

FOR SALE

THE FOLLOWING PROPERTY IS BEING OFFERED "FOR SALE" BY THE
STATE OF NORTH CAROLINA

UNC Hospital – Siler City Health Clinic
SPO File No. 019-AZ

LOCATION: 311 N. First Avenue Siler City, Chatham County, NC. Property is accessed by N. First Ave containing ±350 feet of road frontage, ±100 feet on W. Third Street and ±212 feet on W. Fourth Street. Tax Parcel ID Number: 8761-05-08-0352. Deed Book 682, Page 153 - Chatham County Registry.

LAND AREA: ±1.334 acres gross, net of right of ways and easements of record.

ZONING: O-1 (Office Institutional by Siler City)

IMPROVEMENTS: Brick office building built in 1996 containing ±7,047 sq. ft., 100% medical up fit with 9 exam rooms, a procedure room, a lab and general offices, and ±46 paved parking spaces

For more information contact: Kelly Promer, State Property Office at 919-807-4681 or visit our website at www.ncspo.org

SALES PRICE: \$340,000

SUBMIT OFFERS TO:
(Mailing address)

State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

(Delivery address)

State Property Office
116 W. Jones Street (Rm. 4055)
Raleigh, NC 27603

THE PROPERTY WILL BE SOLD BY THE SALE PROCEDURE ATTACHED.

SALE PROCEDURE
REAL PROPERTY

311 NORTH FIRST AVENUE, SILER CITY

The property will be advertised for sale and offers will be received beginning immediately and continue until such time as a suitable offer to purchase has been accepted by the State Property Office. An earnest money deposit in certified funds made payable to the State of North Carolina shall accompany all offers. Offers may be delivered to and received in the State Property Office at the following address:

Hand Delivery Address: State Property Office, Room 4055, Administration Building, 116 West Jones Street, Raleigh, North Carolina 27603

U.S. Mail Address: State Property Office, Administration Building, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321

1. The State Property Office reserves the right to reject or negotiate any and all offers and, in its sole discretion, will determine the successful offeror. All offers are subject to acceptance or rejection for any reason at the discretion of the State Property Office.
2. Title to the land will be conveyed by deed without warranty. The State of North Carolina makes no representations or warranties concerning the title to the property, the boundaries of the property, the uses to which the property may be made, zoning, local ordinances, or any physical, environmental, health and safety conditions relating to the property. All prospective purchasers are advised to make an independent investigation of these matters, and any responsibilities or liabilities arising out of or relating to such matters are expressly disclaimed by the State of North Carolina. The State of North Carolina is not responsible for any cost incurred by a prospective purchaser. The property will be sold "as is, where is".
3. The property will be sold for cash upon delivery of the deed. Upon acceptance of an offer, the certified funds earnest money deposit will be applied to the purchase price. If the purchaser subsequently fails,

refuses, or is unable to close the transaction in accordance with the terms of the offer, the State of North Carolina will retain the deposit as liquidated damages.

4. Any contingencies, restrictions or limiting conditions regarding the offer shall be included in the offer.
5. A real estate commission will not be paid by the State.
6. The State of North Carolina and their respective officers, employees, consultants and agents, shall not under any circumstances, including pursuant to contract, tort, statutory duty, law, equity or otherwise, or any actual or implied duty of fairness, be responsible or liable for any costs, expenses, loss of opportunities, claims, losses, damages or any other liabilities to anyone arising out of or related to this offering. By submitting an offer to purchase, prospective purchaser(s) has accepted and agreed to the foregoing.
7. The State Property Office reserves the right at its sole and absolute discretion and without liability to modify, amend or otherwise change, or to extend, suspend, postpone, cancel, any part of this offering.
8. All offers must be submitted on the attached "Offer To Purchase Agreement". Any contingencies, restrictions or limiting conditions regarding the offer must be attached to the "Offer To Purchase Agreement".

