

# GOVERNMENTAL OPERATIONS AGENDA INDEX

September 22, 2004

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## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Correction, Division of Prisons

GRANTEE: North Carolina State University

LOCATION: Wade Avenue and I-40, Raleigh, Wake County

AREA: ± 18 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation will be included in NCSU's Schenck Forest. This parcel is adjacent to a portion to Schenck Forest, but was separated by right-of-way for the Duraleigh Connector. This section of the proposed route for the Duraleigh Connector has been abandoned by the Department of Transportation rendering the parcel of no use to the DOC. The property will be transferred at no cost to NCSU.

### ITEM 2

At the request of North Carolina State University, authorization is requested to affect a land exchange between North Carolina State University and the Department of Transportation covering two separate 0.77-acre tracts of land, both located on Blue Ridge Road in Wake County. The first vacant tract currently allocated to DOT contains 0.77 acre (33,713sq. ft.) and will be allocated to NCSU. The second tract with improvements currently allocated to NCSU contains 0.77 acre (33,812 sq. ft.) and will be allocated to DOT. This exchange will provide NCSU with an expanded building site along William Moore Drive on the Centennial Bio-medical Campus of the College of Veterinary Medicine, which will be utilized in accordance with the University's master plan, and will also allow for expansion of the DOT Raleigh Communications Headquarters facility along Blue Ridge Road. The exchange is of mutual benefit to both State agencies and involves parcels of comparable size and value. There will be no cost or consideration to either NCSU or NCDOT.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: P&P Holdings, LLC  
Bruce Watkins – Principal

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant  
Conservation Program

LOCATION: Lying on the east and west sides of East Boiling Springs Road, approximately 400  
feet south of its intersection with Ranch Road in Boiling Springs, Brunswick  
County

AREA: 520.52 acres

UNIT COST: \$2,800/acre

CONSIDERATION: \$1,457,456

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the Ecosystem Enhancement Program and the Plant Conservation Program. Acquisition of this property is crucial to protecting an identified Significant Natural Heritage Area containing state and federally endangered plant populations, vernal pools and limesink ponds. The Nature Conservancy will provide management of this property. Funds for this acquisition are provided by the Natural Heritage Trust Fund and the Ecosystem Enhancement Program.

## **ACQUISITION BY DEED**

### ITEM 4

GRANTOR: Robert M. Tobey and wife, Donna S. Martin

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Plant Conservation Program

LOCATION: North side of Melrose Mountain, Polk County

AREA: 318.36 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$637,000

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the preservation components of the Ecosystem Enhancement Program and the Plant Conservation Program. Acquisition of this property is crucial to protecting part of an identified Significant Natural Heritage Area containing a state and federally endangered plant population and for the protection of the waters of Fall Creek and the Tryon Reservoir. The Pacolet Area Conservancy will provide management of this property. Funds for this acquisition are provided by the Natural Heritage Trust Fund and the Ecosystem Enhancement Program.

### ITEM 5

GRANTOR: International Paper Company, a New York Corporation  
Hugh McManus – Regional Manager

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

LOCATION: 113 Wakelon Road, Windsor, Bertie County

AREA: 46,609.20 sq. ft. of land or 1.07 acres improved with one story wood framed building containing 2,453 sq. ft.

UNIT COST: \$0.21/ sq. ft. – land  
\$48.92/ sq. ft. – improvements

CONSIDERATION: \$130,000

COMMENTS: Property proposed for acquisition is needed to provide office space for the Bertie County Forest Resources staff. Appropriated funds.

## **ACQUISITION BY DEED**

### ITEM 6

GRANTOR: Jerrold J. Watson (unmarried)

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

LOCATION: Clemmons Educational State Forest, 7716 Old Baucom Road, Raleigh, Wake  
County

AREA: 252.56 acres – vacant land

UNIT COST: \$11,878/acre

CONSIDERATION: \$3,000,000

COMMENTS: The property proposed for acquisition is needed for inclusion in Clemmons Educational State Forest and will also be utilized to provide additional public access to the Forest. The property will also tie into Strickland Creek's watershed and provide an opportunity to perform watershed-scale stream restoration work. Funds provided by Clean Water Management Trust (\$1,700,650), Wake County Open Space 2000 Bond Referendum (\$1,500,000).

