

RECEIVED

MAY 21 2009

PUBLIC SERVICE
COMMISSION

COMMONWEALTH OF KENTUCKY

BEFORE THE PUBLIC SERVICE COMMISSION

Case No. 2009-00064
East Kentucky Network, LLC d/b/a Appalachian Wireless, Petitioner
Dry Fork Cell Tower Property
Letcher County, Kentucky

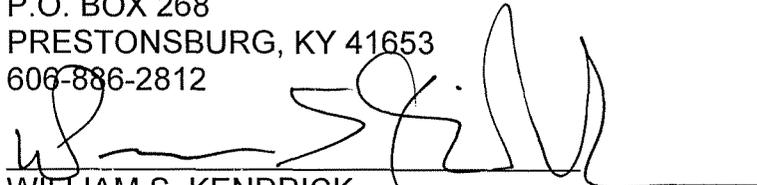
NOTICE OF FILING OF APPRAISAL REPORT
BY APPLICANT

* * * * *

Comes the Applicant, East Kentucky Network, LLC d/b/a Appalachian Wireless, (EKN) by counsel, and herewith files in the record of the Public Service Commission the appraisal reports of (1) Mr. Dixon Nunnery of Nunnery Appraisal Service, and (2) Mr. Willie Prater which are attached hereto and made a part hereof.

Respectfully submitted,

FRANCIS, KENDRICK & FRANCIS
P.O. BOX 268
PRESTONSBURG, KY 41653
606-886-2812


WILLIAM S. KENDRICK

CERTIFICATE OF SERVICE

This is to certify that a true copy of the foregoing was this 19th day of May, 2009, mailed to the following:

Ms. Nora Shepherd
P.O. Box 300
Richmond, KY 40476

Ms. Allyson Honaker
211 Sower Blvd.
Frankfort, KY 40602


WILLIAM S. KENDRICK

Dixon Nunnery Appraisal Service



Certified General Real Property Appraiser

35 College Lane
Prestonsburg, Kentucky 41653
(606) 886-6464

May 14, 2009

William S. Kendrick
Attorney At Law
311 N. Arnold Avenue
Prestonsburg, Kentucky 41653

Re: Damage Estimate Appraisal
Lee Etta Cummings Property
Ky. Rt. 15 @ Van
Letcher County, Kentucky

Dear Mr. Kendrick:

Per request, I have made an inspection of the above referenced real property on May 4, 2009, to determine a fair and marketable value of same immediately before surface damage was alleged by the owner, and immediately after.

Said damage as alleged by the owner, is due to the construction of a tower by Appalachian Wireless on adjoining property within approximately 100' of subject property, and due to the construction of 443' of new roadway on subject property.

Property Description

Subject property is located on Ky. Rt. 15, near the community of Van, Letcher County, Kentucky.

Said property contains a total area of approximately 98 acres; consisting of two separate tracts. A more particular description of said tracts is as follows:

Tract No. 7 (Lee Etta Cummings, 1/2 Interest)

Subject tract contains a total area of approximately 43 acres; consisting of approximately 7.21 acres (17%) of level to slightly rolling land and 35.79 acres (83%) of rolling to steep hill woodland, slopes, and hollow areas.

Said area is a stripped, hill top removal tract with limited access by a dirt, coal haul road directly from Ky. Rt. 15. The tract has no infrastructure.

Tract No. 8 (Lee Etta Cummings - 8)

Subject tract contains a total area of approximately 55 acres; consisting of approximately 6.54 acres (12%) of level to slightly rolling land and 48.46 acres (88%) rolling to steep hill woodland, slopes and hollow areas.

Said area is a stripped, hill top removal tract with limited access by a dirt coal haul road directly from Ky. Rt. 15. The tract has no infrastructure.

Highest and Best Use

Subject property due to it's isolated location, limited access, and no infrastructure, is considered to have a highest and best use as recreational and/or pasture land. Said use is considered the most reasonable and probable use that will support the highest value in the market as of the date of appraisal without very extensive economic development to change said use.

Alleged Damage Subject Property

The owner alleges due to the proximity of the tower, subject property will be adversely impacted or damaged as to any future development potential in the local market.

The tower within a 500' radius encompasses approximately 6.73 acres of Tract No. 7; consisting of 4.20 acres of level to slightly rolling land and 2.53 acres of hill woodland and slopes. The 500' radius does not touch or impact, in the opinion of this appraiser, Tract No. 8.

In addition to the tower location, the owner alleges a roadway approximately 443' X 30', constructed on Tract No. 7, further diminishes the value of subject property.

Estimated Diminution in Market Value

In determining an estimated diminution in market value for subject property as a whole, this appraiser has gathered pertinent information relative to the property, and has gathered and analyzed available market data within similar market areas as said property. Said data includes office records; files; and data assembled by this appraiser within the local market area. A portion of which has been analyzed and made a part of this report.

C.S. NO. 1

Location: Ky. Rt. 15. Isom, Letcher County.
Grantor: Terry Adams
Grantee: Glenda Gardner
Sale Date: 8-05 DB 379 PG 38
Sale Price: \$26,000.
Land Size: 34.41 acres +
Unit Value: \$756. per acre overall
Comments: Located on Ky. Rt. 15. Access by dirt road. Small level area and hill woodland. No infrastructure.
Analysis: Inferior as to overall topography and market utility.

C.S. NO. 2

Location: Ky. Rt. 160. Buckeye Br. Letcher County.
Grantor: Edith Cunningham
Grantee: Rover Land, LLC
Sale Date: 8-07, DB 391, PG 331
Sale Price: \$115,000.
Land Size: 100+ acres
Unit Value: \$1,150. acre overall
Comments: Unimproved bottom land, hill woodland and hollow areas.
Analysis: Superior as to overall topography, market utility and demand.

