- 32 acre remainder. Refer to maps in Offering Memorandum.

OPTIONAL - Additional +/- 32 acres, unimproved wooded land available. Unimproved wooded land adjoins +/- 42 acres to the south and is zoned Heavy Industrial (HI). This +/- 32 acres can be purchased with the +/- 42 acres.

ELECTRIC – 3 panels with a total of 6,600 amperes installed and in use, with 3 Megawatt available per Duke Energy 12 Kilovolt circuit. Note *1 Megawatt is enough electricity for 750 homes.

PUBLIC WATER – 12" main comes off East US Highway 64. There is a 400,000-gallon holding tank that supplies the sprinkler system. Sprinkler systems are in all buildings, warehouses, and kilns.

FUEL TANK – 20,000-gallon diesel tank located beside water tank is used for equipment and water pump fuel supply.

NATURAL GAS – Provided by City of Lexington. The gas line runs parallel to the rail then south to Building # 4 Boiler Room.

SEWER – Private Sewer Treatment facility on site. Public Sewer available. The sewer runs along the Eastern border from East US Highway 64, due west behind Warehouses (Building # 5 and # 6) along wood line to New Cut Road.

HEAT – Building # 1 has heat pumps in office and conference areas, 2 gas heat units in production and warehousing. Building # 2, # 3, and # 4 are heated by steam heat. The steam heat is produced by excess and dried /processed sawdust which is loaded into boiler room in building # 4 then distributed to the three buildings. Cyclone system pulls dust from buildings, baghouses then filter to Cilo for storage. Dust is collected and sent to 24' x 8' foot drum for processing prior to boiler input. Boiler rooms uses processed dust for majority of heat with natural gas as supplemental heat as needed.

RAILROAD – Owned by Norfolk Southern Railway and CSX Transportation. This facility has a Rail Spur off the Railroad that extends nearly 700' from top entrance off New Cut Road running parallel to Railroad. The Rail Spur is a key component for shipping and receiving.

NUCOR – Located adjacent to the subject property is NUCOR. NUCOR is North America's largest steel and steel products company. NUCOR IS NOT FOR SALE.

SUPPORT – Adequate parking, large lumber yard, mechanical shed, scales, rail spur, and road system

BUILDINGS - Building #'s are indexed on site improvements and aerial map in this memorandum.

HISTORY - This facility has been used over the past 20 years as a lumber processing plant.

HIGHEST AND BEST USE - Warehousing, development, manufacturing, assembly, or other industrial uses. The property is located, zoned, has public utilities, and access favorable for multiple uses which may include new business and / or service development.

ZONING - Limited Industrial (LI) and Heavy Industrial (HI). The section located between the Rail and East US Highway 64 is zoned Limited Industrial (LI). The portion where buildings are located is zoned Heavy Industrial (HI). The optional wooded +/- 32 acres behind the +/- 42 acres is also zoned Heavy Industrial (HI). Zoning is noted on Tax Card. Zoning Description and Table of Permitted Uses included in this document. For complete Davidson County NC Zoning Ordinance go to: https://www.co.davidson.nc.us/DocumentCenter/View/3619/Davidson-County-Zoning

SALE - Property being offered in a sealed bid auction where bids are due by Tuesday December 31st, 2024, at 4 PM. Purchasers will have until February 28th, 2025, to complete due diligence. Closing on or before March 31st, 2025. Bids can be submitted online at NCAuctionPro.com, emailed to BlueRidgeLandandAuction@gmail.com or mailed to Blue Ridge Land and Auction at PO Box 234, Floyd, VA 24091. If bids are emailed or mailed, use the form provided in this document.

SEALED BID AUCTION - Property being offered in a sealed bid auction where bids are due by Tuesday December 31st, 2024, at 4 PM. Purchasers will have until February 28th, 2025, to complete due diligence. Closing on or before March 31st, 2025. Bids can be submitted online at NCAuctonPro.com, emailed to BlueRidgeLandandAucton@gmail.com, or mailed to Blue Ridge Land and Auction at P.O. Box 234, Floyd VA 24091. If bids are emailed or mailed, use the Bid Certification Sheet provided in the Offering Memorandum.

EXAMINATION PERIOD - Examinations can be started prior to auction and continued until February 28th, 2025. The purchase contract will be subject to studies / inspections listed below. Examinations allowed are as follows:

1.) Non – Invasive environmental impact study,
2.) Structural and building inspections,
3.) Inspections on heat, water, sewer, and electrical systems.
4.) Feasibility studies

PROOF OF FUNDS - If the purchaser does not require financing, verification of funds to close from a bonified financial institution shall be provided along with the bid.

FINANCING – Purchase contract will not be subject to financing unless loan approval and verification of funds to close are provided along with bid. Both items to be from a bonified financial institution.

TITLE – Purchase Contract will be subject to transfer of clear and marketable title from seller to purchaser. A copy of the Purchase Contract is included in this Offering Memorandum.

SELLER LEASEBACK – Seller would like to leaseback property from purchaser for a period of 6-12 months for $30,000 / month. The seller will pay utilities, and hazard insurance during leaseback. The purpose of the 6-month leaseback is for Seller to remove or sell all equipment and inventory from property.

INFORMATION PROVIDED – Auctioneer with cooperation from Seller has made best efforts to provide accurate information that is believed to be accurate but not guaranteed. Information contained in this report was obtained by public record, mapping systems, and site visits. Interested bidders should complete their own due diligence to their own satisfaction.

PRE-AUCTION SALES - As an agent for the Seller, the Auctioneer must present all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Fee of 2% (of the High Bid Price) is offered to a cooperating NC State Licensed Real Estate Broker on any pre-auction offers that are properly completed and submitted on the appropriate forms provided. Download Bidder Pack for Online Bidder's Agreement, maps, sample contracts, and property information.

TERMS AND CONDITIONS - Earnest Money Deposit of $100,0000 is required on the day of sale. Purchasers will have until February 28th, 2025, to complete due diligence. Close on or before March 31st, 2025. Subject to seller confirmation. Auction ends at 4 PM on December 31st, 2024. Download Offering Memorandum Packet for complete terms and conditions, purchase contract and maps at NCAuctionPro.com.

BID CERTIFICATION

313 New Cut Rd, Lexington, NC & 7578 East Us Hwy 64, Lexington NC

+/- 42 Acre Portion of Parcel # 0502800000019A: Pin ID # 6763-02-79-2100: DB 1668 PG

By signing this certification and returning it to the offices of United Country Blue Ridge Land Co., Inc, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have reviewed the complete property information package available online at NCAuctionPro.com
2. I have read the auction terms, rules and bidding format as set out by United Country Blue Ridge Land & Auction, as contained in the online and printed property information package and I completely understand them. I understand that I am responsible for completing my own due diligence.
3. I understand that the terms and conditions of the auction will be strictly enforced and that there will be no exceptions.
4. **I certify** that I currently have sufficient funds to meet the **$100,000 "deposit"** requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale available to me as part of the online property information package and understand that it is a legally binding.
6. I understand that if I am declared the highest bidder as a result of the auction, I will be required to sign the agreement of purchase and sale immediately. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that United Country Blue Ridge Land & Auction and all its representatives are working for the Seller and there is no relationship of dual agency.

BID AMOUNT $ _____(USD)

DUE DILIGENCE COMPLETED ON OR BEFORE FEBRUARY 28th, 2025. Completed and paid for by purchaser. Check all that apply.

_____ Non-Evasive Environmental Impact Study _____ Building(s) Inspection

_____ Feasibility Study _____ Heat, Water, Electric, Sewer Inspections

SIGNATURE:_____

PRINTED NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

DATE OF SIGNATURES: _____

WITNESS SIGNATURE: _____

This document must be returned by mail or email to Matthew Gallimore at BlueRidgeLandandAuction@gmail.com. or Blue Ridge Land & Auction; PO Box 234, Floyd, VA 24091

***OR* Submit Bids Online Now at NCAuctionPro.com**

Aerial G.I.S Map - Davidson County, NC

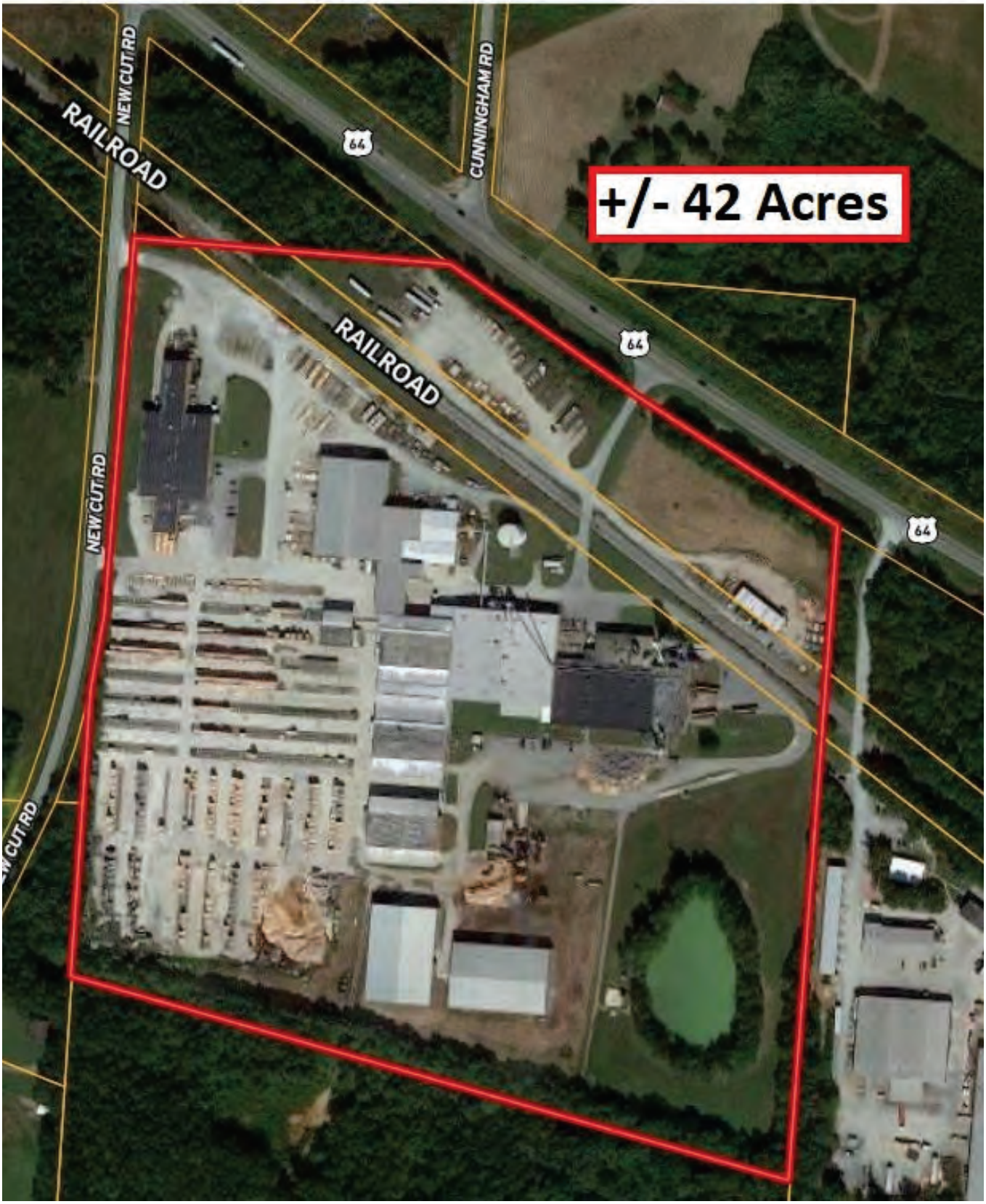
313 New Cut Rd. & 7578 U.S. East Hwy. 64
Lexington NC

+/- 42 Acres and improvements, +/- 32 Acres optional

Parcel # 0502800000019A, PIN ID # 6763-02-79-2100

Aerial Map - Davidson County NC

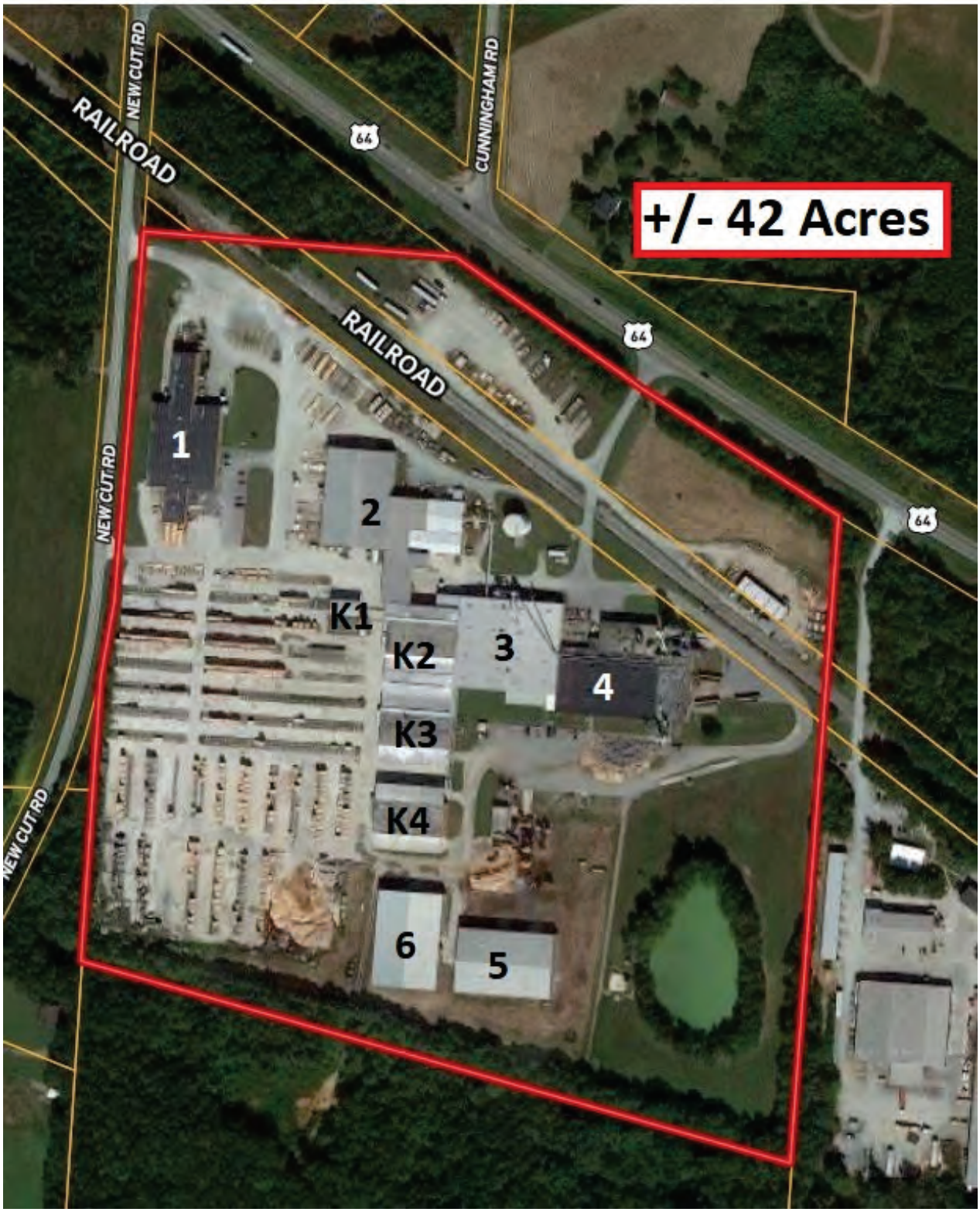
313 New Cut Rd. & 7578 East U.S. Hwy. 64
Lexington NC



Aerial Map - Davidson County NC

313 New Cut Rd. & 7578 U.S. East Hwy. 64
Lexington NC

Buildings # 1 - # 6 and Kilns # 1 - # 4

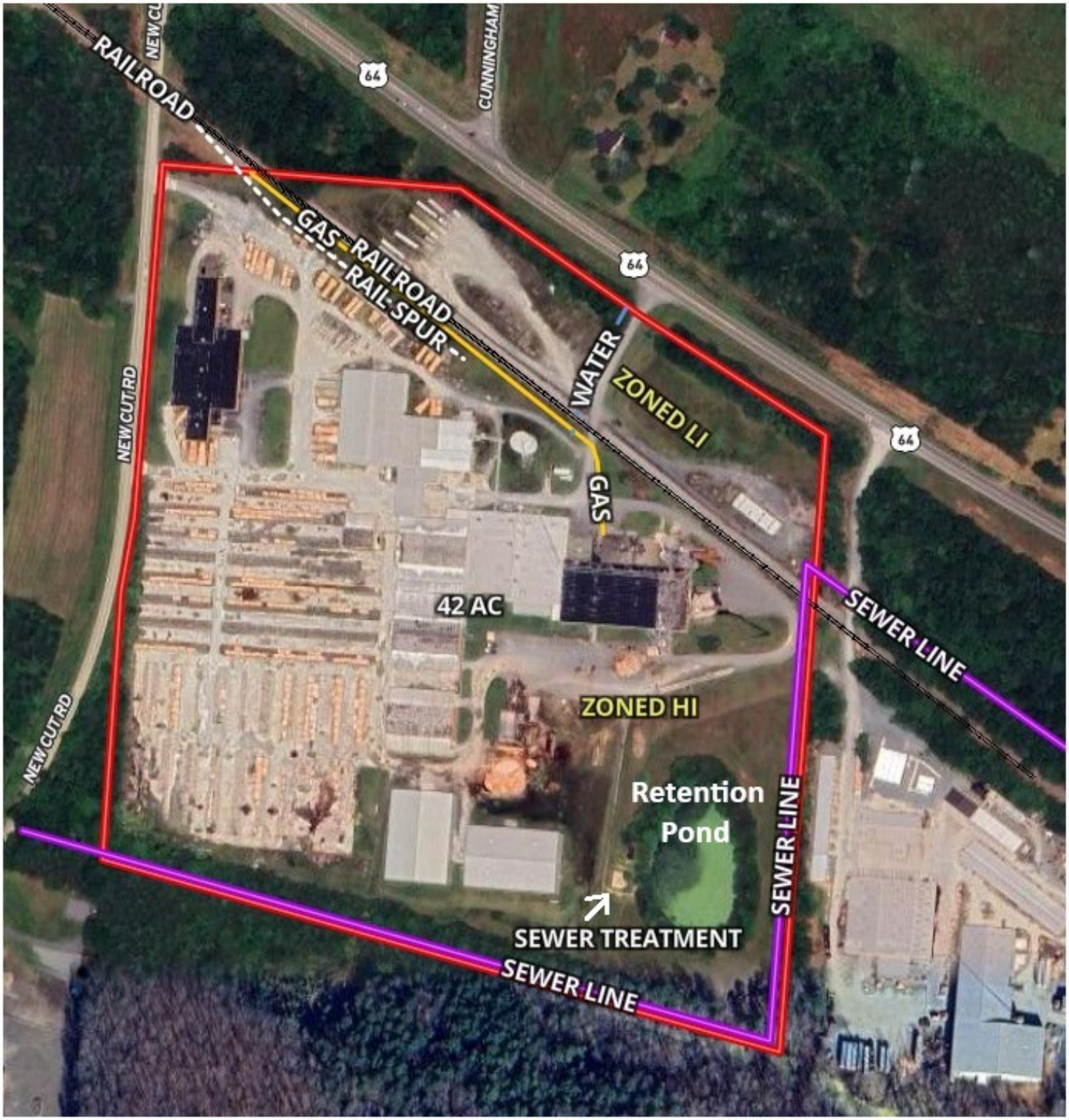


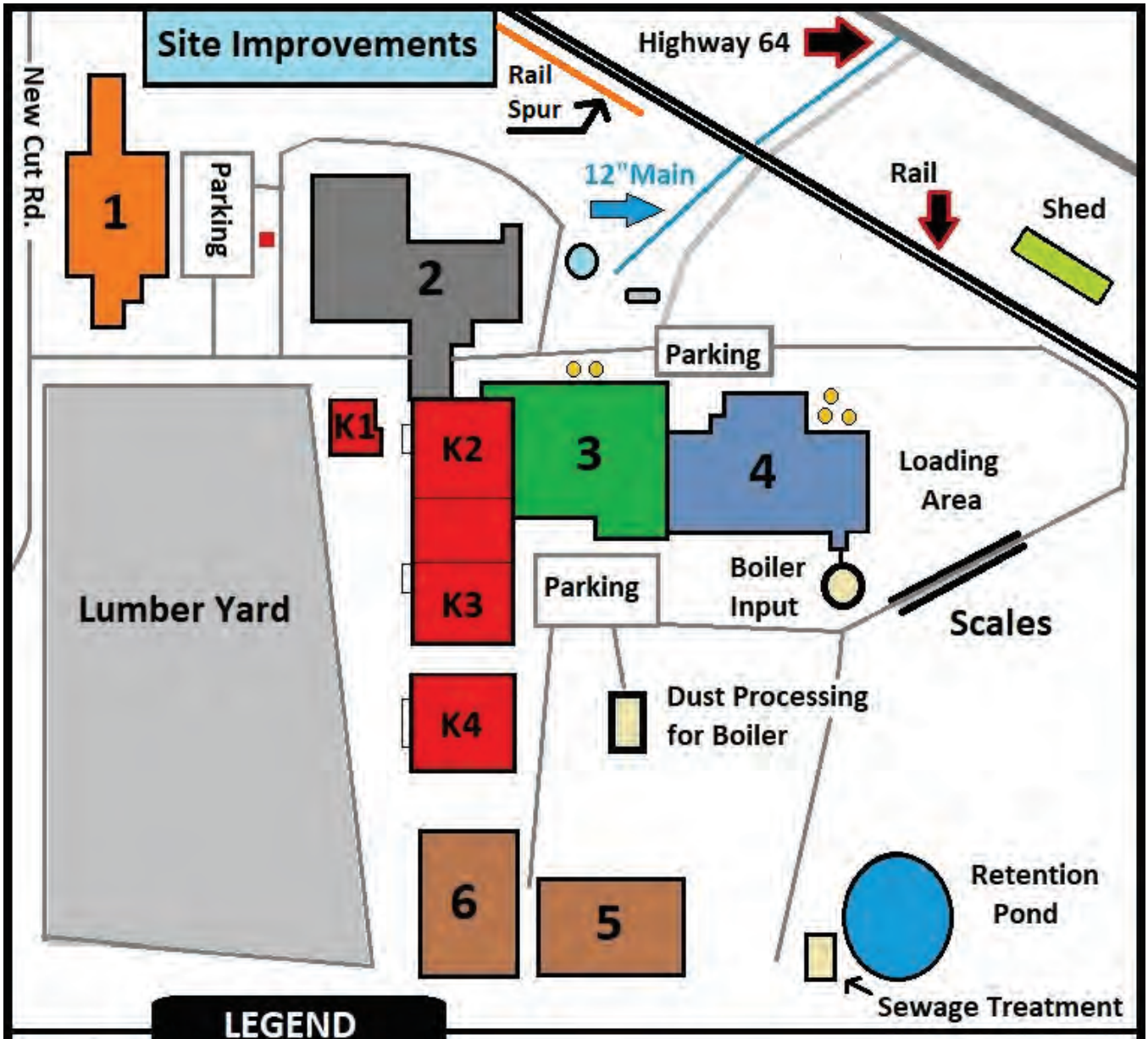
Aerial Map Zoning, Utilities, and Rail Spur