OFFER TO PURCHASE FORM
REAL PROPERTY

311 NORTH FIRST AVE. SILER CITY, CHATHAM COUNTY

I, _____, hereby submit an offer to purchase in the amount of \$ _____ (U.S. Dollars) on the real property located in Siler City, Chatham County, North Carolina and further identified as:

311 North First Ave. Siler City, NC - Chatham County. Recorded in Deed Book 682, Page 153 of Chatham County Registry. Tax PIN 8761-05-08-0352.

I fully understand in the making of this offer to purchase, that in order to be considered, offer shall be received in the State Property Office.

Hand Delivery Address:

State Property Office, Room 4055, Administration Building
116 West Jones Street, Raleigh, North Carolina 27603

U.S. Mail Address:

State Property Office, Administration Building
1321 Mail Service Center, Raleigh, North Carolina 27699-1321

Attached are my certified funds in the amount of \$ _____, made payable to the State of North Carolina, which represents a deposit of not less than one percent (1%) of this offer.

If my offer is accepted and I fail, refuse, or are unable to close the transaction at the time of delivery of the deed, my deposit will be retained as liquidated damages. It is further understood that the balance of the amount offered will be due upon delivery of the duly executed deed. All offers are subject to acceptance or rejection for any reason at the discretion of the State Property Office. Title to the real property will be conveyed by non-warranty deed. The property will be conveyed where is, as is, subject to easements, notices and right of way of record.

Signature: _____ (SEAL)

Printed Name: _____

Title: _____

Address: _____

Phone Number: _____

CHATHAM COUNTY
155

12-29-95

Dec 29 2 42 PM '95

10488

\$84.00



Real Estate
Excise Tax

682 PAGE 153

Excise Tax \$84.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Grantee

This instrument was prepared by Patrick E. Bradshaw, Post Office Box 602, Pittsboro, NC 27312

Brief description for the Index

LOTS 2 & 3, CURTIS R. BROWN PROPERTY

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of December, 1995, by and between

GRANTOR

CURTIS R. BROWN and wife,
MINDY M. BROWN

GRANTEE

STATE OF NORTH CAROLINA
c/o State Property Office
116 W. Jones Street
Raleigh, NC 27603

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Siler City Matthews Township, Chatham County, North Carolina and more particularly described as follows:

All that certain lot or parcel of land situated in the Town of Siler City, Matthews Township, Chatham County, North Carolina, including all of Lot #2, containing 43,033 square feet and all of Lot #3 containing 15,078 square feet as shown on the plat "Survey for Curtis R. Brown and wife, Mindy Millsaps Brown," prepared by Rufus L. Johnson, RLS, dated 1 November 1995, and recorded on Plat Slide 95-492, Chatham County Registry, and being the property described as Tract One and Tract Two in the Deed recorded in Book 661, Page 294, Chatham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 661, Page 294

A map showing the above described property is recorded in TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, Rights of Way and Restrictions of record.

RECORD OF POOR QUALITY DUE TO CONDITION OF ORIGINAL DOCUMENT

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his corporate name by his duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BY: Curtis R. Brown (Corporate Name), Mindy M. Brown (President), ATTEST: Secretary (Corporate Seal). Includes vertical stamp: USE BLACK INK ONLY.



NORTH CAROLINA, CHATHAM County. I, a Notary Public of the County and State aforesaid, certify that CURTIS R. BROWN and wife, MINDY M. BROWN, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of December, 1995. My commission expires 2/19/2000. Pamela D. Cornelison Notary Public.

SEAL-STAMP

NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public.

NORTH CAROLINA, CHATHAM COUNTY The foregoing Certificate(s) of Pamela D. Cornelison, Notary(ies) Public, is(are) certified to be correct. This instrument was presented for registration at 2:42 o'clock p.m. on December 29, 1995, and recorded in Book 682, Page 153.