C.S. NO. 3

Location: US 119. Pine Mt. Letcher County.
Grantor: S. Boggs
Grantee: Bizzack, Inc.
Sale Date: 2-05 DB 368 PG 428
Sale Price: \$68,000.
Land Size: 68.38 acres
Unit Value: \$995. acre overall
Comments: Direct access from US 119. Level land on highway, remainder will woodland, flats, and hollow areas.
Analysis: Inferior as to location, topography, and overall market utility and demand.

C.S.NO. 4

Location: Brown Fork Rd. Perry County, Ky.
Grantor: Juanita Combs Heirs
Grantee: HPCHDA
Sale Date: 6-07 DB 331 PG 697
Sale Price: \$75,000.
Land Size: 38+ acres
Unit Value: \$1,974. acre overall
Comments: Consists of 6 to 8+ acres of level to slightly rolling development land and hill woodland and hollow areas.
Analysis: Superior as to overall location, access, market utility and demand.

C.S.NO. 5

Location: Ky. Rt. 80. Knott County.
Grantor: Earl Cornett, et.al.
Grantee: Elk Glenn, LLC.
Sale Date: 7-05 DB 226 PG 372
Sale Price: \$670,000.
Land Size: 274+ acres
Unit Value: \$2,445. acre overall
Comments: Sale property consists of unimproved, hill top removal land (mining) consists of 100+ acres of level to slightly rolling development land and steep hill woodland and hollow areas. Access by mining road from Ky. Rt. 80. No infrastructure.
Analysis: Superior as to overall access, topography, market utility and demand.

Final Correlation

Analysis of the above listed market data indicates an overall range in value from \$756. per acre to \$2,445. per acre depending on ratio of land classifications making up said properties.

Therefore, in the final analysis, taking into consideration basic market factors of adjustment such as location, size, topography, and overall market utility and demand; subject tracts as a whole have a correlated market value overall before damages of approximately \$1,200. per acre.

As to a diminution in the overall market value of subject tracts due to the tower location on the adjoining property, it is this appraiser's opinion tract No. 7 will suffer some diminution in overall market value due to the proximity of the tower to a major portion of the level area, which is 4.20 acres.

In addition to the tower location, the 443 L.F. of roadway creates a minor damage and will have to be reclaimed.

Summary

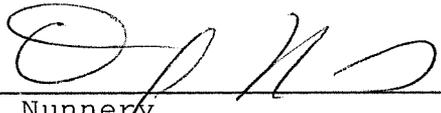
A. Tract No. 7: (43± acres)

Estimated Market Value Before Taking:	\$ 52,000.
Estimated Market Value After Taking:	\$ 45,000.
Difference:	<u>\$ 7,000.</u>

B. Tract No. 8: (55± acres)

Estimated Market Value Before Taking:	\$ 65,000.
Estimated Market Value After Taking:	\$ 65,000.
Difference:	-0-

Respectfully submitted,



Dixon Nunnery

CERTIFICATION

I, the undersigned, do hereby certify that I have made a field inspection of the property herein appraised, and that neither my employment nor my compensation for making this appraisal are in any way contingent upon the value reported herein and that to the best of my knowledge and belief that statements contained in the appraisal report are true, and the information upon which the opinions expressed herein are based is correct, subject to the limiting conditions herein set forth.

