



North Carolina Department of Administration


Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

November 25, 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 and consultation.

SJF/tm

Cc: Bill Daughtride, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

November 25, 2014

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

1. The Conservation Fund (AGRICULTURE) Transylvania County
2. Barry Lyle Poss (CULTURAL RESOURCES) Durham County
3. The Nature Conservancy (DENR-PARKS) Avery County
4. The John I. Barron Irrevocable Trust (DENR-PARKS) Burke County
5. McCormick Farms Limited Partnership (DENR-PARKS) Cumberland County
6. Kenneth R. Page and Eileen Page (DENR-WILDLIFE) Cleveland County
7. The Nature Conservancy (DENR-WILDLIFE) Scotland County
8. Texas Plantation, LLC (DENR-WILDLIFE) Tyrrell County
9. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County

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

10. The Raleigh School, Inc. (AGRICULTURE) Wake County

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

11. County of Wake (ADMINISTRATION) Wake County
12. Western Wake Fire Rescue, Inc. (ADMINISTRATION) Wake County
13. County of Halifax (CULTURAL RESOURCES) Halifax County
14. City of Fayetteville (PUBLIC SAFETY) Cumberland County

**DISPOSITION BY SUBLEASE: The following item is for consultation pursuant to
NCGS 146-29.1**

15. City of Fayetteville (PUBLIC SAFETY) Cumberland County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
North Carolina Forest Service

LOCATION: South of Rosman and Brevard, Transylvania County

AREA: ± 331.25 acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION: \$1,325,000 (subject to survey)

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Acquisition of this site will insure the protection of high quality mountain habitat. It will be managed by the NC Forest Service as a working stewardship forest and will be enrolled in the game land program. The State's acquisition will be completed in phases as funds become available. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$1,000,000) and private funds (\$325,000).

ITEM 2

GRANTOR: Barry Lyle Poss

GRANTEE: State of NC, Department of Cultural Resources, Division of State Historic Sites
and Properties

LOCATION: 4416 Bennett Memorial Road, Durham, Durham County

AREA: ± 1.973 acres (subject to survey)

UNIT COST: \$144,670.05/ acre

CONSIDERATION: \$285,000 (subject to survey)

COMMENTS: Bennett Place Addition. Property proposed for acquisition will be incorporated into the Bennett Place State Historic Site providing perpetual preservation and protection of the property. Funding for this acquisition is provided by private funds.

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Nature Conservancy

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

LOCATION: off NC Hwy 105, Linville Township, Avery County

AREA: ±35 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Grandfather Mountain State Park. Acquisition of this property provides additional area for public access to the park.

ITEM 4

GRANTOR: The John I. Barron Irrevocable Trust,
William E. Barron, Trustee, and
The Nelle W. Barron Irrevocable Trust
William E. Barron, Trustee

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

LOCATION: off US Highway 64, Silver Creek Township, Burke County

AREA: ±37.94 acres, improved with a single-family dwelling and outbuildings totaling
6,780 sq. ft.

CONSIDERATION: \$510,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property provides a primary access point for the western portion of the park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: McCormick Farms Limited Partnership
BGM Farms, Inc., its General Partner
Thomas L. Brooks, IV, President

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

LOCATION: off Johnson Farm Road, Carvers Creek Township, Cumberland County

AREA: ±15 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Carvers Creek State Park. Acquisition of this property provides protection of the natural and scenic resources, resolves an inholding, and provides some additional Red Cockaded Woodpecker nesting areas.

ITEM 6

GRANTOR: Kenneth R. Page and Eileen M. Page

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

LOCATION: South Mountains Game Land, off Pheasant Creek Road, northwest of Casar,
Cleveland County

AREA: ±46.67 acres

UNIT COST: \$3,000/acre

CONSIDERATION: \$140,000

COMMENTS: Game Land Addition. Property proposed for acquisition is an inholding in the South Mountains Game Land. Acquisition of this property will provide additional hunting and other wildlife recreational opportunities. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$75,000) and U.S. Fish and Wildlife Service (\$65,000).

ACQUISITION BY DEED

ITEM 7

GRANTOR: The Nature Conservancy

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

LOCATION: Hoffman Road and Marston Road, Laurel Hill Township, Scotland County

AREA: ± 1238.48 acres

UNIT COST: \$2,000/acre

CONSIDERATION: \$2,476,960

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to the Sandhills Game Land. Acquisition of this property will provide protection for priority species and habitat, and will also provide public opportunities for hunting and other recreation. Funding for this acquisition is provided by Clean Water Management Trust Fund (\$825,654), Army Compatible Use Buffer Program (\$825,653), and U.S Fish and Wildlife Service Section 6 Grant Program (\$825,653).

