

GOVERNMENTAL OPERATIONS AGENDA INDEX

April 19, 2006

**ALLOCATION: The following items are presented for consultation pursuant to
NCGS 143-341(4)g**

1. Department of Administration (DENR-WILDLIFE) Dare County
2. DENR - Ecosystem Enhancement Program (DENR-WILDLIFE) Madison and Buncombe Counties

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

3. The Nature Conservancy (AGRICULTURE) Brunswick County
4. Alan G. Herring (AGRICULTURE) Cumberland County
5. K. F. Bower (DENR-PARKS) Ashe County
6. The Botanical Garden Foundation, Inc. (DENR-PARKS) Chatham County
7. Charles H. Stevens (DENR-PARKS) Chatham County
8. The Nature Conservancy (DENR-PARKS) Henderson, Polk & Rutherford Counties
9. Robin Chatham (DENR-PARKS) Stokes County
10. Southern Appalachian Highlands Conservancy (DENR-PARKS) Yancey County
11. Southern Appalachian Highlands Conservancy (DENR-PARKS) Yancey County
12. Sandhills Area Trust Fund (DENR-WILDLIFE) Chatham County
13. Cedar Ridge Properties, Inc. (NC SCHOOL OF THE ARTS) Forsyth County

**DISPOSITION BY DEED: The following items are presented for consultation pursuant to
NCGS 146-27(b)**

14. Town of Zebulon (CC&PS) Wake County

**OTHER MATTERS: The following item is presented for consultation pursuant to
NCGS 146-30**

15. Department of Environment and Natural Resources (SCC) Jackson County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Administration

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

LOCATION: Dare, Hyde, New Hanover and Onslow Counties

AREA: 10 coastal islands sized from ± 1 acre up to ± 40 acres - totaling ± 155

ACRES:

CONSIDERATION: N/A

COMMENTS: The State of North Carolina owns these islands. They consist of a mix of bare sand shoals, marsh and upland islands. The Department of Administration wishes to allocate this island to the Wildlife Resources Commission. The islands have an extremely important habitat for colonial nesting water birds. One site is open water, which is permitted to be a spoil island up to 12 acres in size. This allocation will assist the WRC in their management and protection of colonial nesting water birds.

ITEM 2

GRANTOR: State of NC, Department of Environment and Natural Resources,
Ecosystem Enhancement Program

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

LOCATION: US Highway 251, various parcels on the southwestern bank of the French Broad River and its tributaries lying in both Madison and Buncombe Counties

AREA: $\pm 2,655$ acres

CONSIDERATION: N/A

COMMENTS: The property was acquired by the State with funding from the Ecosystem Enhancement Program for conservation and mitigation purposes. The Wildlife Resources Commission has agreed to accept the property and to maintain the property for conservation purposes. The property will be utilized to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The allocation is at no cost to Wildlife Resources Commission.

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Division of Plant Industry

LOCATION: Boiling Springs Lakes, Brunswick County

AREA: 116.87 acres

UNIT COST: \$1,042.40/acre

CONSIDERATION: \$121,825

COMMENTS: On September 19, 2000, the Council of State approved the acquisition of approximately 5,400 acres in Brunswick County in two phases from The Nature Conservancy to be known as the Boiling Springs Lakes Preserve. The land proposed for acquisition was acquired for conservation and preservation of rare plant and animal species. By deed dated July 12, 2001, the State acquired 3,763.33 acres from The Nature Conservancy, which represented the acquisition of the first phase of the Boiling Springs Lakes project. On June 12, 2003, The State acquired 1,596.95 acres, which represented the remaining lands owned by The Nature Conservancy in the Boiling Springs Lakes project area. As part of Phase II, The Nature Conservancy gifted to the State 200 lots totaling 273.64 acres that were donated to The Nature Conservancy over the past two years. Despite these efforts, approximately 1,800 lots still remain as in-holdings within the Preserve. On September 11, 2003, the State entered into a letter of intent with The Nature Conservancy to begin efforts to purchase these remaining lots. The Nature Conservancy will be paid a fixed amount for each lot purchased to cover their expenses. All Funding for the project has been provided by three grants from the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Alan G. Herring & wife Carla W. Herring, and Ricky L. Herring

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Division of Plant Industry

LOCATION: Big Pond Bay, Cumberland County

AREA: 54.25 acres (subject to survey)

UNIT COST: \$1,100/acre

CONSIDERATION: \$59,675 (subject to survey)

COMMENTS: The property proposed for acquisition has been identified as meeting the ecological criteria for the Department of Agriculture's Plant Conservation Program. Acquisition of this property is crucial to protecting an identified Significant Natural Heritage Area containing state and federally endangered plant populations. Big Pond Bay currently contains approximately 85 acres out of a planned 700 acres. Option expires September 1, 2006. The Natural Heritage Trust Fund has provided funds for this acquisition.