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY By Phyllis D. White, Assistant - Register of Deeds

Chatham County Property Record Card

DATE 2/10/12 CHATHAM CO TAX DEPARTMENT PAGE 1
 TIME 15:35:26 PROPERTY CARD
 USER TINA FOR YEAR 2012 PIN... 8761 05 08 0352 PROG# AS2006

STATE OF NORTH CAROLINA
 PARCEL ID... 0016036
 LOCATION... 311 N FIR AVE
 DEED YEAR/BOOK/PAGE... 1995 682 0153
 PLAT BOOK/PAGE... 95 0492
 LEGAL DESC: 109-12-1
 LOT
 TOWNSHIP... 10 MATTHEWS
 NBRHOOD... SCC17 CHATHAM HOSPITAL (OLD)
 FULLY EXEMPT

PITTSBORO NC 27312-
 DESCRIPTION ROAD FRONT. 213.0
 VALUED... 12/09/2011 BY TINA
 EXEMPT... GOVN GOVERNMENTAL (FED, ST, LOC
 ROUTING#...
 CATEGORY... REAL PROPERTY

MAINTAINED... 10/28/2011 BY MARY
 VISITED... 5/20/2008 BY RSM
 PARCEL STATUS... ACTIVE

 * LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

DEED BK/PAGE 682 0153 12/31/1996 *INVALID REVENUE STAMPS
 SALES HISTORY DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
 STATE OF NORTH CAROLINA

LAND SEGMENTS
 LND # ZONE STRAT CODE LAND TYPE/CODE LAND QTY LAND RATE DPT% SHP% LOC% SZ% OTH% TOP% TOT ADJ CURRENT FMV
 1 C-C 100 AC CS 1.334 87,481.26 .00 .00 .00 125.00 .00 TOTAL LAND FMV... 145,875
 1.334 TOTAL ACRES... 145,875

IMPROVEMENT # 1 MAJOR IMPR-M
 MAIN FIN AREA... 7,012.00 ACT/BFF YR/AGE... 1997 1997 12 VISITED... BY
 MAINTAINED... 5/04/2011

STRAT... 100 N FIR AVE DESCRIPTION... OFFICE
 LOCATION #...
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SZ% HGT% PER% CDS% COST %Cmpl
 AC 09 ENCLOSED GLASS PORCH 100 96.00 59.75 1.00 100.00 5,736
 MA 46M MEDICAL OFFICE MASON 100 7012.00 72.50 97.00 493,118
 EW 01 BRICK 100 368.00 .00 0
 HC 60 HVAC 100 7012.00 5.25 35,705

RCN... PCT COMPLETE 100 X
 QUAL... QG B+10 QUALITY GRADE B+10 135.00 X
 DEPR... C4 COMM DEPR: AGE TO 15.00
 COND... CC 02CA MASONRY AVERAGE X100.00
 15.00 108,248 108,248 T
 --FMV... MR SCC17 CHATHAM HOSPITAL (OL 100.00 X 613,408

Chatham County Property Record Card (cont')

DATE 2/10/12 CHATHAM CO TAX DEPARTMENT PAGE 3
 TIME 15:35:26 PROPERTY CARD PIN.. 8761 05 08 0352 PROG# AS2006
 USER TINA FOR YEAR 2012

STATE OF NORTH CAROLINA PARCEL ID.. 0016036
 COMPONENT TYPE/CODE/DESC PCT UNITS STR# STR% STR% SIZE HGT% PER% CDS% COST
 IMPROVEMENT # 2 MISC IMPR-X

---FMV...
 IMPROVEMENT # 3 MISC IMPR-X
 ACT/EPF YR/AGE.. 1997 1997 12 VISITED.. BY
 MAINTAINED.. 5/04/2011

STRAT..... 100 N FIR AVE DESCRPT... ASPHALT PAVING (PARKING) BY TINA
 LOCATION #.....
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% STR% SIZE HGT% PER% CDS% COST
 MS 01 ASPHALT PAVING (PARK 100 7800.00 2.00 90.00 14,0

RCN... PCT COMPLETE 100 X 14,040
 QUAL.. OG C+- QUALITY GRADE C+- 100.00 X 14,040
 DEPR.. D1 MISC DEPREC: AGE TO 50.00 - 7,020
 --FMV... 7,020

