

GOVERNMENTAL OPERATIONS AGENDA INDEX

January 21, 2004

ACQUISITION BY DEED

1. The Nature Conservancy (AGRICULTURE) Ashe County
2. Carl Max Cranfill (DENR-PARKS) Alleghany County
3. Willie W. Gray (DENR-PARKS) Cumberland County
4. Plum Creek Timber Company (DENR-WILDLIFE) Bertie & Hertford Counties
5. NC Coastal Land Trust (DENR-WILDLIFE) Carteret County
6. Donna M. Hodges (DENR-WILDLIFE) Caswell County
7. Anne B. Pipkin (DENR-WILDLIFE) Dare County
8. The Nature Conservancy (WILDLIFE) Pender County
9. Rutherford Hills, LLP (DENR-WILDLIFE) Rutherford County
10. ECU Real Estate Foundation (ECU) Pitt County
11. Medical Foundation of ECU (ECU) Pitt County
12. Douglas G. Pace (FSU) Cumberland County
13. Eugene P. Turner (NCCU) Durham County
14. Joseph K. Williamson (NC SCHOOL OF THE ARTS) Forsyth County
15. Jeffery L. Meritt (NC SCHOOL OF THE ARTS) Forsyth County
16. NC School of the Arts Foundation (NC SCHOOL OF THE ARTS) Forsyth County
17. NC School of the Arts Foundation (NC SCHOOL OF THE ARTS) Forsyth County
18. NC School of the Arts Foundation (NC SCHOOL OF THE ARTS) Forsyth County
19. NC School of the Arts Foundation (NC SCHOOL OF THE ARTS) Forsyth County
20. NC School of the Arts Foundation (NC SCHOOL OF THE ARTS) Forsyth County
21. UNC at Chapel Hill Foundation, Inc (UNC-CH) Orange County
22. Barbara D. Andrews (WCU) Jackson County

OTHER MATTERS

23. Martin County Economic Development Corp. (AGRICULTURE) Martin County
24. UNC Chapel Hill Foundation (UNC-CH) Orange County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Division of Plant Industry

LOCATION: Von Turner Road, three miles northwest of West Jefferson, Ashe County

AREA: 34 acres

UNIT COST: \$10,588/acre

CONSIDERATION: \$360,000

COMMENTS: The property proposed for acquisition is being acquired for conservation and preservation of rare and uncommon plant species. The North Carolina Plant Conservation Program will use this site for educational purposes, passive recreation, and ecological research and restoration. The site contains two federally listed endangered plant species. Funding provided by the Natural Heritage Trust Fund. The Nature Conservancy will be paid for overhead and reimbursed for expenses incurred resulting from their participation in this transaction.

ITEM 2

GRANTOR: Carl Max Cranfill and wife, Linda L. Cranfill

GRANTEE: State of NC, Department of Environment and Natural Resources,
Division of Parks and Recreation

LOCATION: 403 Lyons Road, Roaring Gap, Alleghany County

AREA: 1.067 acres improved with a mobile home containing 937 sq. ft.

UNIT COST: \$29,100/lot – land
\$27.64/sq. ft. – improvement

CONSIDERATION: \$55,000

COMMENTS: Property is needed for inclusion Stone Mountain State Park in accordance with the master plan. Acquisition is necessary to prevent further development. Funding provided by Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Willie W. Gray, widower

GRANTEE: State of NC, Department of Environment and Natural Resources,
Division of Parks and Recreation

LOCATION: South of SR 2046, Beaver Dam Township, Cumberland County

AREA: 292 acres (subject to survey) with grantor and heirs retaining easement for access
to adjoining property

UNIT COST: \$500/acre

CONSIDERATION: \$146,000 (subject to survey)

COMMENTS: The property is needed for inclusion in Bushy Lake State Natural Area pursuant to the master plan. Property is crucial to protecting part of an identified Significant Natural Heritage Area containing rare and threatened plant species. Funds for this acquisition are provided by the Parks and Recreation Trust Fund.

