

Marsha Paplham
Managing Partner
Camp Creek Partners, LLC
<your address>
Oriental, NC 28571

Diane Miller, Town Manager
Town of Oriental
PO Box 472
Oriental, NC 28571

July 15, 2014

Dear Ms. Miller,

About eight years ago my partners and I became aware of a historic property at the end of Camp Creek fronting on North Street. The property was owned by John Henry Wiggins, a man of color who arrived in Oriental about the same time as Lewis Midyette, the town's founder. They came from the same area of the state, up near Dare County. We hoped in purchasing the 9 acre property which contained the house Mr. Wiggins lived in until his death in 1932. Mr. Wiggins, born a free black man in 1857, was important in the early development of Oriental as he was well-educated and assisted a number of local businesses whose owners were illiterate with their finances and other business records. His history represents the juxtaposition of the large numbers of free blacks in Eastern North Carolina at the start of the Civil War, an important aspect of local history.

It was our hope to purchase the Wiggins property, carve out the part where the house was located while allowing approximately three of the nine acres to become a subdivision with individual building lots. We hoped that by selling some lots that we would recoup our original investment, provide funds to develop the Wiggins property as a park, black history site, and arboretum, and hopefully make a profit. At the time, when the property was annexed as R2, the Town Board approved the subdivision but required that the plat indicate clearly the five-acre historic site be

designated for ultimate public only use. Unfortunately, the economic downturn has kept our subdivision from developing beyond empty lots, most still unsold. We are at a point where, unfortunately, we are financially forced to consider selling the entire property. Our goal was to save a local historic site, using the subdivision to help pay for that. In order to move forward we must either find a means to insure the five-acre historic site can be placed into public hands, hopefully fulfilling our original plan for it, or removing the restriction on that property so the entire tract can be sold with the subdivided lots as one.

We are offering the Wiggins Property, approximately five acres with a historic house, to the Town of Oriental without cost to the town. If the town is interested, we ask that you reply to this letter in the affirmative within 45 days. By this letter we feel we are honoring the requirement of the property passing into public use as we are offering it to the town at no cost to the town. However, if the town is not interested in accepting the property, we ask that the town take steps to remove the "public use" restriction on the property so that it can be sold in the market place along with the subdivided lots insuring it will not continue to deteriorate.

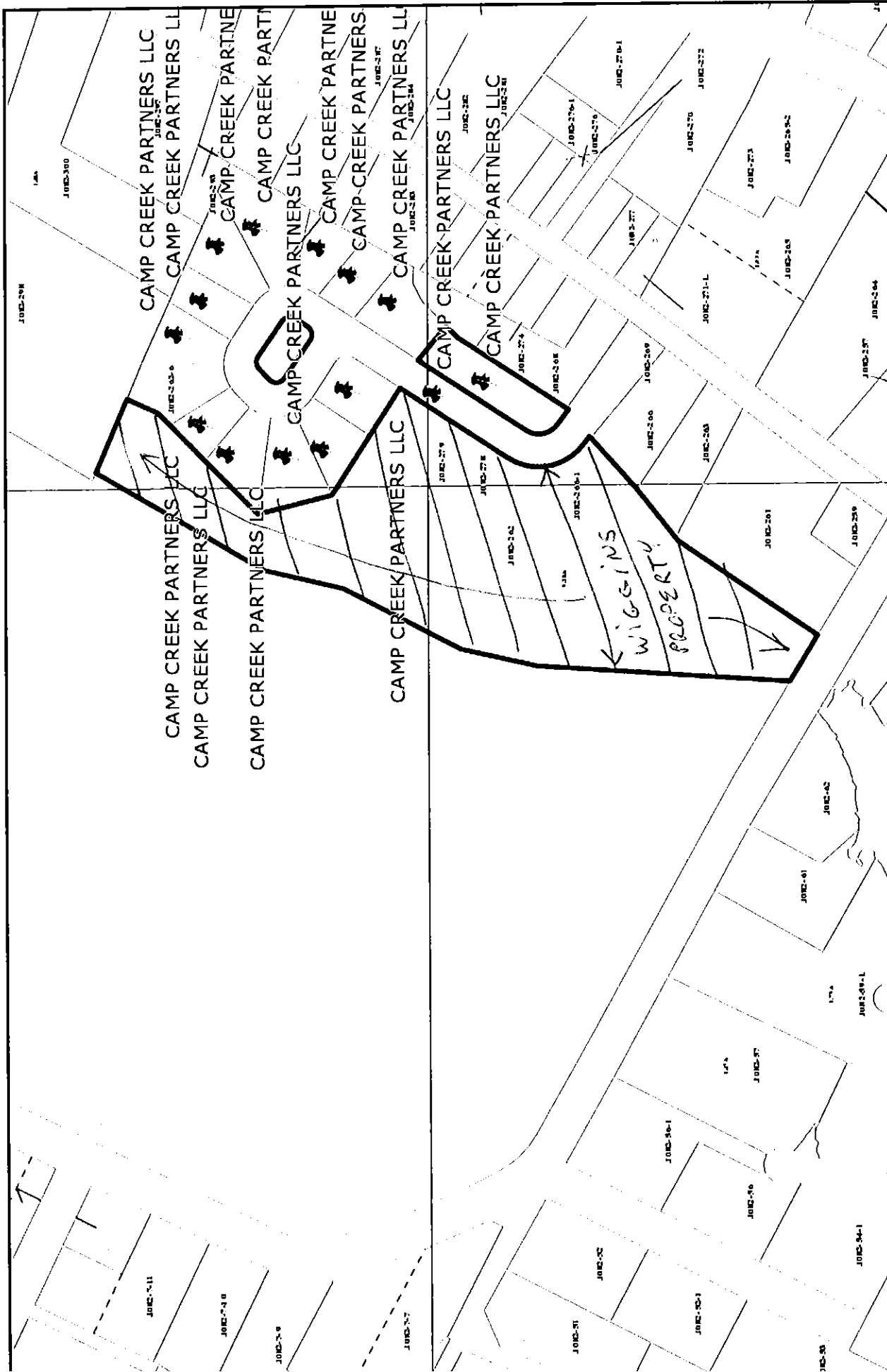
If you have any questions, please call me at 252-675-5142. I look forward to discussing this with you and the Parks and Recreation Advisory Committee.

