

GOVERNMENTAL OPERATIONS AGENDA INDEX

February 21 & 22, 2006

**ALLOCATION: The following items are presented for consultation pursuant to
NCGS 143-341(4)g**

1. Department of Administration (DENR-WILDLIFE) Brunswick County
2. Department of Environment and Natural Resources (DJJ&DP) Bladen County
3. Department of Correction (TRANSPORTATION) Duplin County

ACQUISITION BY DEED: The following items are reported pursuant to NCGS 146-22

4. Civil War Preservation Trust (CULTURAL RESOURCES) Johnston County
5. Connie T. Canter (DENR-PARKS) Ashe County
6. Barbara Howard (DENR-PARKS) Ashe County
7. Janet Lott (DENR-PARKS) Ashe County
8. Jack Shelton (DENR-PARKS) Ashe County
9. James Shelton (DENR-PARKS) Ashe County
10. Stephen Hayes (DENR-PARKS) Carteret County
11. Hanson Aggregates Southeast, Inc. (DENR-PARKS) Chatham County
12. Bettye J. Spencer (DENR-PARKS) Gaston County
13. Geraldine D. Hearn (DENR-PARKS) Lee County
14. J. E. Hearn (DENR-PARKS) Lee County
15. Assoc. for the Preservation of the Eno River Valley, Inc. (DENR-PARKS) Orange County
16. Carolina Mountain Land Conservancy (DENR-PARKS) Polk County
17. William D. McCraw (DENR-PARKS) Polk County
18. Betty J. Robinson (DENR-PARKS) Rockingham County
19. John D. Young (DENR-PARKS) Rockingham County
20. The Nature Conservancy (DENR-PARKS) Rutherford County
21. Samuel D. Skinner (DENR-PARKS) Watauga County
22. The Nature Conservancy (DENR-WILDLIFE) Bertie County
23. Estate of Marion J. Carter (DENR-WILDLIFE) Burke County
24. M. C. Dixon Family Partnership, LLLP (DENR-WILDLIFE) Burke County
25. Canal Land and Timber, LLC (DENR-WILDLIFE) Columbus County
26. The Nature Conservancy (DENR-WILDLIFE) Moore County
27. The Nature Conservancy (DENR-WILDLIFE) Pender County
28. William A. McFarland, Jr (DENR-WILDLIFE) Polk County
29. S & T Real Estate, Inc. (UNC-W) New Hanover County

DISPOSITION BY DEED: The following items are presented for consultation pursuant to NCGS 146-27(b)

- 30. LNR Southeast Investments, Inc. (ADMINISTRATION) Wake County
- 31. Barnes & Stables (AGRICULTURE) Sampson County
- 32. Bailey & Associates, Inc. (UNC-W) New Hanover County

DISPOSITION BY LEASE: The following items are presented for reported pursuant to NCGS 146-29.1

- 33. Orange Water & Sewer Authority (UNC-CH) Orange County
- 34. The Chapel Hill Preservation Society, Inc. (UNC-CH) Orange County
- 35. Town of Carrboro (UNC-CH) Orange County

OTHER MATTERS: The following item is presented for consultation pursuant to NCGS 146-30

- 36. Foundation of the UNC – Wilmington, UNC-W

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Administration

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

LOCATION: Causeway Drive, NCSR 1272, formerly NC Highway 904, Ocean Isle Beach, Brunswick County

AREA: 0.75 acres

CONSIDERATION: N/A

COMMENTS: The Wildlife Resources Commission presently operates a public boating access area on property adjacent to the Department of Transportation bridge for NC Highway 904 on Ocean Isle Beach. The Wildlife Resources Commission wishes to enlarge the public parking area onto land that belongs to the State of North Carolina.

ITEM 2

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

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

LOCATION: NCSR 1524, Johnstontown Road, Bladen Lakes State Forest, Bladen County

AREA: 400 acres improved with various support buildings, including residence quarters, administration and learning center buildings.