ITEM 4

GRANTOR: Plum Creek Timber Company

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Adjacent to Chowan River, 2.5 miles north of Colerain, Bertie and Hertford
Counties

AREA: 536 acres

UNIT COST: \$834/acre

CONSIDERATION: \$447,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resources Commission's Chowan Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. Funding provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: North Carolina Coastal Land Trust

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Northeast side of Star Hill Road and along Pettiford Creek, Cape Carteret,
Carteret County

AREA: 114 acres

UNIT COST: \$6,158/acre

CONSIDERATION: 702,000

COMMENTS: The property proposed for acquisition will be utilized to protect important wildlife habitat and provide hunting and other recreational opportunities to the public. The property will also serve to protect and buffer the Croatan National Forest from encroachment from nearby development. The Coastal Land Trust will be paid overhead and reimbursed for direct expenses incurred resulting in their participation in this transaction.

ITEM 6

GRANTOR: Donna M. Hodges

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Adjacent to NC Highway 62 and Moorefield Road (SR 1745), Yanceyville,
Caswell County

AREA: 125 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$250,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resources Commission's Caswell Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. Funding provided by the Ecological Enhancement Program.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Anne B. Pipkin

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Adjacent to Broad Creek and NC 345, Wanchese, Dare County

AREA: 120.5

UNIT COST: \$1,660/acre

CONSIDERATION: \$200,000

COMMENTS: The property proposed for acquisition is needed for inclusion in the Roanoke Island Marsh Lands. Acquisition of the subject property is also needed to protect water quality and wildlife habitat, provide wildlife observation opportunities to the public, and to prevent encroachment upon the Roanoke Island Marsh Lands. Funding provided by Clean Water Management Trust Fund.

ITEM 8

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Adjacent to the Holly Shelter Game Land, South of Highway 53, approximately six miles northeast of Burgaw, Pender County

AREA: 13,804 acres

UNIT COST: \$166.62/acre

CONSIDERATION: \$2,300,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's Holly Shelter Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. Funding provided by the Wildlife Fund.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Rutherford Hills, LLP
Robert Head, Jr. – Principal

GRANTEE: State of NC, Department of Environment and Natural Resources,
Wildlife Resources Commission

LOCATION: Adjacent to the South Mountain Game Land, East of Highway 64, approximately
14 miles northeast of Rutherfordton, Rutherford County

AREA: 1,266 acres (subject to survey)

UNIT COST: \$1,750/acre

CONSIDERATION: \$2,215,500 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's South Mountain Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. The Foothills Conservancy of North Carolina will be paid for overhead and reimbursed for expenses incurred from their participation in this transaction. Funding provided by the Natural Heritage Trust Fund and Ecosystem Enhancement Program.

ACQUISITION BY DEED

ITEM 10

GRANTOR: East Carolina University Real Estate Foundation

GRANTEE: State of NC, East Carolina University

LOCATION: 932 East 14th Street, Greenville, Pitt County

AREA: 7,600 sq. ft. or 0.174 acres improved with a single-family dwelling containing 778 sq. ft.

UNIT COST: \$2.63/sq. ft. – land
\$60.41/sq. ft. – improvements

CONSIDERATION: \$67,000

COMMENTS: Property proposed for acquisition is adjacent to existing campus property and is needed for campus expansion consistent with the master plan. This property is one of two remaining residential properties located along 14th Street lying between the campus and Dowdy-Ficklen Stadium. Funds provided from an auxiliary overhead account.

ITEM 11

GRANTOR: Medical Foundation of East Carolina University, Inc.
Hyman Brody – Chairman

GRANTEE: State of NC, East Carolina University

LOCATION: N.C. Highway 43 at Emergency Drive, Greenville, Pitt County

AREA: 43,560 sq. ft. or 1.00 acres improved with a one-story brick and block commercial building containing 7,377 sq. ft.

UNIT COST: \$3.76/sq. ft. – land
\$3.23/sq. ft. – improvements

CONSIDERATION: \$187,500

COMMENTS: Property proposed for acquisition is adjacent to an approximately 150-acre tract recently acquired on behalf of the university. This site is needed for the expansion of the Health Sciences Campus in accordance with the master plan. Funds provided by Medical Faculty Practice Plan Funds.

ACQUISITION BY DEED

ITEM 12

GRANTOR: Douglas G. Pace and wife, Linda J. Pace

GRANTEE: State of NC, Fayetteville State University

LOCATION: 421 Langdon Street, Fayetteville, Cumberland County

AREA: 6,183 sq. ft. or 0.15 acres improved with one-story dwelling containing
1,024 sq. ft.

