

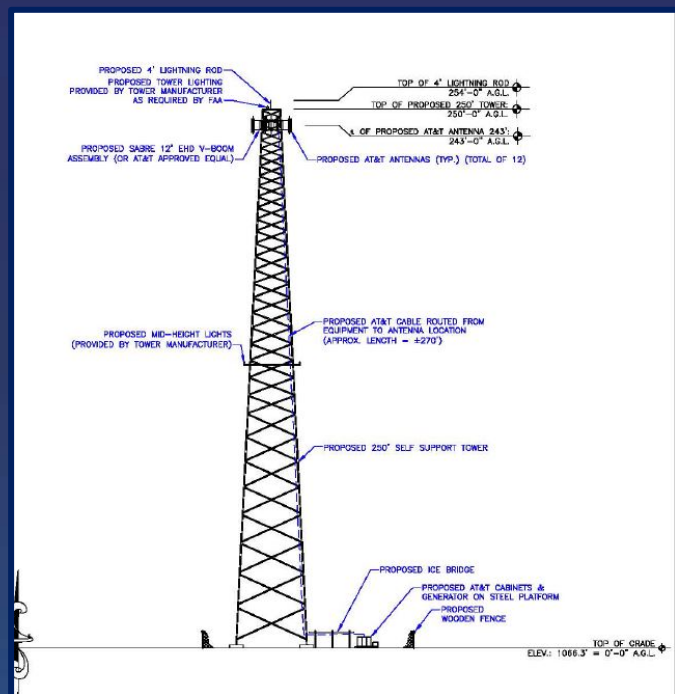


Valbridge
PROPERTY ADVISORS

Appraisal Report – Impact Study

Cell Tower Impact Study
904 NE 180th Street
Smithville, Missouri 64089

Report Date: July 29, 2022



FOR:
Skyward Land Services, Inc.
Patrick Erwin
4200 Steven Drive
Edmond, OK 73013

Valbridge Property Advisors | Kansas City

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July 29, 2022

Patrick Erwin
Skyward Land Services, Inc.
4200 Steven Drive
Edmond, OK 73013

RE: Appraisal Report
Cell Tower Impact Study
904 NE 180th Street
Smithville, Missouri 64089

Dear Mr. Erwin:

In accordance with your request, we have prepared a Value Impact Study of the proposed cell tower located in Smithville, Missouri. This report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our opinions. The purpose of this report is to examine the potential impact the proposed project could potentially have on property values of adjacent single-family residences.

We developed the analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. Skyward Land Services, Inc. is the client and intended user in this assignment. The intended use is to assist in obtaining zoning approval for the project. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report. Based upon the analysis, the report demonstrates the following:

The proposed cell tower will not substantially injure or impact the value of adjacent properties.

This letter of transmittal is not considered valid if separated from this report, and must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

Respectfully submitted,
Valbridge Property Advisors | Kansas City

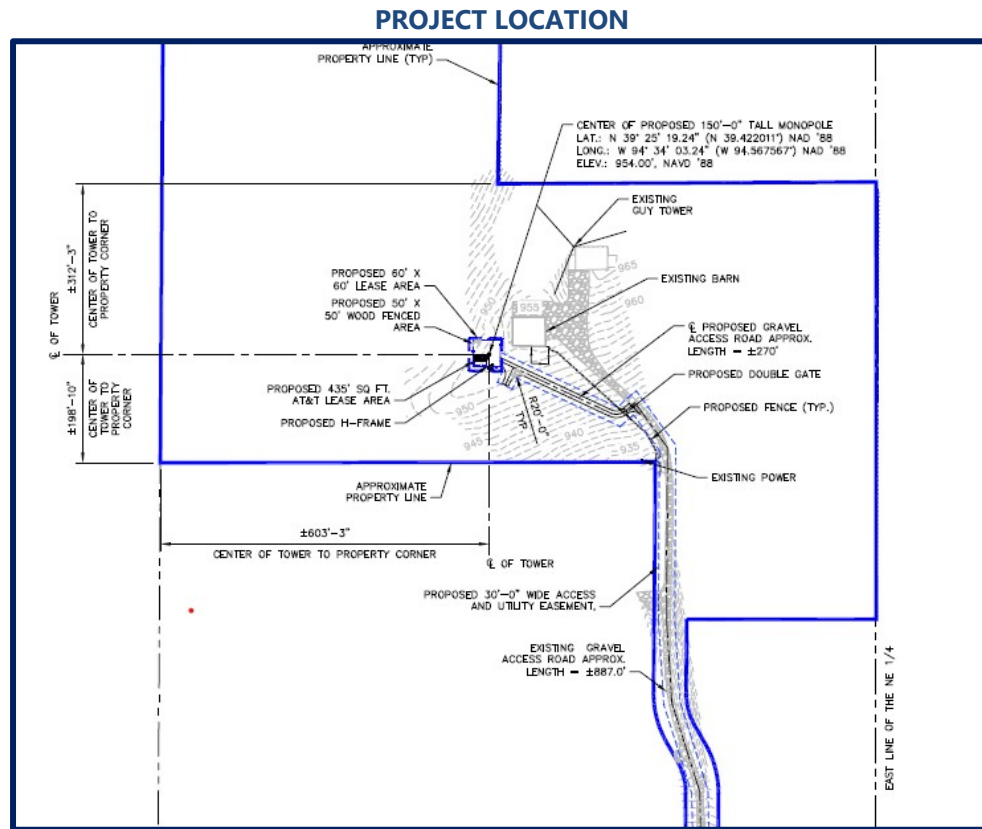
A handwritten signature in blue ink, appearing to read 'Andrew Baker', is written over a faint, light blue circular background.

Andrew Baker, MAI
Director
Missouri License #2013E030999
ABaker@Valbridge.com

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Project Location



Introduction

Client and Other Intended Users of the Appraisal

The client and intended user in this assignment is Skyward Land Services, Inc. and no others.

Intended Use of the Appraisal

The intended use of this report is for zoning approval purposes.

Location of the Subject

Location: 904 NE 180TH Street
Smithville, Missouri 64089
Latitude/Longitude: 39.422119, -94.567319

Intended Use of the Report






The intended use of this report is to assist with zoning approval for a proposed cell tower project.

Identification of the Project

Our identification of the project is based upon our on-site inspection, public records, as well as information provided to us by the client. The purpose of this report is to analyze the potential impact the project could potentially have on the value of adjacent single-family homes.

Type and Definition of Value

The purpose of this appraisal is to develop an opinion as to the potential impact the proposed project could potentially have on surrounding property values. According to the Dictionary of Real Estate Appraisal, Sixth Edition, "Market Value," as used in this appraisal, is defined as "the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

-  *Buyer and seller are typically motivated.*
-  *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
-  *A reasonable time is allowed for exposure in the open market;*
-  *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
-  *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."*

The *as is* value is the value of the property in its present condition under market conditions prevalent on the effective date of value. Please refer to the Glossary in the Addenda section for further definitions of value type(s) employed in this report.

Valuation Scenarios and Effective Dates of Value

Per the scope of the assignment we developed opinions of value for the subject property under the following scenarios for the identified property right interests as of the corresponding effective dates of value:

Value Perspective	Value Premise	Effective Date of Value
Current	As Is	June 23, 2022

Andrew Baker, MAI completed an inspection of the proposed cell tower site and surrounding area on June 23, 2022.

Date of Report

The date of this report is July 29, 2022 which is the same as the date of the letter of transmittal.

Competency

No steps were necessary to meet the competency provisions established by USPAP. We have familiarity and adequate experience with communication towers and impact studies. In addition, we are familiar with the market, geographic area, and applicable laws, regulations, and guidelines.

Assumptions and Conditions of the Appraisal

If there are extraordinary assumptions and/or hypothetical conditions used in this report, the use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

Extraordinary Assumptions

An extraordinary assumption is defined as "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

- ✚ There are no extraordinary assumptions assumed in this appraisal.

Hypothetical Conditions

A hypothetical condition is defined as "A condition, directly related to a specific assignment, which is contrary to what is known by the appraisers to exist on the effective date of the assignment results, but is used for the purposes of analysis."

- ✚ The report is based on the hypothetical condition the planned communication tower has been approved by the city and completed to determine any potential diminution in value to the surrounding properties.

Scope of Work

The scope of work includes all steps taken in the development of the appraisal. These include 1) the extent to which the subject property is identified, 2) the extent to which the subject property is inspected, 3) the type and extent of data researched, 4) the type and extent of analysis applied, and the type of appraisal report prepared. These items are discussed as follows:

Extent to Which the Impacted Properties Was Identified

The components of property identification are summarized as follows:

Economic Characteristics

Economic characteristics of the project were identified via a review of market surveys, interviews with market participants, as well as a comparison to properties with similar locational and physical characteristics.

Physical Characteristics

The subject area was physically identified via our on-site inspection. We have also analyzed information sent to us by the client, including maps and pictures of the proposed project.

Extent to Which the Property Was Inspected

Andrew Baker, MAI inspected the site and the surrounding area on June 23, 2022.

Type and Extent of Data Researched

We researched the project based upon information provided to us by the client. We reviewed the zoning code and building requirements in Smithville, Missouri. Based upon these factors, we analyzed the externalities of the project and its potential impact on the surrounding single-family homes.

As part of the process, we conducted the following analysis:

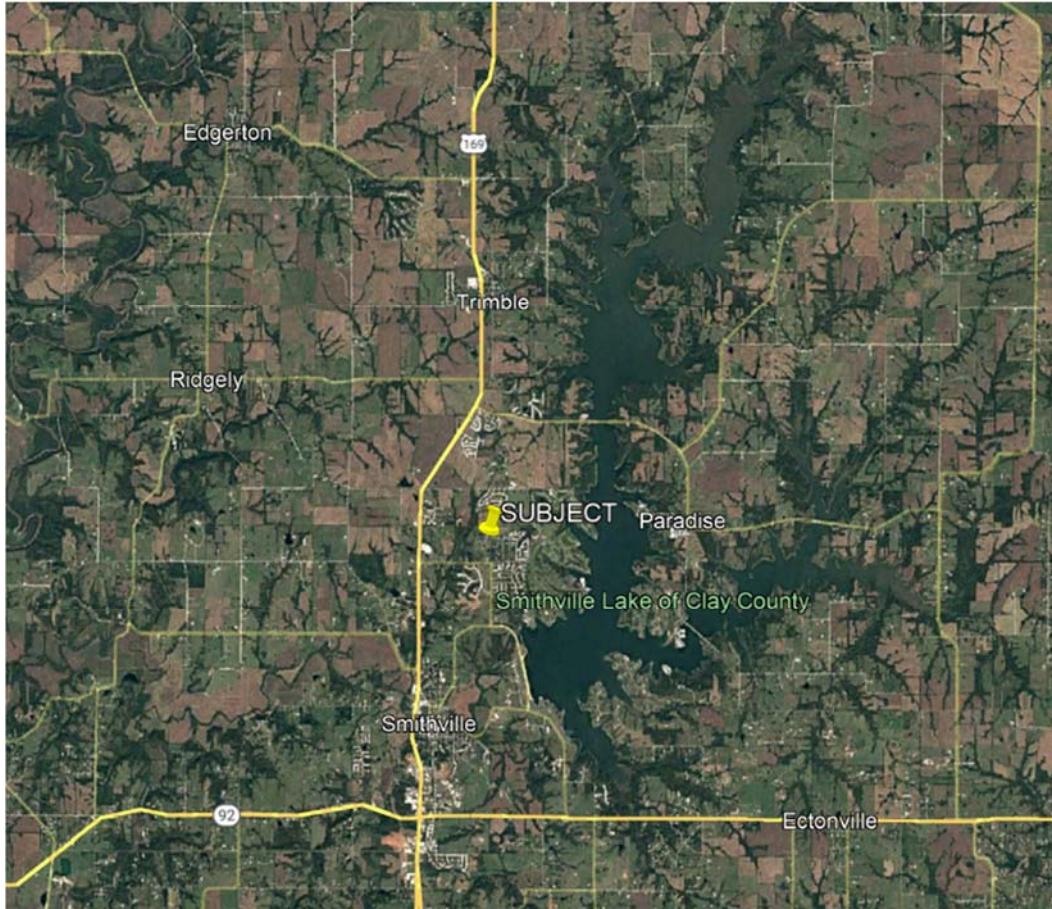
- 1) A paired sales analysis of single-family homes located adjacent to a cell tower in similar markets in Missouri.
- 2) Analysis of the marketing history of single-family homes located adjacent to cell towers, including the days on market and sales price to list price ratio.
- 3) Interviews with brokers that have experience selling single-family homes that are located adjacent to similar properties.

