

July 23, 2026

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704.377.8305 : Direct Phone

YMCA of Greater Charlotte
400 East Morehead Street
Charlotte, North Carolina 28202
Attention: Suehila Glass

Re: Deed Restrictions on Morrison YMCA Property

Dear Sue:

At your request, we have examined copies of the recorded deeds by which Mecklenburg County acquired title to a larger 56-acre parcel that includes the Morrison YMCA property, and by which the County subsequently conveyed the Morrison YMCA property to the YMCA. Our review has confirmed the YMCA's initial evaluation of that issue, namely that the Morrison YMCA property is not subject to any use restrictions set forth in those deeds.

The larger 56-acre tract was conveyed by the Ballantyne developers to Mecklenburg County by a deed dated August 24, 1998 and recorded in Book 9981 at Page 968 in the Mecklenburg County Public Registry (the "1998 Deed"). The 1998 Deed contained a restriction that limited the use of that 56-acre parcel to "park and recreation purposes." However, the remainder of that restriction acknowledged the intent of the County to convey a portion of the 56 acres to the YMCA, in exchange for an adjacent 17-acre tract already owned by the YMCA, and expressly provided that if such parcels were exchanged, the "land acquired by the YMCA shall be released from such restriction." In turn, the 17 acres to be acquired by the County from the YMCA would be subjected to the park restriction.

The property exchange between the County and the YMCA contemplated by the 1998 deed occurred in 2000. The deed from the County to the YMCA, conveying the 22.866 acre tract on which the Morrison YMCA is located, is dated October 10, 2000 and recorded in Book 11640 at Page 468 in the Mecklenburg County Public Registry (the "2000 Deed"). The 2000 Deed recites the relevant provisions from the 1998 Deed regarding the deed restriction and the contemplated property exchange, and provides that "the property conveyed hereby is released from the Restrictions."

As an aside, the 17-acre parcel that the YMCA conveyed to the County in exchange for the Morrison YMCA property was purchased by the YMCA in 1998 from the Blakeney and Coker families. So any allegations that the Morrison YMCA property was donated to the YMCA by the County or by the developers of Ballantyne are not accurate – it was exchanged for a parcel of land that the YMCA had purchased from a third party at market value.

In anticipation of the expansion of the Morrison YMCA facility in 2008, the County and the YMCA exchanged title to 1.89 acre parcels. The deed to the YMCA recorded in connection with

this exchange contains similar language releasing the YMCA property from the deed restrictions contained in the 1998 Deed.

Accordingly, the YMCA acquired title to the Morrison YMCA property from Mecklenburg County free and clear of any restrictions in the 1998 Deed that would limit its use to park and recreation purposes.

In addition, I note that in anticipation of the 2010 expansion of the facility, the Morrison YMCA property was rezoned in 2007 to an "Institutional" classification, now the IC-1 zoning district under the new Unified Development Ordinance. This zoning district allows a wide range of institutional campus uses, including places of worship and religious campuses.

Please let me know if you have any further questions regarding any restrictions on the use of the Morrison YMCA property.

Sincerely,

ROBINSON BRADSHAW & HINSON, P.A.

A handwritten signature in black ink, appearing to read "Brent A. Torstrick", written over the typed name.

Brent A. Torstrick