



# North Carolina Department of Administration


Beverly Eaves Perdue, Governor  
Moses Carey, Jr., Secretary

State Property Office

October 17, 2011

## **MEMORANDUM**

TO: Senator Philip Berger, President Pro Tempore  
Representative Thom Tillis, 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: Moses Carey, Secretary  
Fiscal Research Division

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**Location:**  
116 West Jones Street  
Raleigh, North Carolina  
27603-8003

**GOVERNMENTAL OPERATIONS REPORT  
INDEX**

September 1, 2011

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

1. Civil War Preservation Trust Fund (CULTURAL RESOURCES) Johnston County
2. David T Greer (DENR-PARKS) Ashe County
3. Mary Curry (DENR-PARKS) Cumberland County
4. Herman B. Patrick (DENR-PARKS) Washington County
5. James R. Broman (DENR-WILDLIFE) Brunswick County
6. Young Men's Christian Association of Greensboro, Inc. (NCATSU) Guilford County

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

7. Christmas Cheer, Inc. (DHHS) Burke County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Civil War Preservation Trust

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

LOCATION: Bentonville Battlefield, Johnston County

AREA: ±14.42 acres

CONSIDERATION: Gift

COMMENTS: Bentonville Battlefield Addition. Property proposed for acquisition will be incorporated into the Bentonville Battlefield State Historic Site providing perpetual preservation and protection of the property.

### ITEM 2

GRANTOR: David T. Greer and Alison G. Neely

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

LOCATION: Little Peak Creek Road, Peak Creek Township, Ashe County

AREA: 44.145 acres

UNIT COST: \$10,000/acre

CONSIDERATION: \$441,450

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in New River State Park. This is the second phase of a four-phase acquisition of the property. Funding for this acquisition is provided by Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Mary Curry

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

LOCATION: West of Ramsey Street, Carvers Creek Township, Cumberland County

AREA: ±26.23 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Carvers Creek State Park. Acquisition of this property provides protection of the natural and scenic resources of Carvers Creek.

### ITEM 4

GRANTOR: Herman B. Patrick

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

LOCATION: Pettigrew State Park, Spruill Bridge Road (SR 1142), Creswell, Washington  
County

AREA: 202.7 acres

UNIT COST: \$1,672/acre

CONSIDERATION: \$339,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pettigrew State Park. Funding for this acquisition is to be provided by Parks and Recreation Trust Fund (\$75,000), Natural Heritage Trust Fund (\$173,000), and a private donation (\$91,000).

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: James R. Broman and wife Karen S. Broman

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

LOCATION: Brick Landing Road at the ICWW, Ocean Isle, Brunswick County

AREA:  $\pm 33,902$  sq. ft. (0.78 acre)

UNIT COST: \$9.89/sq. ft.

CONSIDERATION: \$335,291

COMMENTS: Public Boating Access. Property proposed for acquisition is needed to provide a public boating access area along the Intracoastal Waterway. Funding for this acquisition is provided by motor boat registration receipts.

### ITEM 6

GRANTOR: Young Men's Christian Association of Greensboro, Incorporated  
(YMCA)

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

LOCATION: 1101 East Market Street, Greensboro, Guilford County

AREA:  $\pm 78,086$  sq. ft. or  $\pm 1.7926$  acres improved with a four-story brick structure  
containing  $\pm 50,619$  sq. ft.

UNIT COST: \$10.30/sq. ft. - land  
\$62.45/sq. ft. - improvements

CONSIDERATION: \$3,965,000

COMMENTS: Campus expansion. Property proposed for acquisition is adjacent to existing campus property and will be utilized for the expansion of the College of Engineering. As part of the Option Agreement, the State will lease the property back to the grantor for a two year period for \$1 while a replacement YMCA facility is constructed. The University will occupy  $\pm 2,500$  sq. ft. of space to be used for classrooms and the grantor will be responsible for all maintenance and utility costs during the lease period. Funding for this acquisition is provided by a US Department of Education Title III grant which expires September 30, 2011.

## **DISPOSITION BY LEASE**

### ITEM 7

LESSOR: State of NC, Department of Health and Human Services,  
Division of Mental Health, Developmental Disabilities and Substance Abuse

LESSEE: Christmas Cheer, Inc., a non-profit organization  
Faye P. Warlick, Director

LOCATION: 228 Enola Road, Broughton Hospital, Morganton, Burke County

TERM: One year effective August 1, 2011 or possession with two 1 year renewal  
options

AREA: ±742 sq. ft. residential dwelling

UNIT COST: \$1.00 for the term

COMMENTS: Christmas Cheer collects gifts for Christmas and gives to needy residents of  
Burke County. The house is used to store and package the gifts. Lessee pays utilities, telephone  
service and routine maintenance.