

Jan. 20, 1966
J. J. Bass

SUMMARY - C. M. REEVES, JR. AND S. Q. BASS
CAPE LOOKOUT ACTIVITY 1953 to January 1966

In 1953 C. M. Reeves, Jr. purchased Drum Inlet property. September 9, 1954 C. M. Reeves, Jr., Bryan Newkirk and O. T. Sloan acquired Cape Lookout property. February 18, 1955 above partners purchased additional Cape Lookout property from Judge Luther Hamilton. Judge Luther Hamilton was the attorney during this period.

The purchase of Cape Lookout was made for the express purpose of developing it into a resort area. The major participants in the project as listed above were C. M. Reeves, Jr., O. T. Sloan and Bryan Newkirk, Jr. Mr. Newkirk a Canadian, owned, with other Canadian interests, one half of the Cape Lookout property. Plans were going forward in 1955 and 56 for the development of Cape Lookout. In 1956 the sudden death of Mr. Newkirk put and end to the planned development since the Newkirk estate had to be settled before any further action could be taken.

In January 1958, C. M. Reeves, Jr. was made trustee of the Cape Lookout and Drum Inlet properties.

In answer to a question to Judge Hamilton, by C. M. Reeves, Jr. June 23, 1959 referring to the "Outer Banks Bill" Judge Hamilton replied "Yes, the Outer Banks Bill was regularly passed. The reason you didn't see any particular reference any more to it in the newspapers is because it was included in the Budget Appropriations Bill."

In February 1960 negotiations began, leading to the purchase by C. M. Reeves, Jr. and O. T. Sloan of the one half of Cape Lookout property formerly owned by Newkirk and the Canadian interest.

March 3, 1960 sold to Mr. and Mrs. Les Moore of Morehead City 2½ acres at Cape Lookout for \$2,500.00. This property to be used for the establishment of a Marina. The first step in new development plans.

C. M. Reeves, Jr. bought out Canadian interest in Fall of 1960

July 6, 1961 began planning sub-division around the Moore's Marina.

In the 1959 session of the North Carolina General Assembly an appropriation had been made for the purpose of allowing the State of North Carolina to purchase certain properties on the outer banks of North Carolina. The passage of this appropriation was brought about because of the concern of the state over the possible loss of the thin strand known as the outer banks, to storm damage, thus making the mainland in that area vulnerable to the ocean.

In early 1960 C. M. Reeves, Jr. received a mimeographed bulletin from the State Property Office which indicated that the State of North Carolina was interested in buying property on Core Banks and Portsmouth Island. The bulletin also stated that the state was interested in stabilizing the banks and once this had been done, the property would be offered back to the original owner if he cared to buy it. Mr. Reeves was visited by a representative of the State Property office but no formal offer to buy was presented nor were any formal negotiation entered into.

The matter was dropped and has never been reopened again. It was assumed by us at that time, since Cape Lookout extended beyond the mainland like a peninsula and offered no possible protection to the mainland itself, the state was not interested in buying this property.

Plans began to take shape for a sub-division to be started in the Spring of 1962.

On May 10, 1962 S. Q. Bass bought O. T. Sloan's interest. The Cape Lookout and Drum Inlet property now belonged to C. M. Reeves, Jr. and S. Q. Bass exclusively.

in August, 1962 The N. C. Seashore Park Commission was established by Gov. Sanford - Woodrow Price, Chairman.

Before actual work was to begin in the Spring of 1962 C. M. Reeves, Jr. thought it best that he confer with the state once more and make sure that the Cape Lookout property would not be needed by the state in its conservation program. Mr. Reeves went to see Governor Terry Sanford in May 62. The Governor told Mr. Reeves at that time that he could foresee no likelihood of the Cape Lookout property being placed in jeopardy because of needed protection to the coastline.

Based on this assurance then and on the total lack of interest by the state in our property at this time, we began in June 1962 the actual development of Cape Lookout.

\$44,000.00 was invested in a house, to be used as a prototype and also as a head quarters. A bulldozer was purchased. Several thousand cedars and pine trees were bought and planted. These activities consumed the balance of 1962 since very little work could be accomplished during the winter months.

On July 10, 1963 we completed the sale of five acres for \$7,500.00 to the U. S. Coast Guard for a right of way.

In October, of 1963, Rader Associates of Miami was engaged to sub-divide the Cape Lookout property for us. This is an international firm of very excellent reputation and we felt that their work would have no trouble passing the Carteret County Planning Board. We spent \$10,000.00 on the initial stage of this survey and presented the first sketch plan to the Carteret Planning Board in January 1964. Also attending this meeting was a delegation from the Seashore Park Commission which included Ray Wilder and Frank Turner. Mr. Turner, the State property officer asked the planning board to withhold approval of our request for a sub-division since the state was going to buy the land in question for the purpose of turning it over to the Federal Government for a national park. The planning board then began a series of delaying tactics which have persisted until ^{the present time,} this day. Mr Turner

stated at that meeting that he was going to contact us immediately concerning the purchase of our land. This he has never done. We did sell the state some property at Drum Inlet but no one has ever come to discuss the Cape Lookout property with us.

Since Rader Associates price is rather high we suspended our plans with them until such a time as we could get some assurance of fair treatment from the Carteret Planning Board. A sub-division plat must have the boards approval before it can be recorded in Carteret County. So far we have received no such assurance. In fact we resubmitted a platt in November 1965 and told the planning board that no State official had been to see us in the almost two years period since our last appearance and that we felt we were being treated unfairly for the states convenience. This argument made scant impression and our motion for approval of our sub-division was tabled by the board. It is quite obvious that no approval is forth coming.

We have sold two lots on meets and bounds. One one half acre plot sold for \$1500.00 and the other for \$2000.00. We have contracted for the sale of a third lot of one half acre for \$2000.00.

The blocking of our sub-division plans has been done to hold the price of our land down until such time as the state can buy it. This has been and is an unreasonable invasion of individual property rights. The state has effectively blocked our every effort to use our land as we intended ~~when~~ when we bought it, and at the same time has made no approach to us with an offer to buy. It is as though we were being asked to hold the land in escrow until the state needs it.