Appraisal Conformity

We developed the analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of the client as we understand them.

City & Neighborhood Analysis

REGIONAL MAP



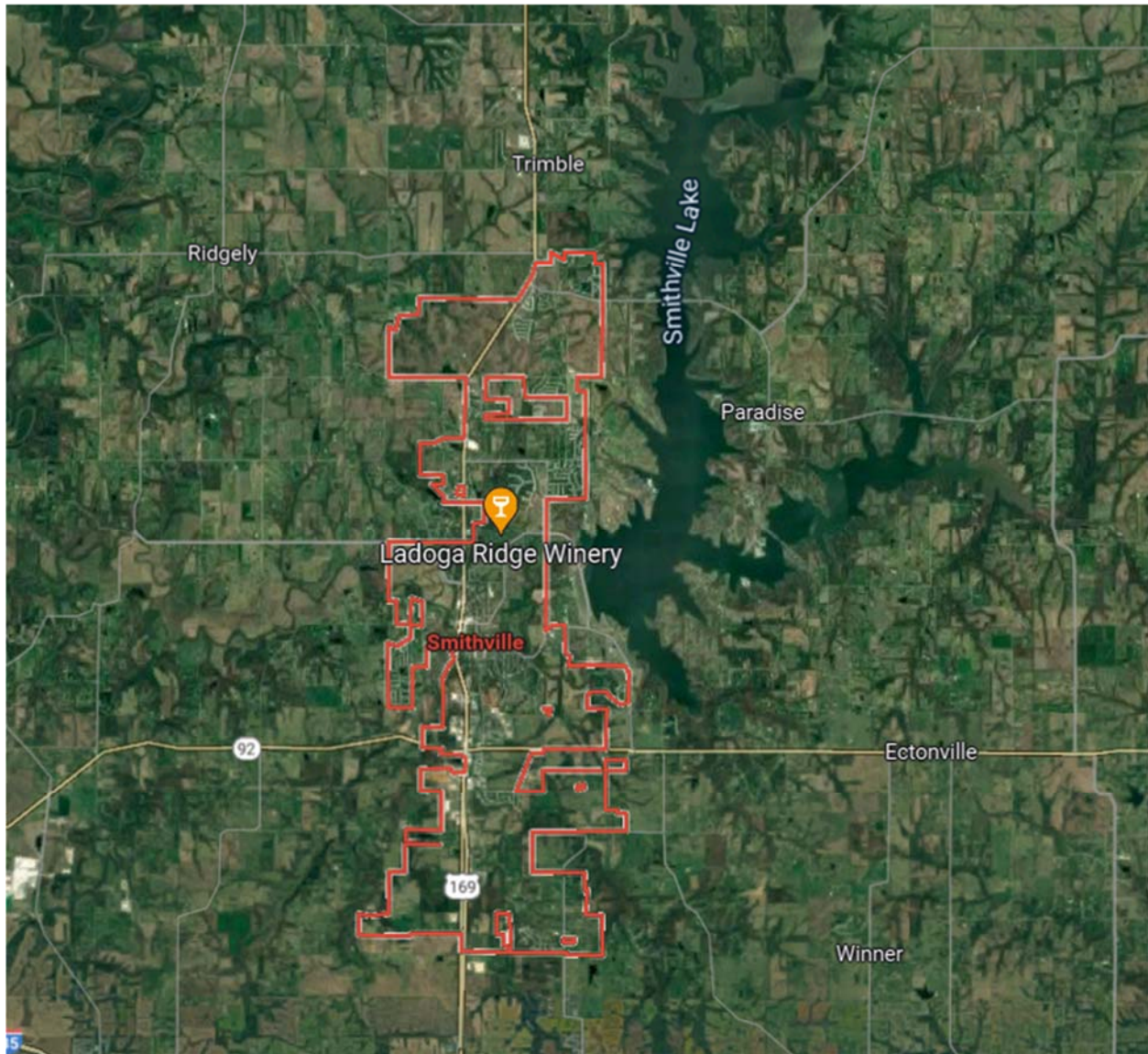
Overview

The subject is located in Smithville, in Clay County. It is part of the Kansas City, MO-KS MSA.

Neighborhood Location and Boundaries

The area is suburban in nature. For purposes of this report, the neighborhood boundaries are best described as the city limits of Smithville, Missouri. The subject is located in an area with primarily residential and agricultural land uses. The subject is located to the west of Smithville Lake, which is a major demand driver in the area.

NEIGHBORHOOD MAP



Transportation Routes

Major travel and commuter routes within the area of the subject include Highway 169 and Highway 92. Within the immediate area of the subject transportation access helps define the character of its development. Overall, access to the local area is considered to be average, considering the subject's proximity to major highways.

Demographic Analysis

The following demographic information was obtained from the 2000 U.S. Census, 2010 U.S. Census, and Site to do Business (STDB) forecasts for 2021 and 2026. We have included the City of Smithville, Clay County, and the Kansas City MSA as a point of comparison.

Population

Population characteristics relative to the subject property are presented in the following table. At present, the population in Smithville is 10,948, which has been increasing since 2010.

Population

Area	2010	Estimated 2021	Annual % Change 2010 - 21	Projected 2026	Annual % Change 2021 - 26
Missouri	5,988,927	6,186,582	0.3%	6,219,856	0.1%
Kansas City, MO-KS (MSA)	2,009,342	2,229,421	0.9%	2,269,147	0.4%
Clay County	221,939	259,794	1.4%	266,828	0.5%
Smithville city	8,337	10,948	2.5%	11,563	1.1%

Source: ESRI (ArcGIS)

Housing Information

The following table shows housing information within a one, three, and five-mile radius of the subject. Within a three-mile radius, STDB estimated that 82.1% of households are owner-occupied and 13.1% are renter-occupied. The median home value is approximately \$298,000 as of 2021.

Housing Unit Summary

Radius (Miles)	1 Mile	3 Mile	5 Mile
Population Summary			
2010 Population	2,199	5,785	11,101
2021 Population Estimate	3,162	7,879	13,866
2026 Population Projection	3,366	8,383	14,579
Annual % Change (2021 - 2026)	1.3%	1.3%	1.0%
Housing Unit Summary			
2010 Housing Units	828	2,315	4,365
% Owner Occupied	80.6%	78.0%	78.5%
% Renter Occupied	14.9%	16.3%	16.5%
2021 Housing Units	1,130	3,059	5,416
% Owner Occupied	85.8%	82.1%	80.2%
% Renter Occupied	10.1%	13.1%	15.8%
2026 Housing Units	1,200	3,248	5,678
% Owner Occupied	86.5%	83.2%	81.5%
% Renter Occupied	9.7%	12.3%	14.8%
Annual % Change (2021 - 2026)	1.3%	1.2%	1.0%
Income Summary			
2021 Median Household Income Estimate	\$94,513	\$91,242	\$89,212
2026 Median Household Income Projection	\$102,899	\$102,010	\$101,411
Annual % Change	1.7%	2.3%	2.6%
2021 Median Home Value	\$314,922	\$297,996	\$284,392
2026 Median Home Value	\$353,592	\$339,618	\$318,454
Annual % Change	2.5%	2.8%	2.4%

Unemployment - Bureau of Labor Statistics (Year-To-Date)

The unemployment rate in Clay County is currently 2.6%, which is considered to be very low.

Unemployment Rates

Area	YE 2017	YE 2018	YE 2019	YE 2020	YE 2021	2022 ¹
United States	4.4%	3.9%	3.7%	8.1%	5.3%	3.8%
Missouri	3.7%	3.2%	3.1%	6.1%	4.4%	2.8%
Kansas City MO-KS MSA	3.8%	3.3%	3.1%	6.0%	4.1%	2.7%
Clay County, MO	3.6%	2.9%	2.7%	6.0%	4.9%	2.6%

Source: www.bls.gov

data not seasonally adjusted; ¹June - most recent for US, others lag by 1-2 mos.)

Conclusions

Smithville is predominantly residential and agricultural in nature, with a population of approximately 11,000. Smithville is located along Highway 169 and Highway 92, which provides good access to the area. The local is in the second stage of its life cycle, a stage of stability with no major changes anticipated.

Description of the Project

The following description is based on our property inspection, assessor records, and information provided by the client and owner.

General Data

Location:	904 NE 180 th Street Smithville, Missouri 64089
Latitude/Longitude:	39.422119, -94.567319
Tower Height:	150 Feet
Carrier:	AT&T
Lighting:	Lighting rod at top of tower per FAA requirements

Street Frontage / Access

Access to the site will be provided by a gravel access road which will connect to Beggs Road, a private road that provides access to the Beggs property.

Surrounding Uses

The uses surrounding the site are residential in nature, with single-family homes located to the north, east, south, and west. No adverse or unfavorable factors were observed during the property tour.

Zoning Designation

Zoning Jurisdiction:	City of Smithville
Zoning Classification:	A-1, Agricultural District
Permitted Uses:	Agricultural use
Zoning Comments:	Intent. It is the intent of this district to preserve and protect agricultural resources. The district is not intended to serve the homeowner who lives on a small suburban lot but is designed to accommodate agricultural operations on substantial acreages. Uses that might have nuisance characteristics, if intermingled in developed residential areas, are permitted on the premise that they are no more offensive than normal agricultural uses. In "A-1" Districts, no building, structure, land or premises shall be used; and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, other than in conformance with the provisions of this Section.

Existing Guy Tower

The subject will be located on the Beggs Property, which contains approximately 24.49 acres and is approved with a 1,684 square foot single-family home and outbuildings. There is an existing Guy Tower that is located directly to the north of the single-family home. According to registration data, the tower is operated by Tillman Infrastructure and is 150 feet in height. The height of this tower is similar to the height of the proposed cell tower at the subject.