CONSIDERATION: Benefits

COMMENTS: The property proposed for allocation will allow for the continued operation of a Wilderness Camp. Upon allocation of the property to the Department of Juvenile Justice and Delinquency Prevention, the property will be leased and managed by Eckerd Youth Alternatives, Inc. for a period of ten years with the right to renew for an additional ten-year period. The Wilderness Camp allows adolescents to develop interpersonal skills that enables them to make social decisions. The Lessee may construct and maintain improvements on the property at its expense and at no cost to the State. The lease will stipulate that in the event the property ceases to be used as a Wilderness Camp, the land and the improvements will immediately be reallocated from the Department of Juvenile Justice to the Department of Environment and Nature Resources, Division of Forest Resources.

ALLOCATION

ITEM 3

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

GRANTEE: State of NC, Department of Transportation, Division of Highways

LOCATION: Duplin County Correctional Center, off Old NC Highway 903, Kenansville,
Duplin County

AREA: 20.11 acres

CONSIDERATION: N/A

COMMENTS: The Department of Transportation, Division of Highways has been using this land for stock piling of highway utility pipes and maintenance materials for many years. Furthermore, Transportation has a communication tower that is operated by the State Highway Patrol (SHP) that they wish to replace. The proposed allocation is needed for Transportation capital improvements, a dynamite cap storage unit and State Highway Patrol tower.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Civil War Preservation Trust

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

LOCATION: Battlefield and Harper House Roads, Bentonville, Johnston County

AREA: ±232 acres

UNIT COST: \$2,155.17/acre

CONSIDERATION: \$500,000

COMMENTS: Property proposed for acquisition is needed for inclusion in the Bentonville Battlefield State Historic Site in accordance with the master plan. To date, the State has acquired 635 of an estimated 6,000 acres of land considered to be within the core battlefield area. Funds provided by a grant from the Natural Heritage Trust Fund.

ITEM 5

GRANTOR: Connie F. Canter and Larry D. Canter

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

LOCATION: South of SR 1121, North Fork Township, Ashe County

AREA: 24.579 acres

UNIT COST: \$5,494/acre

CONSIDERATION: \$135,037

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources of "The Peak" area and to provide access to "The Peak" area. Funding provided by the Parks and Recreation Trust Fund. The option expires May 19, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres. This acquisition is of high priority because a public trailhead access is planned on the property.

ACQUISITION BY DEED

ITEM 6

GRANTOR: Barbara Howard and Dana Howard

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

LOCATION: South of SR 1121, North Fork Township, Ashe County

AREA: 30.579 acres

UNIT COST: \$5,494/acre

CONSIDERATION: \$168,000

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources of "The Peak" area and to provide access to "The Peak" area. Funding provided by the Parks and Recreation Trust Fund. The option expires April 14, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres. This acquisition is of high priority because a public trailhead access is planned on the property.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Janet Lott and Gerry Lott

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

LOCATION: South of SR 1121, North Fork Township, Ashe County

AREA: 30.579 acres

UNIT COST: \$5,494/acre

CONSIDERATION: \$168,000

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources of "The Peak" area and to provide access to "The Peak" area. Funding provided by the Parks and Recreation Trust Fund. The option expires May 19, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres. This acquisition is of high priority because a public trailhead access will be planned and built on some of the property.

ACQUISITION BY DEED

ITEM 8

GRANTOR: Jack Shelton and Wanda Shelton

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

LOCATION: South of SR 1121, North Fork Township, Ashe County

AREA: 30.579 acres

UNIT COST: \$5,494/acre

CONSIDERATION: \$168,000

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources of "The Peak" area and to provide access to "The Peak" area. Funding provided by the Parks and Recreation Trust Fund. The option expires April 14, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres. This acquisition is of high priority because a public trailhead access is planned on the property.

ACQUISITION BY DEED

ITEM 9

GRANTOR: James Shelton and April Shelton

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

LOCATION: South of SR 1121, North Fork Township, Ashe County

AREA: 30.579 acres

UNIT COST: \$5,494/acre

CONSIDERATION: \$168,000

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources of "The Peak" area and to provide access to "The Peak" area. Funding provided by the Parks and Recreation Trust Fund. The option expires April 14, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres. This acquisition is of high priority because a public trailhead access is planned on the property.