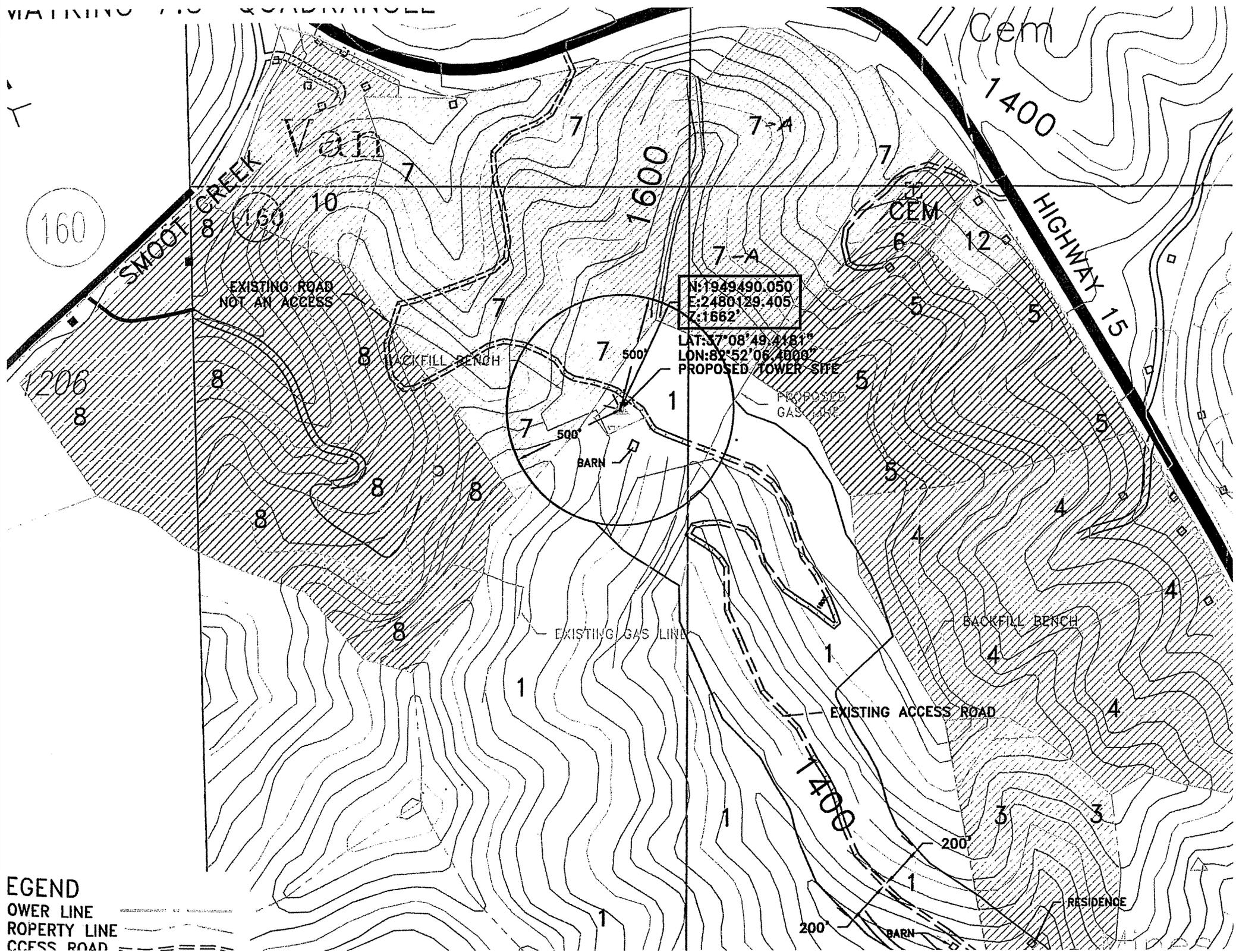
LIMITING CONDITIONS AND ASSUMPTIONS

The following underlying assumptions and conditions have been made:

1. That the title to the property is good and marketable.
2. That there are no encumbrances against the property that would in any way affect the valuation.
3. That no survey of this property has been made, and that I assume no responsibility in connection with such matter.
4. That information supplied by other is, to the best of my knowledge and belief, in conformity with the true facts, but no further liability can be assumed for their accuracy.
5. That no legal description has been furnished this appraiser, and that I assume no responsibility with such matter.
6. That no one other than the appraiser signing this report prepared the analysis, conclusions and opinions concerning real estate that are set forth in the appraisal report.
7. All valuations in the report are applicable only under the stated program of highest and best use and are not necessarily applicable under other uses.
8. That any applicable sketches and photographs included in this report are only for the purpose of aiding the reader in visualizing the property.
9. That the following is a summary appraisal report.

5.14.09


Dixon Nunnery



160

SMOOTH CREEK Van

Cem 1400

HIGHWAY 15

N:1949490.050
 E:2480129.405
 Z:1662'

LAT:37°08'49.4181"
 LON:82°52'06.4800"
 PROPOSED TOWER SITE

EXISTING ROAD NOT AN ACCESS

BACKFILL BENCH

BARN

PROPOSED GAS LINE

EXISTING GAS LINE

BACKFILL BENCH

EXISTING ACCESS ROAD

RESIDENCE

BARN

LEGEND
 TOWER LINE
 PROPERTY LINE
 ACCESS ROAD

LEE-CUMMINGS PROPERTY
PARCEL NO. 7





NEW ROADWAY
PARCEL# 7



PARCEL No. 8



TOWER LOCATION



APPRAISAL QUALIFICATIONS

Name: Dixon Nunnery
Residence: Prestonsburg, Kentucky
Occupation: Real Estate Appraiser & Broker
Professional Designations: Certified General Real Property Appraiser,
State of Kentucky. Licensed Real Estate Broker,
State of Kentucky.
Years Experience: Professionally since 1967
Education: B.A. Degree, University of Kentucky

PROFESSIONAL APPRAISAL EDUCATION:

American Institute of Real Estate Appraiser's - Course 1-A Basic Principles,
methods and techniques of Real Estate Appraisal. University of Indiana.

American Institute of Real Estate Appraiser's - Course 1-B Capitalization
methods and techniques for appraising income producing properties.
University of Chicago.

Society of Real Estate Appraiser's - Course on narrative appraisal report
writing. Eastern Kentucky University.

Society of Real Estate Appraiser's - Completed reciprocal of society's
appraisal courses 101 and 201.

Appraisal Institute - Course SPPA - Standards of Professional Practice.

Additional Seminars and Conferences held by Appraisal Institute.

Positions Held: Appraiser and District Review Appraiser, Kentucky Bureau
of Highways, Pikeville, Kentucky. 1967-1974.
Chief Appraiser, United Federal Savings & Loan Assoc.
Prestonsburg, Kentucky 1974-1985

Present Position: Owner, Nunnery Realty & Appraisal Service

COURTS QUALIFIED AS EXPERT APPRAISAL WITNESS:

Counties of: Pike, Floyd, Johnson, Martin, Lawrence, Knott,
Magoffin, Lural, Clay, Harlan, Elliott, Franklin,
Breathitt, Morgan, Perry, and Letcher.

Federal District courts at Pikeville, Lexington & Ashland, KY.

Membership: Kentucky Real Estate Appraiser's Board
Kentucky Association of Realtors
National Association of Realtors

APPRAISAL CLIENTS

Federal Highway Administration	Area Banks
Kentucky Dept. of Transportation	Floyd Co. Board of Education
Kentucky Power Company	Johnson Co. Board of Education
South Central Bell Telephone Co.	Pike Co. Board of Education
Columbia Gas and Transmission Co.	Martin Co. Board of Education
C & O Railroad Company	Individuals and Attorneys
Appalachian Power Company	Insurance and Coal Companies
University of Kentucky	Floyd County Fiscal Court
Martin County Fiscal Court	Johnson County Fiscal Court
Pike County Fiscal Court	Cities of Prestonsburg, Pikeville & Paintsville, Ky.