Rail Spur off Norfolk and Souther, and CSX Rail for Shipping and Recieving

Zoned Limited Industrial Above Rail and Heavy Industrial Below Rail

Water - 12" Main into property then branches to buildings and water tank; Gas Line to Boiler Room; Sewer Line

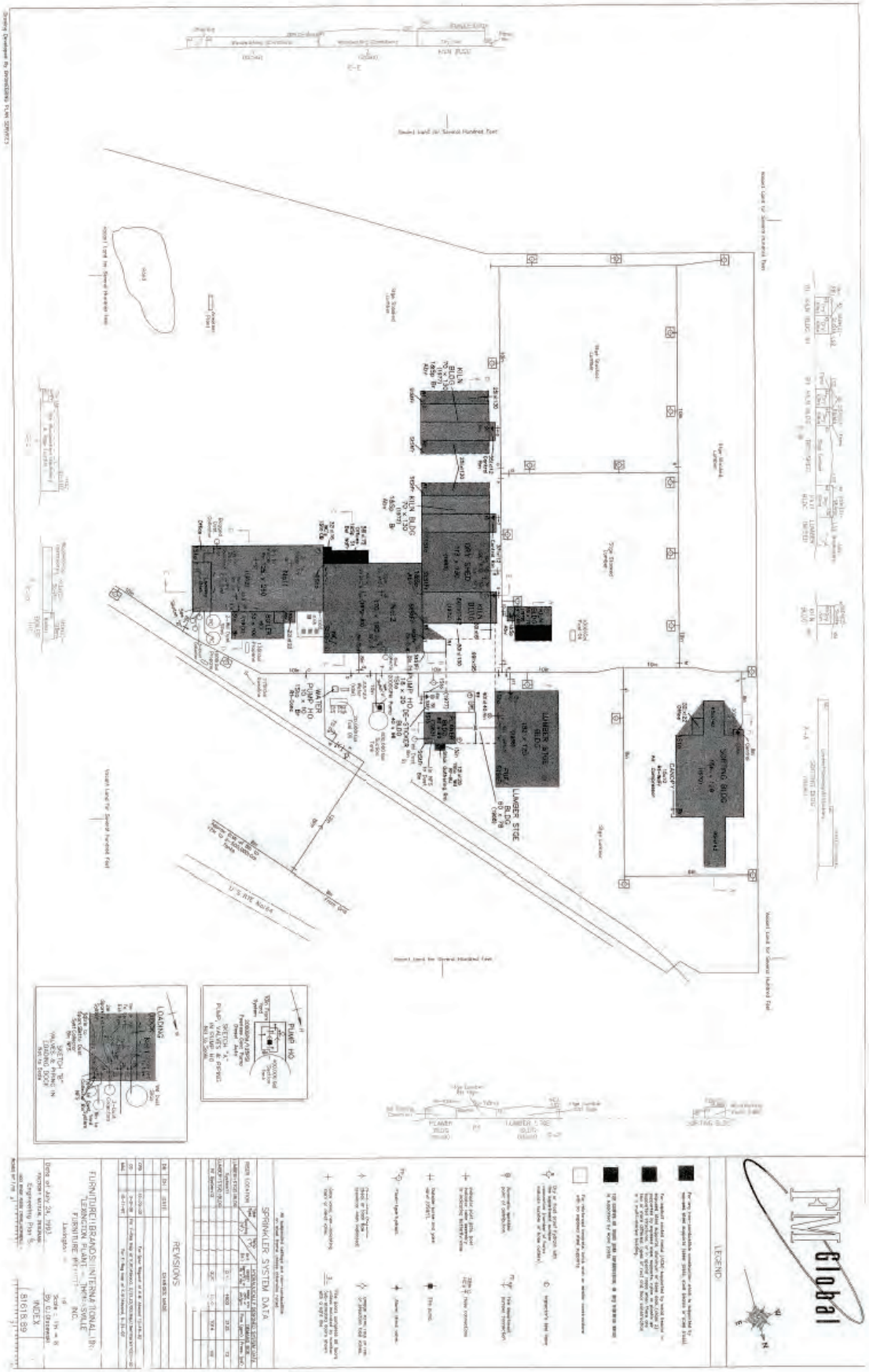




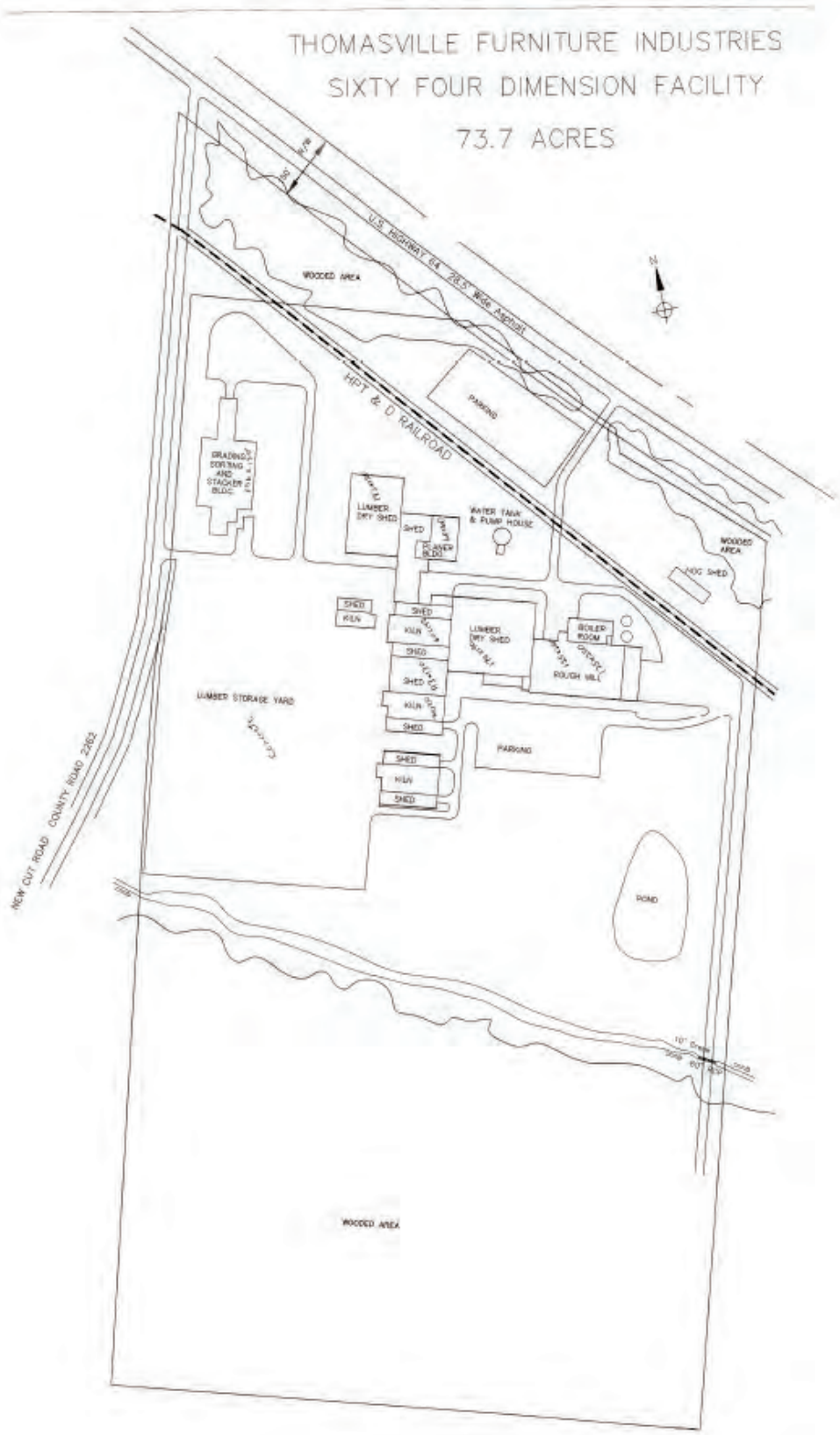
LEGEND

Building # 1 - Warehouse, Production, and Offices;	27,452 Square Feet
Building # 2 - Warehouse & Production;	38,378 Square Feet
Building # 3 - Warehouse & Production;	35,442 Square Feet
Building # 4 - Warehouse, Production, and Boiler Room;	37,332 Square Feet
Building # 5 - Warehouse;	21,600 Square Feet
Building # 6 - Warehouse;	21,600 Square Feet
Kilns (K1 = 2 kilns, K2 = 7, K3 = 6, K4 = 6)	37,008 Square Feet
Machine Shed - Open, Concrete Slab (30' x 100')	3,000 Square Feet
400,000 gallon water tank for sprinkler systems. Building 1-6, and Kilns	
Cyclones, Dust Dryers, Baghouses, Cilos	
20,000 Gallon Diesel Tank and Pump Station	
Hydrant	

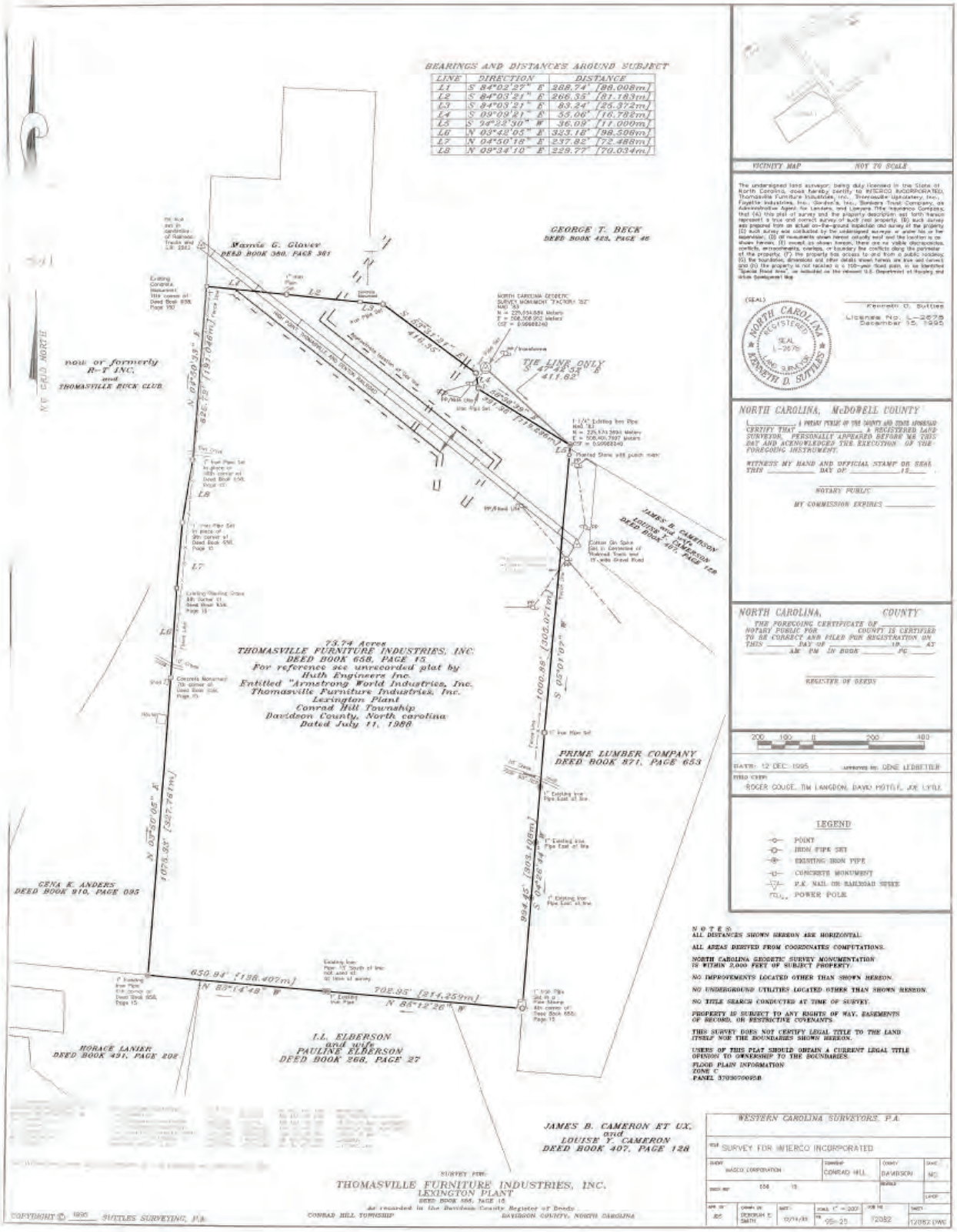
Building Layout



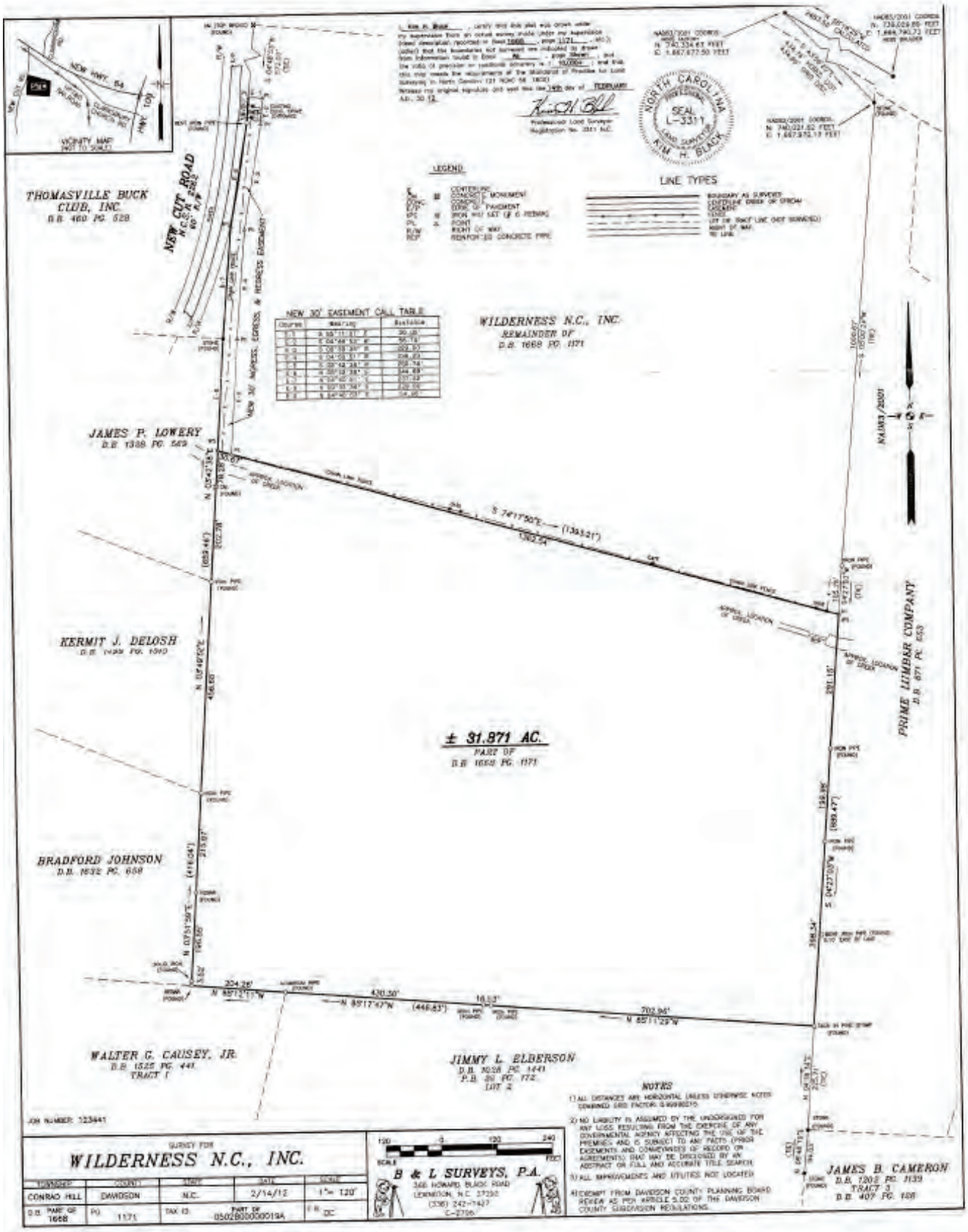
Building Layout



Survey - Entire Tract



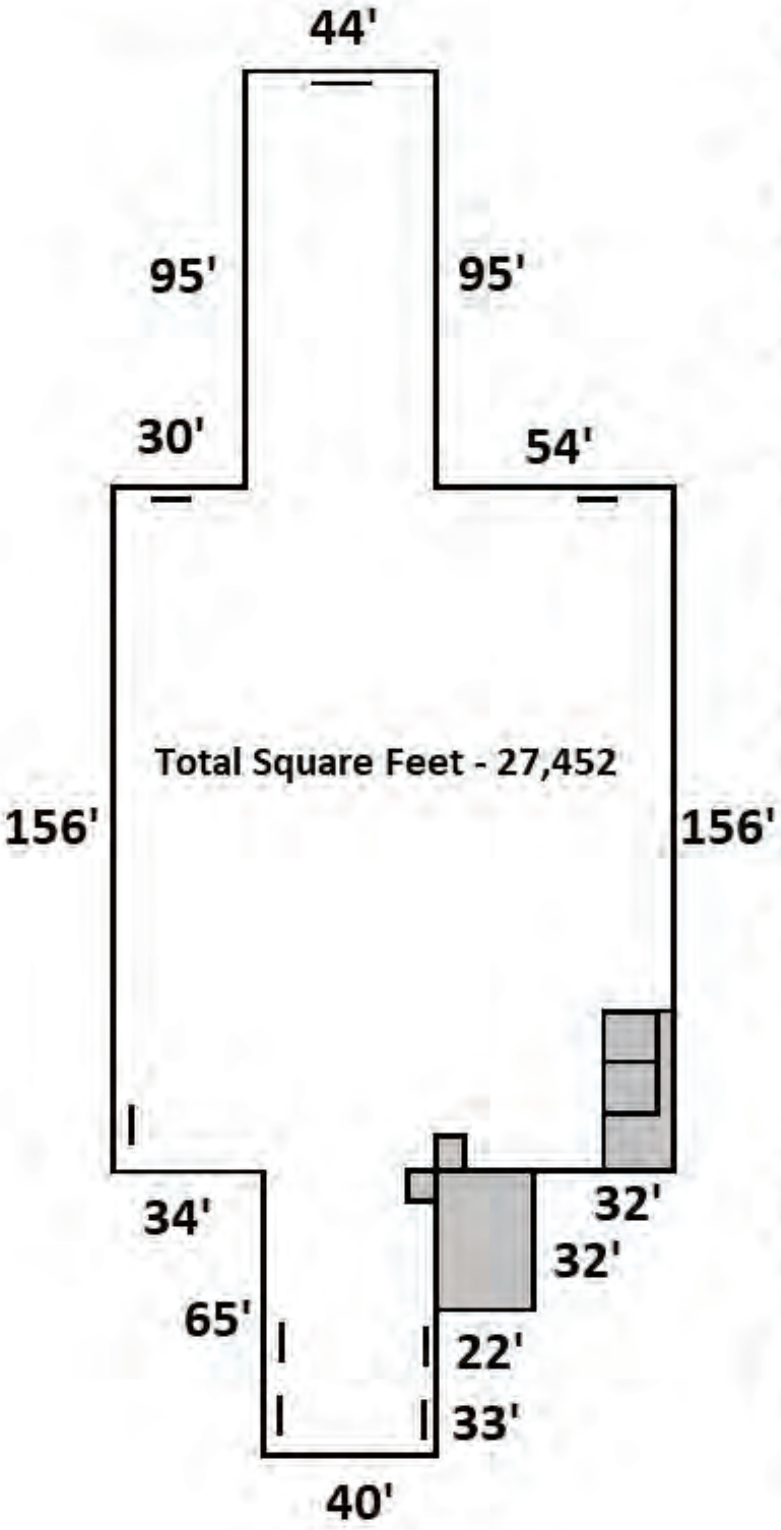
Survey - Back Tract



* Building # 1

**As shown on site map*

General Floorplan



One level commercial building
Total Square Feet - 27,452
Year Built - 1970.
Exterior - Brick
Roof - Tar, Gravel and Rubber
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available soon

Warehouse and Production
25,652 Square Feet
Concrete Floors, Block Walls
Ceiling height - 22'
Gas Heat
8 Rollup Doors
Sprinkler System
Block Walls, Interior

3 Offices, 6 bathrooms,
Conference Room, & Breakroom
1,800 Square Feet. Heat Pump,
Tile Floors.

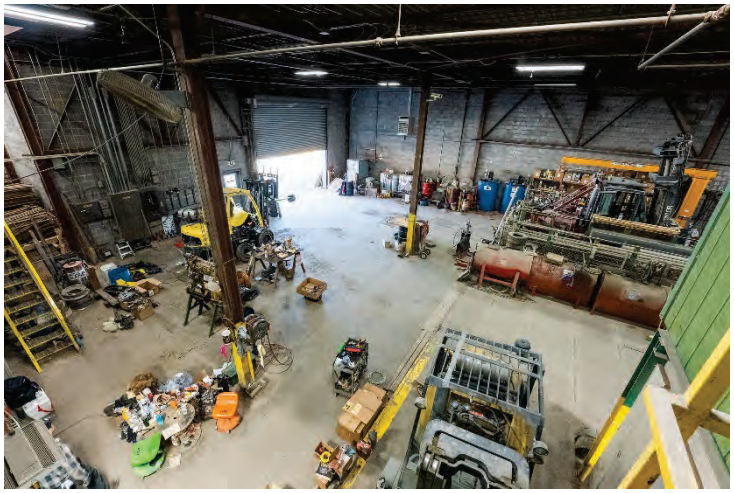
Electric Service - 600 Amp

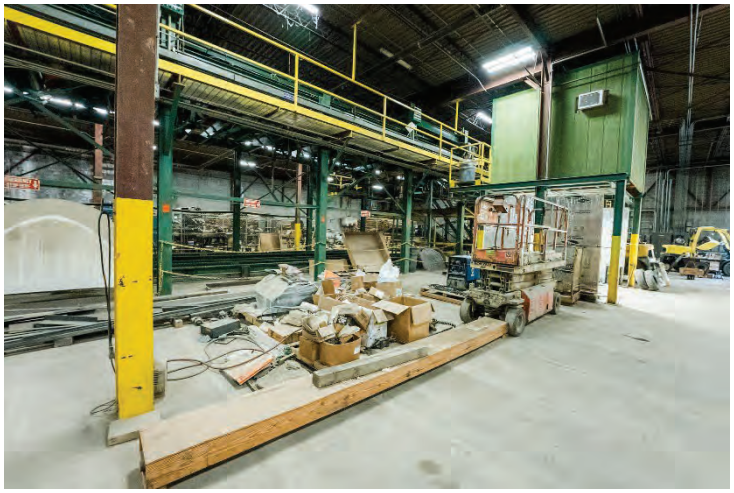
Building # 1

Offices, Grading, Sorting, and Stacker

27,452 Square Feet

Building #1 Photo's





WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

313 NEW CUT RD — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #1 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 1 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 — US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — EX- — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	21
Face Brick	38.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	04
Forced Air - Ducted	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Plumbing Fixtures 4.00	1.000
TOTAL POINT VALUE	98.000

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
43	06	26,110	102	21.42	559276	1970	1970	

DEPRECIATION	
NORM	0.70000
% GOOD	30.0

TYPE: LUMBER YARD — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	167,780
DEPR. OB/XF VALUE - CARD	171,540
MARKET LAND VALUE - CARD	1,326,000
TOTAL MARKET VALUE - CARD	1,665,320
TOTAL APPRAISED VALUE - CARD	1,665,320
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 20,672

