



North Carolina Department of Administration

Michael F. Easley, Governor
Gwynn T. Swinson, Secretary

State Property Office
Joseph H. Henderson, Director

October 17, 2005

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative James B. Black, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission of Governmental Operations

FROM: Joseph H. Henderson
Director

SUBJECT: Land Transactions Requiring Review by the Joint Legislative Commission on
Governmental Operations

Attached are the agenda items for real property matters. These items are reported pursuant to G.S. 146-22.

JHH/tm

Cc: Gwynn T. Swinson, Secretary

Attachment

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GOVERNMENTAL OPERATIONS REPORT INDEX

October 17, 2005

ACQUISITION BY DEED

1. Outer Banks Conservationists, Inc. (CULTURAL RESOURCES) Dare County
2. Nature Conservancy (DENR-PARKS) Ashe County
3. Triangle Land Conservancy (DENR-PARKS) Chatham County
4. Nature Conservancy (DENR-PARKS) Cumberland County
5. Michael R. Arledge (DENR-PARKS) Rockingham County
6. James R. Walker (DENR-PARKS) Rockingham County
7. Joel E. James (DENR-PARKS) Rockingham County
8. Carolina Mountain Land Conservancy (DENR-PARKS) Rutherford County
9. Justin A. Thoren (DENR-PARKS) Stokes County
10. Nature Conservancy (DENR-WILDLIFE) Scotland County
11. Corporation of the Roman Catholic Clergymen (NCCU) Durham County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Outer Banks Conservationists, Inc.
William Parker – Chairman

GRANTEE: State of NC, Department of Cultural Resources

LOCATION: Buzzy Lane, west of US 64/264 Business, Manteo, Dare County

AREA: \pm 4 acres

UNIT COST: \$218,750/ acre

CONSIDERATION: \$875,000

COMMENTS: Property proposed for acquisition is needed for the preservation of its natural heritage values. This parcel consists of a seven-lot subdivision and is contiguous with property known as Island Farm. Island Farm was established in the 1800's consisting of approximately 400 acres. Currently, the grantor owns approximately five acres of the original farm including the house (constructed circa 1845) and outbuildings. To date, the original farmhouse has been restored and the property returned to pasture and open space utilized for historical, educational and cultural interpretation of the farm. Acquisition of this parcel will allow the property to be returned to its historic rural and agricultural use as pasture and open space, enhancing the adjacent setting. Ultimately, the property will become a living farm open to the public for interpretive programming. Funds provided through a grant from the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 2

GRANTOR: The Nature Conservancy

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

LOCATION: 3305 Peak Road, Creston, Ashe County

AREA: 65.002 acres improved with a 1½-story frame dwelling containing 2,650 sq. ft.

UNIT COST: \$5,115.23/acre – land
\$77.36/sq. ft. – improvements

CONSIDERATION: \$537,500

COMMENTS: Property is needed for inclusion in Elk Knob State Natural Area in accordance with the master plan. Acquisition is necessary to prevent further development. The dwelling will be used as interim housing for park rangers. The State will reimburse The Nature Conservancy for expenses associated with its participation in this transaction. Funding provided by Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Triangle Land Conservancy

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

LOCATION: South side of SR 1012 and north bank of Deep River, Haw River Township,
Chatham County

AREA: 759.719 acres

UNIT COST: \$4,012/acre

CONSIDERATION: \$3,048,000

COMMENTS: Property acquisition is needed for inclusion in the Deep River Conservation Land. This acquisition is crucial for protection of water quality for the Deep River and tributary streams that supports biological and scenic resources. The State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Clean Water Management Trust Fund (\$1,600,000) and the Natural Heritage Trust Fund (\$1,448,000).

ACQUISITION BY DEED

ITEM 4

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: 220.57 acres (subject to survey)

UNIT COST: \$1,784.00/acre

CONSIDERATION: \$393,500 (subject to survey)

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. The State will reimburse The Nature Conservancy for expenses associated with its participation in this transaction. Funds for this acquisition are provided by the Natural Heritage Trust Fund.

