



North Carolina Department of Administration


Pat McCrory, Governor
Bill Daughtridge, Jr., Secretary

State Property Office

October 14, 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 Daughtridge, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

October 14, 2013

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

1. Caldwell Acquisition I LLC (AGRICULTURE) Caldwell County
2. Char-Lo Timber Lands, Inc. (AGRICULTURE) Caldwell & Wilkes Counties
3. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
4. E.W.M., LLC (DENR-WILDLIFE) Bertie County
5. Department of Transportation (DENR-WILDLIFE) Brunswick County
6. Land Trust for Central North Carolina (DENR-WILDLIFE) Montgomery County
7. Allen J. Earp, Scott C. Sullivan, Jabe V. Hardee, Bruce B. Cameron,
& Cameron Properties Limited Partnership (ECU) Brunswick County
8. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County
9. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Caldwell Acquisition I LLC
Anthony DiSanti, Agent

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Research Stations

LOCATION: Grandin Road, Northeast of Lenoir, Caldwell County

AREA: ± 675.265 Acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be established as a forest management property within the Research Stations Division. It will be utilized for research and demonstration to support forest management practices in western North Carolina. The property will be managed as a working forest for production of forest products to support the forest management program and enhancement of the Research Stations Division.

ITEM 2

GRANTOR: Char-Lo Timber Lands, Inc.
Walter Hall, Agent

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Research
Stations

LOCATION: Norma McGee Road, Beaver Creek Township, Wilkes County
Kings Creek Township, Caldwell County

AREA: $\pm 1,675.76$ Acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be established as a forest management property within the Research Stations Division. It will be utilized for research and demonstration to support forest management practices in western North Carolina. The property will be managed as a working forest for production of forest products to support the forest management program and enhancement of the Research Stations Division.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: Jerry's Creek Road, Roaring Creek Township, Avery County

AREA: ±266 acres

UNIT COST: ±\$2,631.69/acre

CONSIDERATION: \$700,030

COMMENTS: 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. The property will be acquired subject to restrictions in accordance with the Nature Preserves Act. Funding for this acquisition is provided by the Federal Land and Water Conservation Fund (\$200,000), and using special indebtedness (COPs) authorized in Session Law 2007-323, to be repaid by the Parks and Recreation Trust Fund (\$500,030).

ITEM 4

GRANTOR: E.W.M., LLC
E. Warren Matthews - Manager

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

LOCATION: Roanoke River off of Weeping Mary Road (SR 1128), Woodville Township, Bertie County

AREA: ±3.3 acres (subject to survey)

UNIT COST: \$35,000/acre

CONSIDERATION: \$115,500 (subject to survey)

COMMENTS: Property proposed for acquisition is needed to provide fishing and boating access to the Roanoke River on the ±40 mile section of the river between the Edwards Ferry Access Area near Scotland Neck and the Hamilton Access Area in Martin County. In the event construction for the boating access has not commenced within eighteen (18) months from the date of conveyance to the State or if construction is not completed within twenty-four (24) months from the date of conveyance, the grantor reserves the right to repurchase the property for \$115,500. Funding for this acquisition will be provided by boat registration and /or fishing license fees.

ACQUISITION BY DEED

ITEM 5

GRANTOR: State of NC, Department of Transportation

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

LOCATION: Canal Avenue and Highway NC 179 Bridge, Sunset Beach, Brunswick
County

AREA: 24,742 sq. ft. or 0.568 acre

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be utilized as additional parking at the WRC's Sunset Beach Fishing and Boating Access Area. In the event the property is needed for a future transportation project, the property will revert back to the Department of Transportation at no cost.

ITEM 6

GRANTOR: Land Trust for Central North Carolina

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

LOCATION: Uwharrie River and Dennis Road (SR 1151), Uwharrie Game Land, Montgomery
County

AREA: ±178 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$356,000

COMMENTS: Property proposed for acquisition is for inclusion in the Uwharrie Game Land. Acquisition of this property will provide protection for important wildlife habitat and provide hunting and other wildlife recreational opportunities. Funding for this acquisition is provided by the US Fish and Wildlife Service, State Wildlife Grant Program.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Allen J. Earp, Scott C. Sullivan, Jabe V. Hardee, Bruce B. Cameron,
and Cameron Properties Limited Partnership

GRANTEE: State of NC, East Carolina University

LOCATION: Off US Hwy 17, Supply, Brunswick County

AREA: ± 2.3 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be utilized for the construction of a satellite dental clinic in accordance with Session Law 2009-209. Approval is also requested to authorize all easements necessary for the development of the project.

ITEM 8

GRANTOR: East Carolina University Real Estate Foundation, Inc.
Bill Clark, President

GRANTEE: State of NC, East Carolina University

LOCATION: East 10th Street, Greenville, Pitt County

AREA: Two contiguous parcels totaling ± 0.49 acre improved with $\pm 3,220$ sq. ft. building

CONSIDERATION: \$420,000

COMMENTS: Property proposed for acquisition is contiguous to State-owned property which will be used for campus expansion in accordance with the master plan. The grantor will be reimbursed for direct expenses associated with this acquisition. The improvements will be severed and the site utilized for the construction of future academic buildings. Funding for this acquisition is provided by auxiliary overhead receipt funds.

ACQUISITION BY DEED

ITEM 9

GRANTOR: East Carolina University Real Estate Foundation, Inc.
Bill Clark, President

GRANTEE: State of NC, East Carolina University

LOCATION: 501 East 10th Street, Greenville, Pitt County

AREA: ±0.69 acre improved with a 3,075 sq. ft. building

CONSIDERATION: \$936,000

COMMENTS: Property proposed for acquisition is contiguous to State-owned property which will be used for campus expansion in accordance with the master plan. The grantor will be reimbursed for direct expenses associated with this acquisition. The improvements will be severed and the site utilized for the construction of a student union building. Funding for this acquisition is provided by auxiliary overhead receipt funds.