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
LUMBER & DIMENSION PH BL
DG #1
SORTING BLDG SILO 35 FT
400000 GAL TANK

BUILDING ADJUSTMENTS

Non-Std Wall Height	21	Non-Std Wall Height	1.13
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.040
TOTAL QUALITY INDEX			102

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	19,288	100	413149
FOF	1,384	150	44468
FST	6,780	070	101659
SUBAREA TOTALS	27,452		559,276

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
90	PUMP HOUSE		10	10	100	14.00	100.00	_	0.00	1972	1995	S3		22	310
43	RAIL SPUR		0	0	70	80.00	100.00	_	0.00	1972	1995	S2		48	2690
06	CL FENCE		0	0	6,000	9.00	100.00	_	0.00	1972	1995	S5		0	0
35	WATER TANK		0	0	218,500	2.25	100.00	_	0.00	1972	1995	S3		22	108160
10	CON PAVING		0	0	300,000	3.00	100.00	_	0.00	1972	1995	S5		0	0
39	CANOPY		20	8	160	40.00	200.00	_	0.00	1977	1995	S5		0	0
06	CL FENCE		0	0	2,930	9.00	100.00	_	0.00	1979	1995	S5		0	0
36	FUEL TANK		0	0	282,700	0.60	100.00	_	0.00	1979	1995	S3		22	37320
39	CANOPY		78	72	5,616	40.00	200.00	_	0.00	1988	1995	S5		0	0
42	SPRINKLER		0	0	27,452	1.75	100.00	1	0.00	1972	1995	S2		48	23060
TOTAL OB/XF VALUE															171540

BLDG DIMENSIONS BAS=W50W78S156E38E90N156Area:19288;FST=N95W44S95E44Area:4180;FST=S65E40N33N32W40Area:2600;FOF=E22N32W22S32Area:704;FOF=N34E20S34W20Area:680;TotalArea:27452

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
INDUSTRIAL	0600	HI	841	0	1.0000	0	0.7000		PW	25,000.00	69.000	AC	0.700	17,500.00	1207500	0	
INDUSTRIAL	0600	LI	863	0	1.0000	0	1.0000	LOC	PW	25,000.00	4.740	AC	1.000	25,000.00	118500	0	
TOTAL MARKET LAND DATA											73.74				1326000		
TOTAL PRESENT USE DATA																	

17

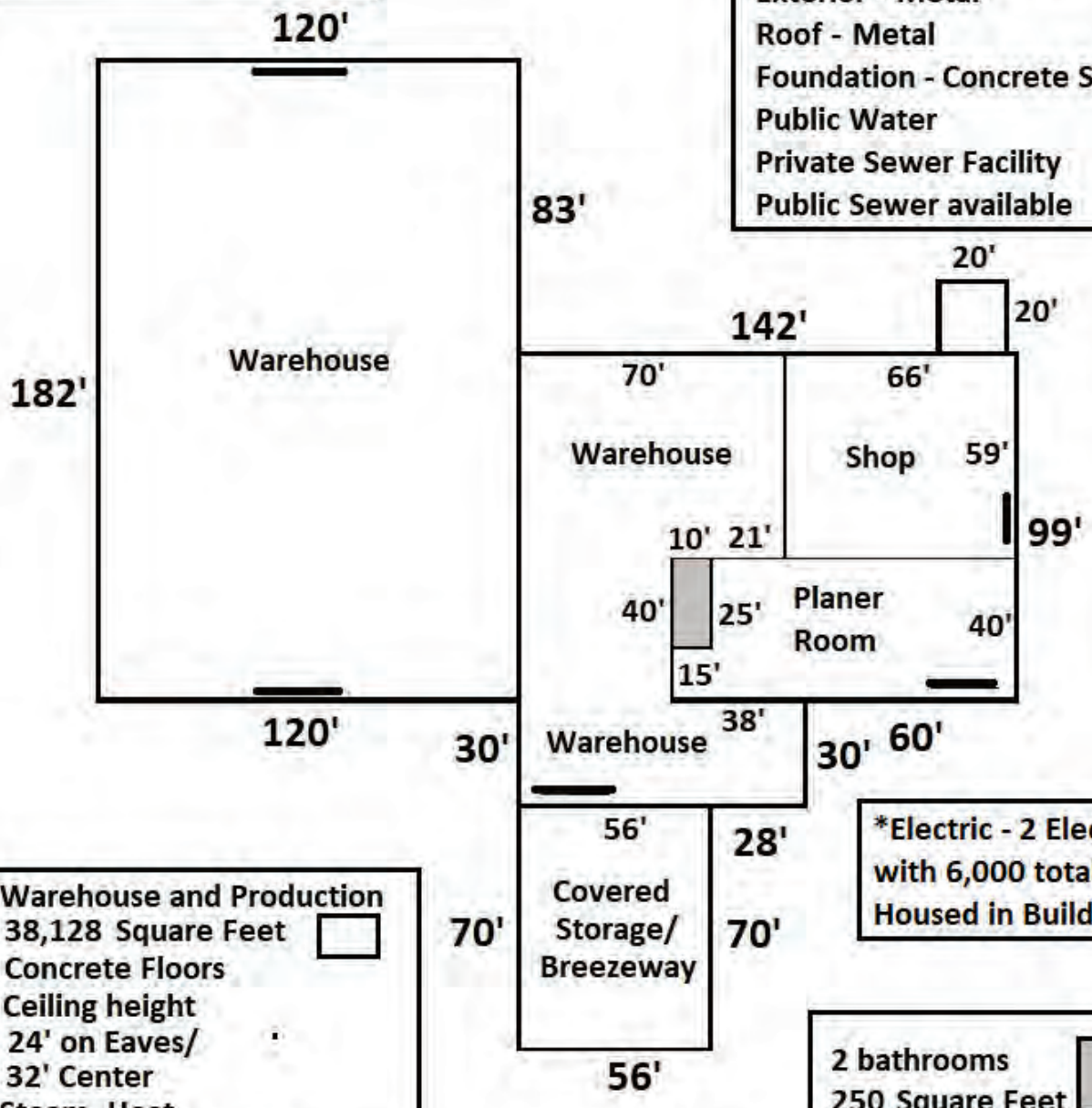
* Building # 2

General Floorplan

**As shown on site map*

Steel Beam Construction
w/ Sprinkler System

One level commercial building
Total Square Feet - 38,378
Year Built - 1972, 77, & 88
Exterior - Metal
Roof - Metal
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available



Warehouse and Production
38,128 Square Feet
Concrete Floors
Ceiling height
24' on Eaves/
32' Center
Steam Heat
5 Rollup Doors
Block Walls, Interior

*Electric - 2 Electric Panels
with 6,000 total amps.
Housed in Building # 4

2 bathrooms
250 Square Feet

Building # 2
Lumber Dry Shed & Planer Bldng.
38,378 Square Feet

Building #2 Photo's

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #11 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 11 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	23
Corrugated Metal (Heavy)	16.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	71.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.270
TOTAL QUALITY INDEX			90

MARKET VALUE

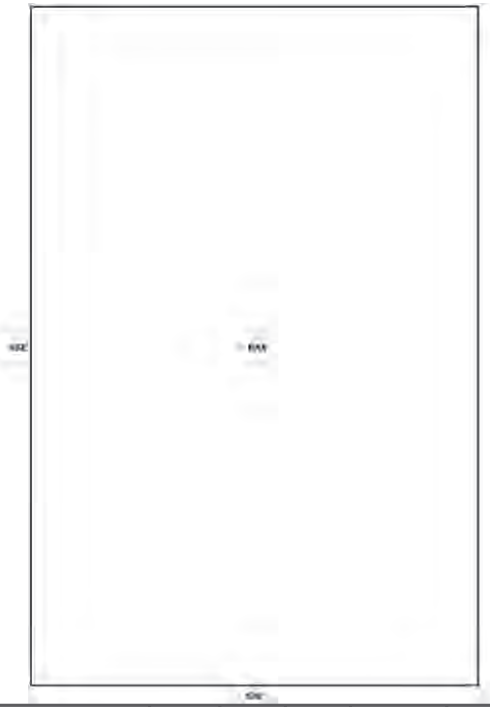
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	21,840	90	18.90	412776	1988	1988

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	123,830
DEPR. OB/XF VALUE - CARD	29,810
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	153,640
TOTAL APPRAISED VALUE - CARD	153,640
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 21,840

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #11 LUMBER STG

SUBAREA TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	21,840	100	412776	42	SPRINKLER		0	0	21,840	1.75	100.00	11	0.00	1988	2010	S2		78	29810
SUBAREA TOTALS	21,840		412,776	**TOTAL OB/XF VALUE**															29810

BLDG DIMENSIONS BAS=W120S182E120N182Area:21840;TotalArea:21840

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #5 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 5 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	12
Reinforced Concrete	18.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	89.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.15
TOTAL ADJUSTMENT FACTOR			1.270
TOTAL QUALITY INDEX			113

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	5,200	113	23.73	123396	1972	1972

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	37,020
DEPR. OB/XF VALUE - CARD	7,100
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	44,120
TOTAL APPRAISED VALUE - CARD	44,120
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 5,200

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #5 BOILER ROOM

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	5,200	100	123396
SUBAREA TOTALS	5,200		123,396

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	5,200	1.75	100.00	5	0.00	1972	2010	S2		78	7100
TOTAL OB/XF VALUE															7100

BLDG DIMENSIONS BAS=W100S52E100N52Area:5200;TotalArea:5200

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC **Parcel ID: 05-028-0-000-0019-A**

US 64 PLAT: / UNIQ ID 235945 SPLIT FROM ID

9082243 #6 ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) CARD NO. 6 of 13

Reval Year: 2021 Tax Year: 2024 L19A&20 BK1668-1171 US HWY 64 73.7400 AC SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL TW-05 CI- FR- **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	23
Corrugated Metal (Heavy)	16.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	71.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	0	Non-Std Wall Height	1.00
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.12
TOTAL ADJUSTMENT FACTOR			1.010
TOTAL QUALITY INDEX			72

MARKET VALUE

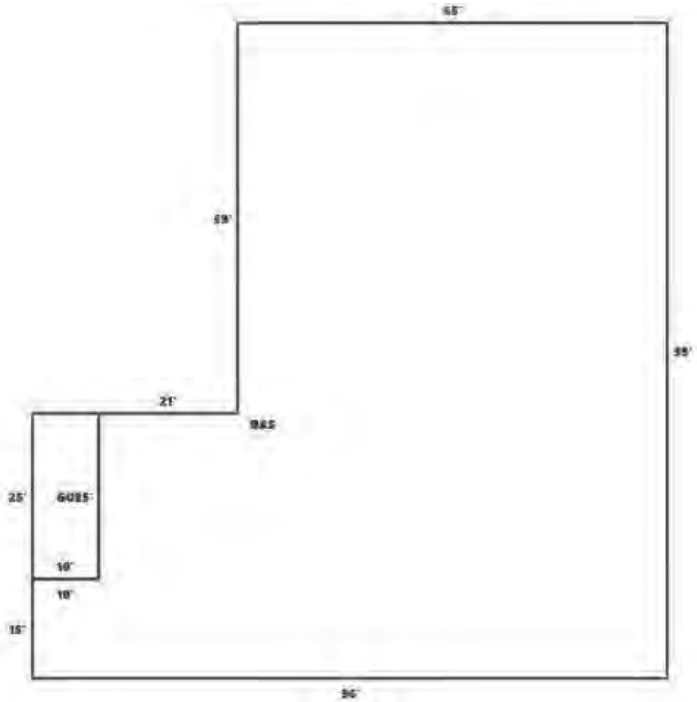
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	8,050	72	15.12	121716	1977	1977

DEPRECIATION

NORM	0.70000
% GOOD	30.0

TYPE: LUMBER YARD WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	36,520
DEPR. OB/XF VALUE - CARD	10,480
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	47,000
TOTAL APPRAISED VALUE - CARD	47,000
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 7,675

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #6
25% FOR 77 100% FOR 78
DE-STICKER BLDG
ADDN IN 83

SUBAREA TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	7,425	100	112266	42	SPRINKLER		0	0	7,675	1.75	100.00	6	0.00	1977	2010	S2		78	10480
GOF	250	250	9450	**TOTAL OB/XF VALUE**															10480
SUBAREA TOTALS	7,675		121,716																

BLDG DIMENSIONS BAS=W65S59W21S25W10S15E96N99Area:7425;GOF=W10S25E10N25Area:250;TotalArea:7675

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

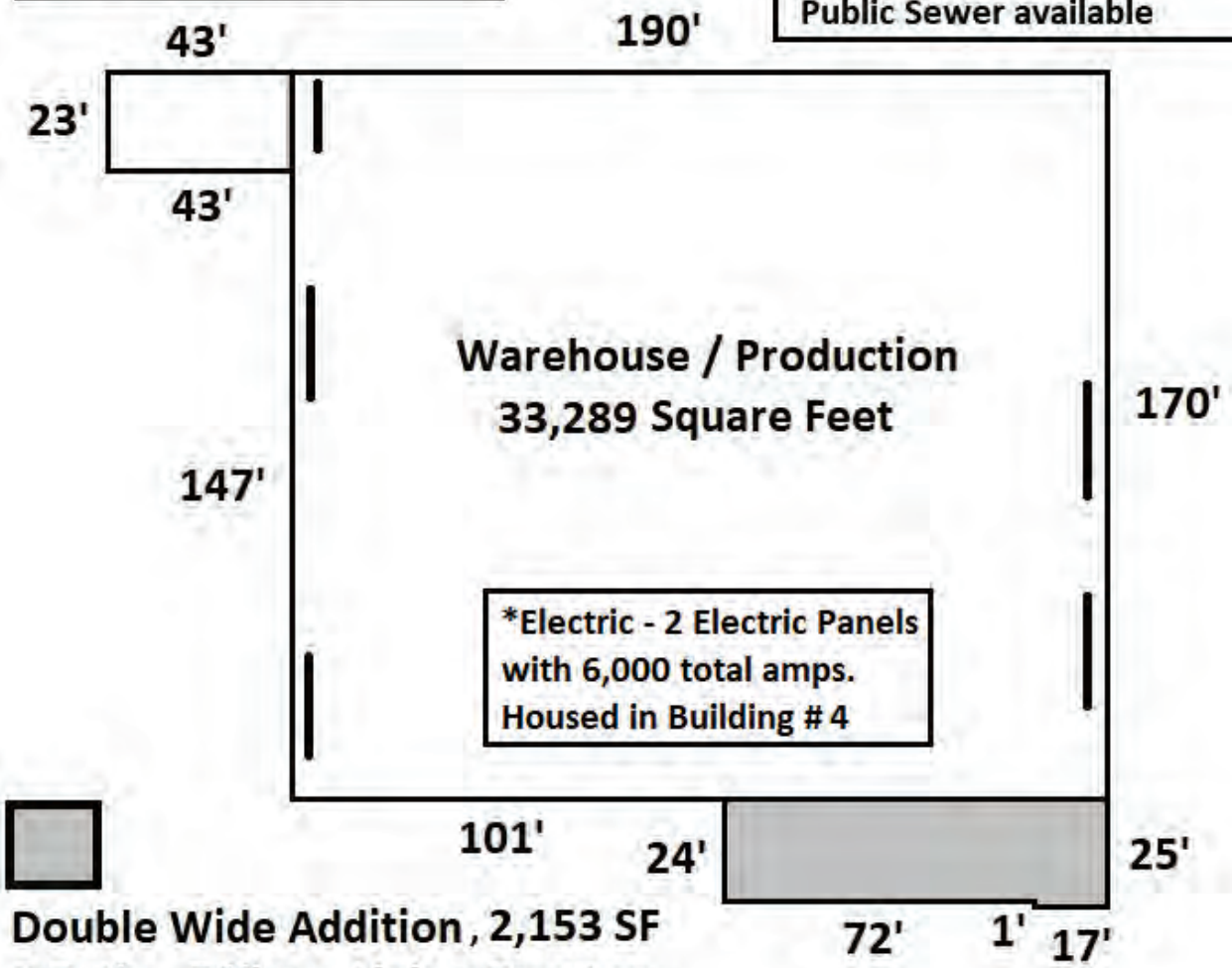
* Building # 3

General Floorplan

**As shown on site map*

Warehouse and Production
33,289 Square Feet
Concrete Floors
Ceiling height 28'
Steam Heat
5 Rollup Doors
Steel Beam Construction
w/ Sprinkler System

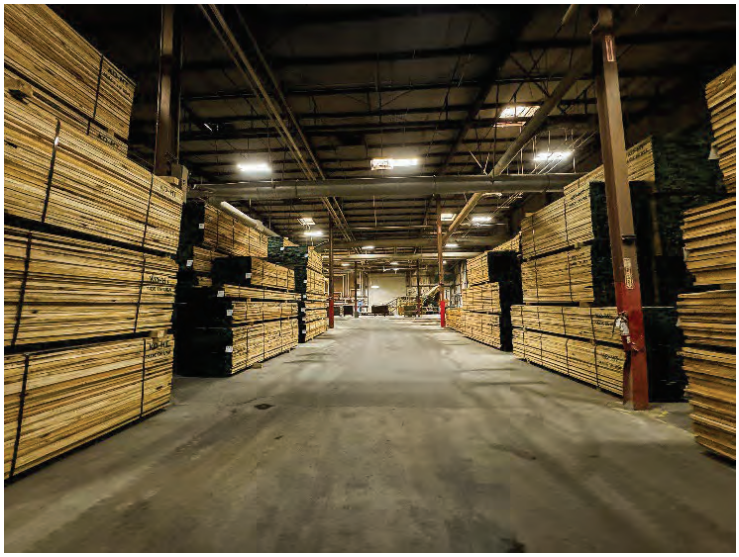
One level commercial building
Total Square Feet - **35,442**
Year Built - 1972, 1983 DW
Exterior - Metal & Brick
Roof - Metal
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available

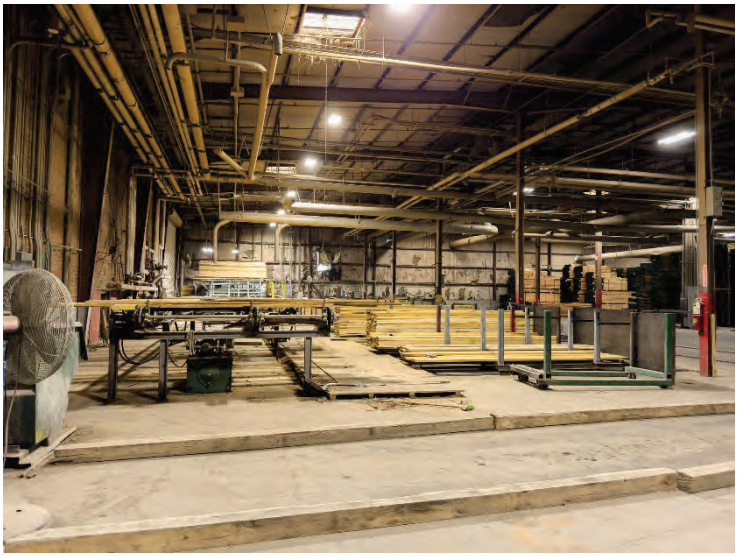


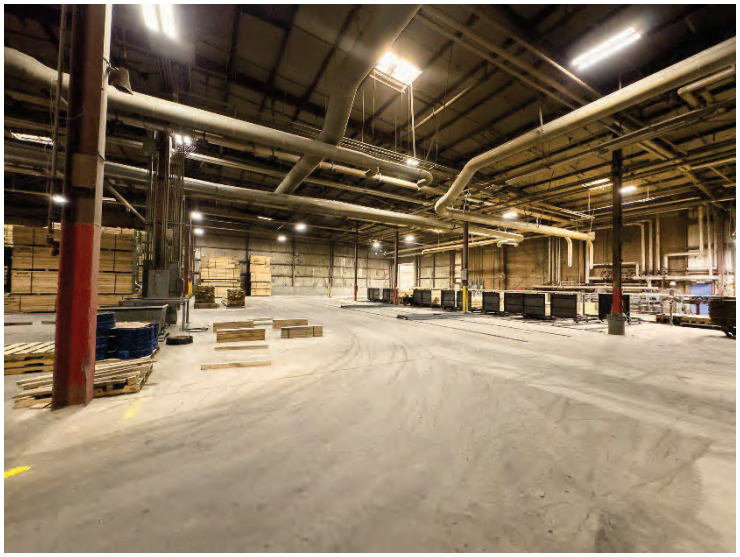
Double Wide Addition, 2,153 SF
8 Baths, Offices, Living Quarters

Building # 3
Lumber Dry Shed
35,442 Square Feet

Building #3 Photo's







WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #3 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 3 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	25.00
Exterior Walls	23
Corrugated Metal (Heavy)	0.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	80.000

BUILDING ADJUSTMENTS

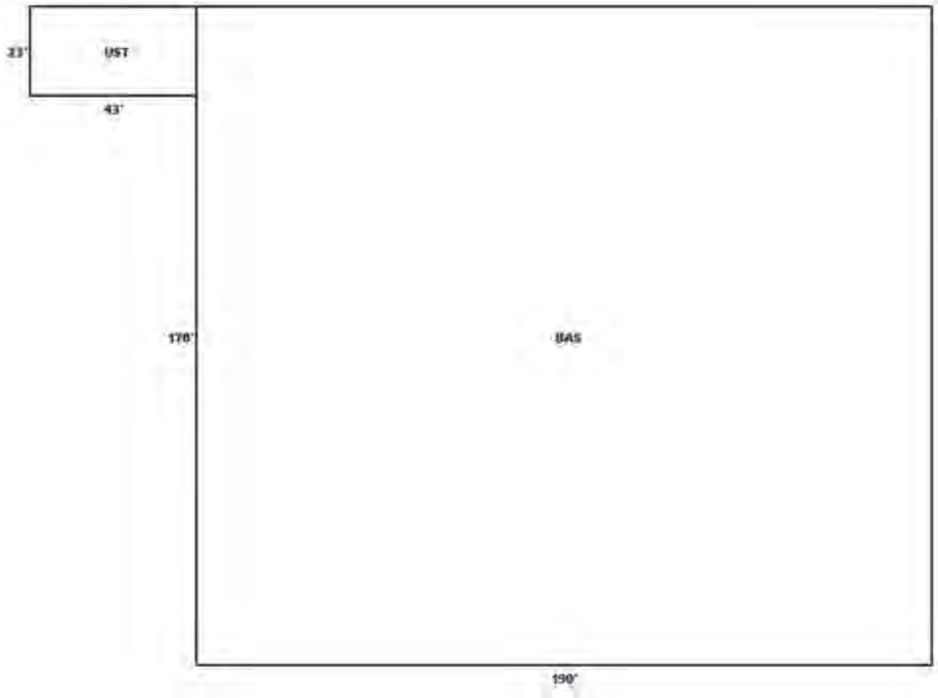
Non-Std Wall Height	25	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.00
TOTAL ADJUSTMENT FACTOR			1.110
TOTAL QUALITY INDEX			89

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	32,893	89	18.69	614770	1972	1972

TYPE: LUMBER YARD — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story



DEPRECIATION

NORM	0.70000
% GOOD	30.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	184,430
DEPR. OB/XF VALUE - CARD	44,090
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	228,520
TOTAL APPRAISED VALUE - CARD	228,520
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 32,300

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #3 LUMBER STORAGE

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	32,300	100	603687
UST	989	060	11083
SUBAREA TOTALS	33,289		614,770