Existing Guy Tower next to Single-Family Home

Tower Characteristics

Registration #	1322368
Latitude	39.422
Longitude	-94.5676
Structure Type	NA
Status	Constructed
Date Constructed	NA
Ground Elev	954.1 feet
Height of Structure	149.9 feet
Overall Height	1104 feet
Structure Address	Approx. 75ft Sw Of 904 Ne 180th St Smithville Mo

APPROXIMATE PROPERTY LINE (TYP)

CENTER OF PROPOSED 150'-0" TALL MONOPOLE
LAT.: N 39° 25' 19.24" (N 39.422011) NAD '88
LONG.: W 84° 34' 03.54" (W 84.567567) NAD '88
ELEV.: 954.00', NAVD '88

EXISTING OUT TOWER

EXISTING BARN

PROPOSED 60' X 60' LEASE AREA

PROPOSED 50' X 50' WOOD FENCED AREA

PROPOSED 435' SQ FT AT&T LEASE AREA

PROPOSED H-FRAME

PROPOSED GRAVEL ACCESS ROAD APPROX. LENGTH = ±270'

PROPOSED DOUBLE GATE

PROPOSED FENCE (TYP.)

EXISTING POWER

APPROXIMATE PROPERTY LINE

±603'-3"

CENTER OF TOWER TO PROPERTY CORNER

Q OF TOWER

PROPOSED 30'-0" WIDE ACCESS AND UTILITY EASEMENT

EXISTING GRAVEL ACCESS ROAD APPROX. LENGTH = ±887.0'

APPROXIMATE R.O.W. LOCATION

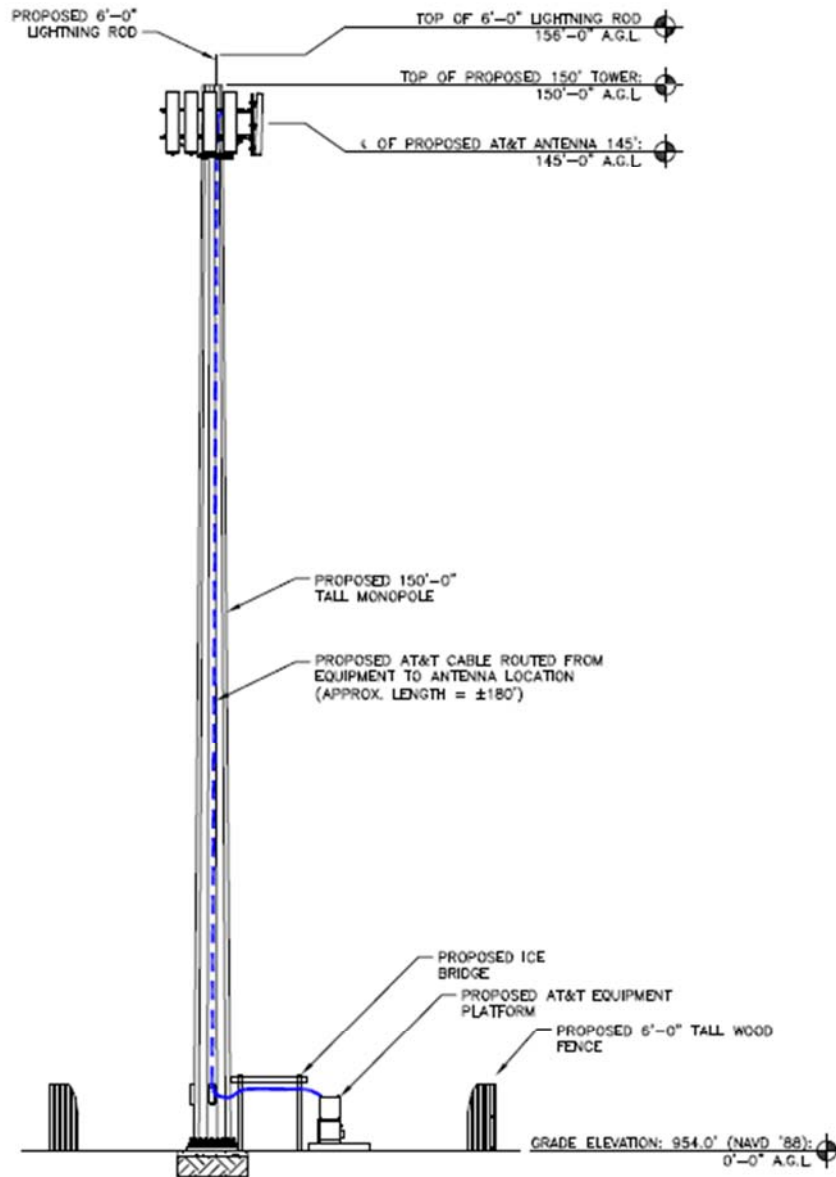
SOUTH LINE OF THE NE 1/4

NE 180TH STREET

EAST LINE OF THE NE 1/4

NE CORNER NE 1/4 SECTION 11

ELEVATION PLAN



VIEW FROM 180TH STREET LOOKING NORTH



VIEW FROM MARCUS ROAD LOOKING WEST





View of Property from 180th Street



Entrance driveway



Single-family home



Site Area



Single-family home



View of 180th Street Looking West

Market Conditions

The following is an analysis of the current residential market trends in Clay County, Missouri. This information is provided by the Kansas City Regional Association of Realtors, Kansas City Homebuilders Association and MarketGraphics.

Local Market Update for June 2022

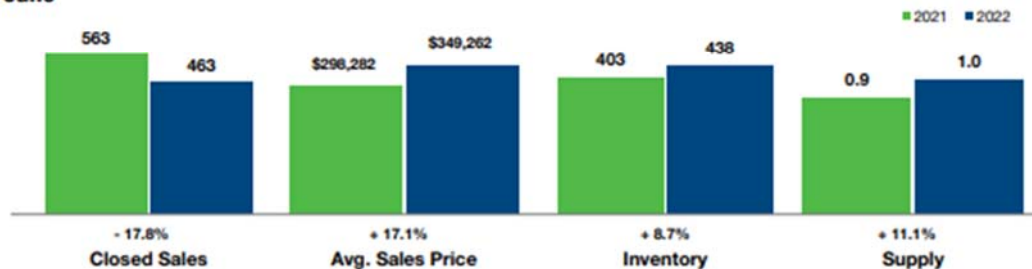


Clay, MO

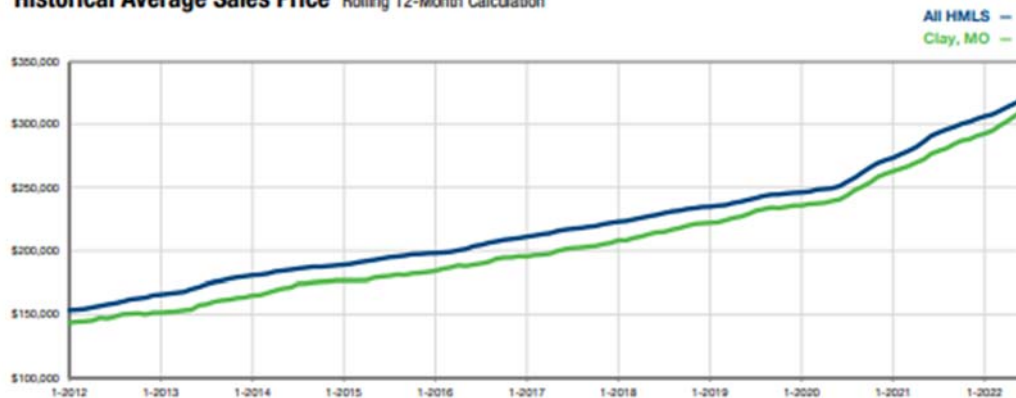
Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Closed Sales	563	463	- 17.8%	2,420	2,218	- 8.3%
Average Sales Price*	\$298,282	\$349,262	+ 17.1%	\$282,242	\$327,368	+ 16.0%
Median Sales Price*	\$270,000	\$332,000	+ 23.0%	\$255,000	\$300,000	+ 17.6%
Days on Market Until Sale	11	12	+ 9.1%	18	18	0.0%
Percentage of Original List Price Received*	104.3%	104.4%	+ 0.1%	102.8%	103.9%	+ 1.1%
Pending Sales	474	453	- 4.4%	2,672	2,466	- 7.7%
Inventory	403	438	+ 8.7%	--	--	--
Supply	0.9	1.0	+ 11.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

June



Historical Average Sales Price Rolling 12-Month Calculation



Current as of July 7, 2022. Report provided by the Kansas City Regional Association of REALTORS®. All data from Heartland Multiple Listing Service. Report © 2022 ShowingTime.

In the Clay County, the current single-family home average sales price is \$327,368 which is about a 16% from a year earlier. On average, homes are selling for a price that is 4% higher than the original list price. The monthly supply is the ratio of houses for sale to houses sold. It indicates how long the current supply of sale inventory would last given the current sales rate if no new houses were added to the market. Calculation is determined by taking the number of homes listed for sale and dividing it by the "12 month average of the number of sales". Historically, a five to six month supply of homes on the market equates to a balanced market. When the supply exceeds six months, the market begins to favor buyers, and when the supply is less than five months the market tends to favor sellers. The months of supply for homes is currently 1.0, which shows a market that favors greatly sellers.

Paired Sales Analysis

Real estate markets are influenced by attitudes, interactions, and the motivations of buyers and sellers in a particular market. Real estate values are affected by risk and future expectations. The proposed project will represent an externality to the surrounding residential properties, which is defined as:

- ✚ The principle that economies outside a property have a positive effect on value while diseconomies outside a property have a negative effect on value.
- ✚ In appraisal, off-site conditions affect a property's value. Exposure to street noise or proximity to blighted property may exemplify negative externality, whereas proximity to attractive or well-maintained properties or easy access to mass transit may exemplify positive externalities.

In order to determine the impact of the externality, we have conducted paired sales analysis. According to *The Appraisal of Real Estate, 14th Edition*, published by the Appraisal Institute, paired data analysis is defined as follows:

- ✚ A quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties; to apply this technique, sales or rental data on nearly identical properties except for one characteristic is analyzed to isolate the single characteristic's effect on value or rent.¹

The text also cautions that paired data analysis should be made with extreme care to ensure that the properties are truly comparable and that other differences do not exist.²

In order to determine the impact that the proposed project could potentially have on the value of surrounding residential properties, we have conducted an analysis of sales of homes that are located adjacent to communication towers with similar single family homes that are not located adjacent to a communication tower. We have also interviewed the listing broker of each sale to determine if the tower impacted the sale price or was a concern of market participants.

We have conducted an analysis of paired sales in across the local area. We have analyzed single family homes located next to communication towers that are of different styles and in different price points to capture a broader section of the market.

Paired Sales Methodology

The sales comparison approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. In the sales comparison approach, an indication of market value is developed by analyzing closed sales of similar properties, using the most relevant units of comparison. The comparative analysis focuses on the difference between the comparable sales and the subject property using all appropriate elements of comparison.

¹ The Appraisal of Real Estate, 14th Edition, Appraisal Institute, page 399

² Ibid, page 398

Transactional Adjustments

These items are applied prior to the application of property adjustments. Transaction adjustments include:

1. Real Property Rights Conveyed
2. Financing Terms
3. Conditions of Sale
4. Expenditures Made Immediately After Purchase
5. Market Conditions

Real Property Rights Conveyed

Before a comparable sale property can be used in the sales comparison approach, we must first ensure that the sale price of the comparable property applies to property rights that are similar to those being appraised. All of the sales should reflect a similar interest and no adjustment is required for this element of comparison.

Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. The sales sold as cash or cash equivalent and no adjustment for financing was required.

Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. The sales sold at market terms and no adjustment for conditions of sale was required.

Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures that will have to be made upon purchase of a property because these costs affect the price the buyer agrees to pay. Such expenditures may include: (1) costs to cure deferred maintenance, (2) costs to demolish and remove any portion of the improvements, (3) costs to petition for a zoning change, (4) costs to remediate environmental contamination and/or (5) costs to occupy or lease-up the property to a stabilized occupancy

The relevant figure is not the actual cost incurred but the cost that was anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison.

Market Conditions Adjustment

Market conditions may change between the time of sale of a comparable property and the date of the appraisal of the subject property. Changes in market conditions may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. Market conditions that change over time create the need for an adjustment. If market conditions have changed, an adjustment would be required for this element of comparison.

Physical Adjustments

Physical adjustments are usually expressed quantitatively as percentages that reflect the increase or decrease in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after the application of transaction adjustments. The adjustments include:

1. Location
2. Physical Characteristics

Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors.

Physical Characteristics

Physical characteristics adjustment identifies variances in the physical features of the comparables and the subject improvements. These characteristics can include the size of the single-family homes, number of bedrooms, number of bathrooms, year built, condition of the interior, and other factors.

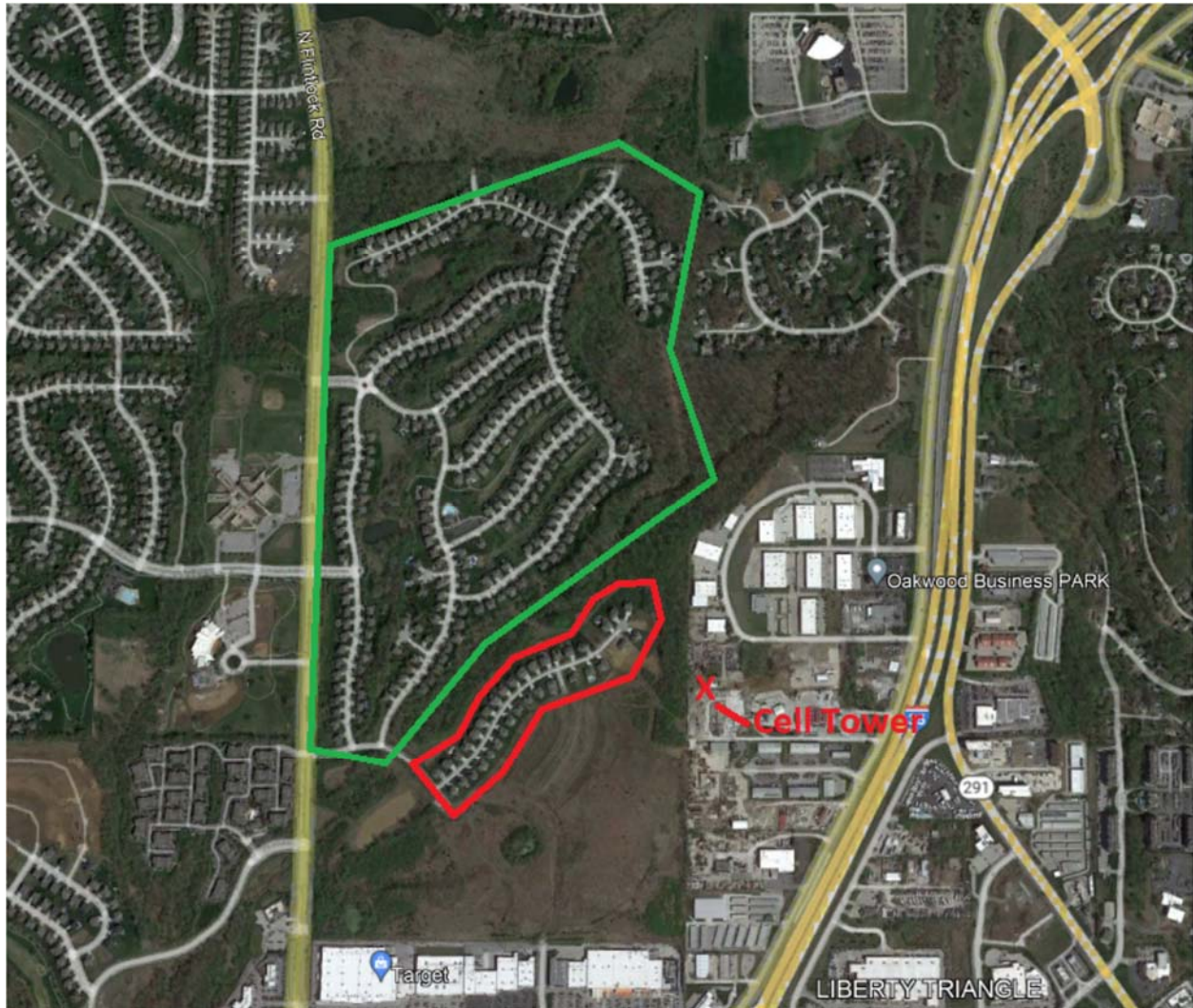
Paired Sale 1 – The Copperleaf Subdivision

We have considered the sales of single-family homes located within the Copperleaf Subdivision, which is located on the east side of Flintlock Road and 90th Street in Kansas City, Missouri. Homes in this subdivision are generally valued in the range of \$500,000 to \$750,000. Homes generally contains four to five bedrooms, and more than 2,500 square feet of finished area. The following shows the location and front view of a typical home within the Copperleaf Subdivision.



There is a monopole cell tower located to the south of the neighborhood. The cell tower is approximately 450 feet from the nearest property line and 550 feet away from the nearest home. The cell tower is on an adjoining hill and can be seen from all of the single-family homes located along Crescent Avenue. The cell tower cannot be seen from other homes in subdivision, as a tree canopy located to the north of Crescent

Avenue shields the view. The following shows an aerial map of the subdivision, with the homes with a cell tower view outlined in red, and the homes without a cell tower view outlined in green.



We have completed a paired sales analysis of homes located along Crescent Avenue (with cell tower view) with other homes in the subdivision that do not contain a cell tower view. Overall, we have analyzed the sales of all of the homes that are within the subdivision that are on Heartland MLS over the past two years (since August 1, 2020). The following table shows the differences in size of homes, median year built, and median sales price for homes within the subdivision.

Paired Sales-Copperleaf Subdivision						
Ref.	View of Cell Tower	No. of Sales	Median Size of Home	Median Year Built	Median Sales Price	Price/SF
1	Yes	7	3,375	2018	\$715,000	\$211.85
2	No	54	3,016	2011	\$590,000	\$195.62

For homes located along Crescent Avenue, which have a view of the cell tower, there have been seven home sales within the last two years. The sales prices have ranged from \$462,521 to \$874,900, with a median sales price of \$715,000. Overall, these homes have a median year built of 2018 and a median finished space of 3,375.

For homes that are not located along Crescent Avenue, which do not have a view of the cell tower, there have been 54 home sales within the last two years. The sales prices have ranged from \$433,485 to \$1,120,000, with a median sales price of \$590,000. Overall, these homes have a median year built of 2011 and a median finished space of 3,016.

The median price on a per square foot basis for home with a view of the cell tower is \$211.85. The median price of the homes without a view of the cell tower is \$195.62. Overall, the price is 8.3% higher of the homes located along Crescent Avenue. The homes located along Crescent Avenue are considered to be somewhat superior due to their more recent construction. The difference in sales price between the two comparable is considered reasonable based upon the more recent construction.

I spoke with the primary listing broker for Copperleaf Subdivision, Trish Shiever with Welcome Home Real Estate. She informed me that there has been no impact on sales price or marketing for the homes with a view of the cell tower. She said that the most expensive homes within the subdivision are located near the end of the cul-de-sac along Crescent Avenue, which are closest to the cell tower. She noted the sale of a custom-built home located at 8913 N. Crescent Street, Kansas City Missouri. This is a 4,765 square foot home with six bedrooms and seven bathrooms. When completed later this year, the home will sell for over \$1,100,000. This is among the highest sale prices for new homes in all of Clay County outside of the Shoal Creek Golf Course.

The following shows a front view of the home located at 8913 N. Crescent, as well as the view of the lot with the cell tower to the east.



Front View



View of Lot, with Cell Tower to east

Paired Sale 2 – 8832 SW 200th Street, Trimble MO 64492

The following table summarizes the sales that will be analyzed in Paired Sale 2. The subject is the December 2019 sale of a single-family home located at 8803 SW 200th Street, Trimble MO 64492. This home is located approximately 350 feet from cell tower. This property is located approximately one-mile to the north of the subject.

The following shows an aerial map and a front view of the sale.



Aerial View



Front View

Comparable Sale 1 is a May 2019 sale of a single-family homes located at 19513 Eagle Parkway, Smithville, MO for a price of \$265,000. Comparable Sale 2 is a February 2020 sale of a single-family home located at 7381 SW 223rd Street in Trimble, Missouri. The following table summarizes each of the sales.

Improved Sales Summary

	SUBJECT	Sale 1	Sale 2
Location	8032 SW 200 Street Trimble, MO	19513 Eagle Parkway Smithville, MO	7381 SW 223rd Street Trimble, MO
Sales Data			
Date of Sale	December-19	May-19	February-20
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple
Financing	Cash to Seller	Cash to Seller	Cash to Seller
Conditions of Sale	Typical	Typical	Typical
Property Type	1.5 Story	1.5 Story	1.5 Stories
Above Grade Finished Area	2,315	2,338	2,076
Year Built	1971	1900	1986
No. of Bedrooms	5	4	4
No. of Bathrooms	3.1	2.0	3.1
No. of Garage Spaces	Two Car	Two Car	Two Car
Basement:	Yes, unfinished	Yes, Unfinished	None
Land Size (Ac.)	2.060 acres	3.000 acres	4.800 acres
Unadjusted Units of Comparison			
Sales Price	\$265,000	\$265,000	\$258,000
Price Per SF:	\$114.47	\$113.34	\$124.28



Front View - Sale 1



Front View - Sale 2

We have compared the subject to similar homes in terms of above grade finished space, year built, number of bathrooms and bedrooms, basement space, and land area.