UNIT COST: \$1.29/sq.ft. – land
\$17.58/sq.ft. – improvement

CONSIDERATION: \$26,000

COMMENTS: Property proposed for acquisition is needed for construction of parking facilities. Funds provided by 2000 University Capital Improvement Bonds.

ITEM 13

GRANTOR: Eugene P. Turner and wife, Vera F. Turner

GRANTEE: State of NC, North Carolina Central University

LOCATION: 411 Pekoe Street, Durham, Durham County

AREA: 6,750 sq. ft. or 0.166 acres improved with a single-family dwelling containing
2,274 sq. ft.

UNIT COST: \$3.04/sq. ft. – land
\$70.05/sq. ft. – improvements

CONSIDERATION: \$181,300

COMMENTS: Property proposed for acquisition is needed for campus expansion pursuant to the master plan. Funds provided by 2000 University Capital Improvement Bonds.

ACQUISITION BY DEED

ITEM 14

GRANTOR: Joseph Keyes Williamson and wife, Melissa M. Williamson

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1915 Sunnyside Avenue, Winston-Salem, Forsyth County

AREA: 36,154.80 sq. ft. or 0.83 acres improved with 1 ½ - story dwelling containing 2,095 sq. ft.

UNIT COST: \$1.94/sq. ft. – land
\$65.16/sq. ft. – dwelling

CONSIDERATION: \$206,500

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan and will be utilized as office space for academic offices. Funds provided by 2000 University Capital Improvement Bonds.

ITEM 15

GRANTOR: Jeffery L. Meritt and wife, Jennifer L. Meritt

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1806 Chapel Street, Winston –Salem, Forsyth County

AREA: 10,000 sq. ft or 0.23 acres improved with one-story dwelling containing 1,221 sq. ft.

UNIT COST: \$0.90/sq. ft. – land
\$41.77/sq.ft. – dwelling

CONSIDERATION: \$60,000

COMMENTS: Property is needed for inclusion in the campus pursuant to the university master plan. The plan provides for use of additional parking facilities. Funds provided by 2000 University Capital Improvement Bonds.

ACQUISITION BY DEED

ITEM 16

GRANTOR: NC School of the Arts Foundation

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1704 Chapel Street, Winston-Salem, Forsyth County

AREA: 0.23 acres improved with one-story dwelling containing 772 sq. ft.

UNIT COST: N/A

CONSIDERATION: \$45,902

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan, which will allow for the construction of parking facilities. The Foundation acquired the property by gift in 1999 and subsequently made renovations and repairs and allowed the School of the Arts to occupy the property rent-free. The above consideration represents the cost incurred by the Foundation for improvements and maintenance of the property.

ITEM 17

GRANTOR: NC School of the Arts Foundation

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1804 Chapel Street, Winston-Salem, Forsyth County

AREA: 0.23 acres improved with one-story dwelling containing 1,108 sq. ft.

UNIT COST: N/A

CONSIDERATION: \$31,925

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan, which will allow for the construction of parking facilities. The Foundation acquired the property by gift in 1995 and subsequently made renovations and repairs and allowed the School of the Arts to occupy the property rent-free. The above consideration represents the cost incurred by the Foundation for improvements and maintenance of the property.

ACQUISITION BY DEED

ITEM 18

GRANTOR: NC School of the Arts Foundation

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1832 Chapel Street, Winston-Salem, Forsyth County

AREA: 0.23 acres improved with one-story dwelling containing 1,024 sq. ft.

UNIT COST: N/A

CONSIDERATION: \$24,949

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan, which will allow for the construction of parking facilities. The Foundation acquired the property by gift in 1992 and subsequently made renovations and repairs and allowed the School of the Arts to occupy the property rent-free. The above consideration represents the cost incurred by the Foundation for improvements and maintenance of the property.

ITEM 19

GRANTOR: NC School of the Arts Foundation

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1840 Chapel Street, Winston-Salem, Forsyth County

AREA: 0.23 acres improved with one-story dwelling containing 1,231 sq. ft.