ACQUISITION BY DEED

ITEM 10

GRANTOR: Stephen T. Hayes, Patricia B. Fetter and husband, Charles E. Fetter

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

LOCATION: North side of NC Highway 58 at the entrance to Fort Macon State Park,
Atlantic Beach, Carteret County

AREA: 38.48 acres

UNIT COST: \$10,395/acre

CONSIDERATION: \$400,000

COMMENTS: Property is needed for inclusion in Fort Macon State Park in accordance with the master plan. This acquisition is a high priority for the protection of water quality and wetland natural communities. Fort Macon State Park currently consists of 389 acres out of a planned 473 acres. The option expires April 15, 2006. The North Carolina Coastal Land Trust will be reimbursed for expenses associated with its participation in the acquisition of this property. Funding provided by Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 11

GRANTOR: Hanson Aggregates Southeast, Inc., a Delaware Corporation
John B. Lawson – Regional President

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: 109 acres

UNIT COST: \$2,293.56/acre

CONSIDERATION: \$249,999

COMMENTS: Property acquisition is needed for inclusion in the Deep River Conservation Land. This acquisition is a high priority for protection of water quality for the Deep River and tributary streams that support biological and scenic resources. The option expires June 1, 2006. Deep River Conservation Land currently consists of 760 acres out of a planned 5,000 acres. The State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Recognizing the acquisition as a bargain sale, the State will accept deed restrictions requiring the property to remain in a nature state as a managed conservation area in perpetuity and prohibiting mining. Funding provided by the Clean Water Management Trust Fund (\$150,000) and the Natural Heritage Trust Fund (\$99,999).

ACQUISITION BY DEED

ITEM 12

GRANTOR: Bettye J. Spencer

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

LOCATION: 1309 Sparrow Springs Road, Kings Mountain, Gaston County

AREA: 0.70 acres improved with a one-story dwelling containing 1,438 sq. ft.

UNIT COST: \$12,500/lot – land
\$48.05/sq. ft. – improvement

CONSIDERATION: \$81,600

COMMENTS: Property is needed for inclusion in Crowders Mountain State Park in accordance with the master plan. Option expires May 15, 2006. Crowders Mountain State Park currently has 5,094 acres of land. The dwelling will be used as housing for park rangers. Funding provided by Parks and Recreation Trust Fund.

ITEM 13

GRANTOR: Geraldine D. Hearn and husband, J.E. Hearn and Ann D. Lambert

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

LOCATION: West side of SR 1423 and east bank of Deep River, Deep River
Township, Lee County

AREA: 48.64 acres

UNIT COST: \$4,934.21/acre

CONSIDERATION: \$240,000

COMMENTS: Property acquisition is needed for inclusion in the Deep River Conservation Land. This acquisition is a high priority for protection of water quality for the Deep River and tributary streams that supports biological and scenic resources. The option expires June 1, 2006. Deep River Conservation Land currently consists of 760 acres out of a planned 5,000 acres. State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Clean Water Management Trust Fund and the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 14

GRANTOR: J. E. Hearn and wife, Geraldine D. Hearn

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

LOCATION: West side of SR 1423 and east bank of Deep River, Deep River Township,
Lee County

AREA: 84.25 acres

UNIT COST: \$6,231.45/acre

CONSIDERATION: \$525,000

COMMENTS: Property acquisition is needed for inclusion in the Deep River Conservation Land. This acquisition is a high priority for protection of water quality for the Deep River and tributary streams that supports biological and scenic resources. The option expires June 1, 2006. Deep River Conservation Land currently consists of 760 acres out of a planned 5,000 acres. State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Clean Water Management Trust Fund and the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 15

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: South bank of Eno River and north side of I-85, Hillsborough Township,
Orange County

AREA: 65.67 acres

UNIT COST: \$7,233.13/acre

CONSIDERATION: \$475,000

COMMENTS: Property acquisition is needed for inclusion in the Occoneechee State Natural Area 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 property on behalf of the State. Funds are provided from the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 16

GRANTOR: Carolina Mountain Land Conservancy

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

LOCATION: South of Chimney Rock Mountain, Coopers Creek Township, Polk County

AREA: ±121.40 acres (subject to survey)

UNIT COST: \$16,770.83/acre

CONSIDERATION: \$2,035,978.76 (subject to survey)

COMMENTS: Senate Bill 586 of the 2005 session of the General Assembly authorized the addition of Hickory Nut Gorge to the State Parks System. Property is needed for inclusion in the Hickory Nut Gorge State Park pursuant to the master plan and meets requirements for protection of its water quality and natural features. This proposed acquisition is of high priority due to high potential for residential development. Hickory Nut Gorge State Park currently consists of 700 acres out of a planned 5,000 acres. The option expires June 30, 2006. Carolina Mountain Land Conservancy will receive reimbursement of expenses associated with purchasing the property on behalf of the State. Funding for this acquisition is provided by the Parks and Recreation Trust Fund and Clean water Management Trust Fund.

