



# North Carolina Department of Administration


Pat McCrory, Governor  
Bill Daughtride, Jr., Secretary

State Property Office

June 21, 2013

## **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: Bill Daughtride, Secretary  
Fiscal Research Division

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116 West Jones Street  
Raleigh, North Carolina  
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**GOVERNMENTAL OPERATIONS AGENDA  
INDEX**

June 21, 2013

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

1. US Department of Interior (DENR-WILDLIFE) Richmond County
2. PMC, Inc. (NCSU) Wake County
3. Solomon L. Sanderson (UNC-P) Robeson County

**DISPOSITION BY DEED: The following item is reported pursuant to  
NCGS 146-29.1**

4. The PLJ Group II, Inc. (UNC HEALTH CARE) Chatham County

**DISPOSITION BY LEASE: The following items are reported pursuant to  
NCGS 146-29.1**

5. North Carolina Museum of Art Foundation, Inc. (CULTURAL RESOURCES) Wake County
6. R.A.D.D., INC. (DHHS) Lenoir County
7. Edwards Community Center of Wayne County, Inc. (DHHS) Wayne County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: United States Department of Interior, Fish and Wildlife Service

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

LOCATION: McKinney Lake Fish Hatchery, Ellerbe, Richmond County

AREA:  $\pm 422$  acres improved with two residences containing  $\pm 1,200$  and  $\pm 1,800$  sq. ft.,  
lodge containing  $\pm 2,000$  sq. ft., Office/shop/garage containing  $\pm 5,600$  sq. ft.,  
holding house containing  $\pm 2,300$  sq. ft., and four separate storage structures.

CONSIDERATION: Gift

COMMENTS: Fish Hatchery Acquisition. Property proposed for acquisition is contiguous to portions of the Sandhills Game Land and has been operated by the North Carolina Wildlife Resources Commission (WRC) under a cooperative agreement with the US Fish and Wildlife Service (USFWS) since 1996. The WRC operates and maintains the hatchery in order to propagate channel catfish for stocking public waters for recreational fishing in accordance with the State's Community Fishing Program. Section 6 of Senate Bill 3687 authorizes conveyance of the property to the State subject to the State's continued use of the property for fish and wildlife management. The proposed conveyance will also be subject to the State allowing the USFWS to use the property for the propagation of any critically important aquatic resource held in public trust to address the specific restoration or recovery needs of such resource. Property will revert to grantor if not used for fish and wildlife management or if USFWS is not allowed to use the property as described above.

### ITEM 2

GRANTOR: PMC, Inc.

GRANTEE: State of NC, North Carolina State University

LOCATION: Blue Ridge Road, Raleigh, Wake County

AREA:  $\pm 0.80$  acre (subject to survey)

UNIT COST: \$315,375/acre

CONSIDERATION: \$252,300 (subject to survey)

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for a redundant data center for the Office of Information Technology in case of damage or disconnection from the University's primary data system.

## **ACQUISITION BY DEED**

ITEM 3

GRANTOR: Solomon L. Sanderson

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

LOCATION: University Road, Pembroke, Robeson County

AREA:  $\pm 1.45$  acres improved with a one story frame dwelling consisting of  $\pm 1,050$  sq. ft., constructed in 1957

CONSIDERATION: \$85,000 (subject to survey)

COMMENTS: Campus Addition. Property proposed for acquisition is contiguous to existing campus property and will be utilized for future campus expansion in accordance with the master plan. Funding for this acquisition is provided by carry forward funds.

## **DISPOSITION BY DEED**

### ITEM 4

GRANTOR: State of NC, University of North Carolina Health Care System,  
UNC Hospital

GRANTEE: The PLJ Group II, Inc.  
Dr. Perry Lee Jefferies, President

LOCATION: 311 North First Avenue, Siler City, Chatham County

AREA: ±1.33 acres, improved with a 7,000 sq. ft. medical office building

CONSIDERATION: \$340,000

COMMENTS: Disposition. Property proposed for disposition was sold in accordance with Session Law 2011-145 by negotiated sale. The property was acquired in 1995, on behalf of UNC Hospital, to establish a medical clinic. UNC Hospital has since moved the clinic to Chatham Hospital and deemed the property surplus to their needs.

## **DISPOSITION BY LEASE**

### ITEM 5

LESSOR: State of NC, Department of Cultural Resources, NC Museum of Art

LESSEE: North Carolina Museum of Art Foundation, Inc.  
a 501 C-3 non-profit corporation  
Caterri M. Woodrum, Assistant Treasurer and Chief Financial Officer

LOCATION: NC Museum of Art, 2110 Blue Ridge Road, Raleigh, Wake County

TERM: Ten years effective July 1, 2013 or possession

AREA: ±23,825 sq. ft. of restaurant, café, dining, kitchen/prep, courtyard and lounge space

RENTAL: \$1.00 for the term

COMMENTS: Renewal and Expansion Lease. The Foundation operates a 7,000 sq. ft. restaurant space in the Museum which will be expanded to include additional dining, kitchen, courtyard and lounge space. Net proceeds from the restaurant sales are for the promotion and broadening of influence of the Museum. The restaurant generates considerable traffic, which creates additional interest in the museum and its exhibits.

### ITEM 6

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

LESSEE: R.A.D.D., INC., a 501 C-3 non-profit corporation  
Judy Ellis, Executive Director

LOCATION: 1200 Hull Road, Caswell Center, Kinston, Lenoir County

TERM: One year effective June 1, 2013 with two 1-year renewals

AREA: ±746 sq. ft. residential dwelling

UNIT COST: \$1.00 for the term

COMMENTS: Renewal Lease. Caswell Center serves persons with mental retardation and R.A.D.D., Inc., provides significant support in the areas of placement, follow-up and community education about mental retardation and alternative living arrangements for people with developmental disabilities. The Lessee pays utilities, telephone service and routine maintenance.

## **DISPOSITION BY LEASE**

### ITEM 7

LESSOR: State of NC, Department of Health and Human Services

LESSEE: Edwards Community Center of Wayne County, Inc.  
a 501 C-3 non-profit corporation  
Curtis E. Edwards, President

LOCATION: Therapeutic Building, 201 Stevens Mill Road, Cherry Hospital Campus,  
Goldsboro, Wayne County

TERM: Five years effective January 1, 2014 or possession

AREA:  $\pm 2.62$  acres of land improved with a  $\pm 29,797$  net sq. ft. building and a 0.68 acre parking lot. Building Number 53

RENTAL: \$1.00 for the term

COMMENTS: New Lease. The facility will be utilized as a youth and family center and will provide project-based educational enrichment activities, school partnership and technology to youth and their families. The Lessee will accept the facility "as is". Renovations will be approved by the State Construction Office.