### ITEM 7

GRANTOR: Craig A. Kopang and wife, Patricia L. Kopang

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

LOCATION: 918 Wagoner Access Road, Jefferson, Ashe County

AREA: 0.99-acre lot improved with a 2-story frame dwelling containing 2,564 sq. ft.

UNIT COST: \$20,000/lot  
\$79.95/sq. ft. – dwelling

CONSIDERATION: \$225,000

COMMENTS: The property is needed for inclusion into New River State Park pursuant to the master plan. The dwelling will be used as interim housing for Park Rangers. Funds for this acquisition are provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 8

GRANTOR: Carolina Centers, LLC  
James M. Short, Jr. – Senior Vice President

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

LOCATION: East side of Highway 126 adjacent to Lake James, Burke County

AREA: 2,915 acres (subject to survey) with grantor retaining easement for access  
to adjoining property

UNIT COST: \$6,300/acre

CONSIDERATION: \$18,364,500 (subject to survey)

COMMENTS: Property is needed for inclusion in Lake James State Park in accordance with the master plan. Acquisition is necessary to prevent further development. Funding provided by financing under the State Capital Facilities Finance Act, Parks and Recreation Trust Fund and Clean Water Management Trust Fund.

### ITEM 9

GRANTOR: Charles E. Cannon, Jr. and wife, Dolly T. Cannon, Selena Paige Moretz and  
husband, Timothy W. Moretz and Doris A. Cannon, widow

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: 53.21 acres (subject to survey)

UNIT COST: \$715.00/acre

CONSIDERATION: \$38,045.15 (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.

## **ACQUISITION BY DEED**

ITEM 10

GRANTOR: Avalon Development Corporation  
Clarence B. Evans – President

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

LOCATION: Northwest intersection of Highway Business 220 and Janet Road and a  
portion on south side of Highway Business 220 adjoining the Mayo River,  
Mayodan, Rockingham County

AREA: 415.69 acres improved with a one-story frame dwelling containing 958 sq.  
ft., a one-story frame shelter containing 1,000 sq. ft. and a one-story frame  
garage containing 800 sq. ft. The improvements contribute no value to the  
property.

UNIT COST: \$5,946.73/acre

CONSIDERATION: \$2,472,000

COMMENTS: This acquisition is necessary for protection of the newly created Mayo  
River State Park in Rockingham County that supports a large collection of wetlands, high quality  
upland forests, rare plant and animal species and possesses biological, archaeological and scenic  
resources of statewide significance. Funding provided by the Land and Water Conservation Fund  
and the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Weyerhaeuser Company

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

LOCATION: North bank of Scuppernong River, south side of SR 1115, Tyrrell County

AREA: 892 acres (subject to survey)

UNIT COST: \$1,249.43/acre

CONSIDERATION: \$1,114,500 (subject to survey)

COMMENTS: The property is needed for inclusion in Pettigrew State Park pursuant to the master plan. This 892 acres is one of three tracts being acquired for the protection of a significant portion of the Scuppernong River Swamp Forest located in Tyrrell and Washington Counties. Proposed acquisition will protect water quality of the Scuppernong River and adjacent wetland natural communities. The State will reimburse the Nature Conservancy for expenses associated with its participation in this transaction. Funds for this acquisition are provided by the Clean Water Management Trust Fund and Natural Heritage Trust Fund.