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	32,300	1.75	100.00	3	0.00	1972	2010	S2		78	44090
TOTAL OB/XF VALUE															44090

BLDG DIMENSIONS BAS=W190S170E190N170Area:32300;UST=W43S23E43N23Area:989;TotalArea:33289

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

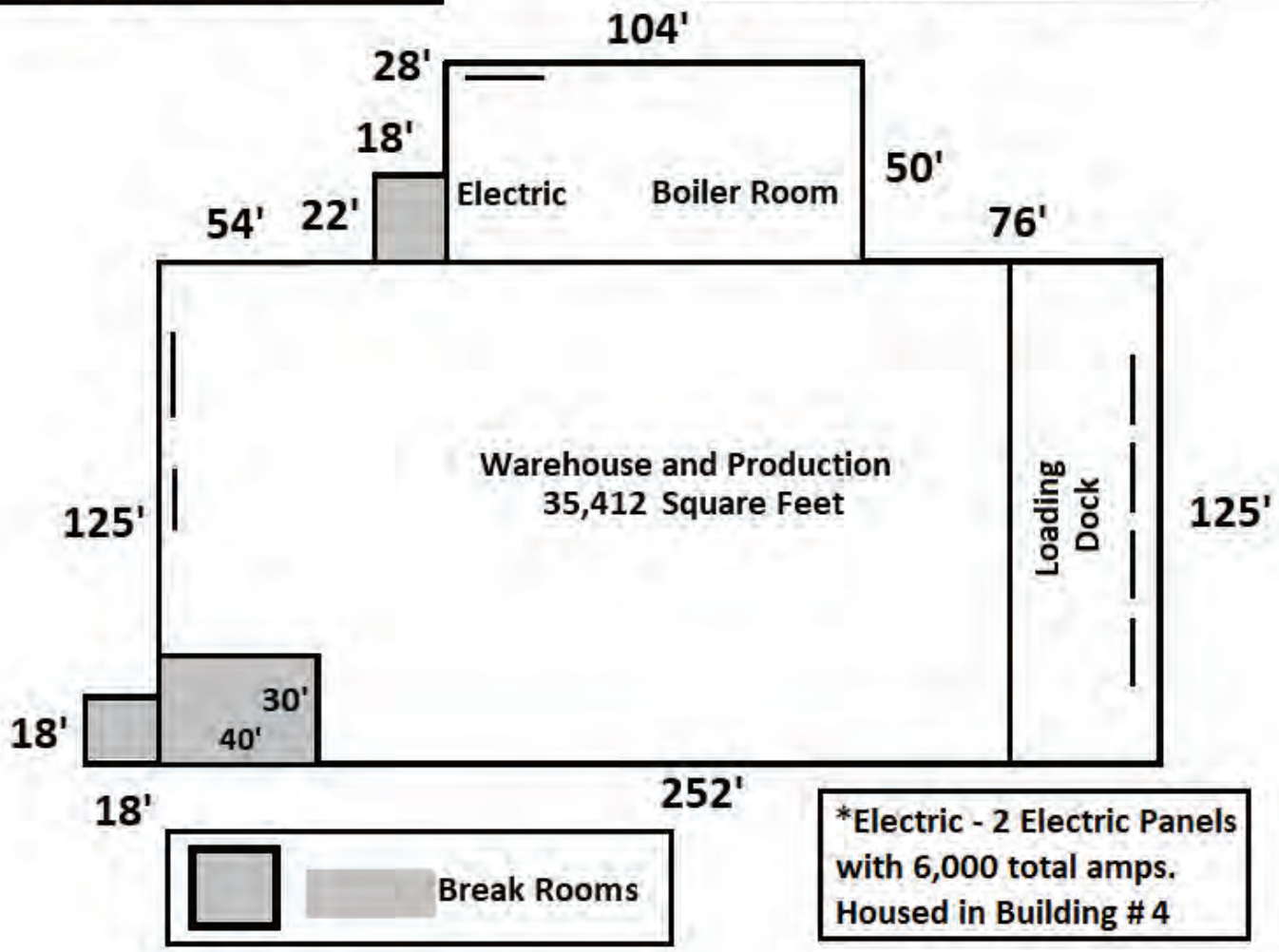
* Building # 4

General Floorplan

**As shown on site map*

Warehouse and Production
35,412 Square Feet
Concrete Floors
Ceiling height 12'
Steam Heat
5 Rollup Doors
Steel Beam Construction
w/ Sprinkler System
Block Walls, Interior

One level commercial building
Total Square Feet - 37,332
Year Built - 1972
Exterior - Metal & Brick
Roof - Tar, Gravel , & Rubber
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available



*Electric - 2 Electric Panels with 6,000 total amps. Housed in Building # 4

Building # 4
Rough Mill, Boiler, Loading
37,322 Square Feet

Building #4 Photo's

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 4 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Plumbing Fixtures 4.00	1.000
TOTAL POINT VALUE	95.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	17	Non-Std Wall Height	1.04
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR			0.950
TOTAL QUALITY INDEX			90

MARKET VALUE

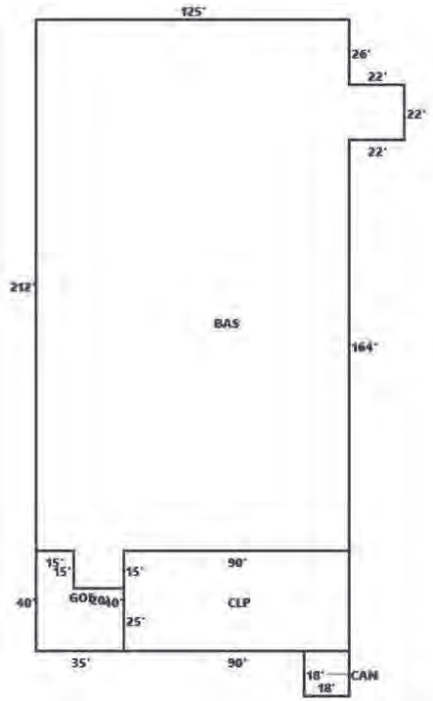
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	32,651	90	18.90	617104	1972	1972

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

TYPE: LUMBER YARD — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	185,130
DEPR. OB/XF VALUE - CARD	27,140
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	212,270
TOTAL APPRAISED VALUE - CARD	212,270
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.
ROUT: WTRSHD:		

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 28,384

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #4
DRY SHED ROUGH MILL
2000 GAL FUEL TANK

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	27,284	100	515668
CAN	324	030	1833
CLP	3,600	070	47628
GOF	1,100	250	51975
SUBAREA TOTALS	32,308		617,104

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	32,308	1.75	100.00	4	0.00	1972	1995	S2		48	27140
TOTAL OB/XF VALUE															27140

BLDG DIMENSIONS BAS=W125S212E15S15E20N15E90N164E22N22W22N26Area:27284;GOF=S40E35N25W20N15W15Area:1100;CLP=E90N40W90S40Area:3600;CAN=S18W18N18E18Area:324;TotalArea:32308

LAND INFORMATION

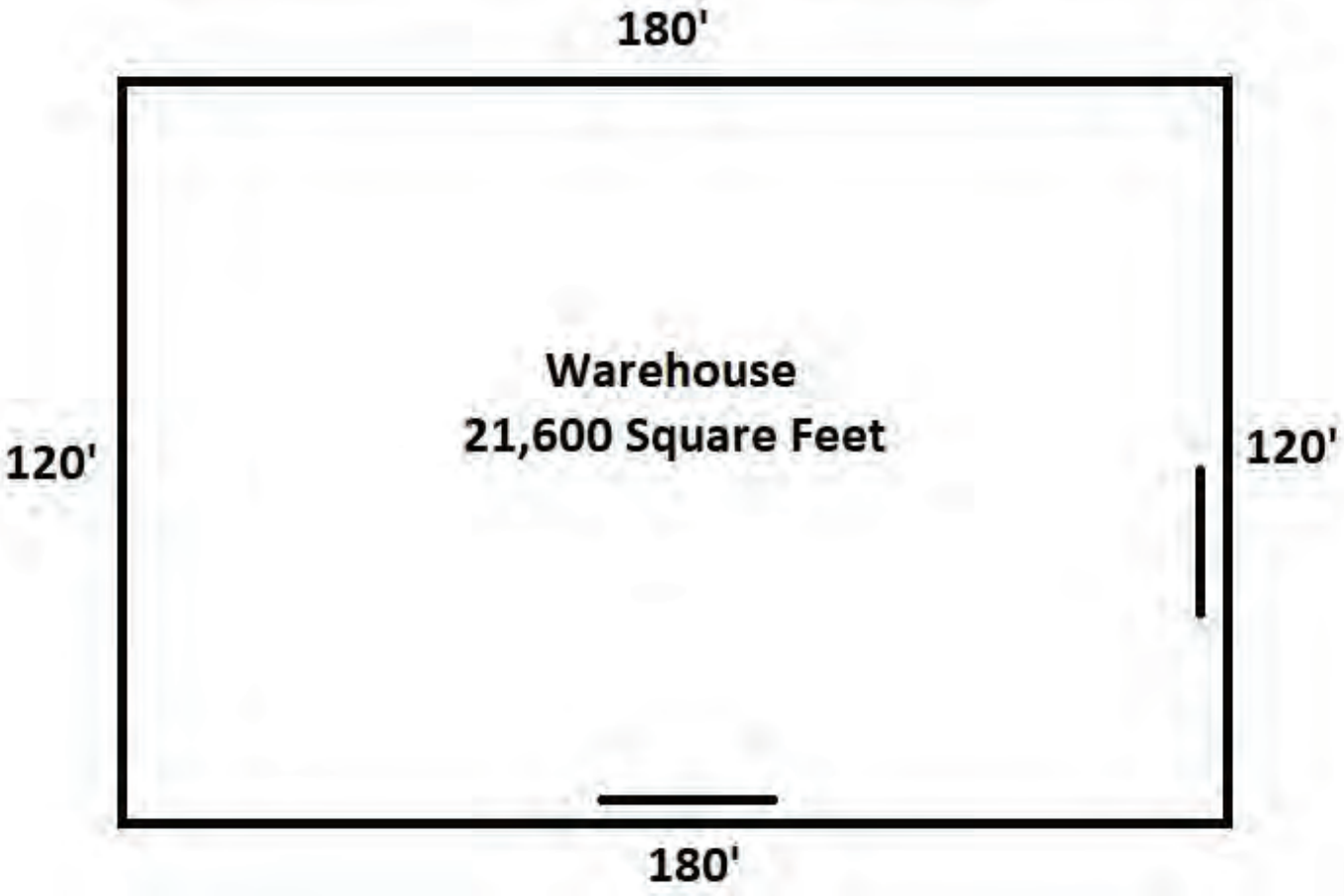
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

* Building # 5 Warehouse

General Floorplan

**As shown on site map*

One level Warehouse	Ceiling height 28' Eave / 32' Center
Total Square Feet - 21,600	2 Rollup Doors —
Year Built - 2016	Steel Beam Construction
Exterior - Metal	Gas Heat (2 Units)
Roof - Metal	Sprinkler System
Foundation - Concrete Slab	



WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

E US HWY 64 NC — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #13 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 13 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 12 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	24
Modular Metal	20.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	3.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	11
No Ceiling - Roof and Wall Insulated	3.00
TOTAL POINT VALUE	75.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.410
TOTAL QUALITY INDEX			106

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
49	06	21,600	106	30.74	663984	2016	2016

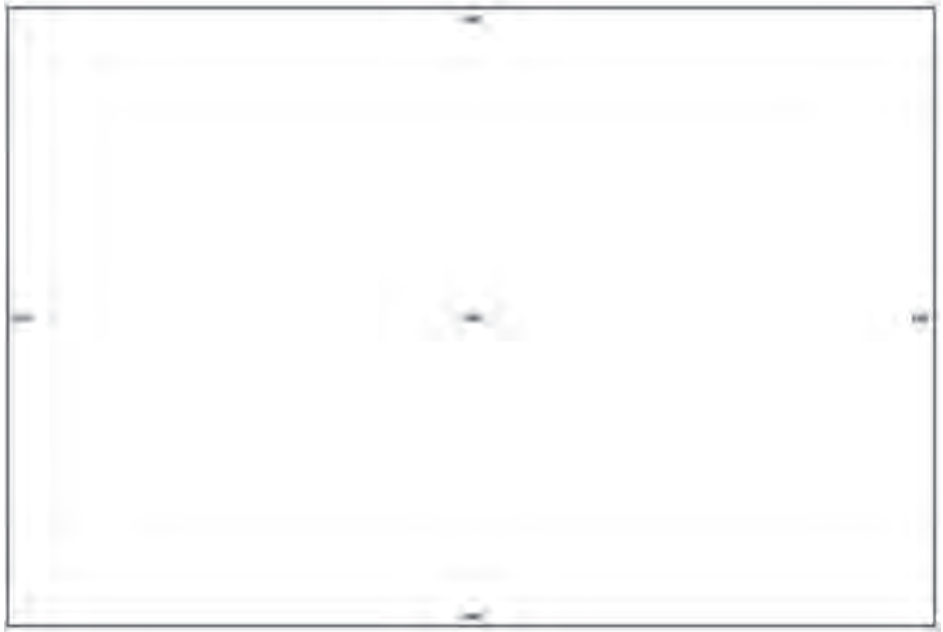
TYPE: METAL/WAREHOUSE FRAME

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.06000
% GOOD		94.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	624,150
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	624,150
TOTAL APPRAISED VALUE - CARD	624,150
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 21,600

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	21,600	100	663984
SUBAREA TOTALS	21,600		663,984

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=W180N120E180S120Area:21600;TotalArea:21600

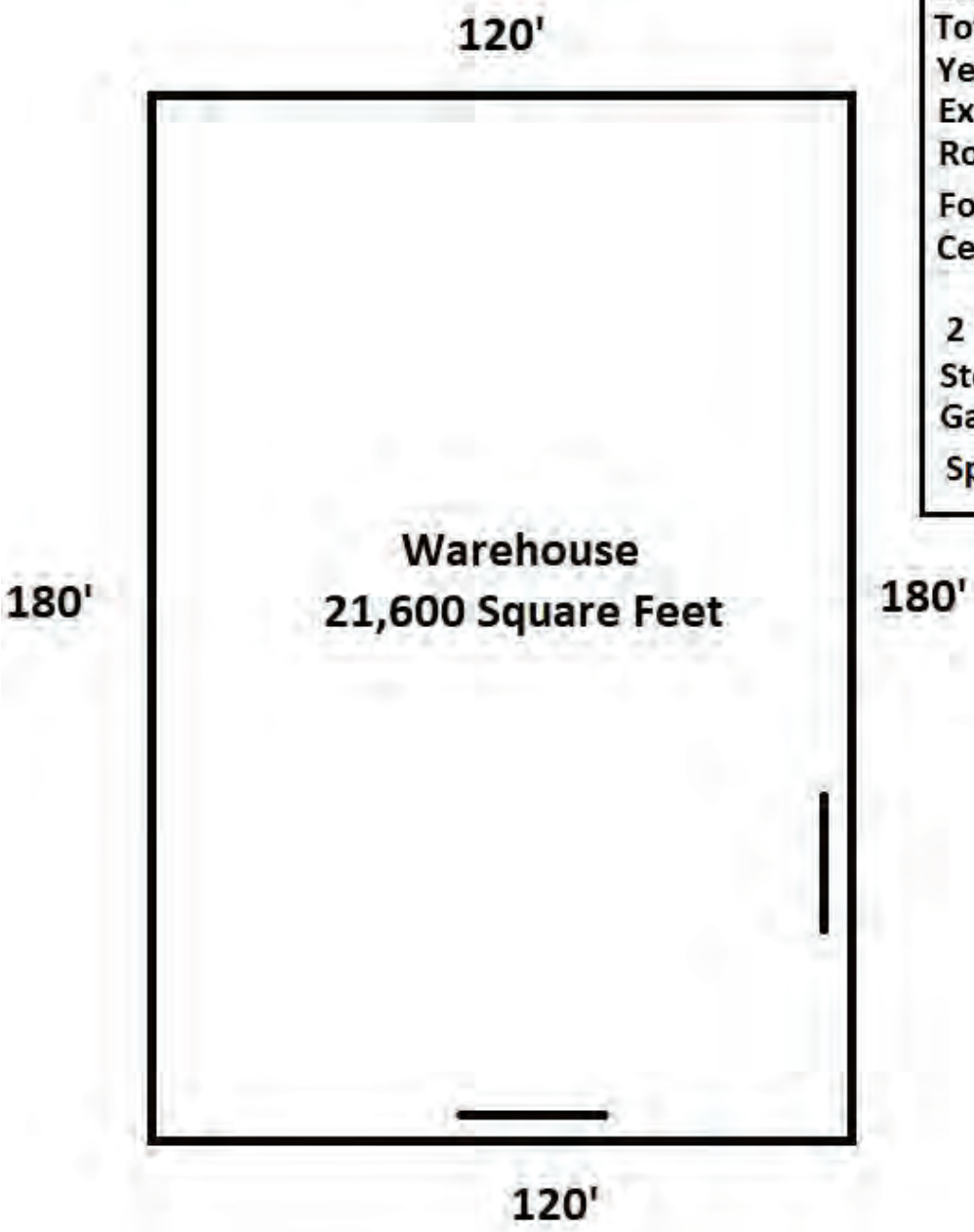
LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

*** Building # 6**
Warehouse

***As shown on site map**

General Floorplan



One level Warehouse
Total Square Feet - 21,600
Year Built - 2014
Exterior - Metal
Roof - Metal
Foundation - Concrete Slab
Ceiling height 28' Eave / 32' Center
2 Rollup Doors —
Steel Beam Construction
Gas Heat (2 Units)
Sprinkler System

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

E US HWY 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #12 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 12 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	24
Modular Metal	20.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	2
Wall Board or Wood Wall	5.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	3.00
Air Conditioning Type	01
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	11
No Ceiling - Roof and Wall Insulated	3.00
TOTAL POINT VALUE	78.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.410
TOTAL QUALITY INDEX			110

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
49	06	21,600	110	31.90	689040	2014	2014

TYPE: METAL/WAREHOUSE FRAME — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.10000
% GOOD		90.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	620,140
DEPR. OB/XF VALUE - CARD	19,080
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	639,220
TOTAL APPRAISED VALUE - CARD	639,220
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 21,600

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	21,600	100	689040
SUBAREA TOTALS	21,600		689,040

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
49	OH DOOR	2.000	22	24	528	21.00	100.00	12	0.00	2014	2014	S3		79	17520
10	CON PAVING		0	0	800	3.00	100.00	12	0.00	2014	2014	S5		65	1560
TOTAL OB/XF VALUE															19080

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:39 PM.**

Building # 5 & # 6
Warehouses
21,600 Square Feet each

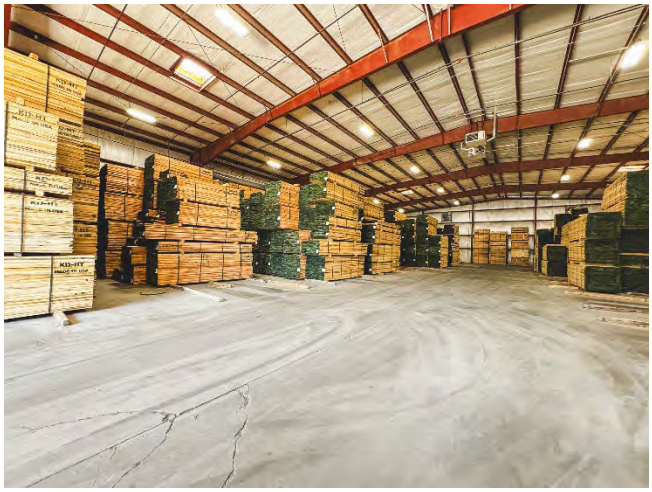
Building #5 & 6 Photo's

Building #5 Exterior

Building #5 Interior

Building #6 Exterior

Building #6 Interior



Building #6 Interior

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 10 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- — LAST ACTION 20220831

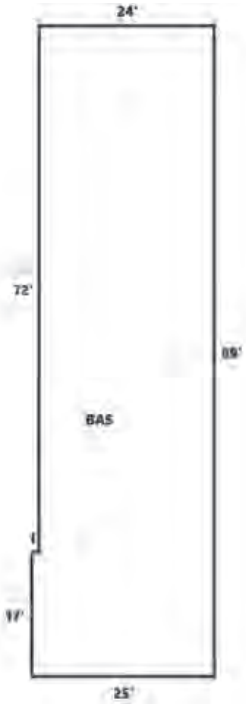
CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	8.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	7.00
Exterior Walls	02
Corrugated Metal	9.00
Roofing Structure	03
Gable	9.00
Roofing Cover	03
Asphalt or Composition Shingle	5.00
Interior Wall Construction	4
Plywood Panel	24.00
Interior Floor Cover	08
Sheet Vinyl	8.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	1.00
Heating Type	04
Forced Air - Ducted	5.00
Air Conditioning Type	03
Central	5.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	0.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
TOTAL POINT VALUE	81.000

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
02	02	2,153	59	38.94	83838	1983	1983	

DEPRECIATION	
NORM	0.70000
% GOOD	30.0

TYPE: MANUFACTURED HOME (DW) — MANUFACTURED HOME

STYLE: 1 - 1.0 Story



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	25,150
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	25,150
TOTAL APPRAISED VALUE - CARD	25,150
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

HEATED AREA 2,153

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #10
OFFICE & RESTROOMS (MH)

BUILDING ADJUSTMENTS

Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	0.95
Size	Size	Size	0.85
TOTAL ADJUSTMENT FACTOR			0.730
TOTAL QUALITY INDEX			59

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,153	100	83838
SUBAREA TOTALS	2,153		83,838

