



North Carolina Department of Administration

Michael F. Easley, Governor
Gwynn T. Swinson, Secretary

State Property Office
Joseph H. Henderson, Director

September 29, 2005

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative James B. Black, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission of Governmental Operations

FROM: Joseph H. Henderson
Director

SUBJECT: Land Transactions Requiring Review by the Joint Legislative Commission on
Governmental Operations

Attached are the agenda items for real property matters. Items 1 and 2 require consultation. Please advise if consultation requirement has been satisfied.

JHH/tm

Cc: Gwynn T. Swinson, Secretary

Attachment

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GOVERNMENTAL OPERATIONS AGENDA INDEX

September 29, 2005

ALLOCATION

- | | |
|-------|--|
| 92-DW | 1. Department of Administration (DENR-MUSEUM) Wake County |
| 31-H | 2. Department of Correction (TRANSPORTATION) Duplin County |

ACQUISITION BY DEED

- | | |
|---------------|--|
| 79-AAD | 3. Piedmont Land Conservancy (DENR-PARKS) Rockingham County |
| 79-W | 4. Red Leaf, LLC (DENR-PARKS) Rockingham County & Henry County, Virginia |
| 81-O | 5. Nature Conservancy (DENR-PARKS) Rutherford County |
| 81-P | 6. Carolina Mountain Land Conservancy (DENR-PARKS) Rutherford County |
| 95-AAB | 7. Reba S. Potter (DENR-PARKS) Watauga County |
| 17-T | 8. V. Mac Baldwin (DENR-WILDLIFE) Caswell County |
| 19-Y | 9. UNC-CH Foundation, Inc. (UNC-CH) Chatham County |
| 19-AF | 10. UNC-CH Foundation, Inc. (UNC-CH) Chatham County |
| 68-
AAAAAC | 11. Wesley Egan (UNC-CH) Orange County |

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Administration

GRANTEE: State of NC, Department of Environment and Natural Resources, North Carolina Museum of Natural Sciences

LOCATION: Blue Ridge Road and Edwards Mill Road, Wake County

AREA: ±38 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed to facilitate the Museum's Research Building and Green Environmental Education Facility/Open Air Pavilion in accordance with the master plan. The site known as Prairie Ridge will provide educational opportunities to all age groups. It will offer accommodations for schools, summer camps, teacher workshops, etc., in the study of environmental education and wildlife habitat.

ITEM 2

GRANTOR: State of NC, Department of Correction, Division of Prisons

GRANTEE: State of NC, Department of Transportation, Division of Highways

LOCATION: Duplin County Correctional Center, off Old NC Highway 903, Kenansville, Duplin County

AREA: 20.11 acres

CONSIDERATION:

COMMENTS: The Department of Transportation, Division of Highways, has been using for storage a surplus area allocated to the Department of Correction. DOT has used the property for stock piling of highway utility pipes and maintenance materials for many years. Furthermore, the site is occupied with a communication tower that is owned and operated by the State Highway Patrol (SHP) that they wish to replace with a 300 foot tower. The proposed allocation is needed for DOT capital improvements to include a dynamite cap storage unit and SHP tower.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Piedmont Land Conservancy

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

LOCATION: Terminus of River Run Road, Haw River Estates, Rockingham County

AREA: 10.1 acres

UNIT COST: \$15,411/acre

CONSIDERATION: \$155,650

COMMENTS: Property is needed for inclusion into Haw River State Park in accordance with the master plan. Proposed acquisition will protect natural resources from development. The State will reimburse Piedmont Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Parks and Recreation Trust Fund.

ITEM 4

GRANTOR: Red Leaf, LLC
William H. Lock – Manager

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

LOCATION: Lying on the north side of SR 1358 and adjoining west side of the Mayo River in
Rockingham County and Henry County, Virginia

AREA: 115.674 acres consisting of 101.32 acres in North Carolina and 14.35 acres in Henry County, Virginia

UNIT COST: \$3,400/acre

CONSIDERATION: \$393,291.60

COMMENTS: Property is needed for inclusion into the Mayo River State Park in accordance with the master plan. Funding provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: The Nature Conservancy

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

LOCATION: North side of Boys Camp Road, Lake Lure, Rutherford County

AREA: Two tracts totaling 62.38 acres

UNIT COST: \$12,023.08/acre

CONSIDERATION: \$750,500

COMMENTS: Property is needed for inclusion in the Hickory Nut Gorge Conservation Land area pursuant to the master plan. Proposed acquisition will protect natural resources from development. The State will reimburse The Nature Conservancy for expenses associated with its participation in this transaction. Funding provided by the Parks and Recreation Trust Fund.