NARRATIVE SUMMARY APPRAISAL REPORT

OF A TRACT OF LAND

LOCATED OFF KY. HWY. 15

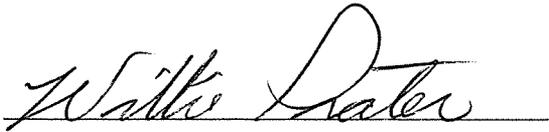
IN THE DRY FORK AREA

OF LETCHER COUNTY, KENTUCKY

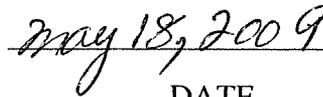
MADE FOR

APPALACHIAN WIRELESS CORPORATION

MADE BY



WILLIE PRATER, APPRAISER



DATE

CERTIFIED GENERAL REAL PROPERT

CERTIFICATION NO. 000676

TEL: (606) 785-3461

TABLE OF CONTENTS

Item	Page
Certification Of Appraiser -----	1
Definition Of Fair Market Value And Time Analysis --	2
Limiting Conditions -----	3
Scope Of Appraisal And Source Of Title -----	4
Identification - Location - Description -----	5 thru 8
Approaches To Value -----	9
Market Data -----	10 thru 13
Correlation And Value Analysis -----	14
Addenda	

WILLIE PRATER APPRAISAL SERVICE
P. O. BOX 383
HINDMAN, KENTUCKY 41822

Tel: (606) 785-3461

May 18, 2009

William Kendrick
Attorney At Law
Prestonsburg, Ky.

Re: Appraisal Of Real Estate
Located At Dry Fork In Letcher Co.

Dear Mr. Kindrick:

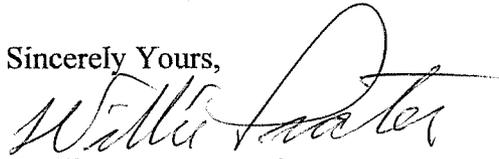
As requested I have made an appraisal of two tracts of land located off Ky. Hwy. 15, in the Dry Fork area, north of Whitesburg, in Letcher County, Kentucky. I have made an estimate of the value of these two tracts as they existed before the construction of a Cell Telephone Tower Site and the relocation of a portion of the access road. I have also made an appraisal of these two tracts after considering the construction of the tower site and the relocation of the road.

The two tracts are listed as Tract No. 7 and Tract No. 8 with Tract No. 7 being the only tract that is affected by the tower construction. The 500 foot radius circle around the tower site would include several acres of level to hilly land from Tract No. 7. Tract No. 8 is not affected by this tower and road construction and its value would be the same before the tower construction and after the tower construction.

It is my understanding that these two tracts are owned by two different parties and each party would own 50% of these tracts. It is my opinion that Tract #7 is less desirable in the amount of \$6,000 and each owner should receive 50% or \$3,000 for the construction of the tower and road. Tract No. 8 is not affected.

If you have any questions feel free to contact me at your convenience.

Sincerely Yours,



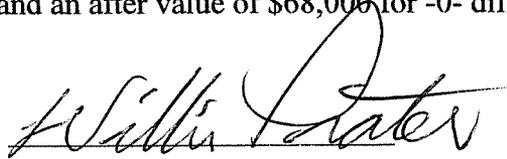
Willie Prater, Appraiser

CERTIFICATION OF APPRAISER

I do hereby certify that I did on May 4, 2009, make an inspection of two tracts of land located north of Whitesburg, off Ky. Hwy. 15, in the Dry Fork area of Letcher County, Kentucky. A small tract of land has been acquired by Appalachian Wireless for use as a tower site. The two tracts in question are located near this tower site, especially Tract #7. Tract #8 is also located in *this area but it does not appear that Tract #8 will be affected by the tower site. This tower site has access via a dirt and graveled road that extends from Ky. Hwy. 15 to this tract. There are no buildings or special land improvements located on this tract of land.*

Tract No. 7 has a before value of \$55,000 and an after value of \$49,000 for a difference of \$6,000 with this tract owned by two parties, so half of this compensation goes to each party. The compensation due the owners of Tract No. 7, affected by the tower site and the road relocation is estimated to be \$3,000.00 each, as of May 4, 2009, the inspection date.

Tract No. 8 has a before value of \$68,000 and an after value of \$68,000 for -0- difference, indicating no damages to Tract No. 8.



Willie Prater, Appraiser

DEFINITION OF FAIR MARKET VALUE

Fair market value as defined by the courts is the highest price a property would bring in terms of money, if offered for sale on the open market, with both the buyer and the seller being aware of all of the possible uses which the property can be used; with there being no type of pressure on either the buyer or the seller; with a reasonable amount of time for the transaction to take place.

It is in simple terms the willing buyer - willing seller concept.

TIME ANALYSIS

Several comparable sales have been investigated and there is very little evidence of any significant time increase in real estate values over the past several years. The local economy has been slow for the past several years and all indications are that there has not been very much time increase over the past several years. Also, several studies made by other appraisers in this and other areas support very little time increase. Each sale is looked at and if it is felt that a time increase is needed a time increase is used.

Also, this appraiser has tried to find the most recent comparable sales available and very little time lapse is applicable to the value.

LIMITING CONDITIONS

- 1) This appraiser assumes no liability for matters legal in nature. The title to each property is assumed to be free and marketable.
- 2) Information in this report is considered reliable as it was taken from what was considered reliable sources; however, no liability can be assumed for the data used in this report.
- 3) *Unless otherwise noted it is assumed that there are no encroachments, zoning violations or restrictions which might affect the value of either property.*
- 4) *Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used by anyone but the applicant, without the written consent of the appraiser or the applicant, and then only with the proper qualifications.*
- 5) This report does not obligate this appraiser to appear in any hearing or in court unless further arrangements are made between the applicant and this appraiser.
- 6) The local market has been researched and several comparable sales are attached that support the value of these tracts.
- 7) That no one except the appraiser signing this report, prepared the analysis, conclusions and opinions concerning the valuation of each property.
- 8) This is a narrative summary appraisal report

SCOPE OF APPRAISAL

The scope of this appraisal report includes an inspection of this area and an investigation of the data used in estimating the fair market value of each property. This appraiser also made a site inspection of the neighborhood, in an effort to become more familiar with this area. Several sources of data have been checked and used in preparing this report. The data used is assumed to be correct as it was taken from what was considered to be reliable sources; however, no liability can be assumed for the data used in this report. This appraiser has formed an opinion of value based upon all of the data available. Several of the adjustments and opinions are partially based upon this appraiser's opinion.

