



Gander Development LLC
2310 S. Miami Blvd, Suite 238
Durham, NC 27703

February 5, 2025

Wake County
Wake County Attorney's Office
PO BOX 550
Raleigh, NC 27602-0550

RE: Offer to Purchase Public Water and Sewer Easements, Temporary Construction Easements

To Whom it May Concern:

3540 Auburn, LLC. is the owner of certain real property located in the City of Raleigh with a REID of 0012482 and an address of 3540 Auburn Knightdale Road and is to be developed by Gander Development. The parcel is currently vacant and the proposed future use is to construct 189 single family units consisting of 76 detached units and 113 attached units.

In order to serve this development, a sanitary lift station is proposed to collect wastewater from this development and is also sized to serve an additional 52.53 acres of adjacent parcels for future residential development by others. The proposed lift station will pump to a proposed sewer manhole located in Auburn Knightdale Road. A new waterline is also proposed to be extended down Auburn Knightdale Road from Battle Bridge Road to serve the development.

In regard to certain real property owned jointly by Wake County and the City of Raleigh, which real property is more particularly described in the deeds recorded in Book 011637, Page 02770 Wake County Registry and is located at 7800 Battle Bridge Road in Raleigh, NC, 3540 Auburn LLC. Offers to purchase permanent utility easements and temporary construction easements. These easements are necessary to accommodate the watermain extension as well as extend a gravity sewer through the property to an existing manhole in Battle Bridge Road. The easements are identified on the attached easement exhibit.

Gander Development has had the property appraised to determine the value of the easements. Three separate easements will be necessary as described below with the appraised value:

Permanent Sanitary Sewer Easement - 60,387 square feet - \$60,400
Permanent Waterline Easement – 22,733 square feet - \$22,800
Temporary Construction Easement – 59,209 square feet - \$5,900

Appraisals have been delivered to Wake County which establish the appraised value an aggregate

purchase price of \$89,100. Due to the ownership interest it is our understanding the purchase price will be divided evenly between Wake County and the City of Raleigh.

The water and sewer lines will be dedicated to the City of Raleigh for public use. Any future development on the subject property may utilize these utilities for water and sewer service. Construction is expected to take no longer than 12 months to complete and upon completion, the temporary construction easements will be reverted back to the City and County.

We appreciate all of Wake County's and the City of Raleigh's efforts to date to evaluate this transaction, and we look forward to memorializing this transaction in the declaration of easements and right of entry documents prepared by the County and City's Attorneys Office. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Summerville". The signature is fluid and cursive, with the first name "Tim" and last name "Summerville" clearly distinguishable.

Tim Summerville
Gander Development