Improved Sales Comparison Approach Adjustment Grid

	Subject	Sale # 1	Sale # 2
Sale ID	8032 SW 200 Street Trimble, MO	19513 Eagle Parkway Smithville, MO	7381 SW 223rd Street, Trimble, MO
Date of Value & Sale	N/A		
Property Name	8032 SW 200 Street Trimble, MO	19513 Eagle Parkway Smithville, MO	7381 SW 223rd Street, Trimble, MO
Gross Building Area	0 sf		
Number of Units	0 units		
Unadjusted Sales Price	\$264,500	\$265,000	\$258,000
Unadjusted Sales Price per Unit		\$265,000	\$258,000
Transactional Adjustments			
Property Rights Conveyed	0		
Adjusted Sales Price		\$265,000	\$258,000
Financing Terms	Cash to Seller		
Adjusted Sales Price		\$265,000	\$258,000
Conditions of Sale	Typical		
Adjusted Sales Price		\$265,000	\$258,000
Expenditures after Sale			
Adjustment		-	-
Adjusted Sales Price		\$265,000	\$258,000
Market Conditions Adjustments			
Elapsed Time from Date of Value		0.00 years	0.00 years
Market Trend Through	N/A	-	-
Analyzed Sales Price		\$265,000	\$258,000
Property Adjustments			
Location		19513 Eagle Parkway Smithville, MO	7381 SW 223rd Street, Trimble, MO
Adjustment		Similar	Similar
Size	2315	2338	2076
Adjustment		Similar	Similar
No. of Bedroom/Bathrooms			
Adjustment		Inferior	Inferior
Basement			
Adjustment		-	Inferior
Land Area			
Adjustment		Superior	Superior
Net Physical Adjustment		Similar	Somewhat Inferior
Adjusted Sales Price per Unit		\$265,000	\$258,000

Property Adjustments - Paired Sale 2

Sale 1 contains four bedrooms, which is inferior to the five bedrooms at the subject. This sale also contains 3.00 acres of land area, which is superior to the subject. Overall, this sale is considered to be similar.

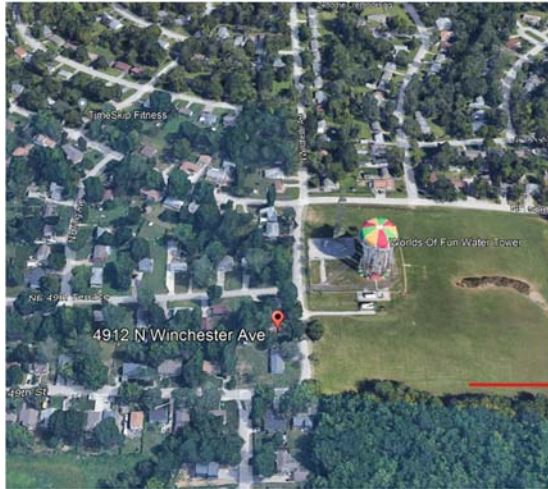
Sale 2 contains four bedroom, which is inferior to the five bedrooms at the subject. This sale also does not contain a basement, which is inferior to the subject. This sale contains 4.8 acres of land area, which is superior to the subject. Overall, this sale is considered to be somewhat inferior to the subject.

Overall, the sale price is considered to be in-line with the four comparables that were not located near the water tower and cell tower.

We spoke with the listing broker, John Anderson with Woodward Real Estate. Mr. Anderson is a real estate broker that sells homes in the Clay County and Clinton County area. He informed us that the proximity to the cell tower and water tower did not impact the marketing or sale. The property sold quickly (16 days on market) and the broker did not report any potential buyers commenting on the cell tower. Based upon our review of comparables sales, conversation with the listing broker, and that the home sold quickly and at the listing price, we conclude that the cell and water tower did not impact the sale price.

Paired Sale 3 – 4912 N. Winchester Ave, Kansas City MO 64119

The subject is the February 2022 sale of a single-family home located at 4912 N. Winchester in Kansas City, Missouri that sold for a price of \$181,000. This home is located approximately 300 feet away from a cell tower. This cell tower is taller than the proposed tower at the subject and is approximately 250 feet in height. The home is also located approximately 250 feet away from the World's of Fun water tower. The following shows an aerial map and front view of the sale.



Aerial-4912 N. Winchester



Front View-4912 Winchester



Home on left. Cell Tower and water to right.

We have compared this sale to sales in the neighborhood near the same time. The following table shows a summary of the sales. We have compared the subject to similar homes in terms of above grade finished space, year built, number of bathrooms and bedrooms, basement space, and land area.

Improved Sales Summary

	SUBJECT	Sale 1	Sale 2	Sale # 3
Location	4912 Winchester Ave Kansas City MO	7321 NE 51st Street Kansas City, MO	5001 N. Manchester Kansas City, MO	4923 N. Wheeling Ave. Kansas City, MO 64119

Sales Data

Date of Sale	April-22	January-22	November-21	May-22
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Conditions of Sale	Typical	Typical	Typical	Typical
Property Type	Ranch	Ranch	Ranch	Ranch
Above Grade Finished Area	922	1,000	929	912
Year Built	1943	1961	1964	1956
No. of Bedrooms	3	3	3	3
No. of Bathrooms	1.0	1.0	1.0	1.0
No. of Garage Spaces	One-Car	One-Car	One-Car	One-Car
Basement:	Yes, unfinished	Yes, Unfinished	Yes, Unfinished	Yes, unfinished
Land Size (Ac.)	0.230 acres	0.190 acres	0.170 acres	0.230 acres

Unadjusted Units of Comparison

Sales Price	\$181,000	\$169,000	\$182,500	\$183,000
Price Per SF:	\$196.31	\$169.00	\$196.45	\$200.66
Number of Units				



Front View - Sale 1



Front View - Sale 2



Front View - Sale 3

Improved Sales Comparison Approach Adjustment Grid

	Subject	Sale # 1	Sale # 2	Sale # 3
Date of Value & Sale	N/A	January-22	November-21	56/1/22
Property Name	4912 Winchester Ave. Kansas City, MO	7321 NE 51st Street Kansas City MO	5001 N. Manchester, Kansas City MO	4923 N. Wheeling, Kansas City MO
Gross Building Area	922 sf	1,000	929	912
Number of Units	0 units			
Unadjusted Sales Price	\$181,000	\$169,000	\$182,500	\$183,000
Unadjusted Sales Price per Unit		\$169,000	\$182,500	\$183,000
Transactional Adjustments				
Property Rights Conveyed	0			
Adjusted Sales Price		\$169,000	\$182,500	\$183,000
Financing Terms	Cash to Seller			
Adjusted Sales Price		\$169,000	\$182,500	\$183,000
Conditions of Sale	Typical			
Adjusted Sales Price		\$169,000	\$182,500	\$183,000
Expenditures after Sale				
Adjustment		-	-	-
Adjusted Sales Price		\$169,000	\$182,500	\$183,000
Market Conditions Adjustments				
Elapsed Time from Date of Value		0.00 years	0.00 years	0.00 years
Market Trend Through	N/A	-	-	-
Analyzed Sales Price		\$169,000	\$182,500	\$183,000
Property Adjustments				
Location	4912 Winchester Ave. Kansas City, MO	7321 NE 51st Street Kansas City MO	5001 N. Manchester, Kansas City MO	4923 N. Wheeling, Kansas City MO
Adjustment		Similar	Similar	Similar
Size	922 sf	1,000	929	912
Adjustment		Similar	Similar	Similar
No. of Bedroom/Bathrooms				
Adjustment		Similar	Similar	Similar
Age/Condition				
Adjustment		Similar	Similar	Similar
Basement				
Adjustment		Similar	Similar	Similar
Land Area				
Adjustment		Similar	Similar	Similar
Net Physical Adjustment		-	-	-
Adjusted Sales Price per Unit		\$169,000	\$182,500	\$183,000

Property Adjustments Adjustments-Paired Sale 3

Analysis of sale of other properties within this neighborhood report a price ranging from \$169,000 to \$183,000. Overall, the sale price is considered to be in-line with the three comparables that were not located near the cell tower.

According to the MLS Listing, this property was on the market for short period and sold for \$26,000 above the list price. I spoke with the listing broker, Jesse Burwell with Keller Williams-KC North, who informed me that he had received four or five offers on the property after an open house. He informed us that the proximity to the cell tower did not impact the marketing or sale price. Based upon our review of comparables sales, conversation with the listing broker, and that the home sold quickly and above the listing price, we conclude that the cell tower did not impact the sale price.

Paired Sale 4 – 9250 NE 112th Street, Kansas City Missouri

The subject is the January 2015 sale of a single-family home located at 9250 NE 112th Street in Kansas City, Missouri that sold for a price of \$137,000. This home is located approximately 650 feet away from a cell tower. The following shows an aerial map and front view of the sale.



Aerial-9250 NE 112th Street



Front View-9250 NE 112th Street

We have compared this sale to sales in the neighborhood near the same time. The following table shows a summary of the sales. We have compared the subject to similar homes in terms of above-grade finished space, year built, number of bathrooms and bedrooms, basement space, and land area.

Improved Sales Summary

	SUBJECT	Sale 1	Sale 2
Location	9250 NE 112th St Kansas City MO	1209 NE Middlebrook, Liberty, MO	21408 NE 112th St, Liberty, MO

Sales Data

Date of Sale	January-15	November-14	October-15
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple
Financing	Cash to Seller	Cash to Seller	Cash to Seller
Conditions of Sale	Typical	Typical	Typical
Property Type	Ranch	Ranch	Ranch
Above Grade Finished Area	1,144	1,202	1,200
Year Built	1962	1955	1964
No. of Bedrooms	3	3	3
No. of Bathrooms	2.0	2.0	2.0
No. of Garage Spaces	Two-Car	Two-Car	Two-Car
Basement:	Yes, unfinished	Yes, unfinished	yes, unfinished
Land Size (Ac.)	0.697 acres	0.500 acres	0.970 acres

Unadjusted Units of Comparison

Sales Price	\$137,000	\$129,900	\$145,000
Price Per SF:	\$119.76	\$108.07	\$120.83
Number of Units			



Front View - Sale 1



Front View - Sale 2

Improved Sales Comparison Approach Adjustment Grid

	Subject	Sale # 1	Sale # 2
Date of Value & Sale	N/A	January-22	November-21
Property Name	9250 NE 112th street	1209 NE Middlebrook	21408 NE 112th Street
Gross Building Area	1,144 sf	1,200	1,200
Number of Units	0 units		
Unadjusted Sales Price	\$137,000	\$129,900	\$145,000
Unadjusted Sales Price per Unit		\$129,900	\$145,000
Transactional Adjustments			
Property Rights Conveyed	0		
Adjusted Sales Price		\$129,900	\$145,000
Financing Terms	Cash to Seller		
Adjusted Sales Price		\$129,900	\$145,000
Conditions of Sale	Typical		
Adjusted Sales Price		\$129,900	\$145,000
Expenditures after Sale			
Adjustment		-	-
Adjusted Sales Price		\$129,900	\$145,000
Market Conditions Adjustments			
Elapsed Time from Date of Value		0.00 years	0.00 years
Market Trend Through	N/A	-	-
Analyzed Sales Price		\$129,900	\$145,000
Property Adjustments			
Location	4912 Winchester Ave. Kansas City, MO	7321 NE 51st Street Kansas City MO	5001 N. Manchester, Kansas City MO
Adjustment		-	-
Size	1,144 sf	1,200	1,200
Adjustment		-	-
No. of Bedroom/Bathrooms			
Adjustment		-	-
Non-Realty Components			
Adjustment		-	-
Basement			
Adjustment		-	-
Land Area			
Adjustment		-	-
Net Physical Adjustment		-	-
Adjusted Sales Price per Unit		\$129,900	\$145,000

Adjustments-Paired Sale 4

Analysis of sale of other properties within this neighborhood report a price ranging from \$129,900 to \$145,000. Overall, the sale price is considered to be in-line with the two comparables that were not located near the cell tower.

According to the MLS Listing, this property was on the market for short period and sold for \$2,100 above the list price. Based upon our review of comparables sales, the home sold quickly and above the listing price, we conclude that the cell tower did not impact the sale price.

Conclusions

In determining the potential diminution in value due to the proximity of a cell tower, we analyzed sales data and interviewed knowledgeable market participants. We conducted a paired sales analysis of single-family homes located near cell towers in the surrounding. Of the four paired sales analyzed, three were in-line with the comparable sales, and one was higher than the comparable data. In addition, each of the market participants we interviewed reported that the cell tower did not impact the marketing or sale price of the single-family home. We further note that three of the sales were on the market for a short time and two sales sold for a price that was at or above the listing price.

In summary, real estate markets are influenced by attitudes, interactions and the motivations of buyers and sellers in a particular market. Based upon our interviews with market participants, a review of impacted sales in similar locations, we conclude the following:

The proposed cell tower will not substantially injure or impact the value of adjacent properties.

Respectfully submitted,
Valbridge Property Advisors | Kansas City



Andrew Baker, MAI
Director
Missouri License #2013E030999
ABaker@Valbridge.com

General Assumptions & Limiting Conditions

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Shaner Appraisals, Inc. will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Shaner Appraisals, Inc. is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in

connection with such matters.

11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Shaner Appraisals, Inc. and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but no third-parties not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Shaner Appraisals, Inc. .
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income & Expense Projection" are anticipated.

20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.
22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
26. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.

27. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
28. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
29. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
30. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
31. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
32. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
33. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
34. You and Valbridge Property Advisors | Shaner Appraisals, Inc. both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes

and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Shaner Appraisals, Inc. and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Shaner Appraisals, Inc. or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by Valbridge Property Advisors | Shaner Appraisals, Inc. for this assignment, and under no circumstances shall any claim for consequential damages be made.

35. Valbridge Property Advisors | Shaner Appraisals, Inc. shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Shaner Appraisals, Inc. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Shaner Appraisals, Inc. and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Shaner Appraisals, Inc. harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Shaner Appraisals, Inc. in such action, regardless of its outcome.
36. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Shaner Appraisals, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
37. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
38. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
39. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

Certification – Andrew Baker, MAI

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Andrew Baker has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education requirements for designated members of the Appraisal Institute.



Andrew Baker, MAI

Director

Missouri Certified General Appraiser #2013030999

ABaker@Valbridge.com

Addenda

Glossary

Qualifications

- Andrew Baker, MAI - Director

Information on Valbridge Property Advisors

Additional Property Information

Glossary

Definitions are taken from the Dictionary of Real Estate Appraisal, 5th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP) and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Additional Rent

Any amounts due under a lease that is in addition to base rent. Most common form is operating expense increases. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

Base (Shell) Building

The existing shell condition of a building prior to the installation of tenant improvements. This condition varies from building to building, landlord to landlord, and generally involves the level of finish above the ceiling grid. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

The areas of the building that provide services to building tenants but which are not included in the rentable area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common areas are;

floor common areas, parking spaces, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Certificate of Occupancy (COO)

A statement issued by a local government verifying that a newly constructed building is in compliance with all codes and may be occupied.

Common Area (Public) Factor

In a lease, the common area (public) factor is the multiplier to a tenant's useable space that accounts for the tenant's proportionate share of the common area (restrooms, elevator lobby, mechanical rooms, etc.). The public factor is usually expressed as a percentage and ranges from a low of 5 percent for a full tenant to as high as 15 percent or more for a multi-tenant floor. Subtracting one (1) from the quotient of the rentable area divided by the useable area yields the load (public) factor. At times confused with the "loss factor" which is the total rentable area of the full floor less the useable area divided by the rentable area. (BOMA)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.

CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings. CAM can refer to all operating expenses.

CAM can refer to the reimbursement by the tenant to the landlord for all expenses reimbursable under the lease. Sometimes reimbursements have what is called an administrative load. An example would be a 15 percent addition to total operating expenses, which are then prorated among tenants. The administrative load, also called an administrative and marketing fee, can be a substitute for or an addition to a management fee. (Dictionary)

Condominium

A form of ownership in which each owner possesses the exclusive right to use and occupy an allotted unit plus an undivided interest in common areas.

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement

An interest in real property restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature to continue, subject to the easement. In some locations, a conservation easement may be referred to as a conservation restriction. (Dictionary)

Contributory Value

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI/Im$), which measures the relative ability to a property to meet its debt service out of net operating income. Also called Debt Service Coverage Ratio (DSCR). A larger DCR indicates a greater ability for a property to withstand a downturn in revenue, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

1) In appraising, the loss in a property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. 2) In accounting, an allowance made against the loss in value of an asset for a defined purpose and computed using a specified method. (Dictionary)

Disposition Value

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

- Consummation of a sale within a exposure time specified by the client;
- The property is subjected to market conditions prevailing as of the date of valuation;

- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time specified by the client;
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

1) The date at which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Rent

The rental rate net of financial concessions such as periods of no rent during the lease term and above- or below-market tenant improvements (TIs). (Dictionary)

EPDM

Ethylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called an expense recovery clause or stop clause. (Dictionary)

Estoppel Certificate

A statement of material factors or conditions of which another person can rely because it cannot be denied at a later date. In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an estoppel letter. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. (Dictionary)

Exposure Time

1) The time a property remains on the market. 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary)

Fair Market Value

The price at which the property should change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts. [Treas. Reg. 20.2031-1(b); Rev. Rul. 59-60. 1959-1 C.B. 237]

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

Areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a full service lease. (Dictionary)

Going Concern Value

- The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern.
- The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value when it exists and is recognizable. (Dictionary)

Gross Building Area

The total constructed area of a building. It is generally not used for leasing purposes (BOMA)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of the same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expense in income-producing properties when less than 100 percent occupancy is assumed. The gross up method approximates the actual expense of providing services to the rentable area of a building given a specified rate of occupancy. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning. A general term encompassing any system designed to heat and cool a building in its entirety.

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are 1) legal permissibility, 2) physical possibility, 3) financial feasibility, and 4) maximally profitability. Alternatively, the probable use of land or improved –specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Dictionary)

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary)

Industrial Gross Lease

A lease of industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real estate taxes as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

Insurable Value

A type of value for insurance purposes. (Dictionary)
(Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees).

Investment Value

The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position as he or she would be if the property had not been taken. (Dictionary)

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of

a contractual landlord-tenant relationship (i.e., a lease). (Dictionary)

Leasehold Interest

The tenant's possessory interest created by a lease. (Dictionary)

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

- Consummation of a sale within a short period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)

The amount of money borrowed in relation to the total market value of a property. Expressed as a percentage of the loan amount divided by the property value. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement including permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value As If Complete

Market value as if complete means the market value of the property with all proposed construction, conversion or rehabilitation hypothetically completed or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value shall reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value As If Stabilized

Market value as if stabilized means the market value of the property at a current point and time when all improvements have been physically constructed and the property has been leased to its optimum level of long term occupancy.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede

the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary)

Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease. (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the optionee) to buy, sell, or lease real property for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole (a fractional interest). (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real estate taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Prospective Future Value Upon Completion

Market value "upon completion" is a prospective future value estimate of a property at a point in time when all of its improvements are fully completed. It assumes all proposed construction, conversion, or rehabilitation is hypothetically complete as of a future date when such effort is projected to occur. The projected completion date and the value estimate must reflect the market value of the property in its projected condition, i.e., completely vacant or partially occupied. The cash flow must reflect lease-up costs, required tenant improvements and leasing commissions on all areas not leased and occupied.

Prospective Future Value Upon Stabilization

Market value “upon stabilization” is a prospective future value estimate of a property at a point in time when stabilized occupancy has been achieved. The projected stabilization date and the value estimate must reflect the absorption period required to achieve stabilization. In addition, the cash flows must reflect lease-up costs, required tenant improvements and leasing commissions on all unleased areas.

Replacement Cost

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, super-adequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., “retrospective market value opinion.” (Dictionary)

Sandwich Leasehold Estate

The interest held by the original lessee when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee (i.e., the tenant) leases part or all of the property to another party and thereby becomes a lessor. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Substantial Completion

Generally used in reference to the construction of tenant improvements (TIs). The tenant’s premises are typically deemed to be substantially completed when all of the TIs for the premises have been completed in accordance with the plans and specifications previously approved by the tenant. Sometimes used to define the commencement date of a lease.

Surplus Land

Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

Triple Net (Net Net Net) Lease

A lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called NNN, triple net leases, or fully net lease. (Dictionary)

(The market definition of a triple net leases varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area or building common area on a floor. The total of all the usable areas or a floor shall equal floor usable area of that same floor. The amount of floor usable area can vary over the life of a building as corridors expand and contract and as floors are remodeled. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property’s highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

Qualifications

Qualifications of Andrew Baker, MAI
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Education

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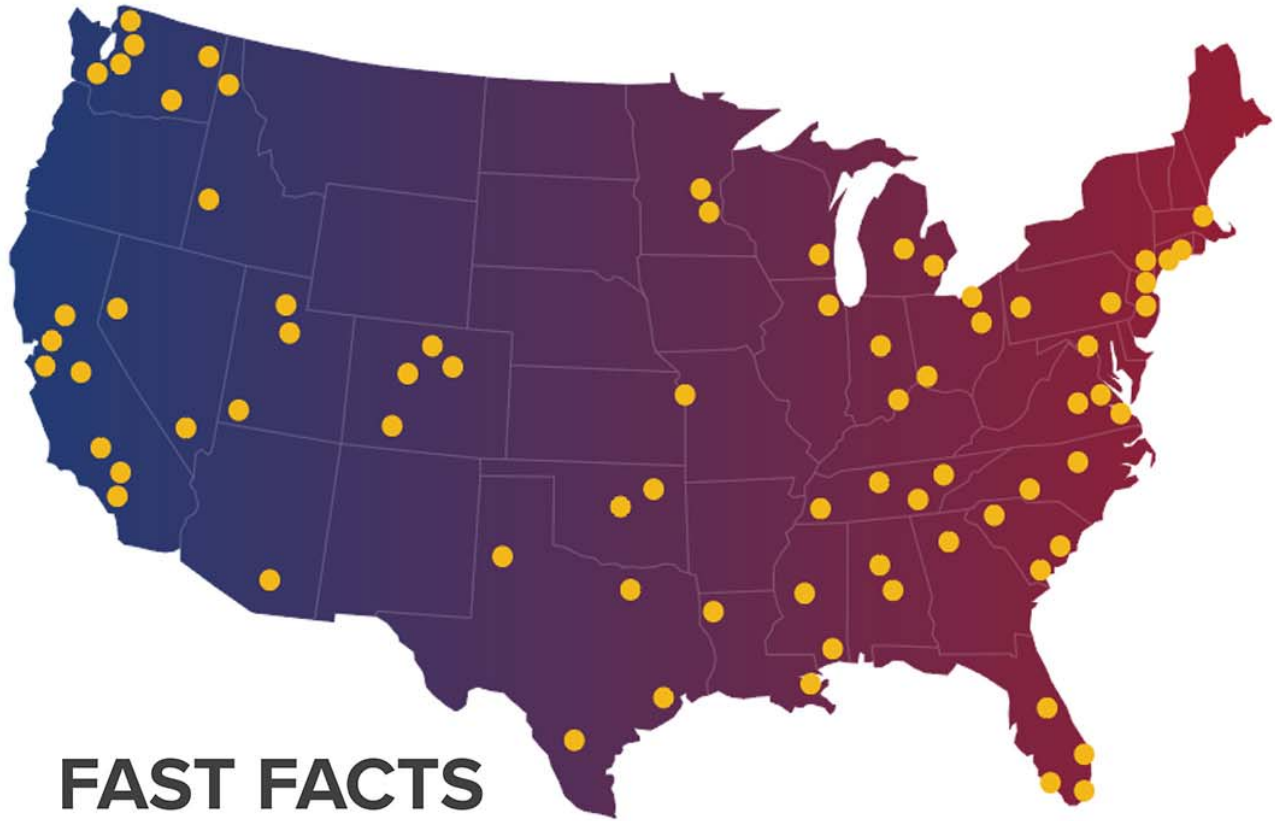
Real Estate Analyst

Integra Realty Resources. (2008-2012)

Appraisal/valuation and consulting assignments have included many different property types including retail, office, industrial and multifamily. Assignments also include tax appeal valuations and rent comparability studies. Assignments have been concentrated in the Kansas City Metropolitan area.