ACQUISITION BY DEED

ITEM 17

GRANTOR: William D. McCraw, Montgomery J. McCraw, Kelton G. McCraw, James W. McCraw and wife, Eve L. McCraw

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

LOCATION: South of Chimney Rock Mountain, Coopers Creek Township, Polk County

AREA: ±172.35 acres (subject to survey)

UNIT COST: \$16,770.83/acre

CONSIDERATION: \$2,890,452.55

COMMENTS: Senate Bill 586 of the 2005 session of the General Assembly authorized the addition of Hickory Nut Gorge to the State Parks System. Property is needed for inclusion in the Hickory Nut Gorge State Park pursuant to the master plan. This proposed acquisition is of high priority due to high potential for residential development. Hickory Nut Gorge State Park currently consists of 700 acres out of a planned 5,000 acres. The option expires June 30, 2006. Carolina Mountain Land Conservancy will receive reimbursement of expenses in the purchase of this property. Funding for this acquisition is provided by the Parks and Recreation Trust Fund and the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 18

GRANTOR: Betty J. Robertson and husband, Warren B. Robertson

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

LOCATION: West of Stoneville and adjoining southern boundary of Mayo River,
Madison Township, Rockingham County

AREA: 168.50 acres

UNIT COST: \$2,640/acre

CONSIDERATION: \$444,840

COMMENTS: Property is needed for inclusion in the Mayo River State Park. The proposed acquisition's use is to provide a river corridor and will protect the water quality of the Mayo River. There is currently 833 acres out of a planned 4,500 acres. The option expires June 19, 2006. This acquisition is of high priority. Funding provided by the Parks and Recreation Trust Fund (\$67,940) and Ecosystem Enhancement Program (\$177,900) and Land and Water Conservation Fund (\$199,000).

ACQUISITION BY DEED

ITEM 19

GRANTOR: John D. Young and wife, Marian E. H. Young

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

LOCATION: Terminus of Cleek Drive, Haw River State Park, Rockingham County

AREA: 02.75 acres - 3 lots (Lot Number 6,7,8)
20.08 acres – vacant

UNIT COST: \$202,500 (\$67,500/lot)
\$123,191 (\$6,135/acre)

CONSIDERATION: \$325,691

COMMENTS: House Bill 1025 of the 2003 Session of the General Assembly authorized the addition of Haw River State Park to the State Parks System. Property is needed for inclusion in the Haw River State Park pursuant to the master plan. Proposed acquisition will protect natural resources and prevent future development. Funding provided by the Parks and Recreation Trust Fund. The option expires June 1, 2006. Haw River State Park currently consists of 303 acres out of a planned 2,000 acres. This acquisition is of high priority because of its river frontage. The proposed acquisition will be used for river corridor protection and pedestrian trails.

ACQUISITION BY DEED

ITEM 20

GRANTOR: The Nature Conservancy

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

LOCATION: South of SR 2798, Chimney Rock Township, Lake Lure, Rutherford County

AREA: 25 acres

UNIT COST: \$4,250/acre

CONSIDERATION: \$106,250

COMMENTS: Property is needed for inclusion in Hickory Nut Gorge State Park pursuant to the master plan. Hickory Nut Gorge State Park currently comprises of approximately 701 acres. Proposed acquisition will protect natural resources from development. The State will reimburse The Nature Conservancy for expenses associated with purchasing the property on behalf of the State. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 21

GRANTOR: Samuel D. Skinner and wife, Beverly J. Skinner

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

LOCATION: East side of NCSR 1340, North Fork Township, Watauga County

AREA: 5.45 acres (subject to survey)

UNIT COST: \$12,000/acre

CONSIDERATION: \$65,400 (subject to survey)

COMMENTS: House Bill 1545 of the 2001 Session of the General Assembly authorized the addition of Elk Knob State Natural Area to the State Parks System. Property proposed for acquisition is needed for inclusion in Elk Knob State Natural Area. Acquisition is of high priority because is necessary to prevent future development and to protect natural resources. Funding provided by the Parks and Recreation Trust Fund. The option expires June 31, 2006. Elk Knob State Natural Area currently consists of 1,296 acres out of a planned 3,900 acres.

