



North Carolina Department of Administration


Michael F. Easley, Governor
W. Britt Cobb, Jr., Secretary

State Property Office
June W. Michaux, Director

December 21, 2007

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative Joe Hackney, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: June W. Michaux 

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting or consultation.

JWM/tm

Cc: Britt Cobb, Secretary
Fiscal Research Division

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116 West Jones Street
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GOVERNMENTAL OPERATIONS AGENDA INDEX

December 21, 2007

ALLOCATION: The following items are consultation pursuant to NCGS 146-341(4)g

1. Department of Administration (NCSU) Wake County
2. Department of Environment and Natural Resources (NCSU) Orange County

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

3. John D. Fridley (CC&PS) Johnston County
4. Judith Miles (DENR-PARKS) Alleghany County
5. Daniel G. Gentry (DENR-PARKS) Alleghany County
6. Jordan Lake Preserve Corporation (DENR-PARKS) Guilford & Rockingham Counties
7. Michael May (DENR-PARKS) Tyrrell County
8. George Hahn (DENR-PARKS) Watauga County
9. V. A. Creech, Jr. (DENR-SOIL) Brunswick County
10. Brent Boyette (TRANSPORTATION) Wilson County
11. James Hubbard (NCSU) Durham County
12. UNC Chapel Hill Foundation, Inc. (UNC) Orange County

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

13. City of Lumberton (TRANSPORTATION) Robeson County

DISPOSITION BY LEASE: The following items are consultation pursuant to NCGS 146-29.1

14. Sigma Phi Epsilon House Corporation (NCSU) Wake County
15. Beta Upsilon Chapter Housing Corporation (NCSU) Wake County
16. Alpha Epsilon Housing Corporation (NCSU) Wake County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Administration

GRANTEE: State of NC, North Carolina State University

LOCATION: Reedy Creek Road at Edwards Mill Rd (southwest quadrant), Raleigh, Wake County

EASEMENT AREA: ± 64 Acres

CONSIDERATION: N/A

COMMENTS: North Carolina State University is seeking reallocation to support the college's equine teaching, research and extension services. The land is currently used by the college in support of its equine program.

ITEM 2

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

GRANTEE: State of NC, Department of Environment and Natural Resources,
Ecosystem Enhancement Program

LOCATION: East side of South Fordham Blvd., Finley Golf Course, Chapel Creek, Orange County

EASEMENT AREA: 5.153 acres (subject to survey)

CONSIDERATION: Benefits

COMMENTS: The property proposed for reallocation consists of the stream channel and stream buffers along Chapel Creek at the UNC-Finley Golf Course. The Ecosystem Enhancement Program and the University of North Carolina have entered into a Memorandum of Understanding for the restoration, enhancement and protection of the stream and riparian areas adjacent to Chapel Creek. The Ecosystem Enhancement Program will use funds collected from compensatory mitigation impacts within the watershed for construction and implementation of the project. Permanent land restrictions are a condition of funding for the Ecosystem Enhancement Program. There will be no cost to the University of North Carolina at Chapel Hill.

ACQUISITION BY DEED

ITEM 3

GRANTOR: John David Fridley et.al

GRANTEE: State of NC, Department of Crime Control and Public Safety,
Division of State Highway Patrol

LOCATION: 16739 Buffalo Road, Wendell, Johnston County

AREA: ± 1.865 acres of land improved with a $\pm 4,573$ sq. ft. concrete equipment structure and a $\pm 345'$ steel tower

UNIT COST: \$45,000/acre
\$116,075/improvements

CONSIDERATION: \$200,000

COMMENTS: Property proposed for acquisition will allow the Highway Patrol to utilize the existing tower for establishment of a Voice Interoperability Plan for Emergency Responders, Strategic Communications System (VIPER) network. The tower will be used to provide North Carolina citizens with coordinated communications between law enforcement, fire departments and emergency medical services personnel throughout the state. Currently there are approximately eight thousand users of VIPER network from multiple state, federal, local agencies and the National Guard. The proposed acquisition is subject to two existing leases: Cellco Partnership d/b/a Verizon Wireless dated September 6, 2005 for \$1,800 per month for five years with the automatic extension of four additional five year terms with a 3% annual increase and Bellsouth Personal Communications, LLC d/b/a Cingular Wireless dated November 8, 2004 for \$1,530 per month for five years with the automatic extension for four additional five year terms with a 3% annual increase.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Judith Miles

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

LOCATION: Lyons Road, Roaring Gap, Alleghany County

AREA: ±90 acres (subject to survey)

UNIT COST: \$9,500/acre

CONSIDERATION: \$855,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Stone Mountain State Parks. Acquisition is needed for the protection of natural resources and water quality, and to prevent future development. The property represents a rare opportunity to protect a relatively large and unfragmented forest in the midst of increasing residential development on the Blue Ridge escarpment. The property also contains a tributary of Big Sandy Creek which is the creek that flows over the scenic waterfalls in the park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$620,000) and Clean Water Management Trust Fund (\$235,000). The option expires March 30, 2008. Stone Mountain State Park currently consists of 17,423 acres out of a planned 21,629 acres

ACQUISITION BY DEED

ITEM 5

GRANTOR: Daniel G. Gentry and Laura K. Gentry

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

LOCATION: East side of Mahogany Rock Road, Cherry Lane Township, Alleghany County

AREA: ±44 acres (subject to survey)

UNIT COST: \$14,000/acre

CONSIDERATION: \$616,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Bullhead Mountain State Natural Area. Acquisition is adjacent to State owned property and is needed to protect natural and scenic resources at the natural area. The proposed acquisition also contributes to the network of protected land since it is also adjacent to federal conservation land that is part of the Blue Ridge Parkway. Funding for this acquisition is provided by the Parks and Recreation Trust Fund. The option expires March 1, 2008. Bullhead Mountain State Natural Area currently consists of 249 acres out of a planned 320 acres

ACQUISTION BY DEED

ITEM 6

GRANTOR: Jordan Lake Preserve Corporation

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

LOCATION: Property is located along the southern boundary of Haw River, to the east of Church
Street and north of Oak Arbor Road, in Guilford and Rockingham Counties

AREA: ±691.19 acres

UNIT COST: \$20,255/acre

CONSIDERATION: \$14,000,000

COMMENTS: Property proposed for acquisition is adjacent to Haw River State Park and is needed for inclusion pursuant to the master plan. Acquisition of this property will provide protection of natural and scenic resources. Haw River State Park currently has 335.91 acres out of a planned 4,000 acres. Funding for this acquisition is provided by COPS funds designated for the expansion of the State Park System supporting the conservation priorities set out by the One North Carolina Naturally Program in accordance with Session Law 2007-0323.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Michael May and Wiley May

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

LOCATION: Scuppernong River north of SR 1108, Columbia Township, Tyrrell County

AREA: ±198 acres (subject to survey) and merchantable timber

UNIT COST: \$551/acre – Land
\$212,181 – Timber

CONSIDERATION: \$321,279 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Pettigrew State Park pursuant to the master plan. Acquisition of this property will protect water quality of the Scuppernong River Swamp Forest located in Tyrell County and adjacent wetland natural communities. The proposed acquisition has approximately 0.3 miles of riverfront on the Scuppernong River. The Nature Conservancy (TNC) will be reimbursed for overhead associated with this transaction. Pettigrew State Park currently consists of 19,741 acres out of a planned 24,206 acres. The option expires on March 31, 2008. Funding for this acquisition is provided by Natural Heritage Trust Fund (\$150,000), Clean Water Management Trust Fund (\$150,000), and Parks and Recreation Trust Fund (\$21,279).

ACQUISITION BY DEED

ITEM 8

GRANTOR: George Hahn and Margaret Hahn

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

LOCATION: Meat Camp Road, North Fork Township, Watauga County

AREA: \pm 40 acres (subject to survey)

UNIT COST: \$10,000/acre

CONSIDERATION: \$400,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion in Elk Knob State Park. Acquisition of this property will protect natural resources including intact hardwood forests, water quality in a tributary of the New River, and undeveloped view sheds from the top of Elk Knob and nearby summits. Funding for this acquisition is provided by the Natural Heritage Trust Fund (\$200,000) and Parks and Recreation Trust Fund (\$200,000). Elk Knob State Natural Area currently consists of 1,970 acres out of a planned 3,900 acres.

ITEM 9

GRANTOR: V.A. Creech, Jr.

GRANTEE: State of NC, Department of Environment and Natural Resources, Division of Soil and
Water Conservation

LOCATION: Eagle Island, north of 74/76 bridge in the Northeast Cape Fear River,
Brunswick County

AREA: 257.7 acres

UNIT COST: \$1,164.14/acre

CONSIDERATION: \$300,000

COMMENTS: Property proposed for acquisition is a key component of the larger conservation effort by the New Hanover Soil and Water Conservation District on Eagle Island in the Cape Fear River Basin. This will make the Eagle Island protected area contiguous to the Department of Cultural Resources' USS North Carolina Battleship Memorial. The property will also be used for recreational and educational activities. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 10

GRANTOR: Brent Boyette and Dana Boyette

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

LOCATION: 490 Ward Boulevard, Wilson, Wilson County

AREA: ±6.287 acres improved with a one-story masonry and block single-tenant office building containing 13,838 sq. ft. and a masonry shop containing 3,021 sq. ft. and a frame dwelling containing 1,464 sq. ft.

UNIT COST: \$46,000/acre – land
\$26.51/sq. ft. – improvements

CONSIDERATION: \$775,000

COMMENTS: Property proposed for acquisition is needed for capital improvements involving expansion of the Wilson County Maintenance Facility. Funding for this acquisition is provided by the Department of Transportation.

ITEM 11

GRANTOR: James and Thomas Hubbard

GRANTEE: State of NC, North Carolina Central University

LOCATION: 612 Dupree Street, Durham, Durham County

AREA: ±14,800 sq. ft. or 0.34 acre improved with a 1,754 sq. ft. frame dwelling

UNIT COST: \$1.66/sq. ft. – land
\$30.90/sq. ft. – improvements

CONSIDERATION: \$79,200

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

ACQUISITION BY DEED

ITEM 12

GRANTOR: UNC Chapel Hill Foundation, Inc.

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

LOCATION: 1404 Mason Farm Road, Chapel Hill, Orange County

AREA: 0.77 acres or $\pm 33,541$ sq. ft. improved site with a one story wood frame structure containing 2,481 sq. ft. constructed ± 50 years ago

UNIT COST: \$4.47 sq. ft. – land
\$93.53 sq. ft. – improvement

CONSIDERATION: \$382,042

COMMENTS: Property proposed for acquisition is adjacent to the campus and will be utilized for the construction of a new campus entry point in accordance with the campus master plan. The acquisition is subject to a one year lease. The UNC-CH Foundation will be reimbursed for direct expenses and interest incurred in the acquisition of this property. Funding is provided by the 2000 Higher Education Bond.

DISPOSITION BY DEED

ITEM 13

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

GRANTEE: City of Lumberton

LOCATION: Intersection of Third Street and Water Street, Lumberton, Robeson

AREA: ± 0.17 Acres – unimproved

UNIT COST: N/A

CONSIDERATION: None

COMMENTS: Property proposed for disposition was acquired by the State in 1940 for the purpose of maintaining the public roads of Robeson County. The Department of Transportation has relocated its facility and terminated use of this site. As per the deed, the property reverts back to the grantee when it is no longer used for the stated purpose.

DISPOSITION BY LEASE

ITEM 14

LESSOR: State of NC, North Carolina State University

LESSEE: Sigma Phi Epsilon House Corporation
Bob Bryan – President

LOCATION: Greek Village, Lot 2, NSCU Campus, Raleigh, Wake County

TERM: 40 years, beginning February 1, 2008 or possession, plus one 40-year renewal option

AREA: \pm 17,248 sq. ft. of land

RENTAL: \$1.00 for term

COMMENTS: New ground lease which will facilitate the replacement of an aging State-owned fraternity house for Sigma Phi Epsilon. Lessee will construct the house and parking lot, maintain the building and pay their portion of infrastructure fees.

ITEM 15

LESSOR: State of NC, North Carolina State University

LESSEE: Beta Upsilon Chapter Housing Corporation
Greg Hunt – President

LOCATION: Greek Village, Lot 4, NSCU Campus, Raleigh, Wake County

TERM: 40 years, beginning February 1, 2008 or possession, plus one 40-year renewal option

AREA: \pm 18,338 sq. ft. of land

RENTAL: \$1.00 for term

COMMENTS: New ground lease which will facilitate the replacement of an aging State-owned fraternity house for Kappa Sigma. Lessee will construct the house and parking lot, maintain the building and pay their portion of infrastructure fees.

DISPOSITION BY LEASE

ITEM 16

LESSOR: State of NC, North Carolina State University

LESSEE: Alpha Epsilon Housing Corporation, Inc.
Garry D. Hunt, Jr. – President

LOCATION: Greek Village, Lot 3, NSCU Campus, Raleigh, Wake County

TERM: 40 years, beginning February 1, 2008 or possession, plus one 40-year renewal option

AREA: ±17,842 sq. ft. of land

RENTAL: \$1.00 for term

COMMENTS: New ground lease which will facilitate the replacement of an aging State-owned fraternity house for Pi Kappa Alpha. Lessee will construct the house and parking lot, maintain the building and pay their portion of infrastructure fees.