SOURCE OF TITLE

See deeds and title facts for source of title.

IDENTIFICATION - LOCATION - DESCRIPTION

Owners: Linda Fields & Etta Gay Cummings

Location: Off Ky. Hwy. 15 In The Dry Fork Area

North Of Whitesburg, In Letcher County, Kentucky

Inspection Date: May 4, 2009

Purpose: The purpose of this report is to estimate the market value of Tract #7 and Tract #8 on the date of the inspection which was May 4, 2009.

Highest And Best Use: The highest & best use of these tracts is for hilly woodland, for mining or some type of development in the future, if the access was improved and the demand increases.

Neighborhood Data: This area is a rural area with the main employers being in the coal and coal related field, followed by government and services industry. Letcher County is governed by a county judge executive/magistrate type government, each elected every 4 years. This area is served by U. S. Hwy. 119, U. S. Hwy. 23, Ky. Hwys. 15, 160, 7, 931 and other smaller highways. The county seat of Letcher County is Whitesburg, with several other small communities located in the county. The construction of new roads have opened up several remote areas and continue to do so. There are several airports in the Eastern Kentucky Area, with the nearest commercial air service being in Lexington, Kentucky; Bristol, Virginia; and at Huntington, West Virginia.

(Neighborhood Data Continued)

This area is provided railroad service by the CSX Railroad system which makes several daily runs, in hauling the black gold from this region. Large tantum trucks also haul coal to several other coal markets.

Several high schools and elementary schools serve this area with advanced education found at Whitesburg, Cumberland, Pippa Passes, Hindman, Prestonsburg, Hazard, Pikeville, Morehead, and several other communities.

There is adequate medical services in this area with hospitals in Jenkins, Whitesburg, Hazard, Prestonsburg, Pikeville, and other areas. There are several clinics staffed by doctors, dentists, and medical personnel, and there is a local health department in Whitesburg.

Recreation is in abundance with several state parks, lakes and other recreational facilities in Letcher and adjoining counties.

All types of religious persuasions including Baptist, Methodist, Presbyterian, Catholic and others are located in or near this area.

This area has been somewhat isolated but the construction of new modes of transportation, especially new roads, have opened it up. The new roads, the demand for coal and the increased tourism business, seem to indicate that this area has a bright future.

DESCRIPTION OF PROPERTY

Description Of Land

Tract No. 7 consists of approximately 43 acres of level to rolling to hilly land that has been surface mined and reclaimed. This tract includes approximately 7.21 acres that would be suitable for some type of development if it has better access and city utilities. The remaining 35.79 acres of land is hilly woodland.

This tract of land has fair access at and it is located above the flood plain.

There are several gas lines on this tract of land which would could decrease the value of this tract

Tract No. 8 consists of approximately 55 acres of level to rolling to hilly land. This tract consists of approximately 6.54 acres of near level land 48.46 acres of rolling to hilly woodland. This tract would not be affected by the construction of the tower, and its value would remain the same after the tower site construction as before the tower site construction.

Description Of Area Near The Tower Site

The only area of the subject land that is affected by the Tower Site would be the 500 foot radius circle around the tower site, and the area that was used for the relocation of the access road.

The area effected around the tower site is all on Tract #7 and includes 6.73 acres of land that includes 4.20 acres of flat land and 2.53 acres of hilly land.

The area for the road relocation is also all on Tract #7 and is approximately 450 feet in length and 30 feet wide equals 0.30 of an acre of land that is all considered usable.

This makes the total level land equal 4.50 acres and the hilly land equal 2.53 acres with all of the land affected being on Tract #7.

Tract No. 8 is not affected by the tower site or the road relocation.

APPROACHES TO VALUE

In appraising real estate there are three approaches to value which are the Cost Approach, the Income Approach and the Market Approach.

The Cost Approach to value is used when there are good vacant land sales available and the property being appraised is improved. This approach is not applicable and is not used.

The Income Approach to value is used when there is an income stream and other income data making it possible to determine the rent, the expenses and the capitalization rate which is used to capitalize the net income into a value. This approach is not applicable and is not used.

The Market Approach to value is used when there are comparable sales available and the value can be estimated by using the direct comparison method.

In appraising this tract the Market Approach is the only approach applicable and it is used to estimate the value of the subject land.

MARKET DATA

Comparable Sale No. 1

Grantor: Larry Jones

Grantee: Seth & Jamie Collins

Date: March 20, 2008

Deed Book 394 Page 585 of the Letcher County Clerk's Records

Sale Price: \$22,100 (\$3,875 per acre)

Land Size: 5.70 acres +/- (level to rolling to hilly)

Location And Description: This tract consists of 5.70 acres of vacant land located on US 119 on the Whitesburg side of Pine Mountain, approximately 4 miles from Whitesburg, near the VFW tract, in Letcher County, Kentucky. This tract includes a good residential area and rolling to hilly mountain land. This tract is above any danger of flooding and it has good access.

Special Land Improvements: There are no special land improvements.

Improvements: This was a vacant tract on the sale date.