ACQUISITION BY DEED

ITEM 22

GRANTOR: The Nature Conservancy

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

LOCATION: NCSR 1500 (Woodard Road), Windsor Township, Bertie County

AREA: $\pm 1,475$ acres (± 125 & $\pm 1,350$ acres)

UNIT COST: $\pm \$292.17/\text{acre}$

CONSIDERATION: \$430,947

COMMENTS: The subject properties are located along the Cashie River (a tributary of the Roanoke River) lying south and east of the Town of Windsor. The property proposed for this acquisition will be incorporated into the Bertie County Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding provided from the Clean Water Management Trust Fund.

ITEM 23

GRANTOR: Estate of Marion J. Carter
Neil Carter – Executor

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

LOCATION: ± 0.2 miles South of Highway 64 and on the West side of SR 1969, Silver Creek
Township, Burke County

AREA: $\pm 1,444$ acres (subject to survey)

UNIT COST: $\$2,300/\text{acre}$

CONSIDERATION: \$3,321,200 (subject to survey)

COMMENTS: The subject property is adjacent to the southwest side of the $\pm 19,942$ -acre South Mountain Game Land will be incorporated into the Game Land and utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The acquisition will protect against encroachment by development and further provide improved access to the Game Land. This is the remaining balance of a $\pm 1,878$ -acre property, which is under option until June 30, 2006. On July 12, 2005, the Council of State approved the acquisition of ± 434 acres of this property. Funding provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 24

GRANTOR: M. C. Dixon Family Partnership, LLLP, Thomas H. McCook, Jr. and
J. Sidney Dumas

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

LOCATION: NC 18/US 64 and Johns River Loop Road, Morganton, Lower Creek
Township, Burke County

AREA: ±1,000.63 acres (subject to survey)

UNIT COST: \$3,600/acre (average)

CONSIDERATION: \$3,602,268 (subject to survey)

COMMENTS: The property proposed for acquisition will be the first tract incorporated in a new state-owned 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 be an important link in the riverine ecosystem in the upper Catawba River Basin and will protect one of the most important waterfowl concentration areas in Western North Carolina. The closing of this transaction is scheduled to occur in two phases or as funding becomes available. The first phase shall be for ±600 acres at \$4,000 per acre prior to March 31, 2006 and subsequent closings at \$3,000 per acre no later than October 31, 2006. Funding from the Clean Water Management Trust Fund (\$2,280,000) and the Natural Heritage Trust Fund and/or the Wildlife Fund (\$1,322,268).

ACQUISITION BY DEED

ITEM 25

GRANTOR: Canal Land and Timber, LLC

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

LOCATION: White Hall Road, Waccamaw Township, Columbus County

AREA: ±53.28 acres

UNIT COST: \$800/acre

CONSIDERATION: \$42,624

COMMENTS: The property proposed for acquisition will be included in the ±9,377-acre Columbus County Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. International Paper Company retains the mineral rights to this property. We are currently negotiating with International Paper to acquire the mineral rights. Our option to purchase expires March 7, 2006. Funding from the Wildlife Fund.

ITEM 26

GRANTOR: The Nature Conservancy

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

LOCATION: Hoffman Road, Aberdeen, Sandhills Township, Moore County

AREA: 496 acres (subject to survey)

UNIT COST: \$1,850/acre

CONSIDERATION: \$917,600 (subject to survey)

COMMENTS: The property proposed for acquisition will be included in the Sandhills Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen and meet wetland mitigation requirements. Funding from the Natural Heritage Trust Fund (±\$627,502) and Ecosystem Enhancement Program (\$290,098).

ACQUISITION BY DEED

ITEM 27

GRANTOR: The Nature Conservancy

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

LOCATION: ± 10 miles east of Wallace and being adjacent to the Angola Bay Game Land, Pender
County

AREA: 4,432 acres (subject to survey)

UNIT COST: \$671.10/acre

CONSIDERATION: \$2,974,315.20 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated in the Angola Bay Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Angola Bay Game Land is a $\pm 22,622$ -acre property lying in both Pender and Duplin Counties. A letter of intent has been issued for the acquisition of $\pm 9,942$ acres of land adjacent to Angola Bay from The Nature Conservancy. Funding from the Natural Heritage Trust Fund.

ITEM 28

GRANTOR: William A. McFarland, Jr., Court Appointed Commissioner for Jack L. Story,
et al

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

LOCATION: Green River Cove Road (SR1511), White Oak Township, Polk County

AREA: ± 62.111 acres

UNIT COST: \$1,800/acre

CONSIDERATION: \$111,800

COMMENTS: The property proposed for acquisition will be included in the $\pm 14,163$ -acre Green River Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property is an in-holding in the Green River Game Land. Option expires June 30, 2006. Funding from the Natural Heritage Trust Fund

ACQUISITION BY DEED

ITEM 29

GRANTOR: S & T Real Estate, Inc.
John D. Thomas, Jr. – President

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

LOCATION: 5519 Holt Road, Wilmington, New Hanover County

AREA: 30,505 sq. ft. or 0.70 acres

UNIT COST: \$3.70/sq. ft.

CONSIDERATION: \$113,000

COMMENTS: Property proposed for acquisition is adjacent to the new Center for Marine Science site. Currently, the Center for Marine Science property consists of \pm 53.50 acres. Acquisition of this parcel provides for future expansion and a present buffer as some residential development already exists in the area. Funds provided by proceeds from the sale of the former Center for Marine Science property at 7205 Wrightsville Avenue, Wilmington.

DISPOSITION BY DEED

ITEM 30

Session Law 2003-404 (Senate Bill 819) authorizes the sale of State-Owned property located in Raleigh, Wake County and known as the Blount Street Land in accordance with the procedures set forth in G.S. 146-27 through G.S. 146-29. Pursuant to the legislation a consultant was employed to work with the State Property Office (SPO), the Blount Street Historic District Oversight Committee, the City of Raleigh, real estate professionals, stakeholders and the general public to explore redevelopment options for the land and associated values. The consultant team created a preliminary land use plan that addressed building forms, uses and patterns to satisfy visions for the project while protecting the historic character of the Blount Street area. A Request for Qualifications was issued and three developers and/or developer teams were deemed qualified by virtue of experience and financial capability to respond to a Request for Proposals. Five proposals were received and evaluated by a committee comprised of five members representing the Blount Street Historic District Oversight Committee, the City of Raleigh, the Department of Cultural Resources and the Department of Administration.

LNR Southeast Investments, Inc., a wholly owned subsidiary of LNR Property Corporation was approved by the Evaluation Committee and selected by the SPO as the developer for the Blount Street Sale, Restoration and Redevelopment. The State Property Office negotiated a Purchase and Sale Agreement. The total purchase price is Twenty Million Dollars (\$20,000,000). The sale will close in four Phases (the order of closings may be amended by the Buyer):

- Phase 1: Six Million Dollars (\$6,000,000). Comprised of the blocks bounded by Peace, Wilmington, Polk and Blount streets. Closing within 6 months following the approval of re-zoning, master land use plan and certificates of appropriateness by The City of Raleigh, but no later than March 15, 2007.
- Phase 2: Four Million Dollars (\$4,000,000). Comprised of the block bounded by Peace, Person, Polk and Blount streets. Closing eight months after Phase 1.
- Phase 3: Five Million Dollars (\$5,000,000). Comprised of the block bounded by Polk, Blount, North and Wilmington streets. Closing eight months after Phase 2.
- Phase 4: Five Million Dollars (\$5,000,000). Comprised of the blocks bounded by Polk, Person, Lane and Blount streets. Closing eight months after Phase 3.

The Purchase and Sale Agreement provides the Buyer a due diligence period of six months to investigate title, site conditions and City imposed facility fees/public amenities and allows termination without penalty if thresholds in the agreement are exceeded. The sale is contingent upon City and State approvals of the final master land use plan. The sale is subject to historic preservation/restrictive covenants protecting the existing historic houses and architectural character of the neighborhood.

