

GOVERNMENTAL OPERATIONS AGENDA INDEX

February 23, 2005

ALLOCATION

1. Department of Administration (CC&PS) Wake County
2. Department of Administration (DENR-PARKS) Alleghany County
3. Department of Cultural Resources (DENR-PARKS) Surry County
4. Division of Forest Resources (DENR-FOREST) Buncombe County

ACQUISITION BY DEED

5. Emilie B. Stevens (AGRICULTURE) Durham County
6. David T. Drage (CULTURAL RESOURCES) Forsyth County
7. Willie B. Fuller (DENR-MUSEUM) Columbus County
8. Parker & Burgess Realty, Inc. (DENR-PARKS) Ashe County
9. The Nature Conservancy (DENR-PARKS) Cumberland County
10. Mark Silvers (DENR-PARKS) Guilford County
11. Assoc. for the Preservation of the Eno River Valley, Inc. (DENR-PARKS) Orange County
12. Trustees of The Diocese of NC (DENR-PARKS) Rockingham County
13. Herbert C. Sexton (DENR-WILDLIFE) Martin County
14. Raleigh Oral Maxillofacial Surgery, LLC (ITS) Wake County
15. ECU Real Estate Foundation, Inc. (ECU) Pitt County
16. Hon Ming Chan (ECU) Pitt County
17. Medical Foundation of ECU, Inc. (ECU) Pitt County
18. Ali Did (NC A&T) Guilford County
19. Patchus R. Booth (NC SCHOOL OF THE ARTS) Forsyth County
20. UNC-CH Foundation, Inc (UNC-CH) Chatham County
21. James B. Ebert (UNC-P) Robeson County

DISPOSITION BY LEASE

22. Volunteers of America of the Carolinas, Inc. (DHHS) Granville County

DISPOSITION BY DEED

23. Martha P. Baldwin (FSU) Cumberland County
24. City of Raleigh (NCSU) Wake County

OTHER MATTERS

25. University of North Carolina, Orange County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Division of Administration

GRANTEE: State of NC, Department of Crime Control and Public Safety, North Carolina
National Guard

LOCATION: Reedy Creek and Blue Ridge Roads, Raleigh, Wake County

AREA: ±18 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is adjacent to the existing NC Military Center. It is needed to allow for the construction of the new Joint Readiness Center and State Emergency Operations Center in accordance with the master plan.

ITEM 2

GRANTOR: State of NC, Department of Administration

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

LOCATION: Bullhead Mountain, Alleghany County

AREA: 71.591 acres

CONSIDERATION: N/A

COMMENTS: On December 29, 1992 the State acquired by gift the above property from the estate of Ellie W. Woodruff. The family asked that the property not be used as game land. The Wildlife Resources Commission had no other use for the property other than game lands and desired to comply with the wishes of the family. The property was reallocated and maintained as State property under the control of the Department of Administration. The Division of Parks and Recreation has a need for the property for inclusion in Bullhead Mountain State Nature Area to protect the area's viewshed and to provide additional public access.

ALLOCATION

ITEM 3

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

GRANTEE: State of NC, Department of Cultural Resources, Division of Historic Sites

LOCATION: Pilot Mountain State Park, Surry County

AREA: 104.28 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is the location of the Horne Creek Farm State Historic Site. Since 1987, the site has been located within the Yadkin River Section of the Pilot Mountain State Park without official boundaries recognizing it as a state historic site. Senate Bill 1224, passed by the 2004 Legislative Session, approved the removal of this property from the State Parks System. This reallocation will be made at no cost to the Department of Cultural Resources.

ITEM 4

GRANTOR: State of NC, Department of Juvenile Justice and Delinquency Prevention

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

LOCATION: Swannanoa Valley Youth Development, 741 Old Hwy 70, Swannanoa,
Buncombe County

AREA: 3.7 acres vacant land

CONSIDERATION: N/A

COMMENTS: The property proposed for allocation will be utilized by the Division of Forest Resources as a future site for a new Buncombe County Forestry Headquarters Office.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Emilie B. Stevens

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

LOCATION: Lying on the south side of Infinity Road, Durham, Durham County

AREA: 70.7 acres

UNIT COST: \$12,000/acre

CONSIDERATION: \$848,400

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 along the Eno River. The Natural Heritage Trust Fund and the Ecosystem Enhancement Program will provide funds for this acquisition.