---FMV...
 IMPROVEMENT # 4 MISC IMPR-X
 ACT/EPF YR/AGE.. 1997 1997 12 VISITED.. BY
 MAINTAINED.. 5/04/2011

STRAT..... 100 N FIR AVE DESCRPT... ASPHALT PAVING (PARKING) BY TINA
 LOCATION #.....
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% STR% SIZE HGT% PER% CDS% COST
 MS 01 ASPHALT PAVING (PARK 100 4620.00 2.00 90.00 8,3

RCN... PCT COMPLETE 100 X 8,316
 QUAL.. OG C+- QUALITY GRADE C+- 100.00 X 8,316
 DEPR.. D1 MISC DEPREC: AGE TO 50.00 - 4,158
 --FMV... 4,158

---FMV...
 IMPROVEMENT # 5 MISC IMPR-X
 ACT/EPF YR/AGE.. 1997 1997 12 VISITED.. BY
 MAINTAINED.. 5/04/2011

STRAT..... 100 311 N FIR AVE DESCRPT... LIGHTING (YARD) BY TINA
 LOCATION #.....
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% STR% SIZE HGT% PER% CDS% COST
 MS 19 LIGHTING (YARD) 100 6.00 1800.00 100.00 10,8

RCN... PCT COMPLETE 100 X 10,800

Chatham County Property Record Card (cont)

DATE 2/10/12 CHATHAM CO TAX DEPARTMENT PAGE 4
 TIME 15:35:26 PROPERTY CARD FOR YEAR 2012 PIN... 8761 05 08 0352 PROG# AS2006
 USER TINA

STATE OF NORTH CAROLINA
 COMPONENT TYPE/CODE/DESC PCT PARCEL ID... 0016036
 QUAL. OG C IMPROVEMENT#-5-MISC-IMPR-X-
 DEPR. D1 MISC DEPREC: AGE TO 50.00 X 5,400
 --FMV... 5,400

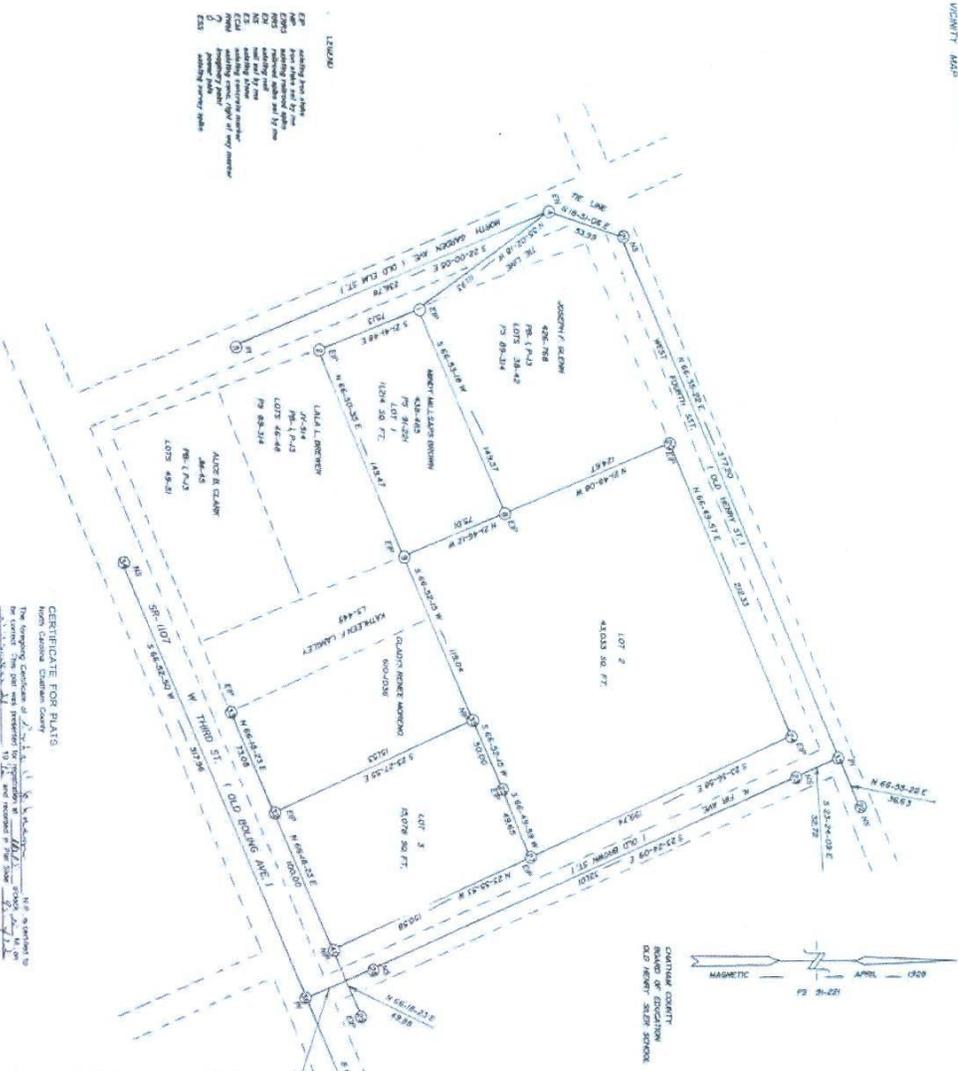
TOTAL PARCEL VALUES---- LAND / OVR IMPROVEMENTS / OVR TOTAL LAND/IMPROVE 2011 VALUE
 FMV..... 145,875 642,024 787,899 785,149
 APV..... 145,875 642,024 787,899 785,149

