Applicant Exhibit 7

SUBSURFACE GEOTECHNICAL EVALUATION REPORT

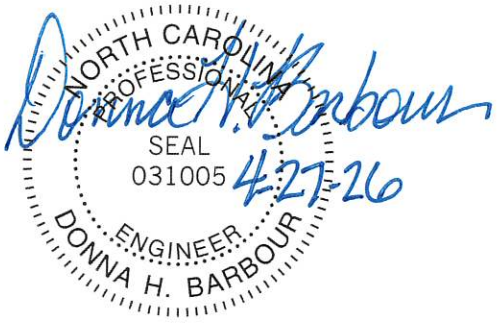
FOR

Clement Street Apartments, LLC
138 Clement St
Boone, NC
GTSI-GEO202604-124

April 27, 2026

Prepared for:

Rhett Butler



Prepared By:

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1.0 INTRODUCTION

Ground Technological Services, Inc. (GTSI) has completed the subsurface geotechnical evaluation for the proposed project. The proposed project site is located at 138 Clement St. in Boone, NC. GTSI herein submits the subsurface data accompanied by our comments and recommendations.

The purpose of this preliminary subsurface investigation is to obtain general information regarding subsurface conditions and to provide recommendations for the geotechnical aspects of the proposed improvements to the site. GTSI attempted to obtain the subsurface information from borings located at each corner of the existing building on the site. This report does not include any environmental assessment of the site.

2.0 SITE/PROJECT DESCRIPTION

2.1 Site General

The subject site consists of an existing one-story brick building with existing asphalt drives and/or parking areas on all four sides of the building. This investigation was performed to evaluate the existing foundation soils and determine the width and thickness of the existing footing and provide comments pertaining to whether the existing foundation could support the construction of additional floors above the first level.

3.0 EXPLORATION PROCEDURES

3.1 General Procedures

Four borings were performed, one at each corner of the existing building. The borings were advanced with a Track Mounted Drill Rig to evaluate the density of in-situ soils. Each boring was advanced with a 4" solid stem auger. Within each boring, Standard Penetration Resistance Testing was performed in accordance with ASTM D1586-84 at desired intervals to provide an index for estimating soil strength and density.

When properly evaluated, the Standard Penetration Resistance (N-value) provides an index for estimating soil strength and relative density. Typically, a blow count of 8 to 9 is approximately equivalent to 95% of Standard Proctor Moisture Density Relationship ASTM D-698 or 3,000 pounds per square foot (psf), with generally higher blow counts indicative of higher densities.

All borings were extended to the planned depth of seven and a half feet below existing ground surface elevation except for the right rear corner where rock was encountered at a depth of six and one-half feet (-6.5') below existing ground surface.

3.2 General Subsurface Conditions

All four borings encountered light brown to brown sandy silts. Within all borings performed, (N) Values ranged from 10 to 15+ blows per foot indicating a seismic class C. The top of the existing footing was located at a depth of ten inches (10") below existing ground surface with a thickness of nine inches (9") and an approximate width of eighteen inches (18"). No groundwater was encountered within any of the borings performed.

Based on the borings performed, it appears in general the soils are suitable for the development of the project.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices. In the event, any changes occur in the design, nature, or location of the proposed facilities, **Ground Technological Services, Inc.** should review the applicability of conclusions and recommendations in this report. We also recommend a review of any design modifications to the final design and specifications by our office to ensure that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications.