



North Carolina Department of Administration

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

State Property Office
June W. Michaux, Director

January 17, 2008

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.

JWM/tm

Cc: Britt Cobb, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

January 17, 2008

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

1. Joseph T. Marks (DENR-PARKS) Lee County
2. Lisa Cashion (DENR-PARKS) Lee County
3. The Nature Conservancy (DENR-PARKS) Onslow County
4. Liam Wallis (DENR-PARKS) Rockingham County
5. Appalachian State University Foundation (ASU) Watauga County
6. Board of Trustees of the Endowment Fund of Appalachian State
University (ASU) Watauga County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Joseph T. Marks and Belle Marks Heirs

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

LOCATION: North end of Farrell Road north of Deep River Road, Sanford, Lee County

AREA: ±206 acres (subject to survey)

UNIT COST: \$6,500/acre

CONSIDERATION: \$1,339,000 (subject to survey)

COMMENTS: Property acquisition is needed for inclusion in the Deep River State Trail. 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 May 31, 2008. Deep River State Trail currently consists of 760 acres out of a planned 5,000 acres. The Triangle Land Conservancy will be reimbursed for expenses associated with this transaction. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$670,000) and the Natural Heritage Trust Fund (\$349,000) and Parks and Recreation Trust Fund (\$320,000).

ACQUISITION BY DEED

ITEM 2

GRANTOR: Lisa Cashion and Jeffery Cashion and Kathy McClearen and Samuel McClearen

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

LOCATION: Farrell Road on the south side of the Deep River, Sanford, Lee County

AREA: ±45 acres (subject to survey)

UNIT COST: \$8,000/acre

CONSIDERATION: \$360,000 (subject to survey)

COMMENTS: Property acquisition is needed for inclusion in the Deep River State Trail. This acquisition will help protect water quality, scenic resources, and nationally significant aquatic habitat. This property is also part of White Pines significant natural heritage area. The option expires July 31, 2008. Deep River State Trail currently consists of 760 acres out of a planned 5,000 acres. The Triangle Land Conservancy will be reimbursed for expenses associated with this transaction. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$244,000) and the Natural Heritage Trust Fund (\$60,000) and Parks and Recreation Trust Fund (\$56,000).

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Nature Conservancy

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

LOCATION: North side of Highway 50, Onslow County

AREA: 129.60 acres

UNIT COST: \$2,546.29/acre

CONSIDERATION: \$330,000

COMMENTS: Proposed property for acquisition contains unique coastal plain habitats and several rare and threatened plant species as part of the nationally significant Sandy Run Swamp Powerline Savanna Significant Natural Heritage Area. Acquisition of this tract will also protect water quality in the relatively pristine Holly Shelter Creek watershed and contribute to the growing network of protected lands in the Onslow Bight region. The Nature Conservancy purchased the property for \$465,000. There was a subsequent acquisition by the US Navy, for \$135,000, of a perpetual easement over the land preventing development and creating a buffer for Marine Corps. Base, Camp Lejuene. The Nature Conservancy now intends to convey the property, subject to the US Navy easement, to Parks and Recreation at the purchase price of \$330,000, funded by the Natural Heritage Trust Fund (\$172,500) and the Parks and Recreation Trust Fund (\$157,500). The Nature Conservancy will be reimbursed for direct expenses, overhead and interest associated with this transaction.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Liam Wallis and Maria Wallis

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

LOCATION: Off Spearman Road (SR 2424), Haw River Plantation, Rockingham County

AREA: 139.6 acres improved with two partially built frame dwellings containing a total of 4,389 sq. ft. and one 1,282 sq. ft. completed frame dwelling

UNIT COST: \$38,896.85/acre – land
\$56.43/sq. ft. – improvements

CONSIDERATION: \$5,750,000

COMMENTS: Property proposed for acquisition is known as the Haw River Plantation Subdivision and is needed for inclusion in the Haw River State Park pursuant to the master plan. The proposed acquisition is adjacent to the Summit Environmental Education Center at the State Park. The addition of this property will help protect the water quality in the Haw River and provide land base for future state park facilities such as a campground or public access point and trailhead. The property has approximately 3,500 linear feet of frontage on the Haw River. Haw River State Park currently has 335.91 acres out of a planned 4,000 acres. Funding for this acquisition is provided by COPS 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 5

GRANTOR: Appalachian State University Foundation

GRANTEE: State of NC, Appalachian State University

LOCATION: Northeast quadrant of College & Howard Streets, Boone, Watauga County

AREA: ±29,751 sq ft. or 0.683 acres improved with seven buildings including 26 rental units containing 21,646 sq. ft as follows:

145 College Street - one story brick apartment building with 10 – 1BR units

595 Howard Street - one story brick apartment building with 8 – 1BR units

587 Howard Street- one story framed cottage with 1- 2BR unit

291 Hambry Alley - one and a half story brick dwelling with 1–3BR unit & 1–2 BR unit

281 Hambry Alley – two story concrete block duplex building

283 Hambry Alley – two story concrete block duplex building

607 Howard Street – one and a half story brick dwelling – 4BR/2BA

UNIT COST: \$42.00/sq. ft. – land
\$59.54/sq. ft. – improvement

CONSIDERATION: \$2,538,500

COMMENTS: Property proposed for acquisition is needed for inclusion in the University campus pursuant to the master plan. Property will be utilized for a new College of Education Building in accordance with Session Law 2007-0323. Funding for this acquisition is provided by the University of North Carolina Reserve for Land Acquisition appropriated by the 2007 General Assembly. The Foundation will be reimbursed for interest and direct expenses associated with this transaction.

ACQUISITION BY DEED

ITEM 6

GRANTOR: Board of Trustees of the Endowment Fund of Appalachian State University

GRANTEE: State of NC, Appalachian State University

LOCATION: Northeast quadrant of College & Howard Streets, Boone, Watauga County

AREA: ±13,151 sq ft. or 0.302 acres improved with two buildings including 23 rental units containing 12,560 sq. ft as follows:

623 Howard Street – 2 three story brick apartment buildings
(UPB-Campus Edge Apartments – 23 1BR/1BA units)

UNIT COST: \$42.00/sq. ft. – land
\$95.35/sq. ft. – improvements

CONSIDERATION: \$1,750,000

COMMENTS: Property proposed for acquisition is needed for inclusion in the University campus pursuant to the master plan. Property will be utilized for a new College of Education Building in accordance with Session Law 2007-0323. Funding for this acquisition is provided by the University of North Carolina Reserve for Land Acquisition appropriated by the 2007 General Assembly. The Endowment Fund will be reimbursed for interest and direct expenses associated with this transaction.