COMMENTS -



Dec 21 11 13 AM '95

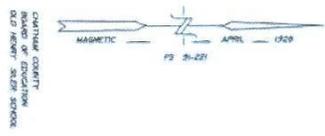
SURVEY FOR CURTIS R. BROWN AND WIFE MINDY MILLSAPS BROWN
 NORTH CAROLINA CHATHAM COUNTY MATTHEWS TWP.
 NOVEMBER 1, 1995
 SURVEYED BY: RUFUS L. JOHNSON, RLS L-1-802
 126 SOUTH CHATHAM AVE, SILVER CITY, N.C. 27544
 SCALE: 1" = 50'



CERTIFICATE FOR PLATS
 I, RUFUS L. JOHNSON, Registered Professional Land Surveyor, No. 17500, State of North Carolina, Chatham County, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Land Surveyor in the State of North Carolina.

Witness my hand and seal of office at Silver City, North Carolina, this 21st day of December, 1995.

Rufus L. Johnson
 Registered Professional Land Surveyor



JOB 217-149

OR 497

- NOTES**
- THE SURVEY OF THE EXISTING PARCELS OF LAND.
 - LOT 2 IS ALL OF THE LOTS OF CURTIS R. BROWN AND WIFE MINDY MILLSAPS BROWN AS RECORDED IN DEED-394, TRACT ONE, 153.83 AC, 127 PM, 17500-0333.
 - LOT 3 IS ALL OF THE LANDS OF SAID BROWNS AS RECORDED IN DEED-394, TRACT TWO, 794-2-1, LOTS 5-7-8, 57 AC, 127 PM, 17500-0337, TAKEN ADVERSE TO SAID BROWNS AND SAID CITY AND TOWN.
 - THERE ARE NO ENCUMBRANCES ON LOTS 2 AND 3.
 - THE PARCELS ARE LOCATED WITHIN THE CONSOLIDATED LOTS OF THE TOWN OF SILVER CITY WHERIN IT IS DIVIDED BY PUBLIC WATERS AND STREETS.
 - ALL AREAS CALCULATED BY DMS.

I, RUFUS L. JOHNSON, certify that this plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Land Surveyor in the State of North Carolina. The foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Land Surveyor in the State of North Carolina. The foregoing plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Land Surveyor in the State of North Carolina.

