



North Carolina Department of Administration


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

State Property Office

October 1, 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.

SJF/tm

Cc: Moses Carey, Secretary
Fiscal Research Division

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GOVERNMENTAL OPERATIONS AGENDA INDEX

October 1, 2012

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

1. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
2. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
3. Charles Denney (DENR-PARKS) Rutherford County
4. William McBrayer, III (DENR-PARKS) Rutherford County
5. Mountain Area Health Education Center, Inc. (UNC-A) Buncombe County
6. Capital Facilities Foundation, Inc. (UNC-G) Guilford County
7. Capital Facilities Foundation, Inc. (UNC-G) Guilford County
8. Capital Facilities Foundation, Inc. (UNC-G) Guilford County
9. Stonehouse Association, LLC (WCU) Jackson County

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

10. United States Department of the Navy

ITEM FOR INFORMATION

11. North Carolina State University (AGRICULTURE) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: NC Highway 19E, Toe River Township, Avery County

AREA: ±225.34 acres

UNIT COST: ±\$1,664.15/acre

CONSIDERATION: \$375,000

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 using special indebtedness (COPs) authorized in Session Law 2007-323, to be repaid by the Parks and Recreation Trust Fund.

ITEM 2

GRANTOR: Southern Appalachian Highlands Conservancy

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

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

AREA: ±89.48 acres

UNIT COST: ±\$2,235.14/acre

CONSIDERATION: \$200,000

COMMENTS: State Natural Area Addition. Property 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 using special indebtedness (COPs) authorized in Session Law 2007-323, to be repaid by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Charles Denney and wife, Lauren Gala Denney

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

LOCATION: Round Top Mountain, Chimney Rock, Rutherford County

AREA: ±1.9 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into Chimney Rock State Park. Acquisition of this property will provide protection for natural and scenic resources at the Park.

ITEM 4

GRANTOR: William McBrayer III

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

LOCATION: Round Top Mountain, Rutherford County

AREA: ±57.4 acres

UNIT COST: \$7,473.87/acre

CONSIDERATION: \$429,000

COMMENTS: State Park Addition. Property proposed for acquisition will be incorporated into Chimney Rock State Park. Acquisition of this property will provide protection of natural and scenic resources at the Park. Funding for this acquisition will be provided by Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Mountain Area Health Education Center, Inc.

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

LOCATION: 118 W.T. Weaver Blvd., Asheville, Buncombe County

AREA: $\pm 158,994$ sq. ft. or ± 3.65 acres improved with a $\pm 22,738$ sq. ft. 2-story medical office building built in 1992

UNIT COST: \$6.23/sq. ft. – land
\$130.18/sq. ft. – improvements

CONSIDERATION: \$3,950,000

COMMENTS: Medical Building Acquisition. Property proposed for acquisition is adjacent to campus and will be utilized as the University's Student Health and Counseling Center (SHCC). Currently, the SHCC is located on campus in space that is inadequate to fully serve the needs of the student body. In its current location, the SHCC is unable to obtain accreditation from the Accreditation Association for Ambulatory Healthcare or the International Association of Counseling Services due to the inability to meet privacy and confidentiality standards, as well as other facility requirements. The proposed acquisition provides an ideal site to relocate the SHCC both in terms of proximity to campus and the suitability of the improvements for use as a health and counseling center. The new facility will meet the needs of the students, enable accreditation to be obtained and provide opportunities for students to participate in the training and education of Master's level interns. Funding for this acquisition was authorized in Session Law 2012-164.

ITEM 6

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 837 McCormick Street, Greensboro, Guilford County

AREA: $\pm 7,840$ sq. ft. or ± 0.18 acre improved with a single-family dwelling containing ± 962 sq. ft. constructed in 1923

UNIT COST: \$1.28/sq. ft. – land
\$53.22/sq. ft. – improvements

CONSIDERATION: \$61,200

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for the development of the Central Gateway Corridor along W. Lee Street in accordance with the master plan. The Central Gateway Corridor is a new Student Housing Mixed-Use Village being developed by the University's Capital Facilities Foundation on the south side of W. Lee Street. The improvements will be severed by the contractor. Funding for this acquisition will be provided by parking receipts.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 835 McCormick Street, Greensboro, Guilford County

AREA: $\pm 7,840$ sq. ft. or ± 0.18 acre improved with a house containing ± 956 sq. ft. constructed in 1935

UNIT COST: $\pm \$1.28$ /sq. ft. – land
 $\pm \$44.04$ /sq. ft. – improvements

CONSIDERATION: \$52,100

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for the development of the Central Gateway Corridor along W. Lee Street in accordance with the master plan. The Central Gateway Corridor is a new Student Housing Mixed-Use Village being developed by the University's Capital Facilities Foundation on the south side of W. Lee Street. The improvements will be severed by the contractor. Funding for this acquisition will be provided by parking receipts.

ITEM 8

GRANTOR: Capital Facilities Foundation, Inc.

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

LOCATION: 113 McIver Street, Greensboro, Guilford County

AREA: $\pm 7,500$ sq. ft. or ± 0.17 acre improved with a duplex containing $\pm 2,300$ sq. ft. constructed in 1943

UNIT COST: $\pm \$5.33$ /sq. ft. – land
 $\pm \$53.04$ /sq. ft. – improvements

CONSIDERATION: \$162,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous with campus and needed for the construction of the new Child Development Program Facility in accordance with their master plan. The improvements will be severed by the contractor. Funding for this acquisition will be provided by Institutional Trust Funds.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Stonehouse Associates, LLC

GRANTEE: State of NC, Western Carolina University

LOCATION: Central Drive and Ed Norton Road, Cullowhee, Jackson County

AREA: Two contiguous parcels totaling $\pm 57,935$ sq. ft. or 1.33 acres improved with three single family dwellings containing a total of $\pm 2,556$ sq. ft.

CONSIDERATION: \$293,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to the campus and will be utilized for future expansion. Acquisition of these parcels will also provide a buffer from neighboring property owners. The improvements will be severed by the Department of Administration, State Surplus Property. Funding for this acquisition will be provided by Institutional Auxiliary Funds.

DISPOSITION BY LICENSE

ITEM 10

LESSOR: State of NC, Department of Agriculture and Consumer Services,
N.C. Forest Service

LESSEE: United States Department of the Navy
US Marine Corps at Camp Lejeune

LOCATION: Turnbull Creek Educational State Forest Landing Strip, 4803 Sweet Home Church
Road, Elizabethtown, Bladen County

TERM: One year beginning October 1, 2012 with a one 1-year renewal option

AREA: ±17.44 acres of land and unpaved landing strip

UNIT COST: \$10,000
\$10,000 – Renewal Option

COMMENTS: New Lease. The Marine Corps desires use of the landing strip for training purposes. Forest Service will continue occasional use of the landing strip in coordination with the Corps to avoid interference.

INFORMATIONAL ITEM

ITEM 11

On May 31, 2012, five allocations were submitted for consultation to the Joint Legislative Commission on Governmental Operations. One of the allocations consisted of the reallocation of ± 9.57 acres located on Trinity Road, Wake County from North Carolina State University to the Department of Agriculture and Consumer Services. Subsequent to submission, it was discovered that the entities were transposed. Therefore, reallocation of the ± 9.57 acre parcel will be from the Department of Agriculture and Consumer Services to North Carolina State University.