ITEM 6

GRANTOR: David T. Drage

GRANTEE: State of NC, Department of Cultural Resources, Division of Historic Sites

LOCATION: Bethania-Rural Hall Road (NC Hwy 65), Winston Salem, Forsyth County

AREA: ±7.21 acres

UNIT COST: \$25,000/acre

CONSIDERATION: \$180,250

COMMENTS: Property proposed for acquisition is needed for preservation of the historic Bethania area. The Bethania National Historic Landmark Area is the only remaining example of a European style "open field" agricultural village in North Carolina. The Moravian Church founded this area in 1759. Due to its location, the landscape features that give Bethania its unique identity are threatened by development. The Department of Cultural Resources wishes to preserve as much of this area as possible. Funds provided by a grant from the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Willie B. Fuller (widow)

GRANTEE: State of NC, Department of Environment and Natural Resources,
NC Museum of Natural Sciences, NC Museum of Forestry

LOCATION: 421 South Madison Street, Whiteville, Columbus County

AREA: 19,320 sq. ft. or 0.44 acres improved with building containing 3,051 sq. ft.

UNIT COST: \$ 2.85/sq.ft – land
\$34.47/sq.ft. – improvements

CONSIDERATION: \$160,000

COMMENTS: The property proposed for acquisition will be utilized in accordance with the adjacent Museum of Forestry. The long-range plan is for the development of green space. Funds appropriated during the 1999 Legislative Session of the General Assembly.

ITEM 8

GRANTOR: Parker & Burgess Realty, Inc., Michael Burgess, President, and Freda R. Goodman and husband, Michael Goodman

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

LOCATION: North of Boone near Creston, Ashe County

AREA: ±70 acres (subject to survey)

UNIT COST: \$1,650/acre

CONSIDERATION: \$115,500 (subject to survey)

COMMENTS: Property is needed for inclusion into Elk Knob State Natural Area in accordance with the master plan. Acquisition is necessary to prevent further development. The Nature Conservancy will be paid for overhead and reimbursed for expenses incurred resulting from their participation in this transaction. Funding provided by the Natural Heritage Trust Fund and Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 9

GRANTOR: The Nature Conservancy

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

LOCATION: West side of US Highway 410 North, Fayetteville, Cumberland County

AREA: 1,172.54 acres subject to an area containing 17.11 acres as a life estate for
William Clark, and others predecessor in title to the grantor

UNIT COST: \$4,500/acre

CONSIDERATION: \$5,276,430

COMMENTS: The property is needed for inclusion in Carver's Creek Sandhills State Natural Area pursuant to the master plan. Proposed acquisition will protect natural resources from development. Funds for this acquisition are provided by the Natural Heritage Trust Fund, Clean Water Management Trust Fund and Parks and Recreation Trust Fund.

ITEM 10

GRANTOR: Mark Silvers and wife, Sue B. Silvers

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

LOCATION: 6114 Church Street, Greensboro, Guilford County

AREA: 9.131 acres improved with a 1½ story frame and stone veneer dwelling
containing 2,105 sq. ft.

UNIT COST: \$9,495.12/ acre – land
\$104.65/sq. ft. – improvement

CONSIDERATION: \$307,000

COMMENTS: Property is needed for inclusion into the Haw River State Park in accordance with the master plan. Acquisition is necessary for water quality protection of a tributary to the Haw River. The dwelling will be used as interim housing for Park Rangers. Funding provided by Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 11

GRANTOR: The Association for the Preservation of the Eno River Valley, Inc.
Robin Jacobs – President

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

LOCATION: West Bank of Eno River and northeast of SR 1566 (Linden Road), Eno
Township, Orange County

AREA: Tract 1 – 11.00 acres
Tract 2 – 11.00 acres
Tract 3 – 16.87 acres

UNIT COST: \$7,900/acre

CONSIDERATION: \$307,073

COMMENTS: Property acquisition is needed for inclusion into the Eno River State Park in accordance with the master plan. This acquisition is critical to maintaining water quality of the Eno River and preserving the property from development. The Eno Association will be reimbursed for expenses associated with purchasing the properties on behalf of the State. Funds are provided from the Ecosystem Enhancement Program and the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 12

GRANTOR: Trustees of The Diocese of North Carolina of The Protestant Episcopal Church in The United States of America

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

LOCATION: 339 Conference Center Drive, Browns Summit, Rockingham County

AREA: 208 acres improved as a Conference and Retreat Center consisting of numerous improvements such as lodge and meeting center, youth meeting center, adult and youth cottages, gym/recreation facilities, etc.