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

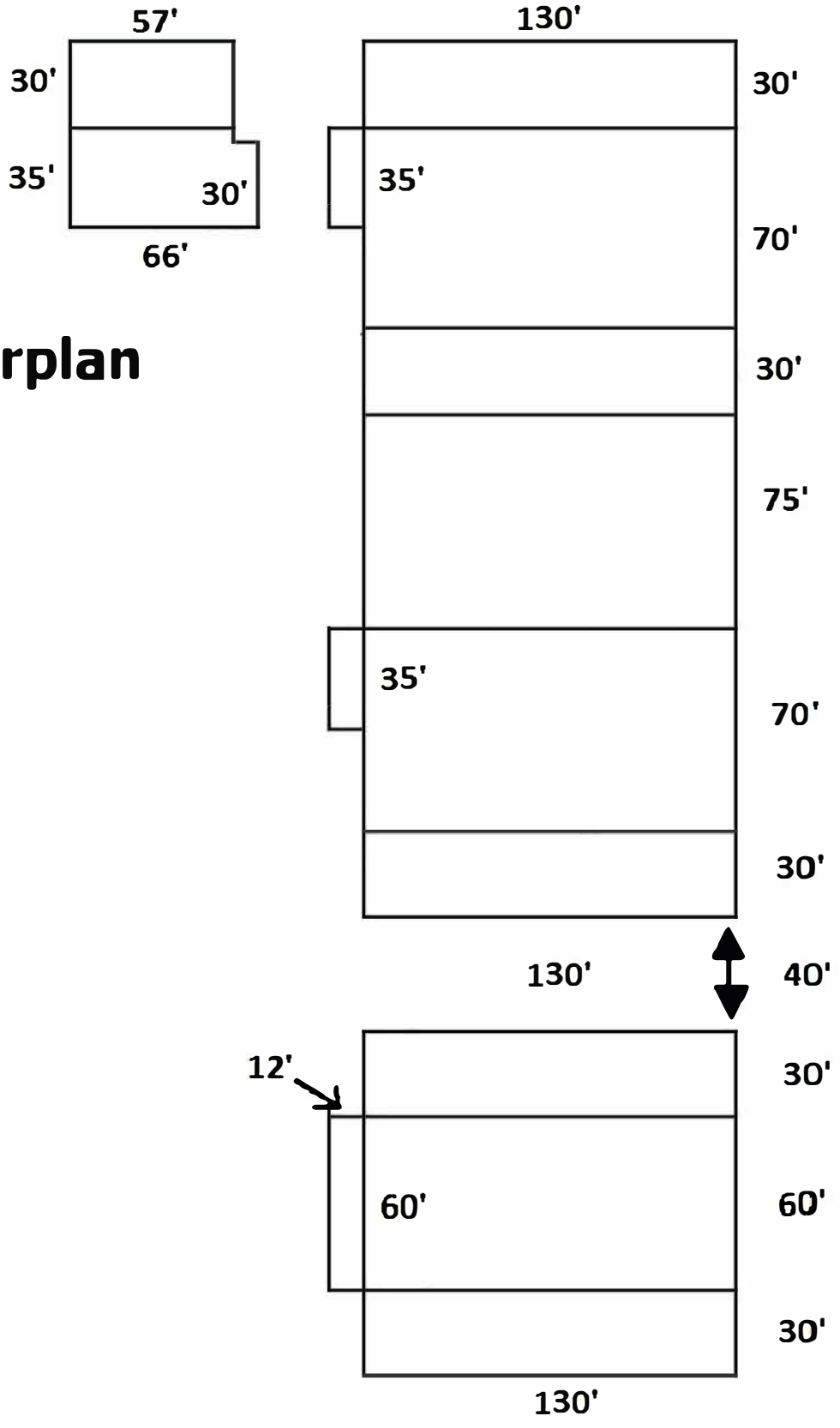
BLDG DIMENSIONS BAS=W24S72W1S17E25N89Area:2153;TotalArea:2153

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

Kilns Floorplan



Kilns & Lumberyard

Kiln Photo's

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #2 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 2 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.220
TOTAL QUALITY INDEX			106

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	11,220	106	22.26	249757	1972	1972

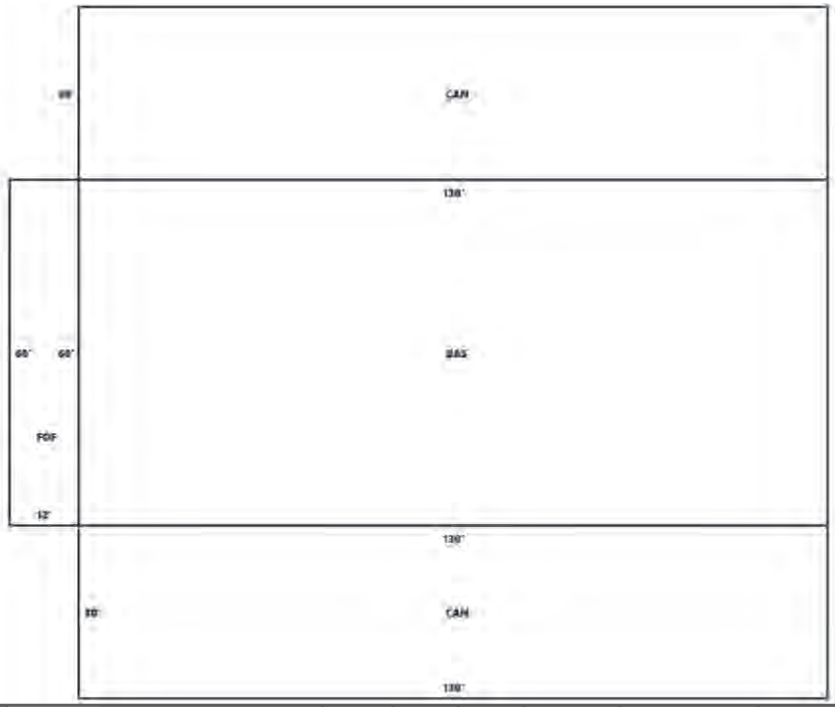
TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	74,930
DEPR. OB/XF VALUE - CARD	22,280
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	97,210
TOTAL APPRAISED VALUE - CARD	97,210
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 8,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #2 KILN
10,000 GAL FUEL TNK

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	7,800	100	173628
CAN	7,800	030	52088
FOF	720	150	24041
SUBAREA TOTALS	16,320		249,757

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	16,320	1.75	100.00	2	0.00	1972	2010	S2		78	22280
TOTAL OB/XF VALUE															22280

BLDG DIMENSIONS CAN=W130S30E130N30Area:3900;BAS=W130S60E130N60Area:7800;FOF=W12N60E12S60Area:720;CAN=S30W130N30E130Area:3900;TotalArea:16320

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:37 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #7 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 7 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.370
TOTAL QUALITY INDEX			119

MARKET VALUE

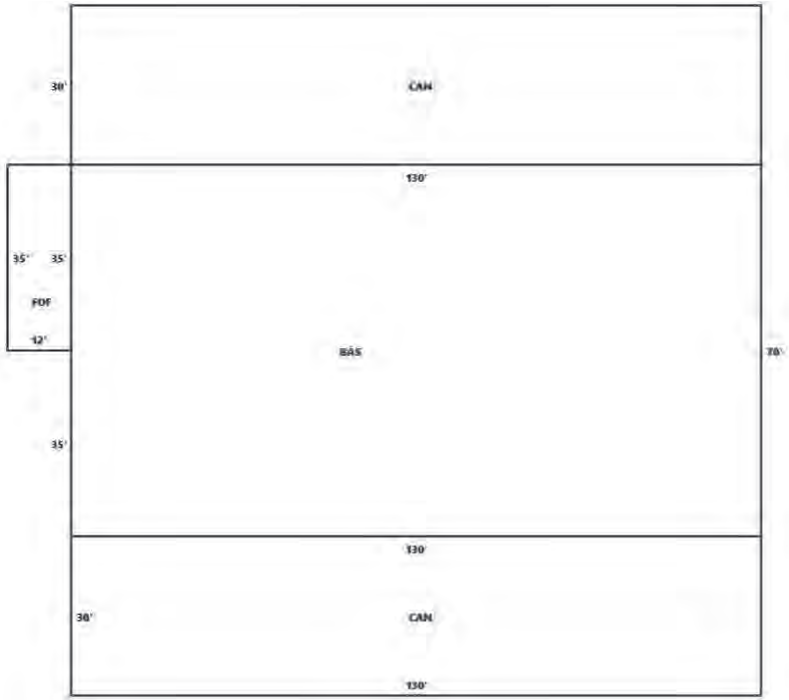
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	12,070	119	24.99	301630	1972	1972

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	90,490
DEPR. OB/XF VALUE - CARD	23,640
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	114,130
TOTAL APPRAISED VALUE - CARD	114,130
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 9,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #7 KILN

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	9,100	100	227409
CAN	7,800	030	58477
FOF	420	150	15744
SUBAREA TOTALS	17,320		301,630

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	17,320	1.75	100.00	7	0.00	1974	2010	S2		78	23640
TOTAL OB/XF VALUE															23640

BLDG DIMENSIONS CAN=W130S30E130N30Area:3900;BAS=W130S35S35E130N70Area:9100;FOF=W12N35E12S35Area:420;CAN=S30W130N30E130Area:3900;TotalArea:17320

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #8 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 8 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.370
TOTAL QUALITY INDEX			119

MARKET VALUE

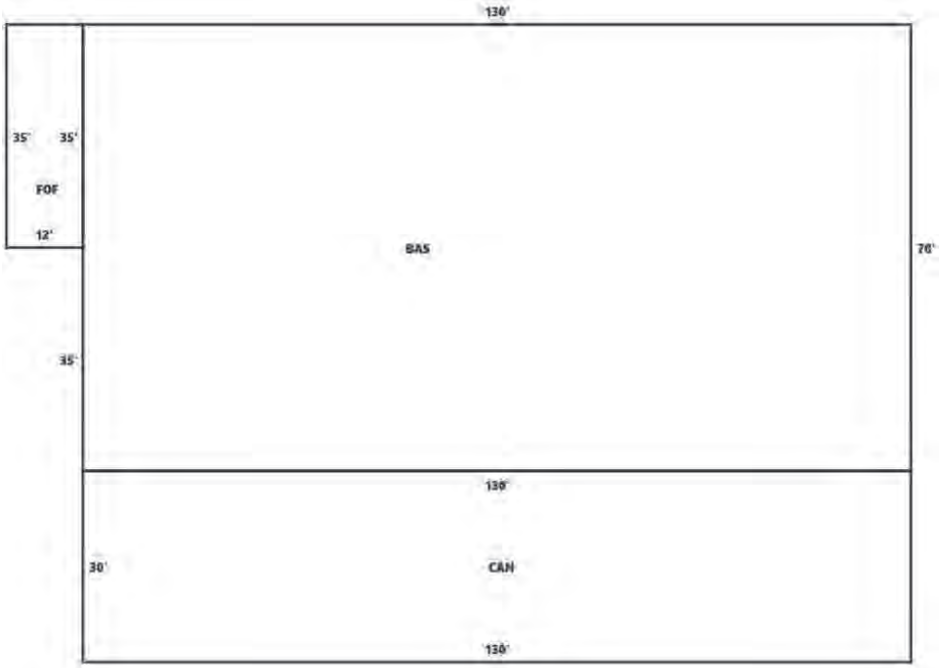
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	10,900	119	24.99	272391	1977	1977

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	81,720
DEPR. OB/XF VALUE - CARD	23,640
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	105,360
TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 9,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #8 KILN

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	9,100	100	227409
CAN	3,900	030	29238
FOF	420	150	15744
SUBAREA TOTALS	13,420		272,391

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	17,320	1.75	100.00	8	0.00	1977	2010	S2		78	23640
TOTAL OB/XF VALUE															23640

BLDG DIMENSIONS BAS=W130S35S35E130N70Area:9100;FOF=W12N35E12S35Area:420;CAN=S30W130N30E130Area:3900;TotalArea:13420

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #9 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 9 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Floor Number	1
Floor	0.00
Unit Count	1
Units	0.00
TOTAL POINT VALUE	87.000

MARKET VALUE

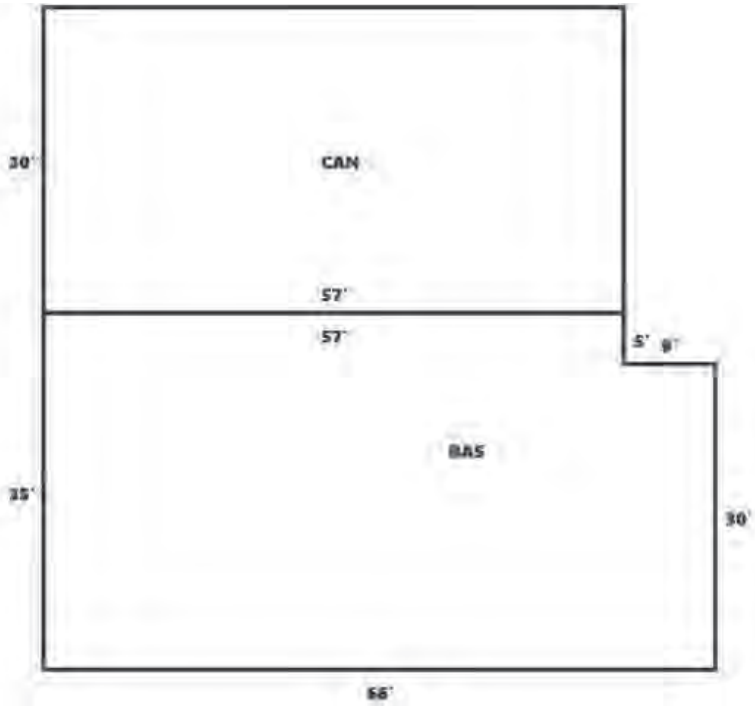
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	2,778	131	27.51	76423	1979	1979

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	22,930
DEPR. OB/XF VALUE - CARD	5,430
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	28,360
TOTAL APPRAISED VALUE - CARD	28,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 2,265

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #9 KILN

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.21
TOTAL ADJUSTMENT FACTOR			1.500
TOTAL QUALITY INDEX			131

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,265	100	62310
CAN	1,710	030	14113
SUBAREA TOTALS	3,975		76,423

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	3,975	1.75	100.00	9	0.00	1979	2010	S2		78	5430
TOTAL OB/XF VALUE															5430

BLDG DIMENSIONS BAS=W9N5W57S35E66N30Area:2265;CAN=N30W57S30E57Area:1710;TotalArea:3975

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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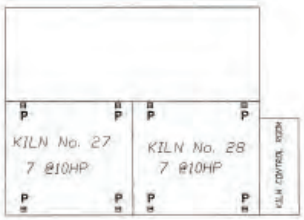
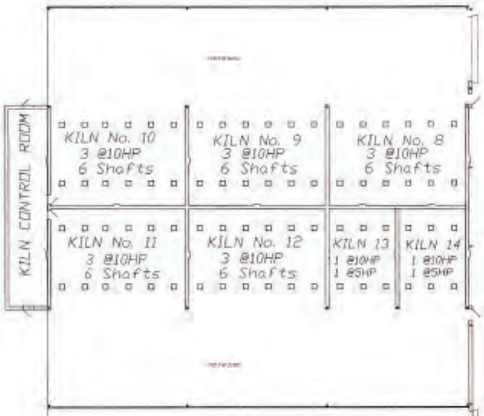
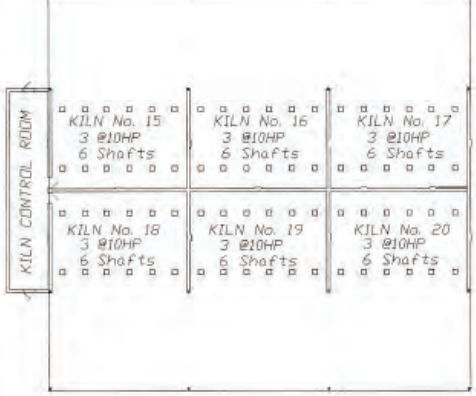
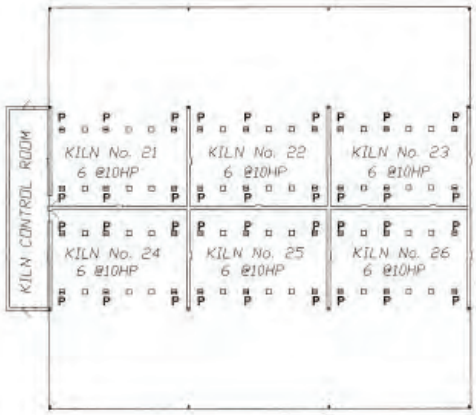




Kilns

KILN	5 HP	10 HP	# SHAFTS
8	0	3	6
9	0	3	6
10	0	3	6
11	0	3	6
12	0	3	6
13	1	1	0
14	1	1	0
15	0	3	6
16	0	3	6
17	0	3	6
18	0	3	6
19	0	3	6
20	0	3	6
21	0	6	0
22	0	6	0
23	0	6	0
24	0	6	0
25	0	6	0
26	0	6	0





P DENOTES POWERED VENT

60FT 0 60FT

THOMASVILLE
FURNITURE INDUSTRIES, INC.
THOMASVILLE, NORTH CAROLINA

Additional Photo's

Water and Diesel Tanks

Water Tank

Dust System

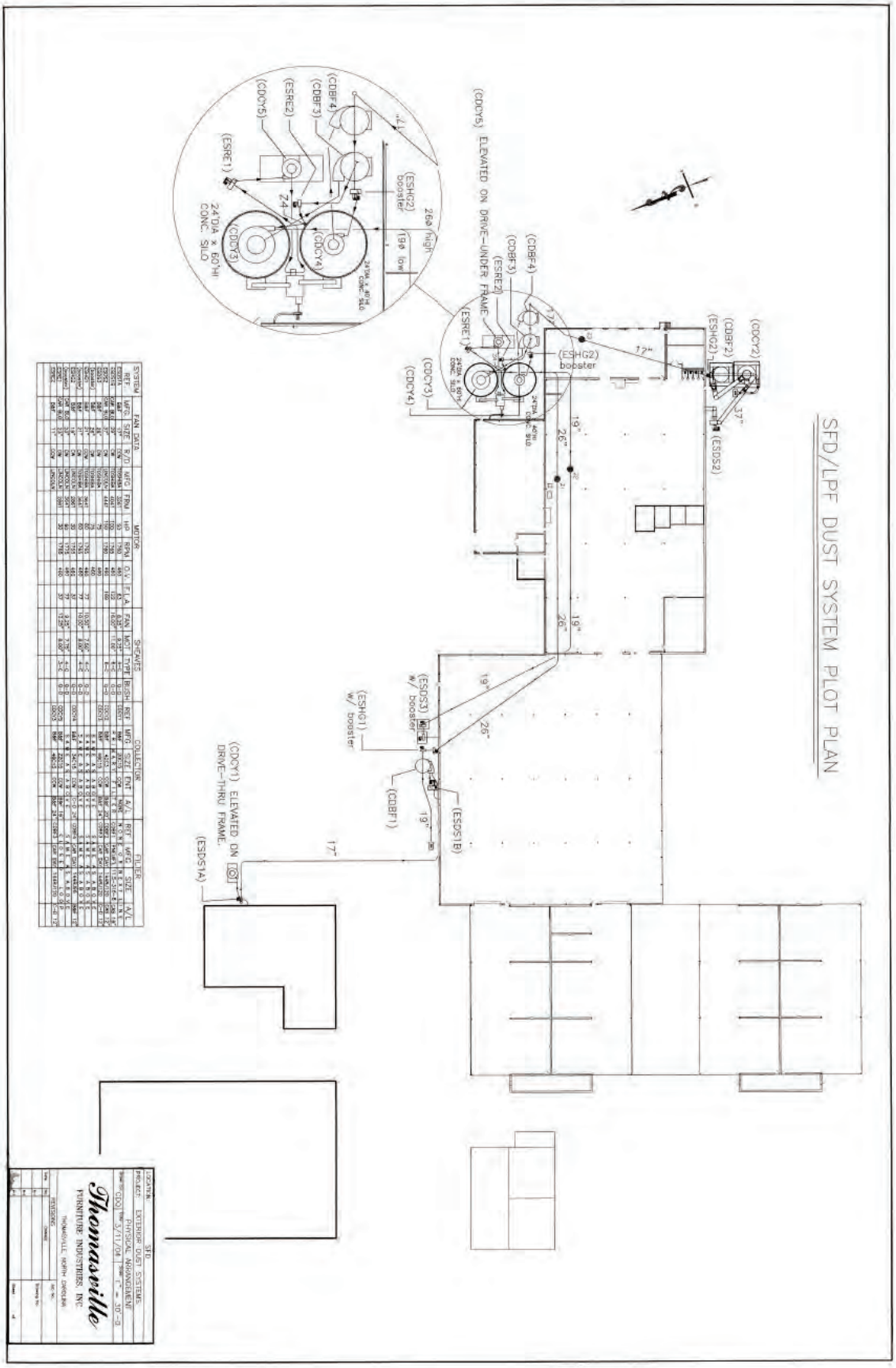
Scales

Retention Pond

Rail Spur for Shipping and Recieving Railroad Co-owned by; CSX Transportation and Norfolk and Southern Railways

Sewage Treatment & Retention Pond

Dust System Plot Plan



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REALTOR® North Carolina Association of REALTORS®

AGREEMENT FOR PURCHASE AND SALE OF IMPROVED REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between _____ ,
a(n) _____ ("Buyer"), and
(individual *or* State of formation and type of entity)
Wilderness NC, Inc. ,
a(n) **Corporation** ("Seller").
(individual *or* State of formation and type of entity)

(NOTE: If the Buyer or Seller is an entity, in order to form a binding agreement and complete a transaction, the entities listed as Buyer or Seller in this Agreement should be validly formed and in good standing with the Secretary of State in the State of formation of the entity.)

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Property":** (Address) **313 New Cut Road; Lexington NC**

Plat Reference: Lot(s) _____ , Block or Section _____ , as shown on Plat Book or Slide _____ at Page(s) _____ , **Davidson** County, consisting of **+/- 42** acres.

☐ If this box is checked, "Property" shall mean that property described on **Exhibit A** attached hereto and incorporated herewith by reference,

(For information purposes: (i) the tax parcel number of the Property is: **0502800000019A (Portion of)** ; and, (ii) some or all of the Property, consisting of approximately **+/- 42** acres, is described in Deed Book **1668** , Page No. **1171** , **Davidson** County.)

together with all buildings and improvements thereon and all fixtures and appurtenances thereto and all personal property, if any, itemized on **Exhibit A.**

$ _____ (b) **"Purchase Price"** shall mean the sum of _____ Dollars,

payable on the following terms:

$ **100,000.00** (i) **"Earnest Money"** shall mean **One Hundred Thousand** Dollars or terms as follows: _____

The Earnest Money shall be deposited in escrow with **TBD** (name of person/entity with whom deposited- "Escrow Agent") within five (5) calendar days of the Contract Date, to be applied as part payment of the Purchase Price of the Property at Closing, or disbursed as agreed upon under the provisions of Section 10 herein. Should Buyer fail to deliver the Earnest Money by the date required hereunder, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which

This form jointly approved by:
North Carolina Bar Association's Real Property Section
North Carolina Association of REALTORS®, Inc.

STANDARD FORM 580-T
Revised 7/2023
© 7/2023

Buyer Initials _____ _____ Seller Initials _____ _____

United Country Blue Ridge Land, 102 S. Locust Street Floyd VA 24091 Phone: **5407452005** Fax: **5407454401** **Wilderness, Matt Gallimore**
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the payment is drawn, Buyer shall have one (1) banking day after written notice of such dishonor to deliver cash, official bank check, wire transfer or electronic transfer to the Escrow Agent. If Buyer fails to deliver the required funds within one (1) banking day after written notice, then Seller may terminate this Agreement by written notice to Buyer at any time thereafter, provided Seller has not then received acknowledgement by Escrow Agent of its receipt of funds from Buyer. If the Escrow Agent has not delivered to the Seller the acknowledgement of Earnest Money on the last page of this Agreement by the calendar day following the date the Earnest Money is required to be delivered hereunder, it shall be presumed that the Earnest Money was not delivered by the required time (unless, upon the written request of Seller, Escrow Agent can provide proof of its receipt of the Earnest Money by the required time). Buyer and Seller consent to the disclosure by the Escrow Agent, to the parties to this Agreement, the Broker(s) and any Buyer lender, of any material facts pertaining to the Earnest Money.

☐ **ANY EARNEST MONEY DEPOSITED BY BUYER IN A TRUST ACCOUNT MAY BE PLACED IN AN INTEREST BEARING TRUST ACCOUNT, AND:** ***(check only ONE box)***

☐ **ANY INTEREST EARNED THEREON SHALL BE APPLIED AS PART PAYMENT OF THE PURCHASE PRICE OF THE PROPERTY AT CLOSING, OR DISBURSED AS AGREED UPON UNDER THE PROVISIONS OF SECTION 10 HEREIN. (Buyer's Taxpayer Identification Number is: _____)**

☐ **ANY INTEREST EARNED THEREON SHALL BELONG TO THE ACCOUNT HOLDER IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.**

$ _____ (ii) **Delivery of a promissory note** secured by a deed of trust, said promissory note in the amount of _____ Dollars being payable over a term of _____ years, with an amortization period of _____ years, payable in monthly installments of principal, together with accrued interest on the outstanding principal balance at the rate of _____ percent (_____ %) per annum in the amount of $ _____ , with the first principal payment beginning on the first day of the month next succeeding the date of Closing, or such other terms as may be set forth on **Exhibit B.** At any time, the promissory note may be prepaid in whole or in part without penalty and without further interest on the amounts prepaid from the date of such prepayment. **(NOTE: In the event of Buyer's subsequent default upon a promissory note and deed of trust given hereunder, Seller's remedies may be limited to foreclosure of the Property. If the deed of trust given hereunder is subordinated to senior financing, the material terms of such financing must be set forth on Exhibit B. If such senior financing is subsequently foreclosed, the Seller may have no remedy to recover under the note.)**

$ _____ (iii) **Cash, balance of Purchase Price,** at Closing in the amount of _____ _____ Dollars.

