



# North Carolina Department of Administration


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

State Property Office

July 31, 2012

## **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 and consultation.

SJF/tm

Cc: Moses Carey, Secretary  
Fiscal Research Division

**Mailing Address:**  
1321 Mail Service Center  
Raleigh, N.C. 27699-1321

**Telephone (919) 807-4650**  
Fax (919) 733-1431  
State Courier #52-71-78

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

# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

July 31, 2012

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

1. Wade E. Vannoy Sr, Heirs (DENR-PARKS) Ashe County
2. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
3. The Nature Conservancy and Southern Appalachian Highlands Conservancy (DENR-PARKS) Mitchell County
4. Jeanette O. Hudson (DENR-PARKS) Rockingham County
5. Harnett Forward Together Committee, Inc. (ECU) Harnett County
6. Jackson County (ECU) Jackson County
7. Robin Miller (UNC-CH) Orange County
8. Walter Lobotsky (UNC-CH\_ Orange County

## **DISPOSITION BY DEED: The following item is for reporting pursuant to NCGS 146-27**

9. Lennar Carolinas, LLC (ADMINISTRATION) Wake County

## **DISPOSITION BY LEASE: The following items are for reporting pursuant to NCGS 146-29.1**

10. County of Orange (PUBLIC SAFETY) Orange County
11. US, Department of Interior (DENR-WILDLIFE) Wake County
12. US, National Oceanic & Atmospheric Administration (DENR & PUBLIC SAFETY) Ashe County

## **DISPOSITION BY LICENSE: The following item is for reporting pursuant to NCGS 146-29.1**

13. USA, Department of the Army (PUBLIC SAFETY) Cabarrus County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: Wade E. Vannoy, Sr. Heirs

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

LOCATION: NC Hwy 88, near Jefferson, Jefferson Township, Ashe County

AREA: 106.794 acres

UNIT COST: \$17,850/acre

CONSIDERATION: \$1,906,273

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Mount Jefferson State Natural Area. Acquisition of this property provides protection of natural and scenic resources. This is the second phase of a three phase acquisition. Funding for this phase is provided by Parks and Recreation Trust Fund receipts (\$953,273), and using special indebtedness (COPs) authorized in Session Law 2007-323, to be repaid by the Parks and Recreation Trust Fund (\$953,000).

### ITEM 2

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: Off Old Hanging Rock Road, Toe River Township, Avery County

AREA: ±349.39 acres (subject to survey)

UNIT COST: \$643.98/acre

CONSIDERATION: \$225,000

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in Yellow Mountain State Natural Area. Acquisition of this property provides protection of natural and scenic resources and water quality in Yellow Mountain State Natural Area. Funding for this acquisition is provided by Federal Land and Water Conservation Fund (\$198,876) and by the Parks and Recreation Trust Fund (\$26,124).

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: The Nature Conservancy & Southern Appalachian Highlands Conservancy

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

LOCATION: Off Green Creek Road, Little Rock Creek Township, Mitchell County

AREA: ±207.35 acres

UNIT COST: ±\$3,847/acre

CONSIDERATION: \$797,610

COMMENTS: State Natural Area Addition. Property proposed for acquisition is for inclusion in the Yellow Mountain State Natural Area. Acquisition of this property provides protection of natural and scenic resources in Yellow Mountain State Natural Area. Funding for this acquisition is provided by Federal Land and Water Conservation Funds (\$673,887) and by Parks and Recreation Trust Fund (\$123,723).

### ITEM 4

GRANTORS: Jeanette O. Hudson and Elms Survivor's Trust  
Jeanette O. Hudson, Trustee

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

LOCATION: Off Hwy 220 and Twin Springs Road, Mayo Township, Rockingham County

AREA: ±289 acres (subject to survey)

UNIT COST: \$3,600/acre

CONSIDERATION: ±\$1,040,400 (subject to survey)

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Mayo River State Park. Acquisition of this property provides protection of natural and scenic resources and water quality. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Harnett Forward Together Committee, Inc.

GRANTEE: State of NC, East Carolina University

LOCATION: Autumn Fern Trail, Lillington, Harnett County

AREA:  $\pm 1.46$  acres

CONSIDERATION: Gift

COMMENTS: Satellite Dental Clinic. Property proposed for acquisition will be utilized for the construction of a satellite dental clinic in accordance with Session Law 2009-209.