### ITEM 12

GRANTOR: William R. Forbes, Jr., and wife, Susan R. Forbes

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

LOCATION: South of Van Swamp Game Land, approximately 10 miles south of Plymouth,  
Beaufort County

AREA: 1,391.43 acres

UNIT COST: \$323.51/acre

CONSIDERATION: \$450,000

COMMENTS: The property proposed for acquisition will be included in the N. C. Wildlife Resources Commission's Van Swamp Game Land, and will be used to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities. Funding provided by the Wildlife Fund.



## **ACQUISITION BY DEED**

ITEM 13

GRANTOR: The Nature Conservancy

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

LOCATION: Adjacent to Cashie River, 3.0 miles southeast of Windsor, Bertie County

AREA: Two tracts totaling 730 acres

UNIT COST: \$196.44/acre

CONSIDERATION: \$143,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's Bertie County Game Land, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities. The State will take title to the property via a special warranty deed and subject to a conservation easement granted by The Nature Conservancy to the State through the Ecosystem Enhancement Program. The Nature Conservancy will be paid overhead and reimbursed direct expenses incurred in their participation in this transaction. Funding provided by the Ecosystem Enhancement Program.

## **ACQUISITION BY DEED**

ITEM 14

GRANTOR: Crescent Resources, LLC, a Georgia limited liability company

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

LOCATION: North of NC 226 and Lake James, approximately 5 miles northeast of Marion, Burke County

AREA: 1425.3 acres

UNIT COST: \$2,150/acre

CONSIDERATION: \$3,064,395

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's game land program, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for the public. The property will further provide improved access to this portion of the Game Land and protect against encroachment by development. The property may be purchased in two phases, with one-half conveyed before January 26, 2005 and the remaining one-half before June 2005. 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 the Ecological Enhancement Program.

## **ACQUISITION BY DEED**

### ITEM 15

GRANTOR: Wildcat Land and Timber Company, LLC

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

LOCATION: Along Buffalo Creek, approximately eight miles north of Lenoir, Caldwell County

AREA: 965.02 acres

UNIT COST: \$4,300/acre

CONSIDERATION: \$4,150,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's game land program, and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities. The property will further protect 3.5 miles of pristine waters along Buffalo Creek. Funding provided by the Natural Heritage Trust Fund and the Clean Water Management Trust Fund.

### ITEM 16

GRANTOR: Maurice L. Barker and wife, Carolyn W. Barker

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

LOCATION: Adjacent to NC Highway 62, approximately 2 miles southeast of Yanceyville, Caswell County

AREA: 127.62 acres

UNIT COST: \$2,233/acre

CONSIDERATION: \$285,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource 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 17

GRANTOR: Carl D. Duncan, and wife, Hilda Duncan

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

LOCATION: Cook Road, approximately 3 miles southeast of Yanceyville, Caswell County

AREA: 114.83 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$230,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource 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 Wildlife Fund.

### ITEM 18

GRANTOR: Blue Sky Timber Properties, LLC

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

LOCATION: Adjacent to Chowan River, 3.0 miles southwest of Eure, Gates County

AREA: 3,284.4 acres (subject to survey)

UNIT COST: \$640/acre (subject to survey)

CONSIDERATION: \$2,100,000

COMMENTS: The property proposed for acquisition will be incorporated into the Wildlife Resource Commission's Chowan Swamp 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 connect several blocks of the Game Land, thereby eliminating an inholding. The Nature Conservancy will be paid overhead and reimbursed direct expenses incurred in their participation in this transaction. Funding provided by the Clean Water Management Trust Fund.

**ACQUISITION BY DEED**

ITEM 19

GRANTOR: Sara Williams Sutton, widow

GRANTEE: State of NC, East Carolina University

LOCATION: 101 E Tenth Street, Greenville, Pitt County

AREA: 12,257 sq. ft. or 0.28 acres improved with a masonry service station containing 2,560 sq. ft.

UNIT COST: \$7.40/sq. ft. – land  
\$63.40/sq ft. – improvements

CONSIDERATION: \$253,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the University master plan. It is located two blocks west of campus and one block east of twenty acres in Greenville's warehouse district recently acquired by the State. Funds provided by Auxiliary Overhead Funds.