Valbridge
PROPERTY ADVISORS



FAST FACTS

COMPANY INFORMATION

- Valbridge is the largest independent national real estate valuation and advisory services firm in North America.
 - Total number of MAI-designated appraisers (200+ on staff)
 - Total number of office locations (70+ across U.S.)
 - Total number of staff (675+ strong)
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LATITUDE (NAD 83):	39.422011° N (39° 25' 19.24" N)
LONGITUDE (NAD 83):	-094.567567° W (-94° 34' 03.24" W)
GROUND ELEVATION:	954.00' NAVD '88
JURISDICTION:	CITY
JURISDICTION CONTACT:	JIM WADDLE 107 WEST MAIN ST SMITHVILLE, MO 64089 (816) 532-3897
ZONING:	A1
PARCEL/TAX ID NUMBER:	05303000100500
PARCEL OWNER:	GARY E. & MELODY L BEGGS 904 NE 180TH ST. SMITHVILLE, MO 64089
TOWER OWNER:	TILLMAN INFRASTRUCTURE
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	150.0'-0" (AGL)

TOWER OWNER:	TILLMAN INFRASTRUCTURE 1955 LAKEWAY DR. SUITE 265B LEWISVILLE, TX 75057 CHARLIE BOOTHE CBOOTHE@TILLMANINFRASTRUCTURE.COM PHONE: (314) 513-0151
APPLICANT:	SKYWARD LAND SERVICES 7381 WEST 133RD ST., SUITE 403 OVERLAND PARK, KS 66213 PATRICK ERWIN PHONE: (913) 626-4440 EMAIL: ERWIN@SKYWARDSITE.COM
CONSTRUCTION:	TILLMAN INFRASTRUCTURE 1955 LAKEWAY DR. SUITE 265B LEWISVILLE, TX 75057 CHARLIE BOOTHE CBOOTHE@TILLMANINFRASTRUCTURE.COM PHONE: (314) 513-0151
A+E FIRM	ASSOCIATED ENGINEERING, INC. 2705 NORTH MAIN STREET ELKHORN, NE 68022 TOM MEDHI PHONE: (402) 289-5040 TMEDHI@AE-PC.COM



AT&T **TILLMAN**
INFRASTRUCTURE

FA NUMBER: 12878700 / SITE ID: TI-OPP-19189-A
SITE NAME: SMITHVILLE LAKE MO
ADDRESS: 904 NE 180TH ST.
SMITHVILLE, MO 64089
CLAY COUNTY

NOT TO SCALE

DIRECTIONS FROM KANSAS CITY INTERNATIONAL AIRPORT
(1 INTERNATIONAL SQUARE, KANSAS CITY, MO 64153):

GET ON I-435 E IN MAY TOWNSHIP FROM NW 120TH ST AND NW MID
CONTINENT TRAFFICWAY (2.1 MI), FOLLOW I-435 E AND US-169 N TO
NE 180 ST/NE 180TH ST IN SMITHVILLE (12.4 MI), TURN RIGHT ONTO NE
180 ST/NE 180TH ST (0.9 MI), TURN LEFT ONTO BEGGS RD AND DRIVE
ABOUT 0.2 MILES, THE DESTINATION WILL BE ON YOUR LEFT.



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG IN MISSOURI
MISSOURI STATE LAW REQUIRES MIN. 3 WORKING DAYS NOTICE BEFORE
YOU EXCAVATE.

CALL 811 OR 1-800-344-7483
www.missouri1call.com



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[illegible]

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RFDS NAME:	TBD
RFDS REVISION:	TBD
RFDS DATE:	TBD
RFDS ID:	TBD
RF MANAGER:	TBD
CARRIER:	TBD

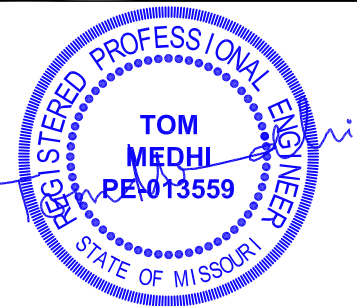
THESE DOCUMENTS ARE DRAWN TO SCALE FOR 22X34 SIZE SHEET. DOCUMENTS PRINTED IN 11X17 SIZE SHEET ARE REDUCED TO HALF THE ORIGINAL SCALE. SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. THESE SITE PLANS SHALL ADHERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE JURISDICTION PLANNING AND ZONING. FOR ANTENNAS AND SUPPORT STRUCTURES, WHERE SITE IS LOCATED.

SHEET NUMBER

The logo for Tillman Infrastructure, featuring the word "TILLMAN" in a large, bold, blue sans-serif font, and the word "INFRASTRUCTURE" in a smaller, bold, blue sans-serif font below it. To the right of the text is a stylized blue icon consisting of three upward-pointing chevrons stacked vertically, with a small square at the top.

SMITHVILLE LAKE
TI-OPP-19189 A/FA# 12878700
PACE# TBD
PT# TBD
904 NE 180TH ST.
SMITHVILLE, MO 64089

4	05/03/22	FINAL ZD DRAWINGS	JMV
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0	02/11/22	ZD DRAWINGS	JMV
B	02/10/22	ZD DRAWINGS	JMV
A	02/07/22	ZD DRAWINGS	MS
REV	DATE	DESCRIPTION	BY



Tom Medhi 05-03-2022
Tom Medhi Date
MY LICENSE RENEWAL DATE IS 12/31/2023

HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI

TITLE SHEET

T-1

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LANDLORD: GARY E. & MELODY L BEGGS
ADDRESS: 904 NE 180TH STREET
SMITHVILLE, MO 64089
PARCEL NO: 05303000100500
CANDIDATE: A
LATITUDE (NAD 83): N 39.422011° (N 39° 25' 19.24")
LONGITUDE (NAD 83): W 94.567567° (W 94° 34' 03.24")
GROUND ELEVATION: 954.00' NAVD '88
TOWER HEIGHT: 150'-0" AGL
OVERALL TOWER HEIGHT: 156'-0" AGL
ZONING: A1

PRE-CONSTRUCTION ONLY
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

NOTE:
SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.

- | | | | |
|-----|---|---------|------------------------|
| (M) | MEASURED DISTANCE | ☆ | LIGHT POST |
| (P) | PLATTED DISTANCE | ○ | HYDRANT |
| (R) | RECORDED DISTANCE | ⊞ | WATER METER |
| (D) | DEEDED DISTANCE | —○—○—○— | FENCE — CHAIN LINK |
| ● | FOUND CORNER | —x—x—x— | FENCE — BARBED WIRE |
| ○ | SET CORNER | —FO— | FIBER OPTIC LINE |
| ⊕ | BENCH MARK | —OHP— | OVERHEAD POWER LINE |
| ⊙ | SECTION CORNER | — — — | CENTER LINE |
| Ⓡ | FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN) | — — — | APPARENT PROPERTY LINE |
| ⬮ | POWER POLE | — — — | ROW LINE |
| Ⓜ | ELECTRIC METER | — — — | LEASE LINE |
| Ⓜ | GAS METER | — — — | EASEMENT LINE |
| Ⓜ | TELEPHONE BOX | — — — | SECTION LINE |



OVERALL SITE VIEW

100' 0 50' 100' SCALE: 1"=100'-0" (22x34)
(OR) 1/2"=100'-0" (11x17)

SITE OWNER
APPLICANT
SITE ACQUISITION /ENGINEERING
SITE INFORMATION
DESIGN RECORD
PROFESSIONAL STAMP
ENGINEER
SHEET TITLE
SHEET NUMBER

TILLMAN
INFRASTRUCTURE

AT&T
mobility corp.

SKYWARD
LAND SERVICES, INC.

ASSOCIATED
Engineering & Surveying
AE INC. Project #5958

SMITHVILLE LAKE
TI-OPP-19189 A/FA# 12878700
PACE# TBD
PT# TBD
904 NE 180TH ST.
SMITHVILLE, MO 64089

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B	02/10/22	ZD DRAWINGS	JMV
A	02/07/22	ZD DRAWINGS	MS

TOM MEDHI
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
PE 013559

Tom Medhi 05-03-2022
Date
MY LICENSE RENEWAL DATE IS 12/31/2023
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI

OVERALL SITE PLAN

ZD-1

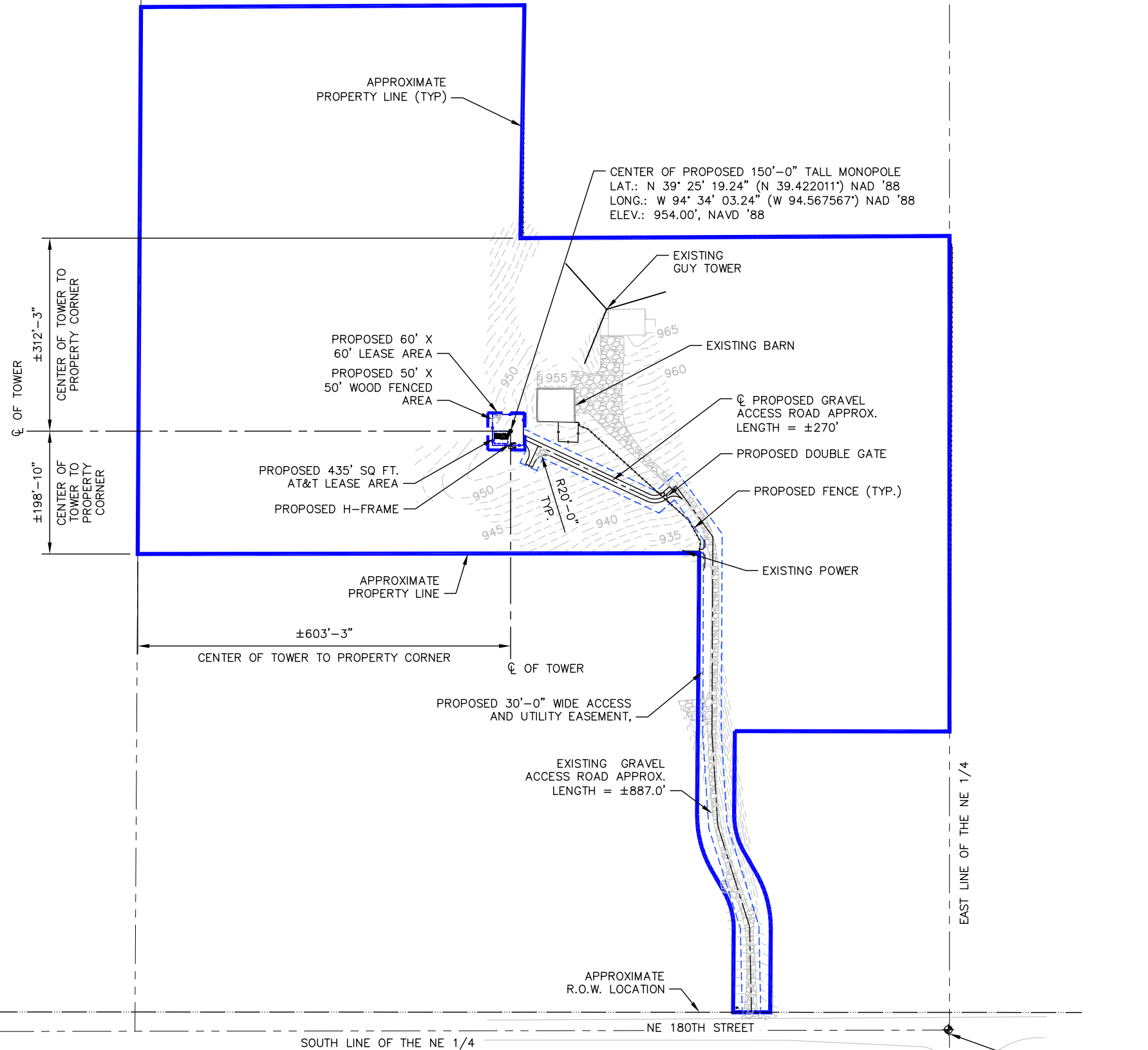
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BOUNDARY NOTICE