Comparable Sale No. 2

Grantor: Walter Saterlee

Grantee: Mark Bailey

Date: December 5, 2008

Deed Book 400 Page 45 of the Letcher County Clerk's Records

Sale Price: \$32,000 (\$800 per acre)

Land Size: 40 Acres +/-

Location & Description: This tract of land consists of 40 acres +/- of land that includes approximately 2 acres of level land and 38 acres of rolling to hilly mountain land. This tract is located on Polly Branch road, near Mayking, in Letcher County, Kentucky. This tract has good access and it is above any danger of flooding.

Special land improvements include a drilled well, a septic system and some landscaping.

Improvements consist of a small 1 story frame house that is in fair condition.

The improvements have an estimated value of \$10,000 and the land an estimated value of \$22,000.

Comparable Sale No. 3

Grantor: Norman Adams

Grantee: Russell Fleming

Deed Book 399 Page 240 of the Letcher County Clerk's Records

Date: September 26, 2008

Land Size: 13 Acres +/-

Sale Price: \$28,000 (\$2,150 per acre)

Location And Description: This sale is located on Box Rock Road off the Cram Creek Road, near Whitesburg, in Letcher County, Kentucky. This tract consists of 13 acres +/- that includes 1 acre of residential land and 12 acre of hilly mountain land. This tract is well above any danger of flooding and it has good to average access.

Comments: This sale did not contain any buildings or special land improvements.

Comparable Sale No. 4

Grantor: Lonnie Bentley

Grantee: Donnie Brown

Date: May 4, 2007

Deed Book 389 Page 484

Land Size: 4 acres +/-

Sale Price: \$18,000 (\$4,500 per acre)

Location And Description: This tract is located on the Cram Creek Road near Mayking in Letcher County, Kentucky. This tract contains 4 acres of level to slightly rolling land and it would be suitable for several residential sites. This tract is above any danger of flooding and it has good access.

There are no buildings or special land improvements on this tract of land.

CORRELATION AND VALUE ANALYSIS

The local real estate market has been researched including checking the local court house records and talking to knowledgeable people in the subject area and several comparable sales have been checked. Several sales are attached that support the value of the subject land.

Based upon several comparable sales and other data from the local real estate market the value of the subject tract #7, that includes the area inside the 500 foot radius circle of land plus the area for the road relocation are estimated as follows.

Value of Tract No. 7 before the tower construction & road relocation = \$55,000

Value of Tract No. 7 after the tower construction & road relocation = \$49,000

The before value of \$55,000 less the value of the remainder of \$49,000 equals \$6,000

compensation for the subject land affected by the tower site and for the relocation of the road.

Each of the two owners of Tract No. 7 owns one-half of this tract so each of the owners should be compensated one-half of the total compensation which would be \$3,000 to each owner.

Value Of Tract No. 8

Tract No. 8 joins Tract No. 7 but none of Tract No. 8 is close to the tower site and the value of this tract is the same after the tower construction as before the tower construction. The value of Tract No. 8 has an estimated value before and after the tower construction of \$68,000.

