

**Request for Proposals: 274-HCD-FY26-2** 

Title: Duplex Village Redevelopment

## **Proposal Due Date and Time:**

October 17, 2025, no later than 5:00PM EST

## ADDENDUM NO. 2

**Issue Date:** September 5, 2025

**Issuing Department:** Housing and Community Development

Direct all inquiries concerning this RFP to:

Angelina Blackmon
Public-Private Partnerships Coordinator
Email: Angelina.Blackmon@raleighnc.gov

City of Raleigh Addendum 2 to RFP 274-HCD-FY26-2 Issue Date: September 5, 2025

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages and does hereby become part of the original RFP documents and supersedes the original RFP documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the following additions, clarifications, and/or changes to the RFP as listed below and <u>sign</u> and return this addendum with your proposal package.

## Item 1: City Survey of Duplex Village from 2/24/21

While the City does not have an updated survey reflecting post-demolition conditions, the following survey is being provided to all proposers in the interest of transparency and to ensure access to all available information.

For clarity, the site has been fully demolished; all structures, foundations, and driveways have been removed. The survey provided does not represent current site conditions, and it remains the responsibility of each proposer to examine the site as required under the RFP.

As stated in RFP Section 2.3, Development Expectations and Considerations: "Proposers are expected to have examined the Subject Properties to understand existing visible site conditions and to factor all development needs into their proposal."

### Sign below and return this addendum with your proposal.

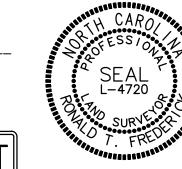
Proposer Name & Company:		Date:	<u> </u>
Signature:	Title:		

To: NEW BERN POOLE, LLC, CITY OF RALEIGH, 118 & 122 RUSS LLC. TOGETHER WITH ALL OF THEIR SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THÉREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2021.

DATE OF PLAT OR MAP:

RONALD T. FREDERICK, P.L.S. L-4720



Date

PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCES OR SALES

# TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: STA21-0031 COMMITMENT DATE: MARCH 3, 2021 8: 30AM

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B. Part I-Requirements are met. -NOT A SURVEY MATTER
- 2. Taxes or assessments due for the year 2021, and subsequent years, notyet
- -NOT A SURVEY MATTER 3. Rights of tenants in possession, as tenants only,under unrecorded leases.
- -NOT A SURVEY MATTER 4. Easement(s) to Carolina Power &Light Company recorded in Book4369 at Page 777. (TRACTS 1 and 2)
  -BLANKET IN TYPE, NOT PLOTTABLE
- 5. Termination, Abandonment and Release of Deed Restrictions recorded in 16969, Page 1795, Wake County Registry which terminates Utility Installation and Maintenance Easement recorded in Book 994, Page 92, Wake County Registry. (TRACTS 1 and 3)
  -NOT A SURVEY MATTER
- 6. Easement(s) to Carolina Power &Light Company recorded in Book 4369 at Pages 774 & 776. (TRACTS 2)
  -BLANKET IN TYPE, NOT PLOTTABLE
- 7. Any right easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstances affecting the Title disclosed by plat(s) recorded in BookofMaps1947, Page 97; Book of Maps 1920, Page 178; Book of Maps 2021, Page 420. -SHOWN HEREON
- 8. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey by Ronald T. Frederick, P.L.S., dated 2/20/2021.
- 9. Access to Lot 17 (of Tract 1) of the Land is available only by means of adjoining lot(s) and is conditioned upon ownership of said adjoining lot(s) by -NOT A SURVEY MATTER
- 10. Deed of Easement for Waterline and Sanitary Sewer Purposes recorded in Book 18418, Page 245, Wake County Registry. -SHOWN HEREON
- 11. Deed of Easement for Public Access Purposes recorded in Book 18418, Page 249, Wake County Registry. -SHOWN HEREON
- 12. Private Road Easement Dedication recorded in Book18418, Page 255, Wake County Registry. —SHOWN HEREON
- 13. As of Date of Policy, the following endorsements, for which all applicable underwriting requirements are met, will be included with this Owners Policy. ALTA Endorsement Form 3.1-06 (Zoning - Completed Structure) (Adopted 6/17/06) ALTA Endorsement Form 8.2-06 (Commercial Environmental Protection Lien) (Adopted 10/16/08) ALTA Endorsement Form 9.1-06 (Restrictions, Encroachments, Minerals —Owner's Policy— Unimproved Land) (Adopted 6/17/06) ALTA Endorsement Form 17-06 (Access and Entry) (Adopted 6/17/06): ALTA Endorsement Form 25—06 (Same as Survey) (Adopted 10/16/08): -NOT A SURVEY MATTER
- 14. NO CLOSING SERVICES INSURANCE: As to the transaction for which this commitment is issued, the Company does not afford insured closing protection/closing services insurance absent revision of this commitment to include a statement that coverage is afforded to those parties identified in a separate North Carolina Title Insurance Rating Bureau NCTIRB-01-2003 Closing Protection Letter issued simultaneously with revision of the commitment. Any closing protection coverage or letter which here to fore may have been issued is hereby rescinded and shall not be effective as to this transaction. Any closing protection letter subsequently issued shall not be effective as to this transaction absent the accompanying requisite revision of this commitment. -NOT A SURVEY MATTER