ACQUISITION BY DEED

ITEM 5

GRANTOR: K. F. Bower and wife, Ophelia C. Bower, Pauline P. Bower, John N. Bower and wife, Kathy B. Bower, Judy B. Miller and husband, Howard Miller, Thomas D. Bower and wife, Sylvia B. Bower, J. Mark Bower and wife, Sandy H. Bower, Bennett R. Darnell and husband, Phillip Darnell, Jenny B. Johnson and husband, Gregory Johnson, Gregory K. Bower and wife, Nancy Bower, Margaret Bower, William A. Bower and wife, Jan Marie Bower, David P. Bower, Richard K. Bower and wife, Brenda Bower, Jane Ann Bower Coe and husband, Scott Coe

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

LOCATION: Northwest of Highway 221 along east and south sides of New River,
Chestnut Hill Township, Ashe County

AREA: ±627 acres (subject to survey)

UNIT COST: \$10,000/acre

CONSIDERATION: \$6,270,000 (subject to survey)

COMMENTS: Property is needed for inclusion in New River State Park in accordance with the master plan. This acquisition is of high priority because of its river frontage that provides water quality protection. The New River State Park currently consists of 1,701 acres out of a planned 3,000 acres. The option expires July 31, 2006. Funding provided by Clean Water Management Trust Fund (\$2,270,000), Natural Heritage Trust Fund (\$2,000,000), and Parks and Recreation Trust Fund (\$2,000,000).

ACQUISITION BY DEED

ITEM 6

GRANTOR: The Botanical Garden Foundation, Inc., a North Carolina Nonprofit Corporation

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

LOCATION: North side of US Highway 15-501, east bank of Haw River, Baldwin
Township, Bynum, Chatham County

AREA: Two tracts consisting of 72.43 acres and 9.13 acres for a total of 81.56 acres

UNIT COST: \$14,713.09/acre

CONSIDERATION: \$1,200,000

COMMENTS: Property acquisition is needed for inclusion into the Lower Haw State Natural Area. This acquisition is a high priority for protection of water quality for the Haw River and tributary streams that supports biological and scenic resources. The option expires July 30, 2006. The Lower Haw State Natural Area currently consists of 893 acres out of a planned 3,000 acres. State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Parks and Recreation Trust Fund (\$480,000) and Clean Water Management Trust Fund (\$720,000).

ACQUISITION BY DEED

ITEM 7

GRANTOR: Charles H. Stevens

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

LOCATION: North and south sides of US Highway 15-501, east and west banks of Haw River,
Baldwin Township, Bynum, Chatham County

AREA: Two tracts: (1) 6.64 acres improved with a 2-story brick building containing 5,000 sq. ft.
and (2) 37.76 acres with no improvements

UNIT COST: \$7,530.12/acre for 6.64 acres (no value to improvement due to condition)
\$5,185.98/acre for 37.76 acres

CONSIDERATION: \$245,822.61

COMMENTS: Property acquisition is needed for inclusion into the Lower Haw State Natural Area. This acquisition is a high priority for protection of water quality for the Haw River and tributary streams that supports biological and scenic resources. The option expires September 30, 2006. The Lower Haw State Natural Area currently consists of 893 acres out of a planned 3,000 acres. State will reimburse Triangle Land Conservancy for expenses associated with its participation in this transaction. Funding provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 8

GRANTOR: The Nature 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, Henderson and Polk
Counties

AREA: 980.54 acres

UNIT COST: \$10,198.46/acre

CONSIDERATION: \$10,000,000

COMMENTS: Senate Bill 586 of the 2005 session of the General Assembly authorized the addition of Hickory Nut Gorge to the State Parks System. Property is needed for inclusion in the Hickory Nut Gorge State Park pursuant to the master plan. This proposed acquisition is of high priority due to potential for future residential development. Hickory Nut Gorge State Park currently consists of 700 acres out of a planned 5,000 acres. The State will reimburse The Nature Conservancy for expenses associated with purchasing the property on behalf of the State. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$3,200,000), Natural Heritage Trust Fund (\$1,900,000), Clean Water Management Trust Fund (\$3,900,000) and a donation (\$1,000,000) through the Nature Conservancy.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Robin Chatham and wife, Rusty Chatham

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

LOCATION: 1265 Hooker Farm Road, Quaker Gap Township, Stokes County

AREA: 3.789 acres improved with a 2-story frame dwelling containing 1,152 sq. ft.