DISPOSITION BY DEED

ITEM 31

GRANTOR: State of NC, Department of Agriculture and Consumer Services

GRANTEE: Barns & Stables of NC, Ltd.

LOCATION: Roseboro Industrial Park, Highway 24, Town of Roseboro, Sampson County

AREA: ±7.46 acres

UNIT COST: \$5,495.98/acre

CONSIDERATION: \$41,000

COMMENTS: The proposed disposition of this surplus property is consistent with the legislative mandate to sell all such property. The Roseboro Industrial Park, which consists of 4 parcels totaling 43.42 acres, was originally purchased by the Department of Agriculture and Consumer Services as a state farmers market. At some point the market concept dissolved and the property became available to Sampson County to market as an industrial park. The Sampson County Economic Development Commission purchased an Option Contract on May 15, 2004 and has assigned the option to Barns and Stables.

ITEM 32

GRANTOR: State of NC, University of North Carolina at Wilmington

GRANTEE: Bailey & Associates, Inc.
Chris Bailey – President

LOCATION: 7205 Wrightsville Avenue, Wilmington, New Hanover County

AREA: 86,989 sq. ft. or 1.98 acres

UNIT COST: \$37.36/sq. ft.

CONSIDERATION: \$3,250,000

COMMENTS: Property proposed for disposition was formerly the University's Center for Marine Science. A replacement facility is partially constructed with plans for completion pending the close of this sale. In accordance with Sessions Law 1999-237, the University will retain the proceeds from this sale to be utilized in the purchase of additional lands, completion and equipping of the new Center for Marine Science.

DISPOSITION BY LEASE

ITEM 33

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

LESSEE: Orange Water and Sewer Authority

LOCATION: University Lake Warden House, Chapel Hill, Orange County

TERM: 3 years

AREA: house and lot

ANNUAL RENTAL: \$1.00

COMMENTS: Renewal lease needed to continue to provide residence for the Lake Warden. This property has been leased pursuant to a series of leases since the 1970's. OWSA continues to provide all maintenance of the house and lot areas as part of the consideration for this lease.

ITEM 34

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

LESSEE: The Chapel Hill Preservation Society, Inc.

LOCATION: Horace Williams House located at 611 East Franklin Street, Chapel Hill,
Orange County

TERM: 3 years effective July 1, 2006

AREA: House and lot, including all parking areas

ANNUAL RENTAL: \$1.00

COMMENTS: To continue to provide office, exhibition and related space for the functions and services of The Chapel Hill Preservation Society, Inc. This property has been leased pursuant to a series of leases to The Chapel Hill Preservation Society, Inc. since the early 1970's when they performed an extensive renovation to the property. The Society continues to provide all maintenance of the house, lot and parking areas as part of the consideration for this lease.

DISPOSITION BY LEASE

ITEM 35

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

LESSEE: Town of Carrboro

LOCATION: 1411 Homestead Road, Chapel Hill, Orange County

TERM: 99 years

AREA: approximately 1.68 acres

ANNUAL RENTAL: \$1.00

COMMENTS: New lease needed to allow for the construction and operation of a Carrboro Fire Department Substation. The substation is needed at the request of the Town of Carrboro to improve response times. This substation will also serve, as a first responder to the University's Carolina North development and a second responder to the UNC Main Campus. The state shall retain the right to terminate the lease if the lessee ceases to use the property as a fire station.

OTHER MATTERS

ITEM 36

At the request of the University of North Carolina at Wilmington (UNCW), authorization is requested to effect a land exchange with the Foundation of the University of North Carolina at Wilmington, Inc. (Foundation), covering three (3) parcels with improvements located at 720 & 737 St. James Drive, and 4702 N. MacMillan Avenue, Wilmington, New Hanover County. The Foundation acquired these properties for a total purchase price of \$2,415,000. The State will exchange a 9.5-acre parcel with a 35,518 sq. ft. masonry building located at 680 College Road, Wilmington, New Hanover County. The College Road property was purchased in December 2003 for \$1,800,000 and is currently utilized for parking. Subsequent to the exchange, the Foundation will develop the College Road property for the benefit of UNCW. The University will utilize the properties acquired in the exchange as office and warehouse space in accordance with general campus expansion plans.