# PROPERTY DESCRIPTION(FROM TITLE)

U.S. 64

120' PUBLIC R/W BM. 1947, PG. 97

NEW LOT 1

NEW BERN POOLE LLC.

PIN: 1713585619

DB. 16969, PG. 1760

BM. 1947, PG. 97

(ALL ADJOINING

LOTS HAVE SAME OWNERSHIP)

NEW LOT

0.28 AC

CROSSING

PROPERTY

BOLLARD(TYP.)

1902 NEW BERN AVE.

55.00

BRICK DUPLEX

HEIGHT=19.8'

NEW LOT 2

0.25 AC.

S 86°45'33" E

NEW BERN POOLE LLC.

PIN: 1713585619

DB. 16969, PG. 1760

BM. 1947, PG. 97 BM. 2021, PG. 420

1902 NEW BERN AVE.

(ALL EXISTING LOTS HAVE

SAME OWNERSHIP)

TPOST(TYP.)

TRACT 1: (FROM NEW BERN POOLE LLC) BEING ALL OF LOTS 9 THROUGH 18 AS SHOWN ON MAP ENTITLED "MILBURNIE HOMES- PORTION OF- LONGVIEW GARDENS- RALEIGH, N.C." RECORDED IN BOOK OF MAPS 1947, PAGE 97, WAKE COUNTY BEING ALL OF LOTS 13 AND 14 AS SHOWN ON MAP ENTITLED "FISHER HEIGHTS" DATED MAY 1923 AND RECORDED IN BOOK OF MAPS 1920, PAGE 178, WAKE COUNTY REGISTRY. TRACT 2: (FROM 118 &122 RUSS LLC) BEING ALL OF LOTS188 AND 190, FISHER HEIGHTS, AS SHOWN A ON MAP RECORDED IN BOOK OF MAPS 1920, PAGE 178, WAKE COUNTY REGISTRY. TRACT 3 COKES TREET EXTENSION EASEMENT: (FROM NEW BERN POOLE LLC) [TO BE DEFINED] NOTE: THE PROPERTY DESCRIPTIONS LISTED HEREIN WILL BE REPLACED BY NEW, INSURABLE LEGAL DESCRIPTIONS TO BE

FORMER HAWKINS CIRCLE

ABANDONED PER CITY OF

RALEIGH RESOLUTION

#2020-204 WATERLINE & SANITARY

SEWER, PUBLIC ACCESS

EASEMENT AREA

PRIVATE ROAD DEDICATION

BM. 2021, PG.420

DB. 18418, PGS. 245-248

DB. 18418, PGS. 249-254

DB. 18418, PGS. 255-263

NEW BERN POOLE LLC PIN: 1713585619

DB. 16969, PG. 1760 BM. 1947, PG. 97

BM. 2021, PG. 420

LOT 13 & LOT 14

NEW BERN POOLE LLC.

BM. 1920, PG. 178 NEW BERN POOLE LLC.

PIN: 1713573989 DB. 16969, PG. 1756

BM. 1905, PG. 09

PIN: 1713584278 DB. 16969, PG. 1760

0.35 AC.

COMPANY, AS OUTLINED IN SCHEDULE B-I.