ITEM 5

GRANTOR: Michael R. Arledge and wife, Linda E. Arledge, Ronald W. Tindall, Jr. and wife, Teresa W. Tindall

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

LOCATION: East side of SR 1395 and west side of Mayo River, Rockingham County

AREA: 15 acres with 16' wide access easement through grantor's remainder property (subject to survey)

UNIT COST: \$3,300/acre

CONSIDERATION: \$49,500 (subject to survey)

COMMENTS: Property is needed for inclusion in the Mayo River State Park pursuant to the master plan. Proposed acquisition will protect natural resources and prevent further development. Funding provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 6

GRANTOR: James Richard Walker and wife, Ann Walker

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

LOCATION: South side of SR 1358 and adjoining the western boundary of Mayo River,
Rockingham County

AREA: 76.6 acres (subject to survey)

UNIT COST: \$1,500/acre

CONSIDERATION: \$114,900 (subject to survey)

COMMENTS: Property is needed for inclusion in the Mayo River State Park pursuant to the master plan. Proposed acquisition will protect the natural resources and water quality of the Mayo River. Funding provided by the Parks and Recreation Trust Fund (\$82,275) and the Land and Ecosystem Enhancement Program (\$32,625).

ITEM 7

GRANTOR: Joel E. James and wife, Mary Ruth James, Clifford R. James and wife, Darlene S. James

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

LOCATION: West side of US Highway 220 and adjoining the east bank of Mayo River, Rockingham County

AREA: 20 acres (subject to survey)

UNIT COST: \$3,300/acre

CONSIDERATION: \$66,000 (subject to survey)

COMMENTS: Property is needed for inclusion in the Mayo River State Park pursuant to the master plan. Proposed acquisition will protect the natural resources and water quality of the Mayo River. Funding provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 8

GRANTOR: Carolina Mountain Land Conservancy

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

LOCATION: West side of Highway 9, Lake Lure, Rutherford County

AREA: 458.31 acres

UNIT COST: \$10,255.29/acre

CONSIDERATION: \$4,700,000

COMMENTS: Property is needed for inclusion in the Hickory Nut Gorge State Park pursuant to the master plan. This proposed acquisition is the second from the Grantor and remaining phase that will protect natural resources from development in the total purchase of 588.31 acres from the grantor. The State will reimburse Carolina Mountain Land Conservancy for expenses associated with its participation in this transaction. Funding for this remainder acquisition is provided by the Parks and Recreation Trust Fund (\$800,000) and the Natural Heritage Trust Fund (\$3,900,000).

ITEM 9

GRANTOR: Justin A. Thoren and wife, Lisa L. Thoren

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

LOCATION: North side of SR 2012, Pinnacle Township, Stokes County

AREA: 10.5 acres

UNIT COST: \$4,285/acre

CONSIDERATION: \$45,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Hanging Rock State Park pursuant to the master plan. Acquisition is necessary to prevent future development and to protect natural resources. Funding provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 10

GRANTOR: The Nature Conservancy

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

LOCATION: 29009 Peach Orchard Road, Wagram, Spring Hill Township,
Scotland County

AREA: Approximately 425 acres

UNIT COST: \$1,650/acre

CONSIDERATION: \$701,250

COMMENTS: The property proposed for acquisition will be incorporated in the Sandhills Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property will link two isolated parcels of the Sandhills Game Land. The State will reimburse the Grantor for expenses associated with this transaction. Funding from the Natural Heritage Trust Fund (\$287,500) and Department of the Interior-US Fish and Wildlife Service (\$413,750).

ITEM 11

GRANTOR: The Corporation of the Roman Catholic Clergymen

GRANTEE: State of NC, North Carolina Central University

LOCATION: 1400 South Alston Avenue, Durham, Durham County

AREA: 3.62 acres improved with a one-story sanctuary containing 2,073 sq. ft.;
two-story parish center containing 6,157 sq. ft. and a one-story rectory containing 3,304
sq. ft.

UNIT COST: \$173,601.54/acre – land
\$49.57/sq. ft. – improvements

CONSIDERATION: \$1,200,000

COMMENTS: The proposed land acquisition is needed for the future expansion of NCCU 's campus consistent with its master plan. The proposed purchase will be funded from the 2000 Higher Education Bond Fund.