### ITEM 6

GRANTOR: Jackson County

GRANTEE: State of NC, East Carolina University

LOCATION: Community Service Park, Sylva, Jackson County

AREA:  $\pm 1.20$  acres including a  $\pm 8,712$  sq. ft. or 0.20 ac. permanent easement

CONSIDERATION: Gift

COMMENTS: Satellite Dental Clinic. Property proposed for acquisition will be utilized for the construction of a satellite dental clinic in accordance with Session Law 2009-209. The deed will contain a restriction that the property will revert back to the grantor in the event construction does not begin within five years after transfer of the property to the State.

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Robin Miller and Christopher Miller

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

LOCATION: 2119 Orange Clover Garden Road, Chapel Hill, Orange County

AREA: ±10.5 acres (subject to survey)

UNIT COST: \$9,500/acre

CONSIDERATION: \$99,750 (subject to survey)

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for campus expansion and will be used a strategic buffer between the university's Bingham Research Facility and neighboring properties. The dwelling will be leased short term and ultimately severed by the Department of Administration, State Surplus Property. Funding for this acquisition will be provided by Facilities and Administrative receipts.

### ITEM 8

GRANTOR: Walter Lobotsky and Melanie Lobotsky

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

LOCATION: 6703 Maynard Farm Road, Chapel Hill, Orange County

AREA: ±361,548 sq.ft. or 8.3 acres improved with a  
±3,461 sq. ft. single family dwelling, built in 1997

UNIT COST: \$0.23 sq. ft. or \$85,000 – land  
\$102.57 sq. ft. or \$355,000 – improvements

CONSIDERATION: \$440,000

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for campus expansion and will be used a strategic buffer between the university's Bingham Research Facility and neighboring properties. The dwelling will be leased short term and ultimately severed by the Department of Administration, State Surplus Property. Funding for this acquisition will be provided by Facilities and Administrative receipts.

## **DISPOSITION BY DEED**

ITEM 9

GRANTOR: State of NC, Department of Administration

GRANTEE: Lennar Carolinas, LLC  
Patricia E. Hanchette, Division President

LOCATION: Cary Towne Center Blvd., Cary, Wake County

AREA: ±95 acres

UNIT COST: \$157,895/acre

CONSIDERATION: \$15,000,000

COMMENTS: Property Disposition. Property proposed for disposition was sold in accordance with Session Law 2011-145 by negotiated sale. The property is a portion of a ±310-acre tract acquired in 1937. The net proceeds will be deposited in the General Fund.

## **DISPOSITION BY LEASE**

### ITEM 10

LESSOR: State of NC, Department of Public Safety, Division of Adult Correction

LESSEE: County of Orange

LOCATION: 2110 Clarence Walters Road, Hillsborough, Orange County

TERM: Fifty years effective October 1, 2012 or possession

AREA:  $\pm$ 6.8 acres

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lease to allow the County of Orange to construct a jail facility adjacent to Orange Correctional Center.

### ITEM 11

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

LESSEE: U. S. Department of the Interior, Fish and Wildlife Service (USFWS)

LOCATION: 1751 Varsity Drive, Raleigh, Wake County

TERM: Three years

AREA: 920 sq. ft.

ANNUAL RENTAL: \$1.00

COMMENTS: New Lease. The lease will allow the USFWS staff to interact and more efficiently coordinate programs and activities involving joint Wildlife Resources Commission and USFWS operations related to ecological, habitat and plant and animal research projects.



**DISPOSITION BY LEASE**

ITEM 12

LESSOR: State of NC, Department of Environment and Natural Resources, Division of State Parks and Department of Public Safety, Division of Law Enforcement

LESSEE: United States of America, National Oceanic and Atmospheric Administration

LOCATION: 3435 Mount Jefferson State Park Road, West Jefferson, Ashe County

TERM: Twenty years effective August 1, 2012 or possession

AREA: Tower space

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lease for space which will be used for a weather warning transmitter operated by the National Weather Service.

## **DISPOSITION BY LICENSE**

ITEM 13

LICENSOR: State of NC, Department of Public Safety, Division of Adult Corrections

LICENSEE: United States of America, Department of the Army

LOCATION: Cabarrus Correctional Center, Dutch Road, Mt Pleasant, Cabarrus County

TERM: Three months 3 days years effective July 21, 2012

AREA: ±49.46 acres

RENTAL: \$1.00

COMMENTS: New License. New license to allow the Department of the Army to utilize facilities for training purposes. As a condition of the license, Army will cleanup the facility after each training session.