ITEM 20

GRANTOR: Full Gospel Christian Church of Burgaw, Inc  
Pastor Javon Hankins

GRANTEE: State of NC, East Carolina University

LOCATION: N/E corner of Tenth and Forbes Street, Greenville, Pitt County

AREA: 4,689 sq. ft. or 0.11 acres improved with a single-story brick church containing 1,991 sq. ft.

UNIT COST: \$5.97/sq. ft. – land  
\$31.14/sq. ft. – improvements

CONSIDERATION: \$90,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the University master plan. It is located one block west of campus at Charles Boulevard and Tenth Street. Funds provided by Auxiliary Overhead Funds.

**ACQUISITION BY DEED**

ITEM 21

GRANTOR: M & P Holdings, LLC  
John Marlow – Manager

GRANTEE: State of NC, University of North Carolina at Greensboro

LOCATION: 1200 W. Lee Street, Greensboro, Guilford County

AREA: 116,305 sq. ft. or 2.67 acres of land improved with five brick and masonry warehouses/offices containing 48,689 sq. ft.

UNIT COST: \$4.99/sq. ft. – land  
\$15.20/sq. ft. – improvements

CONSIDERATION: \$1,320,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the master plan. This site is one of four available properties in close proximity to the University and will be utilized for much needed parking. Future plans for this area include academic buildings, student housing and parking. Funds provided by 2000 Capital Improvements Bonds.

ITEM 22

GRANTOR: Triton Management Company, a North Carolina General Partnership  
Michael Haley – President and CEO

GRANTEE: State of NC, University of North Carolina at Greensboro

LOCATION: 1312 W. Lee Street, Greensboro, Guilford County

AREA: 13,800 sq. ft. of land improved with a masonry warehouse/offices containing 6,180 sq. ft.

UNIT COST: \$5.25/sq. ft. – land  
\$30.34/sq. ft. – improvements

CONSIDERATION: \$260,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the master plan. This site is one of four available properties in close proximity to the University and will be utilized for much needed parking. Future plans for this area include academic buildings, student housing and parking. Funds provided by 2000 Capital Improvements Bonds.

## **ACQUISITION BY DEED**

### ITEM 23

GRANTOR: Ernest Lowry Heirs

GRANTEE: State of NC, University of North Carolina at Pembroke

LOCATION: SR 1561, Pembroke, Robeson County

AREA: Two vacant lots containing 2.15 acres each or 4.30 acres total

UNIT COST: \$6,046.51/acre

CONSIDERATION: \$26,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the master plan for the university. The property is located north of existing campus property and is currently being offered for sale. It is in close proximity to a 14-acre parcel recently acquired for the construction of a new Physical Plant. The acquisition of this tract will prevent an inholding and allow for future growth in this direction. Funds provided by 2001 carry-over funds.

### ITEM 24

GRANTOR: Western Carolina University Foundation

GRANTEE: State of NC, Western Carolina University

LOCATION: SR 1331, approximately 350 yards west of Western Carolina University, Cullowhee, Jackson County

AREA: 64.40 acres improved with a two-story 2,622 sq. ft. house

UNIT COST: \$11,475.15/acre – land  
\$61.40 – improvements

CONSIDERATION: \$900,000

COMMENTS: The property proposed for acquisition is being acquired in accordance with the University master plan and for future development of the University's proposed Millennial Campus. The property will be utilized for the construction of student housing and other campus facilities. Funding for acquisition of the property provided by University Capital Improvement Bonds.

## **DISPOSITION BY LEASE**

ITEM 25

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

LESSEE: Lake Logan-Cecil Volunteer Fire Department, Inc., a North Carolina non-profit corporation

LOCATION: High Top on Fork Mountain, approximately 2 miles southeast of Lake Logan, Haywood County

TERM: 15 years effective October 1, 2004 with one 10-year renewal

AREA: Approximately 64 sq. ft.