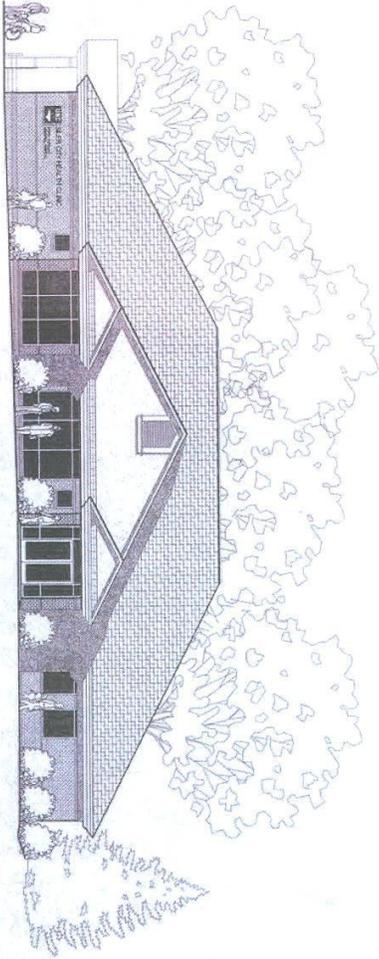
REGISTERED LAND SURVEYOR
 RUFUS L. JOHNSON
 No. 17500

NOTARY PUBLIC
 MARY P. HARRIS
 No. 17500



**SILER CITY HEALTH CLINIC
SILER CITY,
NORTH CAROLINA**

North Carolina Memorial Hospital



Entry Elevation

INDEX OF DRAWINGS

LANDSCAPE SITE	PLANING
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1.99	1.99
2.00	2.00