UNIT COST: \$6,000/acre – land
\$2,852,000 – improvements including furniture, fixtures and equipment

CONSIDERATION: \$4,100,000

COMMENTS: This acquisition is necessary for protection of the newly created Haw River State Park 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. The acquisition will protect the park's scenic resource from further development, protect the water quality of the Haw River and provide staff and visitor facilities utilized as an environmental education center for public and State use. Funding provided by the Parks Recreation Trust Fund and Ecosystem Enhancement Program.

ITEM 13

GRANTOR: Herbert Cecil Sexton

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

LOCATION: Roanoke River, Jamesville, Martin County

AREA: 4.00 acres vacant land

UNIT COST: \$35,000/acre

CONSIDERATION: \$140,000

COMMENTS: The property proposed for acquisition will be utilized to provide free public boating access to the Roanoke River. Funds provided by Vessel Registration Receipts.

ACQUISITION BY DEED

ITEM 14

GRANTOR: Raleigh Oral Maxillofacial Surgery, LLC
John Pearson – Manager

GRANTEE: State of NC, Office of Information Technology Services

LOCATION: 3900 Wake Forest Road, Raleigh, Wake County

AREA: 0.977 acres or 42,558 sq. ft. improved with a one-story office building containing approximately 10,583 sq. ft.

UNIT COST: \$ 8.00/sq. ft. – land
\$61.42/sq. ft. – improvements

CONSIDERATION: \$990,000

COMMENTS: The property proposed for acquisition is needed to meet current and projected expansion. Additional property is required in order to meet critical requirements of ITS to maintain continuity pursuant to Senate Bill 991. Funds provided by Internal Service Fund.

ITEM 15

GRANTOR: East Carolina University Real Estate Foundation, Inc
James Lanier – President

GRANTEE: State of NC, East Carolina University

LOCATION: 910 Cotanche Street, Greenville, Pitt County

AREA: 36,925 sq. ft. or 0.85 acres improved with one-story masonry restaurant building containing 3,517 sq. ft.

UNIT COST: \$17.50/sq. ft. – land
\$116.24/sq. ft. – improvements

CONSIDERATION: \$1,055,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with the master plan. The property is located directly across Cotanche Street from campus between Ninth and Tenth Streets. Short term, the site will be utilized for parking. Long term, academic and parking facilities will be constructed on this site. Funds provided by overhead auxiliary funds.

ACQUISITION BY DEED

ITEM 16

GRANTOR: Hon Ming Chan

GRANTEE: State of NC, East Carolina University

LOCATION: 909 Evans Street, Greenville, Pitt County

AREA: 43,723 sq. ft. or 1.004 acres improved with a one-story masonry restaurant building containing 6,891 sq. ft.

UNIT COST: \$6.00/sq. ft. – land
\$130.32/sq. ft. – improvements

CONSIDERATION: \$1,160,000

COMMENTS: Property proposed for acquisition is needed for campus expansion in accordance with their 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 17

GRANTOR: The Medical Foundation of East Carolina University, Inc.
Donna J. McLees – President

GRANTEE: State of NC, East Carolina University

LOCATION: MacGregor Downs Road and Highway 43, Greenville, Pitt County

AREA: Two non-contiguous lots totaling 20,671 sq. ft. or 0.48 acres

UNIT COST: \$5.08/sq. ft.

CONSIDERATION: \$105,000

COMMENTS: Properties proposed for acquisition are in-holdings located within a recently acquired 150-acre tract to expand the Health Sciences Campus in accordance with the ECU Medical School master plan. Currently, construction is underway to expand the Health Sciences Campus at this location. The proposed acquisition is critical for the furtherance of the project. The Foundation will be reimbursed for direct expenses incurred during this acquisition. Funds provided by Medical Faculty Practice Plan Funds.

ACQUISITION BY DEED

ITEM 18

GRANTOR: Ali Dib (unmarried)

GRANTEE: State of NC, NC A&T State University

LOCATION: 1708 Bluford Street, Greensboro, Guilford County

AREA: 14,518 sq. ft. or 0.34 acres improved with two-story dwelling containing 2,077 sq. ft.

UNIT COST: \$ 2.07 sq. ft. – land
\$55.37 sq. ft. – improvement

CONSIDERATION: \$145,000

COMMENTS: Property proposed for acquisition is needed for inclusion in the campus pursuant to the master plan. The long-range plan provides for construction of green space and the construction of a new Events center. Funds provided by the 2000 University Capital Improvement Bonds.

ITEM 19

GRANTOR: Patchus R. Booth – Administrator
Estate of Ruth P. Wooten

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1707 Main Street, Winston-Salem, Forsyth County

AREA: 5,300 sq. ft. improved with one-story dwelling containing 1,566 sq. ft.

