

North Carolina Department of Administration


Beverly Eaves Perdue, Governor
W. Britt Cobb, Jr., Secretary

State Property Office

February 17, 2010

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: Speros J. Fleggas 
Deputy Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

SJF/tm

Cc: Britt Cobb, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

February 17, 2010

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

1. Edwin T. Beroth (CULTURAL RESOURCES) Forsyth County
2. Robert T. Hoxit (DENR-PARKS) Transylvania County
3. Alphonzo Barney (NCA&TSU) Guilford County
4. RJSWE Holdings Company (UNC-G) Guilford County

**DISPOSITION BY LEASE: The following item is reported pursuant to
NCGS 146-29.1(c)**

5. County of Lenoir (AGRICULTURE) Lenoir County

**DISPOSITION BY SUB SUBLEASE: The following item is reported pursuant to
NCGS 146-29.1(c)**

6. Blue Ridge Electric Membership Corporation (CC&PS) Ashe County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Edwin Thomas Beroth

GRANTEE: State of NC, Department of Cultural Resources

LOCATION: Bethania Road, Bethania, Forsyth County

AREA: 9.951 acres

UNIT COST: \$18,993.07/acre

CONSIDERATION: \$189,000

COMMENTS: Property proposed for acquisition is adjacent to State-owned land acquired for preservation of the Historical 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. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 2

GRANTOR: Robert T. Hoxit and Irma H. Hoxit

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

LOCATION: Off Flat Creek Valley Road, Sapphire-Whitewater Township,
Transylvania County

AREA: ±70.99 acres (subject to survey)

UNIT COST: \$12,000/acre

CONSIDERATION: ±\$851,880 (subject to survey)

COMMENTS: Property proposed for acquisition is for inclusion into Gorges State Park. Funding for this acquisition is provided by Natural Heritage Trust Fund (\$425,940) and using special indebtedness Parks and Recreation Trust Fund (COP's) authorized in Session Law 2008-107, Land for Tomorrow, to be repaid by appropriations of the general fund (\$425,940).

ACQUISITION BY DEED

ITEM 3

GRANTOR: Alphonzo Barney and Maureen Barney

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

LOCATION: 917 Bluford Street, Greensboro, Guilford County

AREA: ±6,098 sq. ft. (0.14 acre) improved with a 1,300 sq. ft. framed house constructed in 1999

UNIT COST: \$4.10/sq. ft. – land
\$81.73/sq.ft. – improvements

CONSIDERATION: \$131,250

COMMENTS: Property proposed for acquisition is contiguous to campus and needed for expansion in accordance with the master plan. The improvements will be severed through the Department of Administration, State Surplus Property. Future use of the property will be for the construction of academic buildings. In the interim, the property will be used for parking. Funding for this acquisition is provided by the 2000 University Capital Improvement Bonds.

ITEM 4

GRANTOR: RJSWE Holdings Company
Stuart W. Ellum and Roy J. Ellum, Owners

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

LOCATION: Northeast quadrant West Lee and Warren Streets, Greensboro, Guilford County

AREA: Five contiguous parcels containing ±196,150.68 sq. ft. or ±4.503 acres improved with industrial warehouse type buildings containing ±96,406 sq. ft. constructed at various times between 1925 and 1997

UNIT COST: \$9.50/sq. ft. – land
\$2.03/sq. ft. – improvements

CONSIDERATION: \$2,060,000

COMMENTS: Property proposed for acquisition is contiguous with and will be utilized to expand the University's Park and Ride lot in accordance with the master plan. The improvements will be severed by the contractor. Funding for this acquisition is provided by University Parking Revenues.

DISPOSITION BY LEASE

ITEM 5

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

LESSEE: County of Lenoir

LOCATION: Intersection of 1574 and 1573, Dobbs Farm Unit, Lenoir County

TERM: Twenty years effective February 22, 1009 or possession,

AREA: \pm 1.42 acres

RENTAL: Benefits

COMMENTS: Renewal Lease for a county waste container site. If the site ceases to be used by the County as a waste container site, the land reverts back to the State. As consideration for this lease, the County will allow the State to deposit waste at the container site at no cost for the term of the lease.

DISPOSITION BY SUB-SUBLEASE

ITEM 6

SUB-SUBLESSOR: State of NC, Department of Crime Control and Public Safety

SUB-SUBLESSEE: Blue Ridge Electric Membership Corporation
Douglas Johnson, Chief Executive Officer

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

LOCATION: 1699 Claybank Road, Pheonix Mountain, Jefferson, Ashe County

TERM: Ten years effective October 19, 2009 or possession with one 10 year renewal option

AREA: Tower Space

RENTAL: Benefits

COMMENTS: New lease for tower space for the Blue Ridge Electric Membership Corporation (Blue Ridge EMC). Part of a reciprocal agreement in which the State leases sufficient ground to construct the communications tower from Blue Ridge EMC and provides space on the newly constructed tower to the Blue Ridge EMC at no cost.