UNIT COST: N/A

CONSIDERATION: \$41,019

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan, which will allow for the construction of parking facilities. The Foundation acquired the property by gift in 1997 and subsequently made renovations and repairs and allowed the School of the Arts to occupy the property rent-free. The above consideration represents the cost incurred by the Foundation for improvements and maintenance of the property.

ACQUISITION BY DEED

ITEM 20

GRANTOR: NC School of the Arts Foundation

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1844 Chapel Street, Winston-Salem, Forsyth County

AREA: 0.23 acres improved with one-story dwelling containing 982 sq. ft.

UNIT COST: N/A

CONSIDERATION: \$34,150

COMMENTS: Property proposed for acquisition will be utilized in accordance with the university master plan, which will allow for the construction of parking facilities. The Foundation acquired the property by gift in 1992 and subsequently made renovations and repairs and allowed the School of the Arts to occupy the property rent-free. The above consideration represents the cost incurred by the Foundation for improvements and maintenance of the property.

ITEM 21

GRANTOR: The University of North Carolina at Chapel Hill Foundation, Inc.

GRANTEE: State of NC, University of North Carolina-Chapel Hill

LOCATION: 1307 Mason Farm Road, Chapel Hill, Orange County

AREA: 54,450 sq. ft. or 1.25 acres improved with a single-family dwelling containing 3,010 sq. ft.

UNIT COST: \$2.30/sq. ft. – land
\$108.80/sq. ft. – improvements

CONSIDERATION: \$452,500

COMMENTS: Property proposed for acquisition is located adjacent to the University's Student Family Housing Project and is needed for campus expansion in accordance with the master plan. Funds provided by the 2000 Higher Education Bonds.

ACQUISITION BY DEED

ITEM 22

GRANTOR: Barbara D. Andrews, widow; Denissa Schulman and Deborah Nielsen, Power of Attorney

GRANTEE: State of NC, Western Carolina University

LOCATION: 20 Overlook Drive, Cullowee, Jackson County

AREA: 50,529 sq. ft. or 1.16 acres of land improved with one single-family dwelling containing 1,804 sq. ft.

UNIT COST: \$0.75/sq. ft. – land
\$72.62/sq. ft – improvements

CONSIDERATION: \$169,000

COMMENTS: Property proposed for acquisition is adjacent to campus property currently utilized for parking. The adjacent parking area is the site of a future parking deck that will serve the University. This site is the first of several properties to be acquired for campus expansion in accordance with the master plan. Funds provided by 2000 University Capital Improvement Bonds.

OTHER MATTERS

ITEM 23

On behalf of the Department of Agriculture and Consumers Services, the State proposes to enter into a ground lease with the Martin County Economic Development Corporation in order for the Economic Development Corporation to expand the equine facilities at the Senator Bob Martin Eastern Agricultural Center in Williamston, Martin County. The ground lease will be for a term of 12 years plus one 3-year renewal option. The project will expand the number of permanent horse stalls from 300 to 460. This will allow the Center to attract new, larger horse shows and expand existing shows. The Economic Development Corporation will enter into a lease-back of the expanded facilities to the State and the State will manage and maintain this property after completion of construction. The lease-back term should run concurrent with the ground lease. Estimated lease-back cost is approximately \$77,800 annually. Financing for the project will be provided by the Economic Development Corporation through a commercial loan. Funds to pay rent will come from receipts of the Agricultural Center. The Economic Development Corporation will apply rent payments to retire the debt. The estimated project cost is \$765,000. The State Construction Office and Department of Insurance will review and approve the design of the project.

ITEM 24

The University Of North Carolina at Chapel Hill requests an exchange of property with the University of North Carolina at Chapel Hill Foundation, Inc. Both properties are located in Chapel Hill, Orange County. The UNC property is a 0.276-acre lot located at 412 East Rosemary Street improved with a two-story frame house containing approximately 1,716 square feet. This property is currently used as a rental property for which the University has no long-term use.

The Foundation property is a 0.19-acre tract located at 606 Cameron Avenue improved with a one-story frame house containing approximately 1,790 square feet. This property is considered an in-holding to other University properties located along Cameron Street. The property would be used in the short term for university parking and is located at a key corner of the main campus adjacent to the railroad line that connects to the future site of the Carolina North campus. This transaction was approved at the January 9, 2004 meeting of the Board of Governors of the University of North Carolina and is considered in the best interest of the State.