UNIT COST: \$ 2.26/sq. ft. – land
\$45.98/sq. ft. – dwelling

CONSIDERATION: \$84,000

COMMENTS: The property proposed for acquisition will be utilized in accordance with the university master plan. The improvement will be used for guest housing. Funds provided by 2000 University Capital Improvement Bond Fund.

ACQUISITION BY DEED

ITEM 20

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

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

LOCATION: Old Lystra Road and US Highway 15/501, Chapel Hill, Chatham County

AREA: \pm 13.96 acres

UNIT COST: \$93,123.21/acre

CONSIDERATION: \$1,300,000

COMMENTS: Property proposed for acquisition will be utilized as a park and ride facility serving faculty, staff, students and visitors from the southern access corridor into main campus. This acquisition is consistent with the University's master plan. The Foundation will be reimbursed direct expenses incurred with this transaction. Funds provided by Higher Education Bond Funds.

ITEM 21

GRANTOR: James B. Ebert and wife, Eleanor Ebert

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

LOCATION: 902 Dogwood Lane, Pembroke, Robeson County

AREA: 24,873 sq. ft. or 0.57 acres improved with one single-story dwelling containing 2,908 sq. ft.

UNIT COST: \$0.60/sq. ft. – land
\$55.02/sq. ft. – improvements

CONSIDERATION: \$175,000

COMMENTS: Property proposed for acquisition is adjacent to campus and will be utilized initially as office space during many renovation projects that will be occurring over the next several years. Ultimately, this site will be utilized for parking needs in accordance with the university's master plan. Funds provided through lapsed salaries.

DISPOSITION BY LEASE

ITEM 22

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

LESSEE: Volunteers of America of the Carolinas, Inc., a NC 501(c) (3) Non-profit
Pepper Schales-Elkins – President & Chief Executive Officer

LOCATION: Western side of 18th Street and the southern side of D Street, Butner, Granville County

TERM: 75 years

AREA: ±3.04 acres

RENT: \$1.00 for the term

COMMENTS: The Department of Health and Human Services has requested this ground lease in order to provide a site for a 24-unit apartment development for elderly persons with very low incomes. The development will include units for persons with disabilities to include common areas, both inside and outside. A network of supportive service organizations will provide services to the residents of the project. At the end of the term the property and improvements will revert to the State or the property will be returned in its pre-development condition. The building plans and specifications will receive prior review and approval by the Office of State Construction and the Department of Insurance.

DISPOSITION BY DEED

File No. 26-AL

ITEM 23

GRANTOR: State of NC, Fayetteville State University

GRANTEE: Martha P. Baldwin and son David P. Baldwin

LOCATION: 1303 Yaupon Drive, Fayetteville, Cumberland County

AREA: One-acre lot improved with two-story dwelling containing approximately 5,059 sq. ft.

UNIT COST: \$ 1.98/sq. ft. – land
\$ 60.88/sq. ft. – dwelling

CONSIDERATION: \$330,000

COMMENTS: The property formerly used a chancellors residence is no longer needed by the university. Pursuant to the 2004 legislative session, the university will utilize the proceeds from the sale of this property to construct or otherwise acquire a new chancellors residence. This property was sold by public bid.

ITEM 24

GRANTOR: State of NC, North Carolina State University

GRANTEE: City of Raleigh

LOCATION: Battle Bridge Road and Auburn-Knightdale Road, Wake County

AREA: 420.43 acres improved with various agricultural buildings with no attributing value

UNIT COST: \$17,000/acre, based on a survey

CONSIDERATION: \$7,143,310 based on surveyed acres

COMMENTS: The dairy operation at this site has been consolidated onto other field laboratory locations and the property has been declared surplus and is no longer needed. Upon conveyance, a conservation easement will be granted in favor of the State for portions of the property along the Neuse River.

OTHER MATTERS

ITEM 25

At the request of the University of North Carolina at Chapel Hill (UNC-CH), authorization is requested to effect a land exchange with Adam Reed covering a 0.44-acre parcel located at 114 Chase Avenue, Chapel Hill, Orange County and a 0.276-acre parcel located at 500 Rosemary Street, Chapel Hill, Orange County. The Chase Avenue property is one of three remaining sites along Chase Avenue left to be acquired for future expansion. The property at 114 Chase Avenue is improved with a single-family dwelling consisting of 1,954 sq. ft. valued at \$358,000. The property at 500 Rosemary is improved with a single-family dwelling consisting of 1,742 sq. ft. valued at \$320,000. The difference of \$38,000 will be paid utilizing Higher Education Bond Funds.