ITEM 6

GRANTOR: Carolina Mountain Land Conservancy

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

LOCATION: West side of Highway 9, Lake Lure, Rutherford County

AREA: 130 acres

UNIT COST: \$10,000/acre

CONSIDERATION: \$1,300,000

COMMENTS: Property is needed for inclusion in the Hickory Nut Gorge Conservation Land area pursuant to the master plan. This proposed acquisition is the first phase that will protect natural resources from development in the total purchase of 588.31 acres from the grantor. The State will reimburse Carolina Mountain Land Conservancy for expenses associated with its participation in this transaction. Funding for this phase is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Reba S. Potter

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

LOCATION: West side of Stillie Synder Road (SR1342), Zionville, Watauga County

AREA: 17.94 acres

UNIT COST: \$6,689/acre

CONSIDERATION: \$120,000

COMMENTS: Property proposed for acquisition is needed for inclusion of Elk Knob State Natural Area. Acquisition is necessary to prevent future development and to protect natural resources. Funding provided by the Parks and Recreation Trust Fund.

ITEM 8

GRANTOR: V. Mac Baldwin and wife, Peggy O. Baldwin

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

LOCATION: NCSR 1735 (Cook Road), Yanceyville, Caswell County

AREA: Approximately 23.8 acres

UNIT COST: \$3,466.39/acre (subject to survey)

CONSIDERATION: \$82,500 (subject to survey)

COMMENTS: The subject property consists of two tracts (± 17.8 acres and ± 6 acres). This acquisition will provide legal access to an ± 80 acre parcel of Caswell Game Lands. The property proposed for this acquisition will be incorporated into the Caswell Game Land and will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Wildlife fund.

ACQUISITION BY DEED

ITEM 9

GRANTOR: The University of North Carolina at Chapel Hill Foundation, Inc.

GRANTEE: State of NC, University of North Carolina at Chapel Hill

LOCATION: 25 Old Lystra Road, Chapel Hill, Chatham County

AREA: 0.77 acres improved with a 1,400 sq. ft. frame dwelling

UNIT COST: \$2.76/sq. ft. – land
\$37/sq. ft. – improvement

CONSIDERATION: \$145,000

COMMENTS: Property proposed for acquisition is adjacent to a previously acquired 13.96-acre parcel utilized as a park and ride facility serving faculty, staff, students and visitors from the southern access corridor into main campus. This acquisition is consistent with the University's master plan. The Foundation will be reimbursed direct expenses incurred with this transaction. Funds provided by Higher Education Bond Funds.

ITEM 10

GRANTOR: The University of North Carolina at Chapel Hill Foundation, Inc.

GRANTEE: State of NC, University of North Carolina at Chapel Hill

LOCATION: 12276US 15-501N, Chapel Hill, Chatham County

AREA: 3.43 acres improved with a 1,344 sq. ft. dwelling

UNIT COST: \$3.37/sq. ft. (No value given to dwelling)

CONSIDERATION: \$505,000

COMMENTS: Property proposed for acquisition is adjacent to a previously acquired 13.96-acre parcel utilized as a park and ride facility serving faculty, staff, students and visitors from the southern access corridor into main campus. This acquisition is consistent with the University's master plan. The Foundation will be reimbursed direct expenses incurred with this transaction. Funds provided by Higher Education Bond Funds.

ACQUISITION BY DEED

ITEM 11

GRANTOR: Wesley and Ruth Egan

GRANTEE: State of NC, University of North Carolina University at Chapel Hill

LOCATION: 1303 Mason Farm Road, Chapel Hill, Orange County

AREA: 69,696 sq ft. or 1.60 acres improved with a single-family dwelling containing 2,314 sq. ft.

UNIT COST: \$4.16/sq. ft. – land
\$111.50/sq. ft. – improvement

CONSIDERATION: \$548,000

COMMENTS: Property proposed for acquisition is located adjacent to campus and will allow future expansion consistent with the master plan. Funds provided by the 2000 Higher Education Bonds.