ITEM 8

GRANTOR: Texas Plantation, LLC
Phil Whitley, Manager

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

LOCATION: South side of Fort Landing Road (SR 1209) at the Little Alligator River,
Alligator Township, Tyrrell County

AREA: $\pm 1,467$ acres

UNIT COST: \$1,261/acre

CONSIDERATION: \$1,850,000

COMMENTS: Game Land Addition. Property proposed for acquisition is north of the Alligator River and will be incorporated into the game land program to provide hunting and other wildlife recreational opportunities. Funding for this acquisition is provided by a Pittman-Robertson Land Acquisition Grant (\$1,387,500) and Wildlife License Revenue (\$462,500).

ACQUISITION BY DEED

ITEM 9

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

GRANTEE: State of NC, East Carolina University

LOCATION: 908 Forbes Street, Greenville, Pitt County

AREA: ±0.17 acre improved with a single-family dwelling built in 1913
consisting of 1,135 sq. ft.

CONSIDERATION: \$107,800

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to existing campus property and 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 an academic building. Funding for this acquisition is provided by auxiliary overhead receipt funds.

DISPOSITION BY DEED

ITEM 10

GRANTOR: State of NC, Department of Agriculture and Consumer Services

GRANTEE: The Raleigh School, Inc.

LOCATION: Edwards Mill Road, Raleigh, Wake County

AREA: ±3.85 acres (subject to survey)

UNIT COST: \$103,896.10/acre

CONSIDERATION: \$400,000 (subject to survey)

COMMENTS: Property proposed for disposition is an unimproved portion of the State Fairgrounds, contiguous to property owned by the grantee. The proposed disposition will allow the Raleigh School to expand its existing campus and will not negatively impact the Fairgrounds operations.

DISPOSITION BY LEASE

ITEM 11

LESSOR: State of NC, Department of Administration

LESSEE: County of Wake
Phil Matthews, Chairman - Board of Commissioners

LOCATION: 4017 District Drive, Raleigh, Wake County

TERM: Twenty years effective November 1, 2017 or possession

AREA: 0.72 acre

RENTAL: \$1.00 for the term

COMMENTS: Renewal Lease. Renewal of an existing 9 year lease for an emergency medical services station to serve west Raleigh. Lessee constructed the facility in 1989 and plans to continue operation of this facility. This site enables Emergency Medical Services personnel to provide rapid response to State buildings and complexes as well as citizens in the response area.

ITEM 12

LESSOR: State of NC, Department of Administration

LESSEE: Western Wake Fire Rescue, Inc.
Percy Evans, President

LOCATION: 4021 District Drive, Raleigh, Wake County

TERM: Twenty years effective November 1, 2017 or possession

AREA: 0.91 acre

RENTAL: \$1.00 for the term

COMMENTS: Renewal Lease. Renewal of an existing 9 year lease for a fire station to serve west Raleigh. Lessee constructed the facility in 1989 and plans to continue operation of this facility. This site enables personnel to provide rapid response to State buildings and complexes as well as citizens in the response area.

DISPOSITION BY LEASE

ITEM 13

LESSOR: State of NC, Department of Cultural Resources,
Division of State Historic Sites and Properties

LESSEE: County of Halifax

LOCATION: Fishing Club Road and Granville Street, Halifax, Halifax County

TERM: Twenty years effective February 1, 2015 or possession with one 10-year renewal option

AREA: ± 2.25 acres

RENTAL: \$1.00 for the term

COMMENTS: New Lease. Lessee will renovate, maintain and operate amphitheater on site.

ITEM 14

LESSOR: State of NC, Department of Public Safety, Division of Law Enforcement

LESSEE: City of Fayetteville
Ted Voorhees, City Manager

LOCATION: 800 Elliot Farm Road, Fayetteville, Cumberland County

TERM: Twenty years effective July 1, 2015 or possession

AREA: Tower Space

RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for tower space to allow the City of Fayetteville to install communications equipment.

DISPOSITION BY SUBLEASE

ITEM 15

SUBLESSOR: State of NC, Department of Public Safety, Division of Law Enforcement

SUBLESSEE: City of Fayetteville
Ted Voorhees, City Manager

LOCATION: 6150 Raeford Road, Fayetteville, Cumberland County

TERM: Three years effective December, 1, 2014 or possession with three 5-year renewal options

AREA: ±5 sq. ft.

RENTAL: \$1.00 for the term

COMMENTS: New Sublease. New sublease allowing the City of Fayetteville to place equipment in the State's communication equipment building. The City will place communications equipment on the tower owned by Time Warner Cable Southeast LLC, which is adjacent to this building.