ANNUAL RENTAL: \$1.00

COMMENTS: This is a new lease for the Lake Logan-Cecil VFD to be used as a radio repeater. The repeater will serve as the primary dispatch repeater for fire and rescue serving south Haywood County, which includes portions of the Blue Ridge Parkway, U. S. Forest Service and N. C. Wildlife Resources Commission lands. The lease will include a general right of ingress and egress for the installation and maintenance of the repeater. The structure will include a small concrete box, radio repeaters, solar panels and batteries.



## **DISPOSITION BY LEASE**

ITEM 26

LESSOR: State of NC, Department of Health & Human Services

LESSEE: Our Children's Place, Inc.  
Eleanor Kinnaird – President

LOCATION: West H Street, Butner, Granville County

TERM: 35 years effective October 1, 2004 or on possession plus one 10-year renewal option

AREA: ±12.39 acres

ANNUAL RENTAL: \$1.00

COMMENTS: The Department of Health and Human Services has requested this ground lease in order to provide a site for constructing housing for women inmates and their children. This facility is designed to serve as a freestanding residential rehabilitation facility with a nursery and preschool classrooms for up to 20 inmate mothers and 40 children through 8 years of age. The Lessee, a 501c(3) non-profit corporation, is seeking funding from Federal, State and other sources for the construction and operation of the facility. This project is in coordination with the Department of Correction. The building plans and specifications will receive prior review by the Office of State Construction and the Department of Insurance. The estimated cost of the building is \$6 million dollars, which will be funded before construction begins. Upon termination of the ground lease, the improvements shall become the property of the State.

## **OTHER MATTERS**

### ITEM 27

At the request of the Department of Transportation, General Services Division, authorization is requested to effect an equal value land exchange covering approximately 19-acres of land and improvements, formerly used as Rockingham Correctional Center, located along NC 65, Wentworth, Rockingham County in exchange for approximately 10-acre parcel of land (formerly known as the Eugene Fuller Way property) now owned by the County of Rockingham, fronting along NC 87, Wentworth, Rockingham County.

The State will utilize the proposed 10-acre parcel for construction of a new DMV Office Complex and CDL testing site. As consideration, the County will reimburse DOT for construction of a connector road through the 10-acre parcel as well as for site improvements for the commercial driver's license lot. The County will also reimburse DOT for the cost of installation of a turn lane and for cost of landscaping necessary for the construction of a parking lot that will be located along NC 87. In addition, the County will provide for the installation of water and sewer to serve the 10-acre parcel. The County will reserve a 20-foot easement along the property line for needed access by Eugene Fuller Way (adjacent owner), to connect proposed water and sewer lines along NC 87. The State will also plant border trees near the intersection of NC 87 and Sandy Cross Road to assist as sound and barrier protection for the adjacent residents. DOT will allow the former owner of the 10-acre parcel (Eugene Fuller Way), naming rights of the new proposed road connecting Sandy Cross Road and NC 87.

### ITEM 28

At the request of North Carolina State University (NCSU), authorization is requested to effect a land exchange with Val Valentine covering two 0.22-acre parcels located at 5 & 7 Rosemary Street, Raleigh, Wake County and a 0.73-acre parcel located on Lockhart Street, Morehead City, Carteret County. The Rosemary Street properties were acquired in accordance with the University's master plan for future expansion to the west of campus. Because of the opportunities provided to the south by the Centennial Campus, and development of the current master plan, it is agreed that the Morehead City property would provide substantially more beneficial and long-term contribution to NCSU than these two properties. Currently, NCSU leases the Morehead City property at an annual rate of \$24,000 to support the operational needs of NCSU's Center for Marine Science and Technology (CMAST) located on the campus of Carteret Community College. Val Valentine will purchase the Morehead City property for \$307,000 and exchange for the Rosemary Street properties valued at \$316,000. Valentine will pay the value differences in cash at the time of exchange.