



June 17, 2024

Ms. Kelly Biral-di  
Housing & Community Revitalization Manager  
Wake County Government  
Department of Affordable Housing and Community Revitalization  
336 Fayetteville St, Raleigh, NC 27601

RE: Terrace at Rock Quarry – Deed of Easement for Public Street Right of Way; Deed of Easement for Utility Placement Purposes; Deed of Easement for Sanitary Sewer Purposes; and Deed of Easement for Waterline Purposes

Dear Kelly:

Terrace at Rock Quarry is a new 132-unit affordable housing development located near the intersection of Rock Quarry Road and Sunnybrook Road with an address of 2300 Sunnybrook Road. The Project is currently under construction. The Property is owned by Terrace at Rock Quarry Limited Partnership (the “Owner”). Wake County currently has a Deed of Trust on the property over which the below easement areas are granted (relevant Deed Book and Page numbers are as noted below). As such, we are requesting the following areas of easements to be subordinated by the County:

1. **Easement 1:** Deed of Easement for Public Street Right-of-Way Purposes from Terrace at Rock Quarry Limited Partnership to City of Raleigh. This easement is needed for the development of the Terrace at Rock Quarry Project - this easement is required by the City of Raleigh as part of the development of the project. It is a rectangular area of approximately 25,175 square feet, making a 64’ wide right-of-way along the western line of the property, as shown on the depiction included.
  - a. Property Reference Information:
    - i. PIN number is 1722-27-2966.
    - ii. Deed to be subordinated is DB 19533, Page 752
  - b. Attached to assist in your review are:
    - i. Proposed easement created by Christina Pearsall;
    - ii. Plat depicting easement area created by Gregory E. Johnson entitled “Right-of-Way, Easement & Tree Conservation Area Dedication for South Creek Development”
  - c. Other lienholders:
    - i. Cedar Rapids Bank and Trust (signature for subordination in process)
    - ii. City of Raleigh (signature for subordination in process)
2. **Easement 2:** Deed of Easement for Utility Placement Purposes from Terrace at Rock Quarry Limited Partnership to the City of Raleigh. This easement is needed for the development of the Terrace at Rock Quarry Project – this easement is required by the City of Raleigh as part of the

development of the project. It is a small rectangular area 5' in width, running along the entirety of the property eastern side of the Right of Way Easement described in Easement 1 above.

- a. Property Reference Information:
    - i. PIN number is 1722-27-2966.
    - ii. Deed to be subordinated is DB 19533, Page 752
  - b. Attached to assist in your review are:
    - i. Proposed easement created by Christina Pearsall;
    - ii. Plat depicting easement area created by Gregory E. Johnson entitled "Right-of-Way, Easement & Tree Conservation Area Dedication for South Creek Development"
  - c. Other lienholders:
    - i. Cedar Rapids Bank and Trust (signature for subordination in process)
    - ii. City of Raleigh (signature for subordination in process)
3. **Easement 3:** Deed of Easement for Sanitary Sewer Purposes from Terrace at Rock Quarry Limited Partnership to the City of Raleigh. This easement is needed for the development of the Terrace at Rock Quarry Project – this easement is required by the City of Raleigh as part of the development of the project. It is a small rectangular area located at the southeastern corner of the subject property, just adjacent to Sunnybrook Road.
  - a. Property Reference Information:
    - i. PIN number is 1722-27-2966.
    - ii. Deed to be subordinated is DB 19533, Page 752
  - b. Attached to assist in your review are:
    - i. Proposed easement created by Christina Pearsall;
    - ii. Plat depicting easement area created by Gregory E. Johnson entitled "Right-of-Way, Easement & Tree Conservation Area Dedication for South Creek Development"
  - c. Other lienholders:
    - i. Cedar Rapids Bank and Trust (signature for subordination in process)
    - ii. City of Raleigh (signature for subordination in process)
4. **Easement 4:** Deed of Easement for Waterline Purposes from Terrace at Rock Quarry Limited Partnership to the City of Raleigh. This easement is needed for the development of the Terrace at Rock Quarry Project – this easement is required by the City of Raleigh as part of the development of the project. It is a small 10'X20' rectangular area, located at the southwestern corner of the subject property, just adjacent to Right of Way Easement described in Easement 1 above.
  - a. Property Reference Information:
    - i. PIN number is 1722-27-2966.
    - ii. Deed to be subordinated is DB 19533, Page 752
  - b. Attached to assist in your review are:
    - i. Proposed easement created by Christina Pearsall;
    - ii. Plat depicting easement area created by Gregory E. Johnson entitled "Right-of-Way, Easement & Tree Conservation Area Dedication for South Creek Development"
  - c. Other lienholders:
    - i. Cedar Rapids Bank and Trust (signature for subordination in process)
    - ii. City of Raleigh (signature for subordination in process)

The above summary is provided on behalf of the developer of the above-named project with the assistance of Coleman Talley LLP, which represents both South Creek Development, LLC and Owner in a legal capacity.

We look forward to working with Wake County on this much needed development providing affordable housing to those in need in the community. Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CH', is written over a horizontal line.

Charlie Heritage  
Managing Partner  
South Creek Development  
336-669-3587  
[charlie@southcreekdevelopment.com](mailto:charlie@southcreekdevelopment.com)

