



# North Carolina Department of Administration


Pat McCrory, Governor  
Bill Daughtride, Jr., Secretary

State Property Office

June 2, 2014

## **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

**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**

June 2, 2014

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

1. B. Keith Caroon (AGRICULTURE) Brunswick County
2. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
3. Foothills Conservancy of NC, Inc. (DENR-PARKS) Burke County
4. Baptist State Convention of North Carolina, Inc. (ECU) Pitt County
5. Sun Printing Company, Inc. (NC SCHOOL OF THE ARTS) Forsyth County
6. Francis & Jenabel Webster (WCU) Jackson County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: B. Keith Caroon, Lionel D. Caroon, Carl A. Caroon, Donald B. Caroon, Robert Ross Caroon, and Irma R. Caroon, Trustee of the Irma R. Caroon Revocable Trust

GRANTEE: State of NC, Department of Agriculture and Consumer Services, Property and Construction Division

LOCATION: Antennae Farm Road, Boiling Spring Lakes, Brunswick County

AREA:  $\pm 128.81$  acres

UNIT COST:  $\pm \$1,708/\text{acre}$

CONSIDERATION: \$220,000

COMMENTS: Property proposed for acquisition is contiguous to the Boiling Spring Lakes Preserve. Acquisition of this site will provide additional opportunities for conservation and preservation of rare plant species in the Preserve. Funding for this project is from the Clean Water Management 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: Highway 19E, Toe River Township, Avery County

AREA:  $\pm 356$  acres

UNIT COST:  $\pm \$3,089.89/\text{acre}$

CONSIDERATION: \$1,100,000

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 the Federal Land and Water Conservation Fund (\$657,739), and the Natural Heritage Trust Fund (\$442,261).

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Foothills Conservancy of North Carolina, Inc.  
Susie Hamrick Jones, Executive Director

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

LOCATION: off Fox Gap Street, Silver Creek Township, Burke County

AREA:  $\pm 94.95$  acres

UNIT COST:  $\pm \$1,948.39/\text{acre}$

CONSIDERATION: \$185,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property provides protection of natural resources and water quality in South Mountains State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund.

### ITEM 4

GRANTOR: Baptist State Convention of North Carolina, Inc.

GRANTEE: State of NC, East Carolina University

LOCATION: East 10<sup>th</sup> Street, Greenville, Pitt County

AREA:  $\pm 0.66$  acre improved with  $\pm 5,402$  sq. ft. office building

CONSIDERATION: \$775,000

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 improvements will be severed and the site utilized for the construction of a new student center. Funding for this acquisition is provided by auxiliary overhead receipt funds.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Sun Printing Company, Inc.  
Gregory R. Russ, President

GRANTEE: State of NC, University of North Carolina School of the Arts

LOCATION: 1411 South Main Street, Winston-Salem, Forsyth County

AREA:  $\pm 18,297$  sq. ft. or  $\pm 0.42$  acres improved with a  $\pm 5,850$  sq. ft. commercial building, built in 1971

UNIT COST: \$4.70/sq. ft. – land  
\$36.24/sq. ft. – improvements

CONSIDERATION: \$298,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for expansion in accordance with the master plan. Acquisition of this site will improve safety, security and control access to campus. Short term, the site will be utilized for office and storage. The improvements will be severed by the Department of Administration, State Surplus Property. Funding for this acquisition will be provided by Institutional Trust Fund Receipts.

### ITEM 6

GRANTOR: Francis and Jenabel Webster

GRANTEE: State of NC, Western Carolina University

LOCATION: Ed Norton Road, Cullowhee, Jackson County

AREA: Three parcels consisting of  $\pm 95,832$  sq. ft. ( $\pm 2.22$  acres) improved with a house containing  $\pm 898$  sq. ft. constructed in 1930.

UNIT COST:  $\pm \$1.07$ /sq. ft. - land  
 $\pm \$59.98$ /sq. ft. - improvements

CONSIDERATION: \$156,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the master plan. The improvements will be severed subsequent to acquisition. Funds for this acquisition are provided by housing and parking revenue.