Buyer, at Buyer's expense, shall be entitled to pursue qualification for and approval of any loan Buyer intends to obtain in connection with the transaction contemplated by this Agreement. **(Note: Buyer's obligations under this Agreement are not conditioned upon obtaining or closing any loan. Therefore, Buyer is advised to consult with Buyer's lender prior to signing this offer to assure that the Examination Period allows sufficient time for Buyer's lender to provide Buyer sufficient information to decide whether to proceed with or terminate the transaction.)**

(c) **"Closing"** shall mean the date of completion of the process detailed in Section 11 of this Agreement. Closing shall occur on or before **March 31, 2025** or _____ _____.

(d) **"Contract Date"** means the date this Agreement has been fully executed by both Buyer and Seller.

(e) **"Examination Period"** shall mean the period beginning on the first day after the Contract Date and extending through 5:00pm (based upon time at the locale of the Property) on

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February 28, 2025 .

TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.

(f) **"Broker(s)"** shall mean:

U/C Blue Ridge Land & Auction ("Listing Agency"),

Matt Gallimore ("Listing Agent" - License # **10250**)

Acting as: ☐ Seller's Agent; ☐ Dual Agent

and _____ ("Selling Agency"),

_____ ("Selling Agent" - License # _____)

Acting as: ☐ Buyer's Agent; ☐ Seller's (Sub) Agent; ☐ Dual Agent

(g) **"Seller's Notice Address"** shall be as follows:

_____

_____

e-mail address: _____ fax number: _____

except as same may be changed pursuant to Section 12.

(h) **"Buyer's Notice Address"** shall be as follows:

_____

_____

e-mail address: _____ fax number: _____

except as same may be changed pursuant to Section 12.

☐ (i) If this block is marked, additional terms of this Agreement are set forth on Exhibit B attached hereto and incorporated herein by reference. **(Note: Under North Carolina law, real estate agents are not permitted to draft conditions or contingencies to this Agreement.)**

☐ (j) If this block is marked, additional terms of this Agreement are set forth on the Additional Provisions Addendum (Form 581-T) attached hereto and incorporated herein by reference.

☐ (k) If this block is marked, additional terms of this Agreement are set forth on the Back Up Agreement Addendum (Form 581A-T) attached hereto and incorporated herein by reference.

Section 2. Sale of Property and Payment of Purchase Price: Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price.

Section 3. Proration of Expenses and Payment of Costs: Seller and Buyer agree that all property taxes (on a calendar year basis), leases, rents, mortgage payments and utilities or any other assumed liabilities as detailed on attached **Exhibit B, and/or Exhibit C, as applicable,** if any, shall be prorated as of the date of Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Agreement, excise tax (revenue stamps), any deferred or rollback taxes, and other conveyance fees or taxes required by law, any fees required for confirming Seller's account payment information on owners' association dues or assessments for payment or proration; any fees imposed by an owners' association and/or a management company as agent of the owners' association in connection with the transaction contemplated by this Agreement other than those fees required to be paid by Buyer in this Section 3 below, and the following:

_____

_____.

Buyer shall pay recording costs, costs of any title search, title insurance, survey, the cost of any inspections or investigations undertaken by Buyer under this Agreement, charges required by an owners' association declaration to be paid by Buyer for Buyer's future use and enjoyment of the Property, including, without limitation, working capital contributions, membership fees, or charges for Buyer's use of the common elements and/or services provided to Buyer, any costs or charges for determining restrictive covenant

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compliance, and the following:

_____

_____.

Each party shall pay its own attorney's fees.

Section 4. Deliveries: Seller agrees to use best efforts to deliver to Buyer, as soon as reasonably possible after the Contract Date, copies of all material information relevant to the Property in the possession of Seller, including but not limited to: title insurance policies (and copies of any documents referenced therein), surveys, soil test reports, environmental surveys or reports, site plans, civil drawings, building plans, maintenance records and copies of all presently effective warranties or service contracts related to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Seller all hard copy materials delivered by Seller to Buyer pursuant to this Section 4 (or Section 7, if applicable), if any, and shall, upon Seller's request, following release of the Earnest Money, provide to Seller copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys and other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, without any warranty or representation by Buyer as to the contents, accuracy or correctness thereof. Notwithstanding the above provisions regarding delivery and return of information and documentation, should there exist a separate non-disclosure, confidentiality, or similar agreement between Buyer and Seller, the terms of which conflict with this provision insofar as delivery and return of information and documentation, then the terms of such non-disclosure, confidentiality, or similar agreement shall control as to the delivery and return of information and documentation.

Section 5. Evidence of Title: Seller agrees to convey fee simple insurable title to the Property without exception for mechanics' liens, free and clear of all liens, encumbrances and defects of title other than: (a) zoning ordinances affecting the Property, (b) Leases (as defined in Section 7, if applicable) and (c) specific instruments on the public record at the Contract Date agreed to by Buyer (not objected to by Buyer prior to the end of the Examination Period), which specific instruments shall be enumerated in the deed referenced in Section 11 (items 5(a), 5(b) and 5(c) being collectively "Permitted Exceptions"); provided that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens. Seller shall not enter into or record any instrument that affects the Property (or any personal property listed on **Exhibit A**) after the Contract Date without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 6. Conditions: This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

(a) **Title Examination:** After the Contract Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property before the end of the Examination Period. In the event that such title examination shall show that Seller's title is not fee simple insurable, subject only to Permitted Exceptions, then Buyer shall promptly notify Seller in writing of all such title defects and exceptions, in no case later than the end of the Examination Period, and Seller shall have thirty (30) days to cure said noticed defects. If Seller does not cure the defects or objections within thirty (30) days of notice thereof, then Buyer may terminate this Agreement and receive a return of Earnest Money (notwithstanding that the Examination Period may have expired). If Buyer is to purchase title insurance, the insuring company must be licensed to do business in the state in which the Property is located. Title to the Property must be insurable at regular rates, subject only to standard exceptions and Permitted Exceptions.

(b) **Same Condition:** If the Property is not in substantially the same condition at Closing as of the date of the offer, reasonable wear and tear excepted, then the Buyer may (i) terminate this Agreement and receive a return of the Earnest Money or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.

(c) **Inspections:** Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, conducting timber cruises, and surveying the Property; provided, however, that Buyer shall not conduct any invasive testing of any nature without the prior express written approval of Seller as to each specific invasive test intended to be conducted by Buyer. Buyer shall conduct all such on-site inspections, examinations, testing, timber cruises and surveying of the Property in a good and workmanlike manner, at Buyer's expense, shall repair any damage to the Property caused by Buyer's entry and on-site inspections and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. In that respect, Buyer shall make reasonable efforts to undertake on-site inspections outside of the hours Seller's or any tenant's business is open to the public. Buyer

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shall provide Seller or any tenant (as applicable) reasonable advance notice of and Buyer shall cause its agents or representatives and third party service providers (e.g. inspectors, surveyors, etc.) to give reasonable advance notice of any entry onto the Property. Buyer shall be obligated to observe and comply with any terms of any tenant lease which conditions access to such tenant's space at the Property. Upon Seller's request, Buyer shall provide to Seller evidence of general liability insurance. Buyer shall also have a right to review and inspect all contracts or other agreements affecting or related directly to the Property and shall be entitled to review such books and records of Seller that relate directly to the operation and maintenance of the Property, provided, however, that Buyer shall not disclose any information regarding this Property (or any tenant therein) unless required by law, and the same shall be regarded as confidential, to any person, except to its attorneys, accountants, lenders and other professional advisors, in which case Buyer shall obtain their agreement to maintain such confidentiality. Buyer assumes all responsibility for the acts of itself and its agents or representatives in exercising its rights under this Section 6(c) and agrees to indemnify and hold Seller harmless from any damages resulting therefrom. This indemnification obligation of Buyer shall survive the Closing or earlier termination of this Agreement. Except as provided in Section 6(b) above, Buyer shall have from the Contract Date through the end of the Examination Period to perform the above inspections, examinations and testing. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

Section 7. Leases (Check one of the following, as applicable):

[X] If this box is checked, Seller affirmatively represents and warrants that there are no Leases (as hereinafter defined) affecting the Property.

[ ] If this box is checked, Seller discloses that there are one or more leases affecting the Property ("Leases") and the following provisions are hereby made a part of this Agreement.

(a) A list of all Leases shall be set forth on **Exhibit C**. Seller represents and warrants that, as of the Contract Date, there are no other Leases, oral or written, recorded or not, nor any subleases affecting the Property, except as set forth on **Exhibit C**. Unless written consent is given by Buyer, Seller will not enter in to any Lease affecting the Property nor terminate any Lease in Exhibit C during the effectiveness of this Agreement. Buyer agrees to take no action which would affect any lease in Exhibit C prior to Closing;

(b) Seller shall deliver copies of any Leases to Buyer pursuant to Section 4 as if the Leases were listed therein;

(c) Seller represents and warrants that as of the Contract Date, there are no current defaults (or any existing situation which, with the passage of time, or the giving of notice, or both, or at the election of either landlord or tenant could constitute a default) either by Seller, as landlord, or by any tenant under any Lease ("Lease Default"). In the event there is any Lease Default as of the Contract Date, Seller agrees to provide Buyer with a detailed description of the situation in accordance with Section 4. Seller agrees not to commit a Lease Default as Landlord after the Contract Date; and agrees further to notify Buyer immediately in the event a Lease Default arises or is claimed, asserted or threatened to be asserted by either Seller or a tenant under the Lease.

(d) In addition to the conditions provided in Section 6 of this Agreement, this Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon the assignment of Seller's interest in any Lease to Buyer in form and content acceptable to Buyer (with tenant's written consent and acknowledgement, if required under the Lease). Seller agrees to deliver an assignment of any Lease at or before Closing, with any security deposits held by Seller under any Leases to be transferred or credited to Buyer at or before Closing. The assignment shall provide: (i) that Seller shall defend, indemnify and hold Buyer harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Buyer which are caused by or the result of any default by Seller under any Lease prior to the date of Closing, and (ii) that Buyer shall defend, indemnify and hold Seller harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Seller which are caused by or the result of any default by Buyer under any Lease after the date of Closing.

(e) Seller also agrees to work diligently to obtain any tenant signatures on any estoppel certificates in such form as Buyer may reasonably request and to work diligently to obtain any subordination, nondisturbance and attornment agreements in such form as Buyer may reasonably request.

Section 8. Environmental: Seller represents and warrants that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, within the buildings or on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to: those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR Part 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302.4) and amendments thereto, or such substances, materials and wastes, which are or become regulated under any applicable local, state or federal law, including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a Hazardous Substance pursuant to Section 311 of the

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Clean Water Act of 1977 (33 U.S.C. §1321) or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. §1317), (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6903) or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 9. Risk of Loss/Damage/Repair: Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Except as to maintaining the Property in its same condition, Seller shall have no responsibility for the repair of the Property, including any improvements, unless the parties hereto agree in writing.

Section 10. Earnest Money Disbursement: In the event that any condition hereto is not satisfied, then the Earnest Money shall be refunded to Buyer. In the event of breach of this Agreement by Seller, the Earnest Money shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Agreement by Buyer, the Earnest Money shall be paid to Seller as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Section 6(c) or Section 22 of this Agreement. It is acknowledged by the parties that payment of the Earnest Money to Seller in the event of a breach of this Agreement by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money held in escrow, a licensed real estate broker is required by state law (and Escrow Agent, if not a broker, hereby agrees) to retain the Earnest Money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a broker or an attorney licensed to practice law in North Carolina is holding the Earnest Money, the broker or attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A- 12.

Seller and Buyer hereby agree and acknowledge that the Escrow Agent assumes no liability in connection with the holding of the Earnest Money pursuant hereto except for negligence or willful misconduct of Escrow Agent. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to under this Agreement. Seller and Buyer hereby agree to indemnify, protect, save and hold harmless Escrow Agent and its successors, assigns and agents pursuant to this Agreement, from any and all liabilities, obligations, losses, damages, claims, actions, suits, costs or expenses (including attorney fees) of whatsoever kind or nature imposed on, incurred by or asserted against Escrow Agent which in any way relate to or arise out of the execution and delivery of this Agreement and any action taken hereunder; provided, however, that Seller and Buyer shall have no such obligation to indemnify, save and hold harmless Escrow Agent for any liability incurred by, imposed upon or established against it as a result of Escrow Agent's negligence or willful misconduct.

Section 11. Closing: At or before Closing, Seller shall deliver to Buyer a special warranty deed unless otherwise specified on **Exhibit B** and other documents customarily executed or delivered by a seller in similar transactions, including without limitation, a bill of sale for any personal property listed on **Exhibit A**, an owner's affidavit, lien waiver forms (and such other lien related documentation as shall permit the Property to be conveyed free and clear of any claim for mechanics' liens) and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall cause to be delivered the funds necessary to pay to Seller the Purchase Price. The Closing shall be conducted by Buyer's attorney or handled in such other manner as the parties hereto may mutually agree in writing. Possession shall be delivered at Closing, unless otherwise agreed herein. The Purchase Price and other funds to be disbursed pursuant to this Agreement shall not be disbursed until the Buyer's attorney's (or other designated settlement agent's) receipt of authorization to disburse all necessary funds.

Section 12. Notices: Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing (which shall include electronic mail) and shall be deemed to have been properly given and received (i) on the date delivered in person or (ii) the date deposited in the United States mail, registered or certified, return receipt requested, to the addresses set out in Section 1(g) as to Seller, and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith, (iii) at such time as the sender performs the final act to send such transmission, in a form capable of being processed by the receiving party's system, to any electronic mail address or facsimile number, if any, provided in Section 1(g) as to Seller, and in Section 1(h) as to Buyer or (iv) on the date deposited with a recognized overnight delivery service, addressed to the addresses set out in Section 1(g) as to Seller, and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith. If a notice is sent by more than one method, it will be deemed received upon the earlier of the dates of receipt pursuant to this Section.

Section 13. Counterparts; Entire Agreement: This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via

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facsimile or e-mail, and any such copies shall constitute originals. This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included.

Section 14. Enforceability: This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to both parties; it being expressly agreed that notice given in accordance with Section 12 is not required for effective communication for the purposes of this Section 14. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives.

Section 15. Adverse Information and Compliance with Laws:

(a) **Seller Knowledge/Assessments:** Seller has no actual knowledge of (i) condemnation(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (iv) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows (Insert "None" or the identification of any matters relating to (i) through (iv) above, if any):
NONE
_____.

Note: For purposes of this Agreement: (i) a "special assessment" is defined as a charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property; a special assessment may be either pending or confirmed; (ii) a "confirmed" special assessment is defined as an assessment that has been approved by a governmental agency or an owners' association for the purpose(s) stated, whether, at the time of Closing, it is payable in a lump sum or future installments; (iii) a "pending" special assessment is defined as an assessment that is under formal consideration by a governmental agency or an owners' association but which has not been approved prior to Closing. Seller shall pay, in full at Closing, all confirmed governmental or association special assessments, provided that the amount thereof can be reasonably determined or estimated. The payment of such determined or estimated amount shall be the final payment between Buyer and Seller as to any confirmed special assessments. If the amount of any special assessment cannot be reasonably determined or estimated, the special assessment shall be deemed a pending special assessment. Buyer shall take title subject to all pending special assessments disclosed by Seller herein, if any.

(b) **Compliance:** To Seller's actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in the breach of, constitute any default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

(c) **Owners' Association:** If the Property is subject to regulation by an owners' association, Seller shall deliver the following information to Buyer pursuant to Section 4 as if the same were listed therein (or Seller shall state that Seller does not have same in their possession or that such item is not applicable): (i) the name of the owners' association; (ii) the amount of regular assessments (dues); (iii) the name, address and telephone number of the president of the owners' association or of the association manager or management company; (iv) the owners' association website address; (v) the Seller's statement of account; (vi) the master insurance policy showing the coverage provided and the deductible amount; (vii) copies of any Declaration and/or Restrictive Covenants; (viii) the Rules and Regulations, (ix) the Articles of Incorporation and Bylaws of the owners' association; (x) the current financial statement and budget of the owners' association; (xi) the parking restrictions and information; and (xii) the architectural guidelines. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the foregoing items affecting the Property, including any amendments thereto.

Section 16. Survival of Representations and Warranties: All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments, and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property described herein in accordance with this Agreement.

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Section 17. Applicable Law: This Agreement shall be construed under the laws of the state in which the Property is located. This form has only been approved for use in North Carolina.

Section 18. Assignment: This Agreement is freely assignable unless otherwise expressly provided on **Exhibit B**.

Section 19. Tax-Deferred Exchange: In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Section 20. Memorandum of Contract: Upon request by either party, the parties hereto shall execute a memorandum of contract in recordable form setting forth such provisions hereof (other than the Purchase Price and other sums due) as either party may wish to incorporate. Such memorandum of contract shall contain a statement that it automatically terminates and the Property is released from any effect thereby as of a specific date to be stated in the memorandum (which specific date shall be no later than the date of Closing). The cost of recording such memorandum of contract shall be borne by the party requesting execution of same.

Section 21. Authority: Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement on behalf of the party for whom he or she signs and that his or her signature binds such party.

Section 22. Brokers: Except as expressly provided herein, Buyer and Seller agree to indemnify and hold each other harmless from any and all claims of brokers, consultants or real estate agents by, through or under the indemnifying party for fees or commissions arising out of the sale of the Property to Buyer. Buyer and Seller represent and warrant to each other that: (i) except as to the Brokers designated under Section 1(f) of this Agreement, they have not employed nor engaged any brokers, consultants or real estate agents to be involved in this transaction and (ii) that the compensation of the Brokers is established by and shall be governed by separate agreements entered into as amongst the Brokers, the Buyer and/or the Seller.

Section 23. Attorneys Fees: If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding.

☐ **EIFS/SYNTHETIC STUCCO:** If the adjacent box is checked, Seller discloses that the Property has been clad previously (either in whole or in part) with an "exterior insulating and finishing system" commonly known as "EIFS" or "synthetic stucco". Seller makes no representations or warranties regarding such system and Buyer is advised to make its own independent determinations with respect to conditions related to or occasioned by the existence of such materials at the Property.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

BUYER:

Individual

_____

Date: _____

_____

Date: _____

SELLER:

Individual

_____

Wilderness NC, Inc.

Date: _____

_____

Date: _____

Buyer Initials _____ _____ Seller Initials _____ _____

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Business Entity

_____
(Name of Entity)

By: _____

Name: _____

Title: _____

Date: _____

Business Entity

Wilderness NC, Inc.
(Name of Entity)

By: _____

Name: _____

Title: **President**

Date: _____

WIRE FRAUD WARNING

To Buyers: Before sending any wire, you should call the closing agent's office to verify the instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed fraudulent. Do not send any funds and contact the closing agent's office immediately.

To Sellers: If your proceeds will be wired, it is recommended that you provide wiring instructions at closing in writing in the presence of the closing agent. If you are unable to attend closing, you may be required to send an original notarized directive to the closing agent's office containing the wiring instructions. This directive may be sent with the deed, lien waiver and tax forms if those documents are being prepared for you by the closing agent. At a minimum, you should call the closing agent's office to provide the wire instructions. The wire instructions should be verified over the telephone via a call to you initiated by the closing agent's office to ensure that they are not from a fraudulent source.

Whether you are a buyer or a seller, you should call the closing agent's office at a number that is independently obtained. To ensure that your contact is legitimate, you should not rely on a phone number in an email from the closing agent's office, your real estate agent or anyone else.

The undersigned hereby acknowledges receipt of the Earnest Money set forth herein and agrees to hold said Earnest Money in accordance with the terms hereof.

_____
(Name of Escrow Agent)

Date: _____ By: _____

Escrow Agent's contact/notice information is as follows:

_____

_____

e-mail address: _____ fax number: _____

except as same may be changed pursuant to Section 12.

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DUE DILIGENCE REQUEST AND AGREEMENT

[Consult "Guidelines" (Form 310G) for guidance in completing this form]

_____, as Buyer, and **Wilderness NC, Inc.**, as Seller, have entered into an Offer to Purchase and Contract ("Contract") regarding the purchase and sale of the following property (insert property address): **313 New Cut Road, Lexington, NC 27295** ("Property").

1. Based upon Buyer's Due Diligence, the Buyer requests and the Seller agrees to the following: **Check all that apply**

   Non-Invasive Environmental Impact Study

   Structural and Building Inspections

   Heat, Water, Sewer, and Electric Systems Inspection

   Feasibility Study

   Leaseback by Seller for 6 months, lease reviewed and approved by both parties

   In the event the parties have agreed to any adjustment in the condition of the Property, then such adjustment shall be completed prior to Settlement in a good and workmanlike manner. Seller shall notify Buyer upon completion of the above and provide Buyer with documentation thereof. Buyer shall have the right to verify that the items above have been completed in a good and workmanlike manner. Unless otherwise indicated in the Contract or this Agreement, such verification shall be at Buyer's expense.

   NOTE: If the parties agree herein to a change in the Purchase Price or the amount Seller agrees to pay toward Buyer's expenses associated with the purchase of the Property, the Agreement to Amend Contract (Form 4-T) should be completed and signed by the parties to reflect the change. However, the parties' failure to complete and sign Form 4-T will not affect the validity of any agreement reached hereunder. Buyer is advised to confirm with Buyer's lender that this amount will not exceed the amount lender will allow Seller to contribute.

   NOTE: Unless otherwise agreed, Buyer retains the right to conduct Due Diligence during the period agreed to in Paragraph 1(j), Due Diligence Period, of the Offer to Purchase and Contract. Buyer is advised to consult with Buyer's lender regarding this Agreement and/or any Agreement to Amend Contract prior to the expiration of the Due Diligence Period.

2. **Release of Inspection Reports:** Buyer [X] does [ ] does not agree to release any inspection reports to Seller.