# GENERAL NOTES

- 1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS
- AN ALTA/NSPS LAND TITLE SURVEY. 2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. 4. ZONING: R-10
- 5. AREA BY COORDINATE GEOMETRY. 6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720171300J DATED MAY,
- 7. REFERENCES: BM. 1947, PG 97, DB. 16969, PG. 1760 OF THE WAKE COUNTY REGISTRY.
- 8. <u>UTILITY STATEMENT</u>
  THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- 9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE. 10. COMBINED PROPERTIES ARE SUBJECT TO UDO 9.2 STORMWATER
- MANAGEMENT REGULATIONS. 11. IT IS THE CITY'S UNDERSTANDING AND EXPECTATION THAT THE EXISTING STRUCTURES FRONTING THE ABANDONED RIGHT-OF-WAY ARE TO BE DEMOLISHED IN THE NEAR FUTURE. THESE LOTS MUST BE FURTHER RECOMBINED TO GAIN RIGHT-OF-WAY FRONTAGE PRIOR TO PERMITTING OF
- CONSTRUCTION OF ANY NEW STRUCTURES ON THESE LOTS. 12. FENCE CROSSING PROPERTY LINE 1.35', NO OTHER ENCROACHMENTS FOUND ON SITE

NEW BERN AVENUE S 86°45'33" E S 86°45'33"/ E S 86°45'33" E S 86°45'33" E / S 86°45'33" F

86°45'33" E

BRICK DUPLEX

0.28 AC.

—S 86°45'33" F

80.00'

TPOST(TYP.)

BOLLARD(TYP.)

HEIGHT=20.1'

<sup>-</sup>95.03'





TYPICAL BUILDING DIMENSIONS(DUPLEX)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	2872.50'	317.96'	S 26°28'21" W	317.80'	
C2	202.50'	8.68'	S 28°24'58" W	8.68'	
C3	202.50'	85.90'	S 15°02'11" W	85.26'	
C4	617.25'	114.60'	N 13 <b>°</b> 59'16" E	114.44'	
C5	60.00'	20.90'	N 21°52'41" E	20.79'	
C6	25.00'	43.39'	S 16°37'53" E	38.15'	
C7	122.50'	66.38'	N 18°24'32" E	65.58'	
C8	177.50'	32.94'	N 28°37'03" E	32.89'	

	LINE TABLE				
LINE	BEARING	DISTANC			
L1	S 66°17'11" E	37.30			
L2	S 23°18'05" W	11.38			
L3	N 23°42'49" E	40.10			
L4	N 23°42'49" E	40.23			
L5	N 32°16'06" E	49.89			
L6	N 23°42'49" E	49.24			
L7	N 66°17'11" W	7.82			
L8	N 50°35'02" W	49.1			
L9	N 23°42'49" E	40.00			

NEW LOT 3

0.28 AC.

LOT 15 0.28 AC.

0.42 AC.

TPOST(TYP.)

BRICK DUPLEX

HEIGHT=22.5'

• 0.28 AC.

S 86°45'33" E

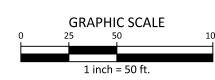
BORE HOLE SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT WATER VALVE  $\bowtie$  $\bowtie$ WATER METER FIRE HYDRANT T TELEPHONE PEDESTAL -BICYCLE RACK ELECTRIC BOX LIGHT POLE ф POWER POLE GUY WIRE CURB INLET STORM DRAINAGE MANHOLE YARD INLET TR TRANSFORMER FIBER OPTIC VAULT SIGN BOLLARD STORM DRAIN PIPE OVERHEAD UTILITY LINES ----- W ----- WATER LINE TELEPHONE LINE — G — GAS LINE

LEGEND

EXISTING IRON PIPE

CALCULATED POINT

IRON PIPE SET



———UE ——— UNDERGROUND ELECTRIC

—X——X— FENCE LINE

— — — EASEMENT LINE

---- SETBACK LINE

TREE LINE

UNDERGROUND TELEPHONE

PROPERTY BOUNDARY LINE

**REVISIONS** 

NO. DATE 03.17.2021 COMMENTS 03.19.2021 COMMENTS 03.25.2021 NEW COMMITMENT

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**CLIENT** 

CITY OF RALEIGH

RALEIGH, NC. 27601

PLAN INFORMATION

PROJECT NO. 2021110093 2021110093-AT1 FILENAME CHECKED BY RTF DRAWN BY

1"=50'

02.24.2021

DATE SHEET

SCALE

ALTA/NSPS LAND TITLE SURVEY