ADDENDA

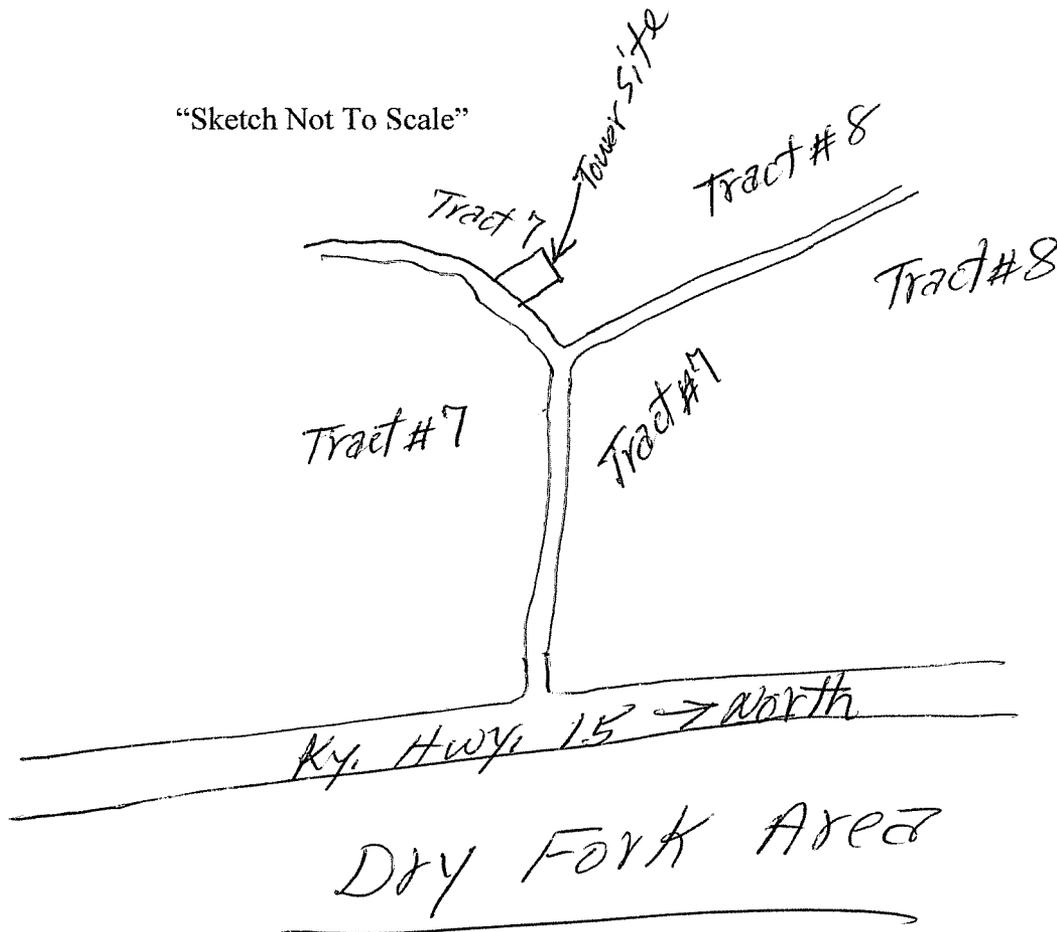
Appraisal For Appalachian Wireless

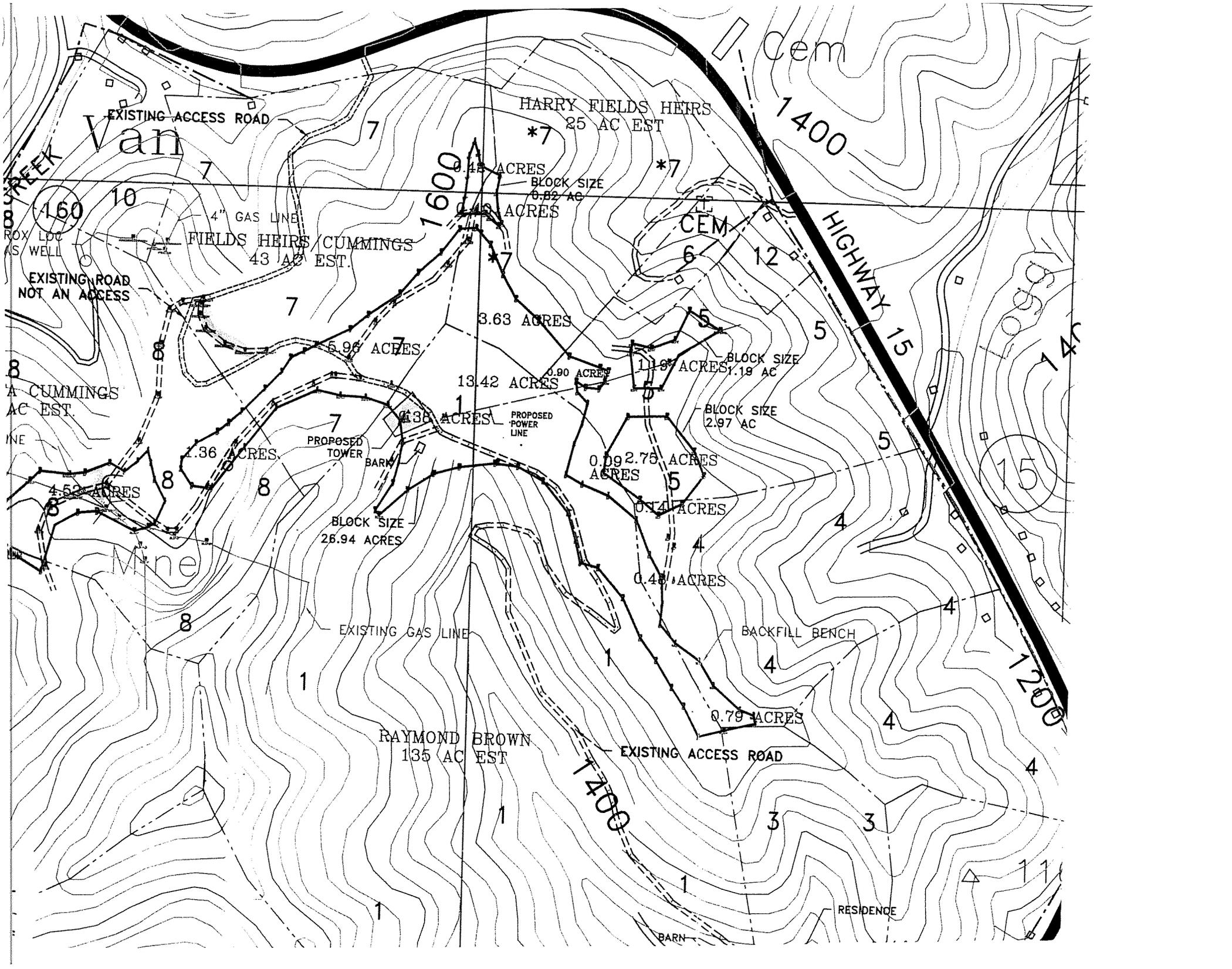
Location - Off Ky. 15

Dry Fork Area Of Letcher County

Whitesburg, Kentucky 41858

"Sketch Not To Scale"





Cem

1400

HIGHWAY 15

1200

HARRY FIELDS HEIRS
25 AC EST

0.48 ACRES
BLOCK SIZE
0.82 AC

CEM

FIELDS HEIRS/CUMMINGS
43 AC EST.

3.63 ACRES

11.87 ACRES BLOCK SIZE
1.19 AC

13.42 ACRES

BLOCK SIZE
2.97 AC

PROPOSED TOWER
BANK
BLOCK SIZE
26.94 ACRES

0.09 2.75 ACRES
ACRES

1.36 ACRES

0.14 ACRES

4.52 ACRES

0.48 ACRES

EXISTING GAS LINE

BACKFILL BENCH

RAYMOND BROWN
135 AC EST

0.79 ACRES

EXISTING ACCESS ROAD

RESIDENCE

BARN

EXISTING ACCESS ROAD

EXISTING ROAD
NOT AN ACCESS

CUMMINGS
AC EST.

Van

160

1600

15

11

10

7

7

*7

*7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

7

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

8

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

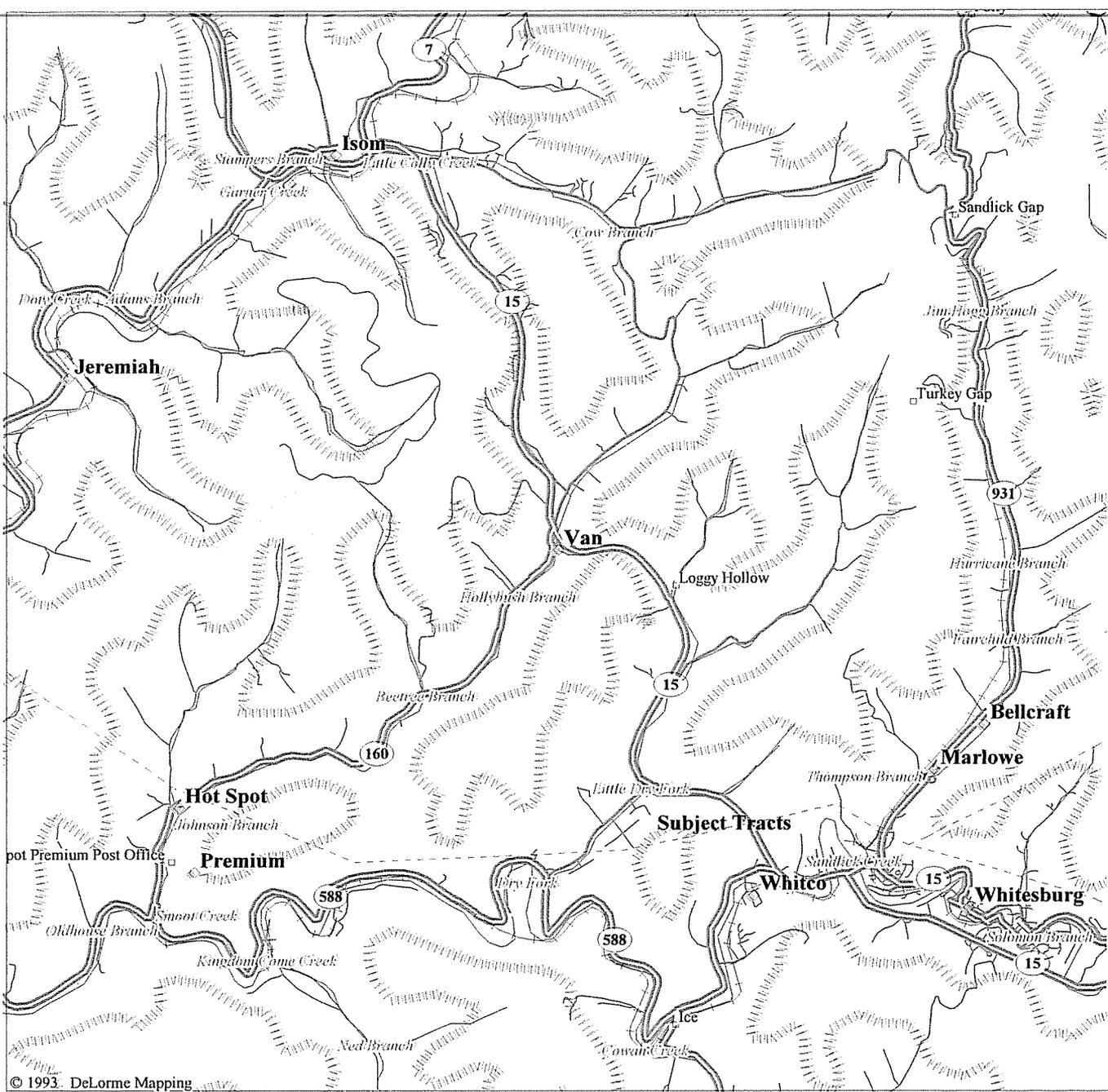
1

1

1

1

1



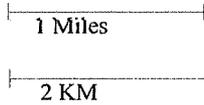
© 1993 DeLorme Mapping

LEGEND

- State Route
- Geo Feature
- ◆ Town, Small City
- Population Center
- Street, Road
- Major Street/Road
- Street, Road
- == State Route
- +++ Railroad
- River
- Intermittent River
- - - - Utility (pipe)

- - - - Utility (powerline)
- ||||| Contours

Scale 1:62,500 (at center)



Appalachian Wireless @ Dryfork
 Mag 13.00
 Tue May 19 09:20:23 2009









WILLIE PRATER APPRAISAL SERVICE
13 MERRI KATHRYN PLACE
P.O. BOX 383
HINDMAN, KENTUCKY 41822
TELEPHONE: (606) 785-3461
EMAIL: eprater@tgtel.com

EDUCATION

Bachelor of Arts: Morehead State University, 1964

LICENSES AND CERTIFICATION

- . Licensed Kentucky Real Estate Broker
- . Licensed Kentucky Auctioneer
- . Certified General Real Property Appraiser: Certified by the Kentucky Real Estate Appraisers Board. Certification Number: 000676

QUALIFICATIONS

Completed appraisals for county governments, municipal governments, utility companies, state and federal agencies, banks and lending institutions, companies, attorneys, and private individuals

Appeared as an expert appraisal witness in the following Eastern Kentucky counties: Floyd, Knott, Pike, Breathitt, Letcher, Morgan, Magoffin, Powell, Owsley, Harlan, Martin, Leslie, Laurel, Whitley

Taught appraisal classes

WORK HISTORY

30 years experience as an expert appraisal witness

Self-employed appraiser-broker-auctioneer since June of 1979

Replacement housing for Brighton Acquisition Company in Knott County, Lincoln County, Harlan County, McCreary County, Perry County, and Rowan County

Employee and/or contract employee of Kentucky Transportation Cabinet since 1965

Appraisals made in most Eastern Kentucky counties

PROFESSIONAL EDUCATION

Society of Real Estate Course

American Institute of Real Estate Appraising

Society of Real Estate Appraisal School

Society of Real Estate Appraisers

Innumerable seminars and classes related to appraising