3. **Agreement:** This agreement shall become effective on the date it has been signed by both parties. All changes, additions or deletions hereto must be in writing and signed by all parties.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Buyer: _____ Date _____	Seller: _____ Date _____
	Wilderness NC, Inc.
Buyer: _____ Date _____	Seller: _____ Date _____
Entity Buyer:	Entity Seller:
_____	**Wilderness NC, Inc.**
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: **President**
Date: _____	Date: _____

REALTOR®
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EQUAL HOUSING OPPORTUNITY
STANDARD FORM 310-T
Revised 7/2020
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United Country Blue Ridge Land, 102 S. Locust Street Floyd VA 24091 Phone: **5407452005** Fax: **5407454401** **Wilderness,**
Matt Gallimore

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WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

313 NEW CUT RD — PLAT: / UNIQ ID 235945 — SPLIT FROM ID
9082243 — #1 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 1 of 13
Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=
Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — EX- — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	21
Face Brick	38.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	04
Forced Air - Ducted	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Plumbing Fixtures 4.00	1.000
TOTAL POINT VALUE	98.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	21	Non-Std Wall Height	1.13
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.040
TOTAL QUALITY INDEX			102

MARKET VALUE

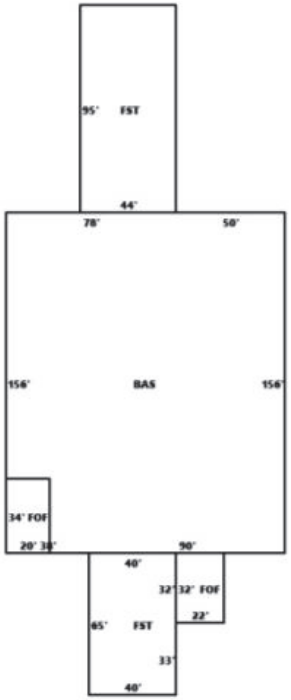
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	26,110	102	21.42	559276	1970	1970

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	167,780
DEPR. OB/XF VALUE - CARD	171,540
MARKET LAND VALUE - CARD	1,326,000
TOTAL MARKET VALUE - CARD	1,665,320
TOTAL APPRAISED VALUE - CARD	1,665,320
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 20,672

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
LUMBER & DIMENSION PH BL
DG #1
SORTING BLDG SILO 35 FT
400000 GAL TANK

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	19,288	100	413149
FOF	1,384	150	44468
FST	6,780	070	101659
SUBAREA TOTALS	27,452		559,276

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
90	PUMP HOUSE		10	10	100	14.00	100.00	_	0.00	1972	1995	S3		22	310
43	RAIL SPUR		0	0	70	80.00	100.00	_	0.00	1972	1995	S2		48	2690
06	CL FENCE		0	0	6,000	9.00	100.00	_	0.00	1972	1995	S5		0	0
35	WATER TANK		0	0	218,500	2.25	100.00	_	0.00	1972	1995	S3		22	108160
10	CON PAVING		0	0	300,000	3.00	100.00	_	0.00	1972	1995	S5		0	0
39	CANOPY		20	8	160	40.00	200.00	_	0.00	1977	1995	S5		0	0
06	CL FENCE		0	0	2,930	9.00	100.00	_	0.00	1979	1995	S5		0	0
36	FUEL TANK		0	0	282,700	0.60	100.00	_	0.00	1979	1995	S3		22	37320
39	CANOPY		78	72	5,616	40.00	200.00	_	0.00	1988	1995	S5		0	0
42	SPRINKLER		0	0	27,452	1.75	100.00	1	0.00	1972	1995	S2		48	23060
TOTAL OB/XF VALUE															171540

BLDG DIMENSIONS BAS=W50W78S156E38E90N156Area:19288;FST=N95W44S95E44Area:4180;FST=S65E40N33N32W40Area:2600;FOF=E22N32W22S32Area:704;FOF=N34E20S34W20Area:680;TotalArea:27452

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
INDUSTRIAL	0600	HI	841	0	1.0000	0	0.7000		PW	25,000.00	69.000	AC	0.700	17,500.00	1207500	0	
INDUSTRIAL	0600	LI	863	0	1.0000	0	1.0000	LOC	PW	25,000.00	4.740	AC	1.000	25,000.00	118500	0	
TOTAL MARKET LAND DATA											73.74				1326000		
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #2 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 2 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.220
TOTAL QUALITY INDEX			106

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	11,220	106	22.26	249757	1972	1972

TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	74,930
DEPR. OB/XF VALUE - CARD	22,280
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	97,210
TOTAL APPRAISED VALUE - CARD	97,210
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 8,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #2 KILN
10,000 GAL FUEL TNK

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	7,800	100	173628
CAN	7,800	030	52088
FOF	720	150	24041
SUBAREA TOTALS	16,320		249,757

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	16,320	1.75	100.00	2	0.00	1972	2010	S2		78	22280
TOTAL OB/XF VALUE															22280

BLDG DIMENSIONS CAN=W130S30E130N30Area:3900;BAS=W130S60E130N60Area:7800;FOF=W12N60E12S60Area:720;CAN=S30W130N30E130Area:3900;TotalArea:16320

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:37 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #3 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 3 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	25.00
Exterior Walls	23
Corrugated Metal (Heavy)	0.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	80.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	25	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.00
TOTAL ADJUSTMENT FACTOR			1.110
TOTAL QUALITY INDEX			89

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	32,893	89	18.69	614770	1972	1972

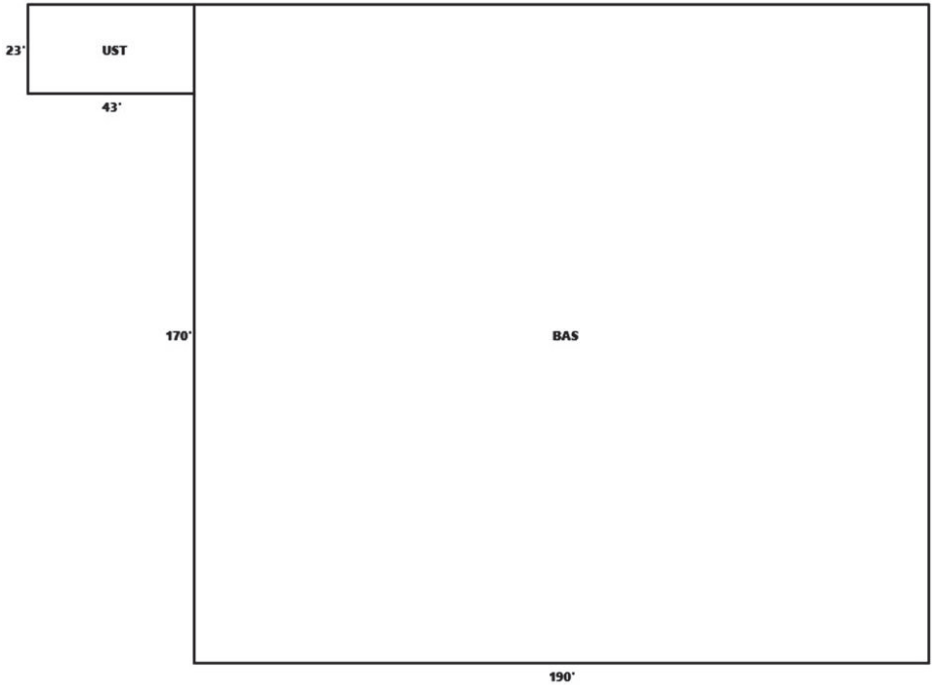
TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	184,430
DEPR. OB/XF VALUE - CARD	44,090
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	228,520
TOTAL APPRAISED VALUE - CARD	228,520
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 32,300

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #3 LUMBER STORAGE

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	32,300	100	603687
UST	989	060	11083
SUBAREA TOTALS	33,289		614,770

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	32,300	1.75	100.00	3	0.00	1972	2010	S2		78	44090
TOTAL OB/XF VALUE															44090

BLDG DIMENSIONS BAS=W190S170E190N170Area:32300;UST=W43S23E43N23Area:989;TotalArea:33289

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 4 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Plumbing Fixtures 4.00	1.000
TOTAL POINT VALUE	95.000

MARKET VALUE

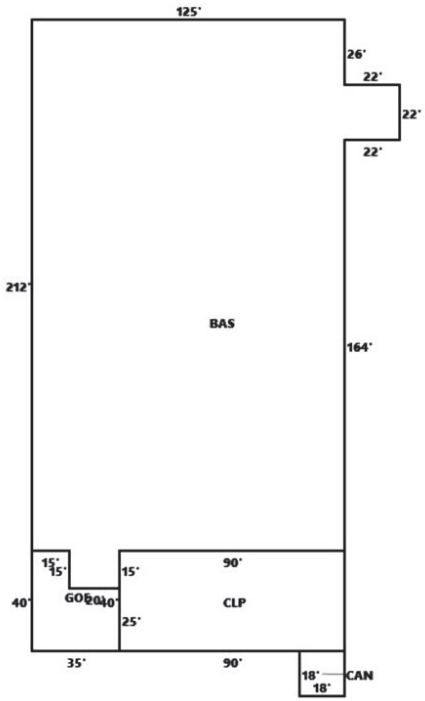
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	32,651	90	18.90	617104	1972	1972

DEPRECIATION

NORM	0.70000
% GOOD	30.0

TYPE: LUMBER YARD — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story



BUILDING ADJUSTMENTS

Non-Std Wall Height	17	Non-Std Wall Height	1.04
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR			0.950
TOTAL QUALITY INDEX			90

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	185,130
DEPR. OB/XF VALUE - CARD	27,140
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	212,270
TOTAL APPRAISED VALUE - CARD	212,270
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL

BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 28,384

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #4
DRY SHED ROUGH MILL
2000 GAL FUEL TANK

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	27,284	100	515668
CAN	324	030	1833
CLP	3,600	070	47628
GOF	1,100	250	51975
SUBAREA TOTALS	32,308		617,104

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	32,308	1.75	100.00	4	0.00	1972	1995	S2		48	27140
TOTAL OB/XF VALUE															27140

BLDG DIMENSIONS BAS=W125S212E15S15E20N15E90N164E22N22W22N26Area:27284;GOF=S40E35N25W20N15W15Area:1100;CLP=E90N40W90S40Area:3600;CAN=S18W18N18E18Area:324;TotalArea:32308

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #5 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 5 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	12
Reinforced Concrete	18.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	89.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.15
TOTAL ADJUSTMENT FACTOR			1.270
TOTAL QUALITY INDEX			113

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	5,200	113	23.73	123396	1972	1972

TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	37,020
DEPR. OB/XF VALUE - CARD	7,100
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	44,120
TOTAL APPRAISED VALUE - CARD	44,120
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL

BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 5,200

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #5 BOILER ROOM

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	5,200	100	123396
SUBAREA TOTALS	5,200		123,396

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	5,200	1.75	100.00	5	0.00	1972	2010	S2		78	7100
TOTAL OB/XF VALUE															7100

BLDG DIMENSIONS BAS=W100S52E100N52Area:5200;TotalArea:5200

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #6 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 6 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	23
Corrugated Metal (Heavy)	16.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	71.000

BUILDING ADJUSTMENTS

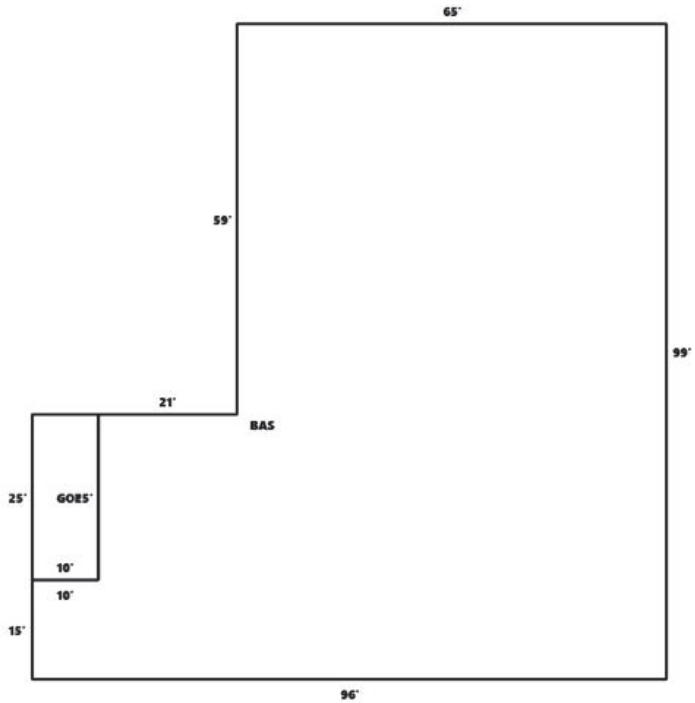
Non-Std Wall Height	0	Non-Std Wall Height	1.00
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.12
TOTAL ADJUSTMENT FACTOR			1.010
TOTAL QUALITY INDEX			72

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	8,050	72	15.12	121716	1977	1977

TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story



DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	36,520
DEPR. OB/XF VALUE - CARD	10,480
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	47,000
TOTAL APPRAISED VALUE - CARD	47,000
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 7,675

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #6
25% FOR 77 100% FOR 78
DE-STICKER BLDG
ADDN IN 83

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	7,425	100	112266
GOF	250	250	9450
SUBAREA TOTALS	7,675		121,716

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	7,675	1.75	100.00	6	0.00	1977	2010	S2		78	10480
TOTAL OB/XF VALUE															10480

BLDG DIMENSIONS BAS=W65S59W21S25W10S15E96N99Area:7425;GOF=W10S25E10N25Area:250;TotalArea:7675

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #7 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 7 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.370
TOTAL QUALITY INDEX			119

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	12,070	119	24.99	301630	1972	1972

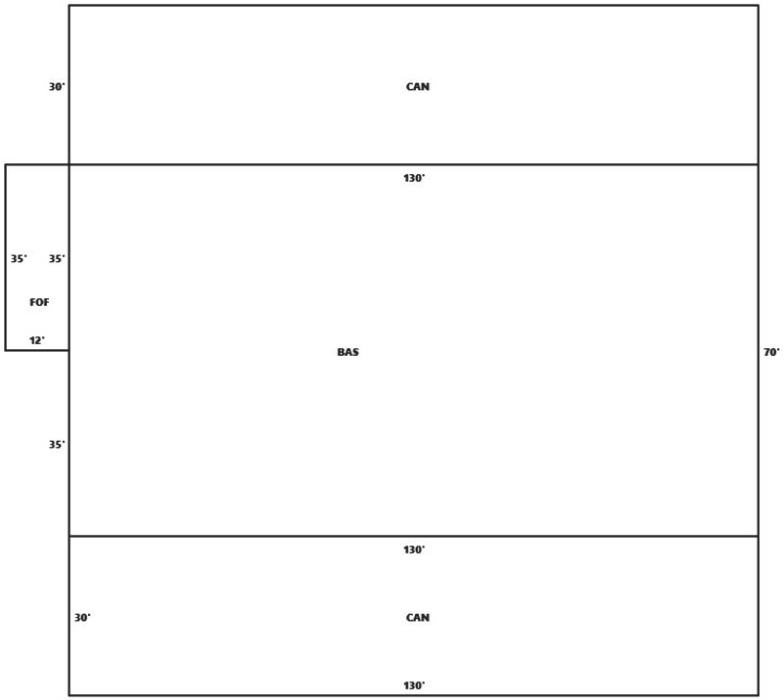
TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	90,490
DEPR. OB/XF VALUE - CARD	23,640
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	114,130
TOTAL APPRAISED VALUE - CARD	114,130
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 9,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #7 KILN

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	9,100	100	227409
CAN	7,800	030	58477
FOF	420	150	15744
SUBAREA TOTALS	17,320		301,630

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	17,320	1.75	100.00	7	0.00	1974	2010	S2		78	23640
TOTAL OB/XF VALUE															23640

BLDG DIMENSIONS CAN=W130S30E130N30Area:3900;BAS=W130S35S35E130N70Area:9100;FOF=W12N35E12S35Area:420;CAN=S30W130N30E130Area:3900;TotalArea:17320

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #8 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 8 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR			1.370
TOTAL QUALITY INDEX			119

MARKET VALUE

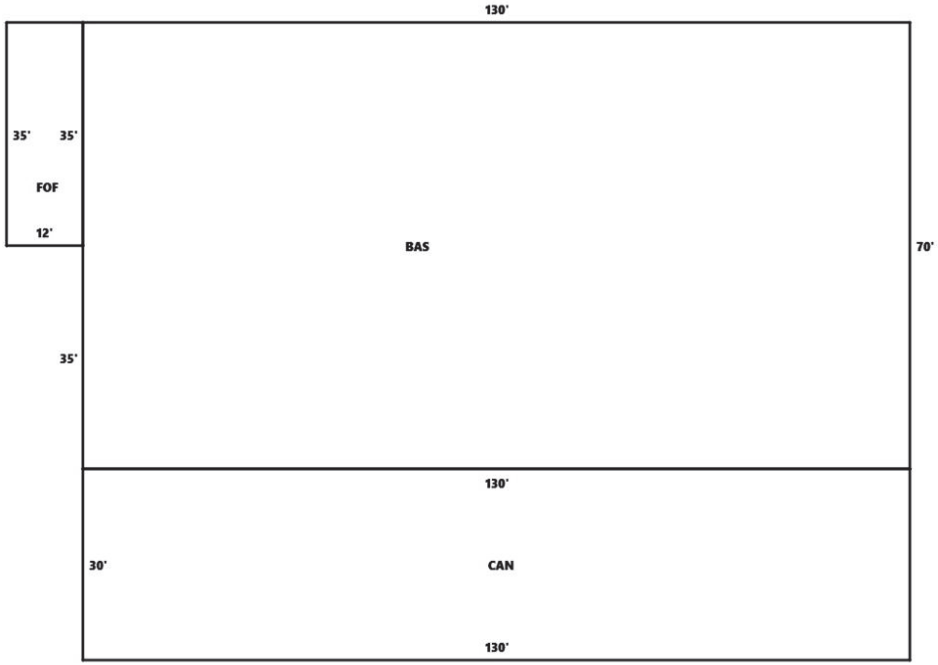
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	10,900	119	24.99	272391	1977	1977

TYPE: LUMBER YARD
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.70000
% GOOD	30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	81,720
DEPR. OB/XF VALUE - CARD	23,640
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	105,360
TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 9,520

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #8 KILN

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	9,100	100	227409
CAN	3,900	030	29238
FOF	420	150	15744
SUBAREA TOTALS	13,420		272,391

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	17,320	1.75	100.00	8	0.00	1977	2010	S2		78	23640
TOTAL OB/XF VALUE															23640

BLDG DIMENSIONS BAS=W130S35S35E130N70Area:9100;FOF=W12N35E12S35Area:420;CAN=S30W130N30E130Area:3900;TotalArea:13420

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #9 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 9 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	20
Jumbo/Commercial Brick	35.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
Floor Number	1
Floor	0.00
Unit Count	1
Units	0.00
TOTAL POINT VALUE	87.000

MARKET VALUE

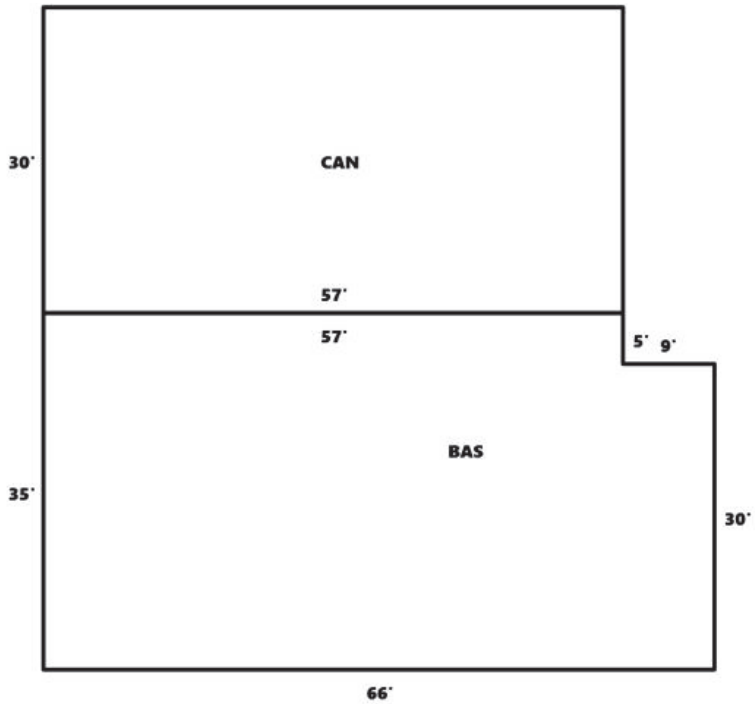
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	2,778	131	27.51	76423	1979	1979

DEPRECIATION

NORM	0.70000
% GOOD	30.0

TYPE: LUMBER YARD — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	22,930
DEPR. OB/XF VALUE - CARD	5,430
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	28,360
TOTAL APPRAISED VALUE - CARD	28,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 2,265

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #9 KILN

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.21
TOTAL ADJUSTMENT FACTOR			1.500
TOTAL QUALITY INDEX			131

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,265	100	62310
CAN	1,710	030	14113
SUBAREA TOTALS	3,975		76,423

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	3,975	1.75	100.00	9	0.00	1979	2010	S2		78	5430
TOTAL OB/XF VALUE															5430

BLDG DIMENSIONS BAS=W9N5W57S35E66N30Area:2265;CAN=N30W57S30E57Area:1710;TotalArea:3975

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:38 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 10 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	8.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	7.00
Exterior Walls	02
Corrugated Metal	9.00
Roofing Structure	03
Gable	9.00
Roofing Cover	03
Asphalt or Composition Shingle	5.00
Interior Wall Construction	4
Plywood Panel	24.00
Interior Floor Cover	08
Sheet Vinyl	8.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	1.00
Heating Type	04
Forced Air - Ducted	5.00
Air Conditioning Type	03
Central	5.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	0.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
TOTAL POINT VALUE	81.000

BUILDING ADJUSTMENTS

Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	0.95
Size	Size	Size	0.85
TOTAL ADJUSTMENT FACTOR			0.730
TOTAL QUALITY INDEX			59

MARKET VALUE

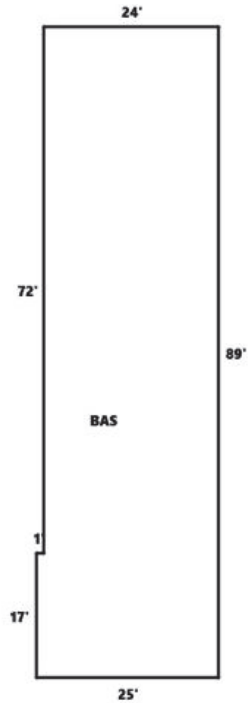
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
02	02	2,153	59	38.94	83838	1983	1983

TYPE: MANUFACTURED HOME (DW)
STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

MANUFACTURED HOME



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	25,150
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	25,150
TOTAL APPRAISED VALUE - CARD	25,150
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL

BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

HEATED AREA 2,153

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #10
OFFICE & RESTROOMS (MH)

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,153	100	83838
SUBAREA TOTALS	2,153		83,838

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=W24S72W1S17E25N89Area:2153;TotalArea:2153

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

US 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #11 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 11 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	23
Corrugated Metal (Heavy)	16.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	12
No Ceiling - No Insulation	0.00
Average Rooms Per Floor	1
Average Rooms Per Floor	0.00
TOTAL POINT VALUE	71.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.270
TOTAL QUALITY INDEX			90

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
43	06	21,840	90	18.90	412776	1988	1988

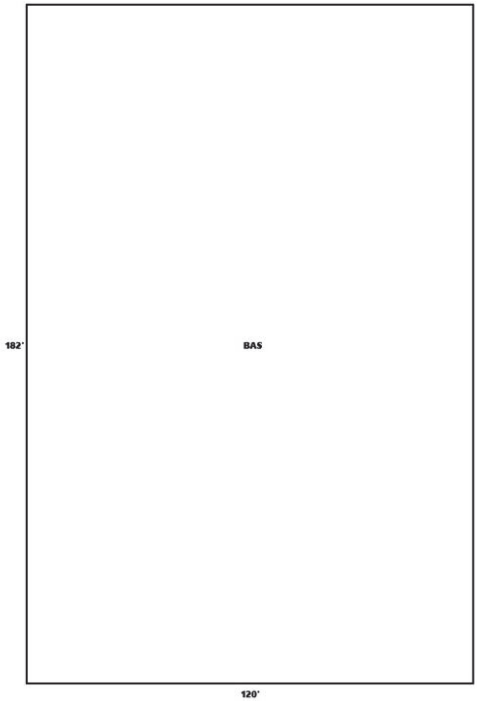
TYPE: LUMBER YARD

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.70000
% GOOD		30.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	123,830
DEPR. OB/XF VALUE - CARD	29,810
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	153,640
TOTAL APPRAISED VALUE - CARD	153,640
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL

BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 21,840

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15
BLDG #11 LUMBER STG

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	21,840	100	412776
SUBAREA TOTALS	21,840		412,776

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
42	SPRINKLER		0	0	21,840	1.75	100.00	11	0.00	1988	2010	S2		78	29810
TOTAL OB/XF VALUE															29810

BLDG DIMENSIONS BAS=W120S182E120N182Area:21840;TotalArea:21840

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

E US HWY 64 — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #12 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 12 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 08 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** AT- LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	24
Modular Metal	20.00
Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	2
Wall Board or Wood Wall	5.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	3.00
Air Conditioning Type	01
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	11
No Ceiling - Roof and Wall Insulated	3.00
TOTAL POINT VALUE	78.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.410
TOTAL QUALITY INDEX			110

MARKET VALUE

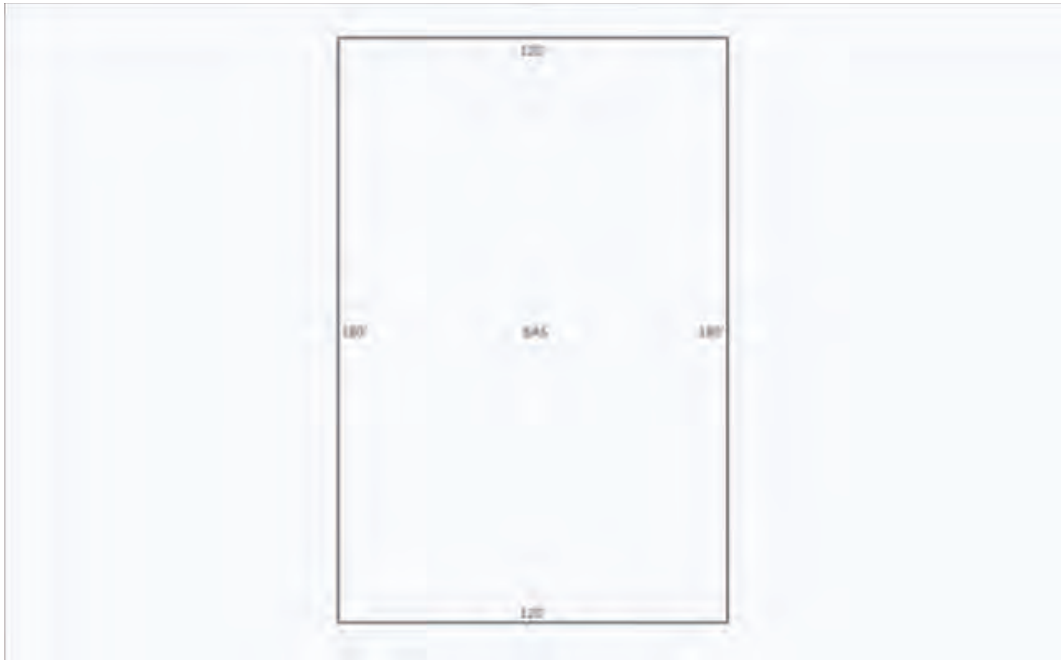
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
49	06	21,600	110	31.90	689040	2014	2014

TYPE: METAL/WAREHOUSE FRAME — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.10000
% GOOD		90.0



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	620,140
DEPR. OB/XF VALUE - CARD	19,080
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	639,220
TOTAL APPRAISED VALUE - CARD	639,220
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000

BUILDING AREA 21,600

NOTES

2019 APPEAL
NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	21,600	100	689040
SUBAREA TOTALS	21,600		689,040

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
49	OH DOOR	2.000	22	24	528	21.00	100.00	12	0.00	2014	2014	S3		79	17520
10	CON PAVING		0	0	800	3.00	100.00	12	0.00	2014	2014	S5		65	1560
TOTAL OB/XF VALUE															19080

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:39 PM.**

WILDERNESS NC INC — **Parcel ID: 05-028-0-000-0019-A**

E US HWY 64 NC — PLAT: / UNIQ ID 235945 — SPLIT FROM ID

9082243 — #13 — ID NO: 6763-02-79-2100

COUNTY WIDE (100), SILVER VALLEY (100) — CARD NO. 13 of 13

Reval Year: 2021 Tax Year: 2024 — L19A&20 BK1668-1171 US HWY 64 — 73.7400 AC — SRC=

Appraised By 12 on 01/01/2021 05005 CONRAD HILL — TW-05 CI- FR- — **EX-** — AT- — LAST ACTION 20220831

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	24
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Roofing Structure	09
Rigid Frame w/Bar Joist	16.00
Roofing Cover	12
Metal	6.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	3.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	03
Pre Fabricated	8.00
Ceiling & Insulation	11
No Ceiling - Roof and Wall Insulated	3.00
TOTAL POINT VALUE	75.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR			1.410
TOTAL QUALITY INDEX			106

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
49	06	21,600	106	30.74	663984	2016	2016

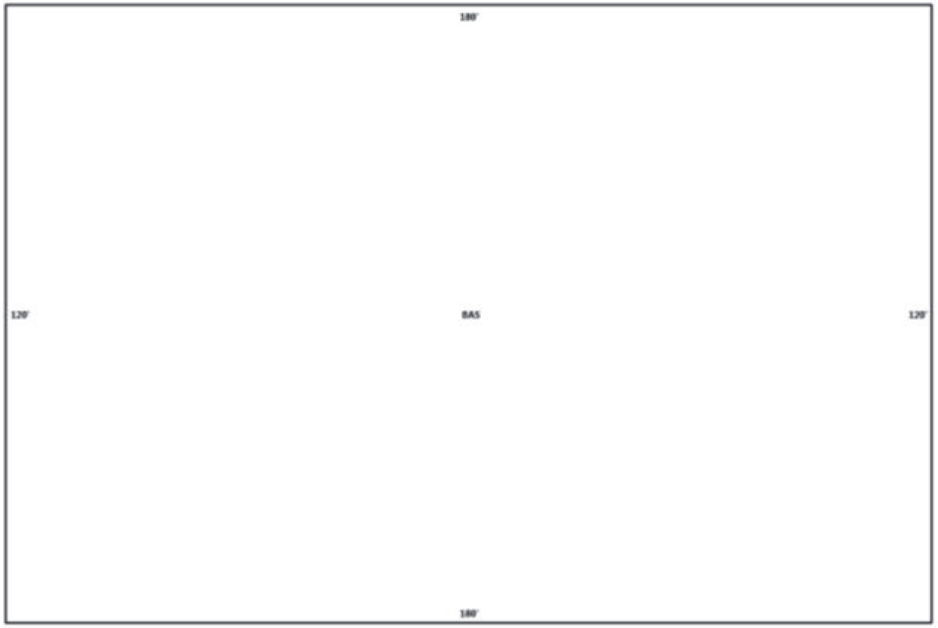
TYPE: METAL/WAREHOUSE FRAME

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.06000
% GOOD		94.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	624,150
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	624,150
TOTAL APPRAISED VALUE - CARD	624,150
TOTAL APPRAISED VALUE - PARCEL	3,984,450
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,984,450

PRIOR APPRAISAL	
BUILDING VALUE	1,945,240
OBXF VALUE	728,150
LAND VALUE	1,326,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	3,999,390

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

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BUILDING AREA 21,600

NOTES

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NEW BLDG FOR 2017
NEW BLDG ADDED FOR '15

SUBAREA TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	21,600	100	663984	**TOTAL OB/XF VALUE**															0
SUBAREA TOTALS	21,600		663,984																

BLDG DIMENSIONS BAS=W180N120E180S120Area:21600;TotalArea:21600

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0 — **10/15/2023 7:37:39 PM.**

Article III. PERMITTED AND CONDITIONAL ZONING DISTRICTS

Section III.1 ESTABLISHMENT OF USE REGULATIONS

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the Schedule of Permitted Uses.

Uses requiring a Special Use Permit must meet certain conditions specified in this Ordinance. Only after the existence of these specified conditions has been determined by the Board of Adjustment, the Planning Board or the Governing Body, as appropriate, will a Special Use Permit be issued; otherwise such uses are prohibited.

Certain permitted and accessory uses shall meet specific development standards listed in Article VI to mitigate potential negative impacts. Only after compliance with these standards has been determined by the Zoning Administrator will a Zoning Permit be issued. Otherwise, such uses are prohibited.

Section III.2 GENERAL ZONING DISTRICTS

(A) RA-1, RA-2 and RA-3, Rural Agricultural District

The intent of these Rural Agricultural Districts is to provide for rural non-farm and farm operations, where soil types, topography, lot size and related factors are appropriate. Long term solutions to sanitary sewage disposal shall be individual septic tanks or equivalent methods. The mix of uses shall recognize that agricultural is an important land use in these districts. Mobile homes are permitted as single family dwellings on individual lots, subject to varying location controls.

(B) RS, Low Intensity Residential District

The intent of the Low Intensity Residential District is to provide space for suburban residential development, where soil types, location, and topography make this type of development appropriate.

(C) RM-1, Medium Density Residential District

The intent of the Medium Density Residential District is to provide space for medium density residential development in areas served by public water supply and where sanitary sewage disposal can be appropriately handled. This district shall normally be located with access to collector or primary streets.

(D) RM-2, High Density Residential District

The intent of the High Density Residential District is to provide for high density residential development in areas that can be served by both public water supply and sanitary service collection systems and has a mechanism for perpetual maintenance. This district should be located adjacent to or in close proximity to municipalities where urban services can easily be provided. The district should also lie within one half mile of an arterial road or one that serves to link towns and cities together.

(E) RC, Rural Commercial District

The intent of the Rural Commercial District is to provide for low traffic volume sales of convenience goods and limited personal service needs in rural areas. Rural Commercial Districts are intended primarily for establishments serving the immediate vicinity.

(F) CS, Community Shopping District

The intent of the Community Shopping District is to provide for personal services, offices, and the retailing of durable and convenience goods for the community. Because these commercial uses are high generators of traffic they should be concentrated at the intersection of collector and arterial roads.

(G) O/I, Office and Institutional District

The Office/Institutional District is intended to provide locations for medium intensity office and institutional development and where appropriate, will be applied as a buffer between non-residential and residential zoning districts.

(H) HC, Highway Commercial District

The Highway Commercial District is intended to provide locations for the retailing of convenience goods, automotive products and services, food services, and transient lodging for travelers along major streets and highways. Because these commercial uses are subject to considerable public exposure and are important to the economy of Davidson County, they shall have ample parking, controlled traffic movement and suitable landscaping.

(I) LI, Limited Industrial District

The Limited Industrial District is intended to provide sites for manufacturing, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses.

(J) HI, Heavy Industrial District

The Heavy Industrial District is intended to provide sites for industrial, processing and related operations whose external effects could be detrimental to certain classes of uses. This district shall normally be located so that traffic to and from the use has direct access to an arterial street and normally this district shall not be located directly adjacent to residentially zoned land.

Section III.3 PROCEDURES

Applications for rezoning to a general zoning district shall be processed, considered and voted upon in the same manner as that required for other zoning map amendments as outlined in Article VII, Section 10-12.

Section III.4 MIXED USE ZONING DISTRICTS

The purpose of mixed-use zoning districts is to encourage the development of planned communities that may incorporate a full range of housing types and compatible nonresidential uses that provide goods, services, and employment opportunities. The districts encourage high quality design and the innovative arrangement of buildings and open spaces throughout the project. To enable this, these districts provide flexibility from the conventional use and dimensional requirements of the other general zoning districts.

(A) MX-R, Mixed Use, Residential District

The intent of the Mixed Use, Residential District is to provide for the development of planned communities that may incorporate a full range of housing types. MX-R districts shall require a minimum of three different housing types and where appropriate, compatible non-residential uses that provide goods, services, and employment opportunities. Housing types shall be defined according to the Table of

Section III.9 TABLE OF PERMITTED USES

(A) General Guidance

1) All uses unless otherwise described, are considered a principal use.
2) Districts in which particular uses are permitted as a use by right are indicated by "X."
3) Districts in which a particular use is permitted upon demonstrating compliance with specific development standards are indicated by "D."
4) Districts in which particular uses are permitted as a Special Use upon approval by the Governing Body are indicated by "SA" (Class A Special Use).
5) Districts in which particular uses are permitted as a Special Use upon approval by the Board of Adjustment are indicated by "SB" (Class B Special Use).
6) Districts in which particular uses are prohibited are indicated by a blank.
7) Any use not described or categorized in the Table below shall be interpreted by the Zoning Administrator to be subject to the standards and restrictions of the most similar use listed below. Appeals of the interpretation may be made to the Board of Adjustment.

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Abattoir; animal processing												X			
Above Ground Three Phase Electric Power Distribution Lines[1]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Residence to a Non-Residential Use within a Single Structure[5]							D	D		D	D	D	D	D	D
Adult Use										SA				SA	
Agritourism Business, less than 10,000 sq. ft. retail area	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Agritourism Business, 10,000 sq. ft. or more retail area	SB	SB	SB	SB	SB	SB	SB	SB	SB				SB	SB	SB
Airport, General Aviation	SA	SA	SA								SA	SA			SA
Amateur Radio (Ham) Tower *Amended 12-12-2022*	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Animal Grooming (Stand Alone Business)	D	D	D		D	D	D	D	D	D			D	D	D
Animal Husbandry	SB	SB	SB												
Animal Shelter[10]	SA	SA	SA				D	D		D			SA	D	D
Apartments					X	X			X				X	X	X
Arena							SB			SB	SB	SB		SB	SB
Auditorium								X		X	X	X	X	X	X
Automobile Body Shop[2]							D	D		D	D	D		D	D

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Auto Car Wash, Drive-thru with Vehicle Stacking							X	X		X	X	X	X	X	
Automobile Sales, New and Used							X	X		X	X	X		X	X
Banks; Savings and Loan Association								X	X	X			X	X	X
Beauty and Barber Shop							X	X		X			X	X	X
Bed and Breakfast Inn[3]	SB	SB	SB	SB	SB	SB	X	X		X			SB	SB	X
Biodiesel Fuel Production, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Botanical Gardens, Arboretum	X	X	X	X	X	X							X		
Bottling Plant											X	X			X
Brick, Tile, & Cement Manufacturing												X			
Builders Supply Sales										D	D			D	D
Bus Passenger Terminal								X		X			X	X	X
Carnival, Fairgrounds										X	X			X	X
Cemetery	SB	SB	SB	SB	SB	SB	SB			SB			SB	SB	
Chemical Manufacturing												X			
Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc…)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Community Center, Public or Non-Profit, for Assembly and Recreation	X	X	X		X	X	X	X		X			X	X	X
Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods							X	X		X	X	X	X	X	X
Concrete and/or Asphalt Product Plant												X			
Condominium					X	X			X				X	X	X
Convenience Store							X	X		X			X	X	X
Country Club, Membership Swim and Tennis Club	X	X	X	X	X	X							X	X	
Day Care Facility, freestanding							X	X	X	X			X	X	X
Day Care, Home	X	X	X	X	X	X							X	X	
Day Care, Home (Large)	SB	SB	SB	SB	SB	SB			SB				SB	SB	
Drive-In Theater										SB	SB			SB	SB
Drive-In Window, accessory to a use permitted in the District								X	X	X	X		X	X	
Dry Cleaning, Laundry								X		X	X		X	X	X
Dumpster Site (box site)	X	X	X								X	X			
Dwelling, Single-Family	X	X	X	X	X	X			X				D	D	D
Dwelling, Two-Family	D	D	D		D	D			D				D	D	D

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Electrical Generation Facility[1]												X			
Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Expansion of Non-Conforming Commercial or Industrial Use in a Residential District	SB	SB	SB	SB	SB	SB							SB	SB	
Extraction of Earth Products	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Family Care Home	D	D	D	D	D	D			D				D	D	D
Farm Machinery Sales		X	X					X		X	X	X	X	X	X
Farm Supplies Sales (feed, seed, fertilizer, etc.)	X	X	X				X	X		X			X	X	X
Farm – Bona Fide (exempt from zoning)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Firing Range, Indoor							SB	SB		SB	SB	SB	SB	SB	SB
Firing Range, Outdoor including Skeet, Trap, and Turkey Shoot	SB	SB	SB												
Flea Market, Indoor or Outdoor							X	X		X			X	X	
Foundry, Up to 6,000 sf											X	X			X

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Foundry, Greater than 6,000 sf												X			
Freight Terminal, Truck or Rail											X	X			X
Fuel Oil Dealer											X	X			X
Funeral Home							X	X	X	X			X	X	
Furniture Manufacturing											X	X			X
Golf Course	X	X	X	X									X	X	
Golf Driving Range	SB	SB	SB		SB	SB		SB	SB	SB	SB	SB	SB	SB	SB
Golf, Miniature								X		X			X	X	
Governmental Emergency Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Governmental Offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, commercial							X	X	X	X	X	X	X	X	X
Grocery Store (Supermarket)								X		X			X	X	X
Group Care Facility; Group Home	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB
Hazardous Waste Facility												SA			
Home Furnishings and Appliance Sales								X		X			X	X	X
Home Occupation	D	D	D	D	D	D	D		D				D	D	D

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX -R	MX- C	PEC
Hospitals, Medical Clinic								X	X	X			X	X	X
Hotel /Motel								X		X			X	X	X
Junk Motor Vehicle, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Junkyard, Automobile Graveyard											SB	SB			SB
Kennels, Commercial	SB	SB	SB				D	D		D			D	D	D
Kennel, Non-Commercial, Accessory Personal Use	X	X	X	X	X	X	X	X		X			X	X	X
Laboratories; Analytical, Experimental, or Testing											X	X			X
Landfill, Greater than 10 Acres		SA	SA								SA	SA			
Landfill, Less than 10 Acres		SA	SA								SA	SA			SA
Library							X	X	X	X			X	X	X
Livestock Sales	X	X	X									X			
Lodges, Fraternal and Social Organizations	SB	SB	SB		SB	SB		X	SB	X			SB	SB	SB
Machine Shop, Welding Shop											X	X			X
Manufacturing, fabrication or assembly of pre-structured materials or components											D	D			D

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Manufacturing, heavy processing or fabrication												D			
Manufacturing, light processing or fabrication											D	D			D
Manufactured Home, Class A (on individual lot)	X	X	X		X				X						X
Manufactured Home, Class B (on individual lot)		X	X		X										
Manufactured Home, Class C (on individual lot)[4]		SB	SB		SB										
Manufactured Home, Class B/C Accessory (family hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Class B/C ,Park Model Temporary (disaster hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Park Model (on individual lot)															
Manufactured Home Park, more than ten (10) Spaces					SA										
Manufactured Home Park, less than ten (10) Spaces	SB	SB	SB		SB										
Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales										X	X			X	X
Micro Farm	D	D	D	D	D	D	D	D					D	D	

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA	SA	SA	SA
Motor Vehicle Maintenance & Repair							D	D		D	D	D	D	D	
Museums							X	X	X	X			X	X	
Nursing and Rest Homes					X	X	X	X	X	X			X	X	
Offices							X	X	X	X	X	X	X	X	X
Outdoor Advertising Sign								D		D	D	D	D	D	
Outdoor Storage Yard										D	D	D		D	
Parking, Principal Use[8]	D	D	D	D	D			X	X	X	X	X	X	X	
Parcel Delivery Service								X		X	X		X	X	X
Parks, Playing Fields (Non-profit)	X	X	X	X	X	X	X						X	X	
Pharmacy and Drug Store							X	X		X			X	X	X
Printing Establishment								X		X	X	X	X	X	X
Race Track, Drag Strip, Speedway												SB			
Recreational Facility, Commercial Indoor (e.g., bowling alley, skating rink, game room)								X		X	X	X	X	X	X
Recreational Facility, Commercial Outdoor	SB	SB	SB								SB	SB	SB	SB	SB
Recycling Drop-Off Center							X	X		X	X	X	X	X	X

TABLE OF PERMITTED USES															
	Zoning District														
Use	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX -R	MX- C	PEC
Repair Service, Electronic & Appliance							X	X		X	X		X	X	X
Residential Storage Facility[8]	SB	SB	SB	SB	SB	SB			SB						
Restaurant, Food and Beverage Establishment							X			X	X	X	X	X	X
Retail Trade, Durable and Non-Durable Goods							X	X		X	X	X	X	X	X
Retreat Center, public or private	SB	SB	SB	SB					SB						SB
Riding Academies	X	X	X												
Rooming Houses					X	X			X				X	X	X
Rural Family Occupation of a non-agricultural or commercial nature	SB	SB	SB												
Saw Mill, permanent	SB	SB	SB								D	D			D
Saw Mill, temporary	X	X	X												
School, Primary or Secondary	X	X	X	X	X	X	X	X	X				X	X	X
Service Station							X	X		X	X	X	X	X	X
Solar Collector/Energy System, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farm	SA	SA	SA				SA		SA		SA	SA			SA
Special Event, Accessory Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Storage of Low Explosives[7]		SB	SB								SB	SB			SB
Streets; Railroad Tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Structure, Temporary; Related to Development of Land	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Structure, Non-permanent	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Telephone Exchange, Switching Station	SB	SB	SB	SB	SB	SB	X	X	X	X	X	X	SB	SB	X
Townhome					X	X			X				X	X	X
Travel Trailer Park; Campground	SB	SB	SB		SB										
Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)	D	D	D	D	D	D			D						
Truck Stop/Travel Plaza *Amended 12-12-2022*												SA			
Underground Electrical Power Distribution Lines Under 44,000 Volts; Gas or Liquid Fuel Distribution Under 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Station and Substation	SB	SB	SB	SB	SB	SB	X	X	SB	X	X	X	SB	X	SB
Utility Tower , Water Storage Tanks[6]	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX -R	MX- C	PEC
Vending Kiosk, accessory to a commercial use							X	X	X	X			X	X	X
Veterinary Clinic, including accessory uses							X	X	D	X			X	X	
Vocational or Professional School							X	X	X	X	X	X	X		X
Warehouse											X	X			X
Water and Sewer Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant; Waste Treatment Plant (Public)	SA	SA	SA								SA	SA			SA
Welding or Other Metal-Working											X	X			X
Wind Energy Facility	SA	SA	SA				SA		SA		SA	SA			SA
Wind Energy Facility, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications co-location	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications Tower and Facilities, up to 160 feet*	SA	SA	SA					D	SA	D	D	D	D	D	D
Wireless Telecommunication Towers and Facilities, greater than 160 feet								SA		SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES															
Use	**Zoning District**														
	RA-1	**RA-2**	**RA-3**	**RS**	**RM-1**	**RM-2**	**RC**	**CS**	**OI**	**HC**	**LI**	**HI**	**MX -R**	**MX- C**	**PEC**
Wholesale Storage, Sales or Services											X	X			X

Foot Notes to the Table of Permitted Uses.

1. *amended 8-19-03*
2. *amended 12-8-03*
3. *amended 3-5-01*
4. *amended 5-11-90*
5. *amended 4-2-01*
6. *amended 2-5-98*
7. *amended 6-4-01*
8. *amended 8-3-15*
9. *amended 11-2-15*
10. *amended 9-12-17*

**Towers less than 160 feet in height that cannot meet the development standards will be required to obtain a Special Use Permit Class A for a Wireless Telecommunication Tower and Facility greater than 160 feet.*

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