Thank you for your prompt reply.



Marsh Papham
Camp Creek Partners, LLC

Enclosure - Camp Creek Partners, LLC Wiggins Property Subdivision and Plat



Deed Book: 000448
 Deed Page: 385
 Plat: PCA 140-8 PCA 162-9 1

Deed Acres: 9.2
 Land Value: 95600
 Building Value: 20086
 Value: 115686

Sale Date: 6/17/2005
 Sale Price: 0

One Inch = 200 Feet

Parcel Number: J082-262
 NC PIN: 648794990000
 Owner Name: CAMP CREEK PARTNERS LLC
 Owner Address: 204 WALL ST
 Owner City: ORIENTAL
 Owner State: NC
 Owner Zip: 28571
 Situs Address: 604 NORTH ST
 Legal Desc: SR 1317 NORTH SIDE

Pamlico County, NC

PROPERTY MAP

Disclaimer:
 The data provided on this map are prepared for the inventory of real property found within Pamlico County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

SR 1317 NORTH SIDE CAMP CREEK PARTNERS LLC
PCA 140-8 PCA 162-9 1 204 WALL ST

CAMP CREEK PARTNERS LLC
204 WALL ST

PARCEL: J082-262
6487948758000

0006411 ORIENTAL NC 28571
Current ID#: 23127

ORIENTAL NC 28571
Jan.1 ID#: 23127

604 NORTH ST

Bldg No. 1 Exemption Code:
Appraiser:
Appr Date:
Imp Desc: 01 RES SINGLE FAMILY
Grade: D+10 FAIR QUALITY +10
Act Yr Bt: 1903
Effect Yr: 1914
Stories: 2.00
Rooms: 6
Bedrooms: 3
Bathrooms: 1.0 1/2 Baths:
EXT WALL 01 WOOD FRAME
FLR COVER 03 SOFTWOOD
FOUNDATION PI PIERS
FIREPLACES 2M 2 STORY MASONRY
HEAT & AIR 13 NO HEAT
HEAT & AIR 18 NO AIR
INT FINISH 01 DRY WALL
PLUMBING F 1 FULL BATH
ROOF COVER 04 METAL
ROOF TYPE 01 GABLE

SUM LND ACRES: 5.530
DEED ACRES: 9.200
MAP ACRES: 1.237

LAND VALUE 95,600
MISC VALUE 32
BLDG VALUE 20,054
IMP VALUE 20,086
TOTAL VALUE 115,686
VALUED BY RCHLD METHOD
PRIOR YEAR 115,686

APPRaiser REV
APPR DATE 3/24/2011
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2016
PARCEL EXEMPTION CODE
FINISHED AREA 1,220.00
RCN 78,644
QG RCN 66,847
DEPR RD 70.00 46,793
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING 20,054
BOOK PAGE DATE QS SALES PRICE
000449 000385 6/17/2005
DEED TYPE:
000139 000147 1/01/1899
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:
PCA 171-3
SFR IN SWAMPY AREA/OVRGRWN/ABNDOND 3-24-11 REVAL
UTLL 2 8 6

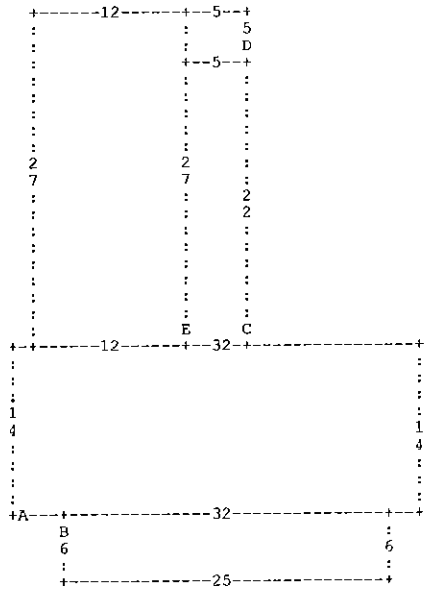
BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT
101 9	SHED-STORAGE 1 X 1	1.00	2004	MAV	16.00		
102 9	SHED-STORAGE 1 X 1	1.00	2004	MAV	16.00		
103 50	LEAN-TO 1 X 2	2.00	2004	MAV	16.00		
					.00		
					.00		

VALUE	EXEMPTION	MODS
13		
13		
6		

REC	LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1	AC 14	RESIDENTIAL W/UT				1.000	1.000	30,000.00	SZ	30,000
2	AC 15	RESIDENTIAL N/UT				3.280	3.280	20,000.00	SZ	65,600
3	AC 08	RIGHT-OF-WAY				1.250	1.250		SZ	

J082-262

604 NORTH ST



B= AC 105 OPEN FRAME PORCH
 A= MA 01 RES-SNG FAMILY

D= AC 107 ENCLOSED FRAME PORCH
 E= MA 01 RES-SNG FAMILY

C= AC 108 FRAMED SCREEN PORCH