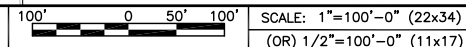
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OVERALL SITE VIEW

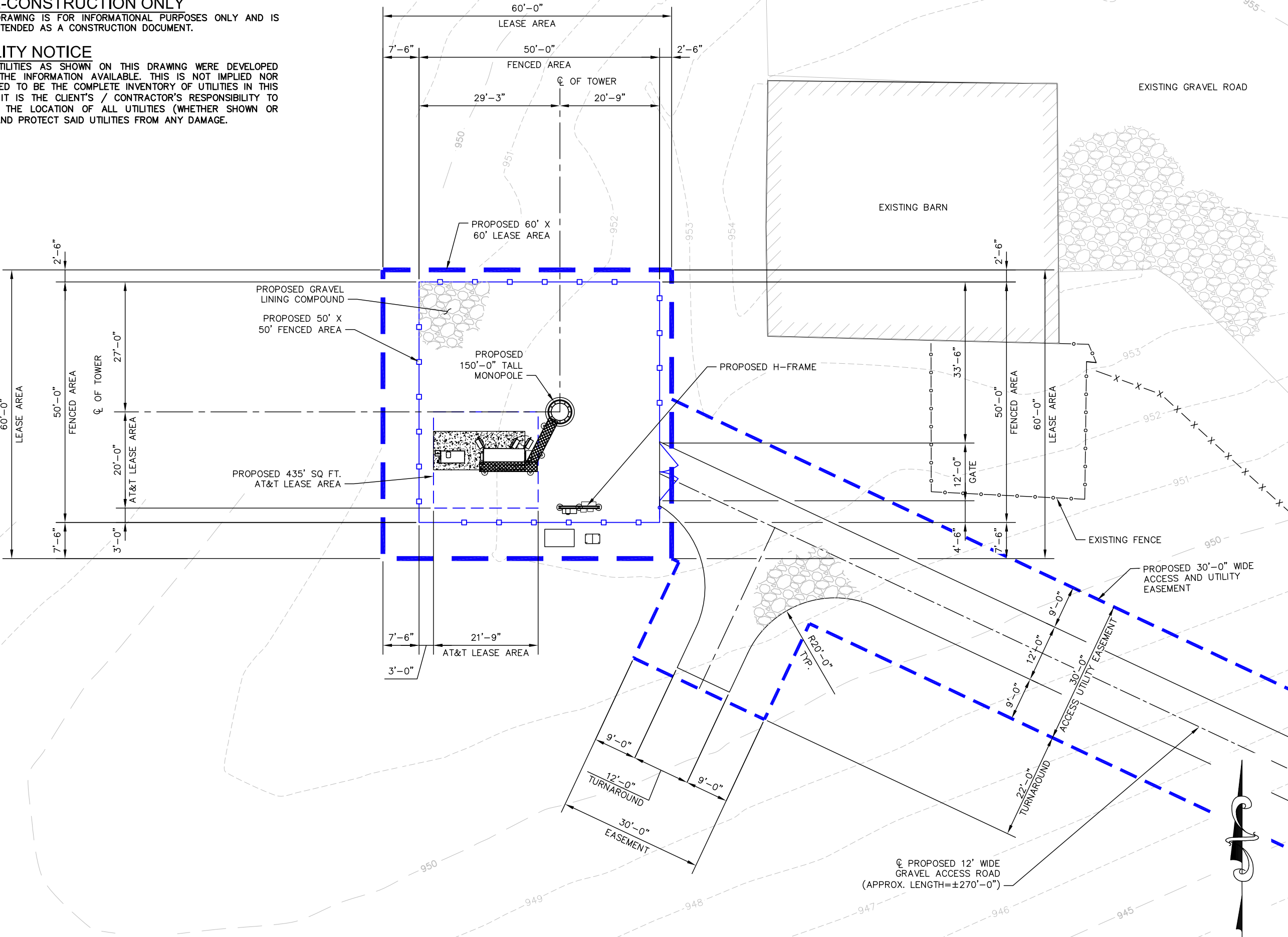


SITE OWNER																																			
APPLICANT																																			
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SHEET TITLE	OVERALL SITE PLAN																																		
SHEET NUMBER	ZD-2																																		

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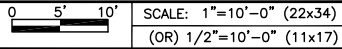
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	SKYWARD LAND SERVICES, INC.																																		
APPLICANT																																			
SITE OWNER																																			

ENLARGED LEASE AREA DETAIL



ENLARGED SITE PLAN

ZD-3

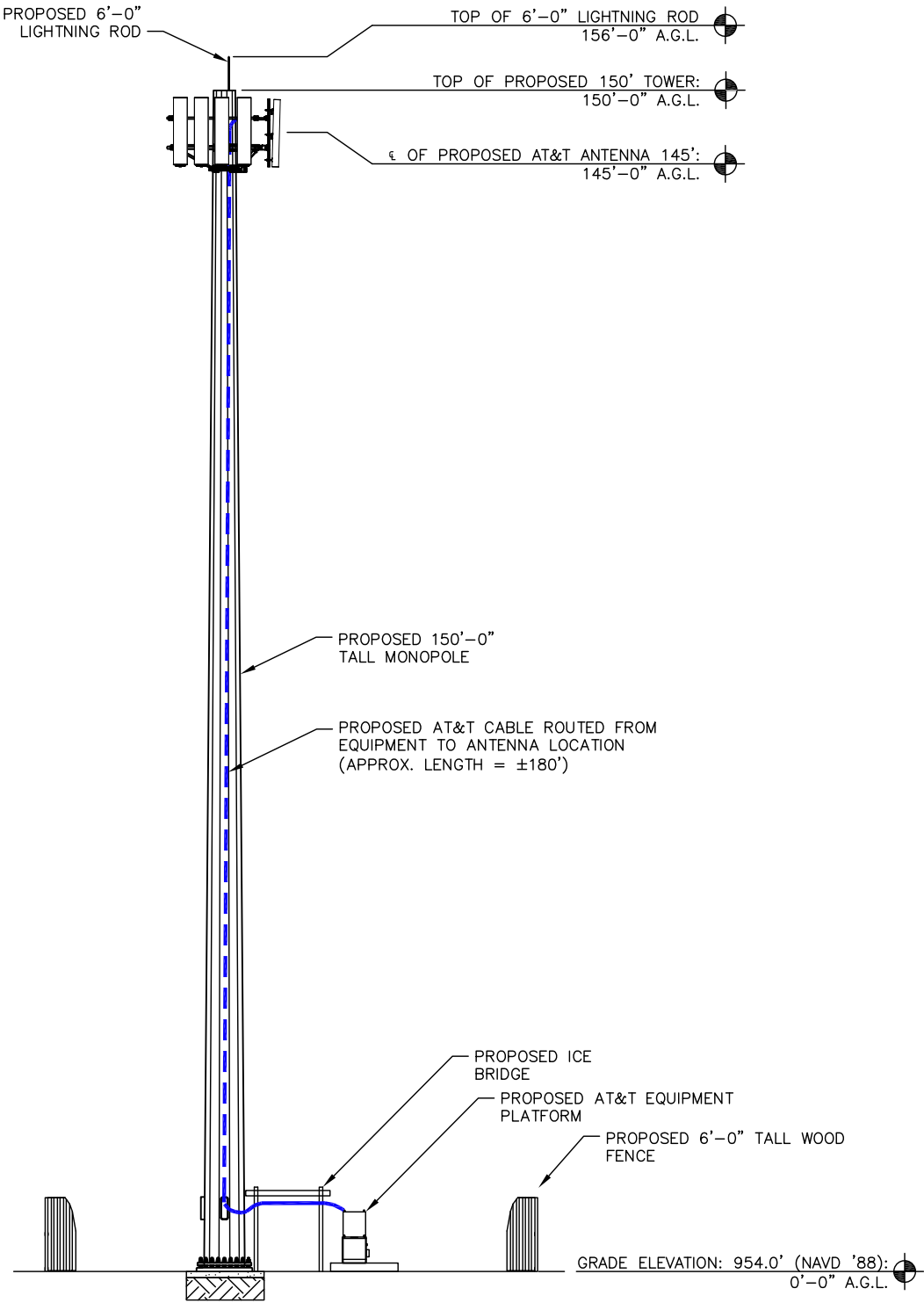
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TOWER ELEVATION

0

5'

10'

SCALE: 1"=10'-0" (22x34)
(OR) 1/2"=10'-0" (11x17)

SITE OWNER



APPLICANT



SITE ACQUISITION /ENGINEERING



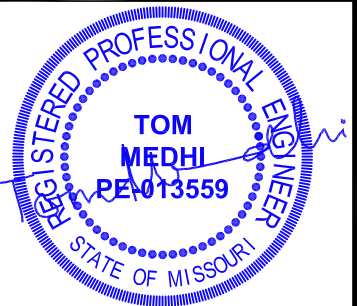
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SMITHVILLE LAKE
TI-OPP-19189 A/FA# 12878700
PACE# TBD
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904 NE 180TH ST.
SMITHVILLE, MO 64089

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REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



ENGINEER

Tom Medhi 05-03-2022
Tom Medhi Date
MY LICENSE RENEWAL DATE IS 12/31/2023
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SHEET TITLE

TOWER ELEVATION

SHEET NUMBER

ZD-4



BEFORE



AFTER

Smithville Lake
TI-OPP-19189
View from 180th St. looking North





BEFORE



AFTER

Smithville Lake TI-OPP-19189

View from Marcus Rd. looking West