STRUCTURAL:
MULLIS ENGINEERING
1000 PENNSYLVANIA AVE
CHAPEL HILL, NORTH CAROLINA 27516
(919) 942-5229

ELECTRICAL AND MECHANICAL:
EFLAND ENGINEERS, INC.
1000 PENNSYLVANIA AVE
CHAPEL HILL, NORTH CAROLINA 27516
(919) 644-8990

LANDSCAPE AND SITE:
COULTER HART JEWELL THAMES, PA
10 WEST MAIN STREET
CHAPEL HILL, NORTH CAROLINA 27701
(919) 682-0068

BUILDING DATA

NAME OF PROJECT	DATE OF DESIGN	DATE OF RECORD
SILER CITY HEALTH CLINIC	1996	1996
OWNER	DESIGNER	RECORDER
UNC Hospitals	MULLIS ENGINEERING	EFLAND ENGINEERS, INC.
PROJECT NO.	DRAWING NO.	DATE
1000	1000	1996
DESCRIPTION OF WORK	SCALE	DATE
ARCHITECTURAL	1/8" = 1'-0"	1996
MECHANICAL	1/8" = 1'-0"	1996
ELECTRICAL	1/8" = 1'-0"	1996
LANDSCAPE AND SITE	1/8" = 1'-0"	1996
GENERAL NOTES		
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.		
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.		
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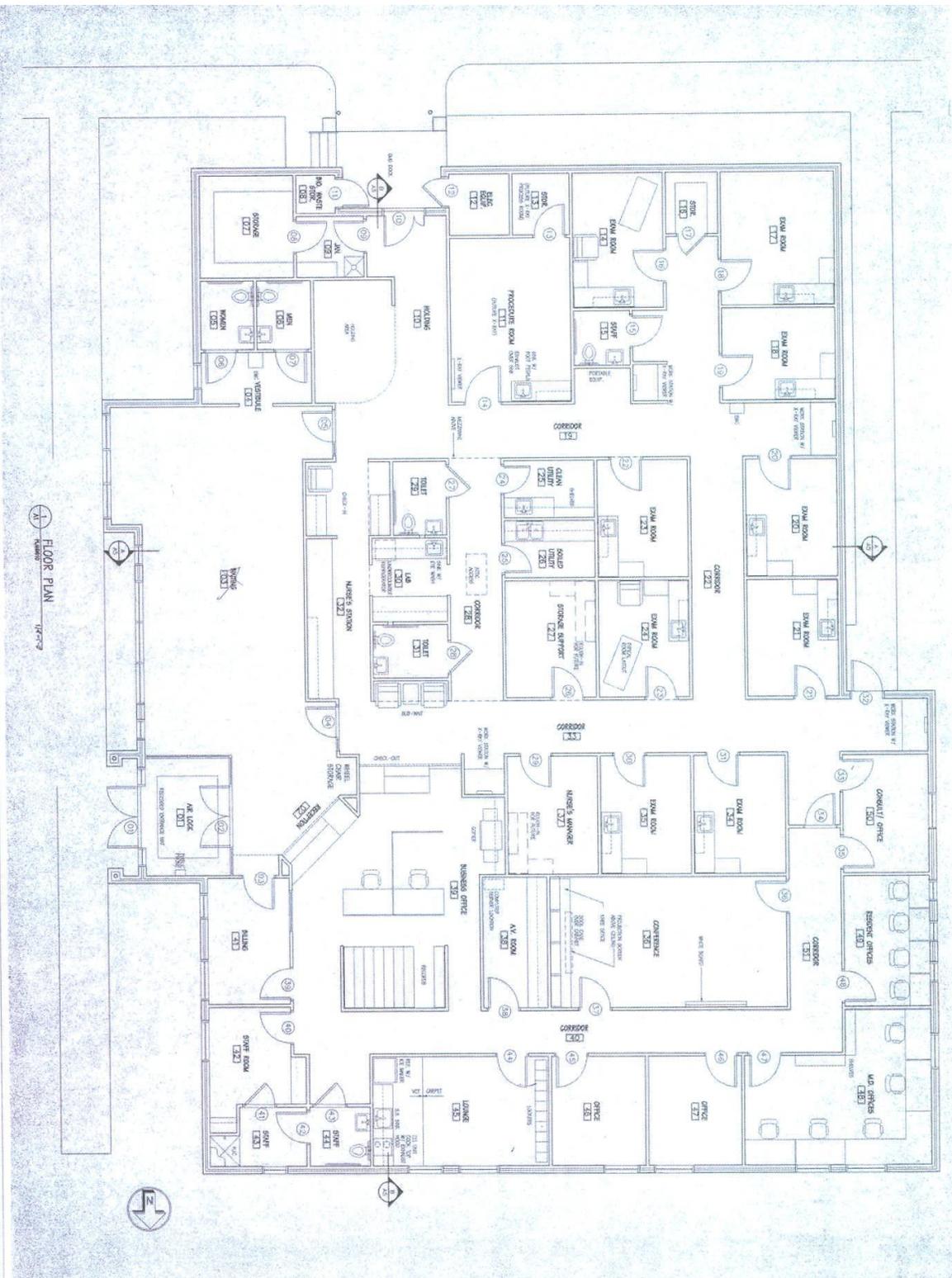


**SILER CITY HEALTH CLINIC
SILER CITY, NORTH CAROLINA**



MICHAEL HINING ARCHITECTS, PA AIA
100 EUROPA DRIVE, SUITE 110
CHAPEL HILL, NORTH CAROLINA
(919) 967-6631 FAX: (919) 933-9300

SET No. _____
NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
FEBRUARY 9, 1996



FLOOR PLAN 17-27-74

<p>UNIVERSITY HOSPITALS SHEPHERD CITY HEALTH CLINIC SHEPHERD CITY, NORTH CAROLINA</p>		<p>MICHAEL HINING ARCHITECTS, A.L.A., P.A. THE EUROPA CENTER 100 EUROPA DRIVE, SUITE 110 CHAPL HILL, NORTH CAROLINA P.O. BOX 2504 27515 TELEPHONE (919) 987-9651 FAX (919) 988-9500</p>	
DATE:	FEBRUARY 28, 1974	PROJECT NUMBER:	44
DESIGNER:	M.H.A.	CLIENT:	UNIVERSITY HOSPITALS
ARCHITECT:	M.H.A.	CONTRACT NUMBER:	17-27-74
SCALE:	AS SHOWN	DATE:	2/28/74
BY:	M.H.A.	DATE:	2/28/74
CHECKED BY:	M.H.A.	DATE:	2/28/74
APPROVED BY:	M.H.A.	DATE:	2/28/74