UNIT COST: \$8,445.50/acre – land
\$8.68 sq. ft. – improvement (fair condition)

CONSIDERATION: \$42,000

COMMENTS: Property proposed for acquisition is needed for inclusion in Hanging Rock State Park. Acquisition is necessary to prevent future development and to protect natural resources. This proposed acquisition is of high priority because it is located along the road to be improved as a future climbing access for Moore's Wall. The acquisition of this tract will help to improve management in this section of the park and enhance the scenic value along the park boundary. Hanging Rock State Park currently has 7,040 acres out of a planned 9,983 acres. Funding provided by the Parks and Recreation Trust Fund. The option expires September 6, 2006.

ACQUISITION BY DEED

ITEM 10

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: East side of the Blue Ridge Parkway, Pensacola Township, Yancey
County

AREA: 10.01 acres

UNIT COST: \$8,800/acre

CONSIDERATION: \$88,088

COMMENTS: Property is needed for inclusion into Mount Mitchell State Park. Mount Mitchell State Park currently consists of 1,855 acres out of a planned 2,819 acres. This acquisition is of high priority due to pending development of the property. The Southern Appalachian Highlands Conservancy will be reimbursed expenses for its participation in the acquisition of this property on behalf of the State. Funding is provided by the Parks and Recreation Trust Fund.

ITEM 11

GRANTOR: Southern Appalachian Highlands Conservancy

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

LOCATION: East side of the Blue Ridge Parkway, Pensacola Township, Yancey
County

AREA: Two tracts consisting of 42 acres and 30 acres

UNIT COST: \$7,370/acre – 42 acres (subject to survey)
\$7,150/acre – 30 acres (subject to survey)

CONSIDERATION: \$524,040 (subject to survey)

COMMENTS: Property is needed for inclusion into Mount Mitchell State Park. Mount Mitchell State Park currently consists of 1,855 acres out of a planned 2,819 acres. This acquisition is of high priority due to pending development of the property. The Southern Appalachian Highlands Conservancy will be reimbursed expenses for its participation in the acquisition of this property on behalf of the State. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 12

GRANTOR: Sandhills Area Land Trust

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

LOCATION: 9021 Cedar Creek Road (NC Hwy 53), SE Cumberland County

AREA: ±1,172 acres improved with a 1,540 sq. ft. brick veneer frame dwelling

UNIT COST: \$1,279.00/acre - land
\$12.99/sq. ft. - improvement

CONSIDERATION: \$1,520,000 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into the Suggs Mill Pond Game Land program and will be utilized to protect the environment, enhance water quality and important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding from the Natural Heritage Trust Fund, the Clean Water Management Trust Fund and/or Wildlife Fund.

ITEM 13

GRANTOR: Cedar Ridge Properties, LLC
Douglas R. Eitel – Manager

GRANTEE: State of NC, NC School of the Arts

LOCATION: 1711 Main Street, Winston-Salem, Forsyth County

AREA: 6,458 sq. ft. or 0.15 acres improved with one-story dwelling containing approximately 800 sq. ft.

UNIT COST \$ 3.72/ sq. ft. – land
\$63.75/sq. ft. – improvement

CONSIDERATION: \$75,000

COMMENTS: Property proposed for acquisition is needed pursuant to the master plan. The property will provide for future campus expansion. Expansion will include renovation of the property for use as office space. Option expires July 31, 2006. Funds provided by 2000 Higher Education Bond funds.

DISPOSITION BY DEED

ITEM 14

GRANTOR: State of NC, Crime Control and Public Safety, Division of National Guard

GRANTEE: Town of Zebulon

LOCATION: 310 S. Arendell Avenue, Zebulon, Wake County

AREA: ±4.00 acres improved with a 12, 299 sq. ft. steel and masonry armory building

UNIT COST: N/A

CONSIDERATION: N/A

COMMENTS: Property proposed for disposition was acquired by the Town of Zebulon in 1952 for the sole purpose of granting to the State for use as an Armory site. The NCNG has relocated its facility and terminated use of this site. The property will be conveyed to the Town of Zebulon by quitclaim deed.

OTHER MATTERS

ITEM 15

At the request of the Department of Environment and Natural Resources, Division of Forest Resources, authorization is requested to effect a land exchange between the State of North Carolina and Southwestern Community College. Southwestern Community College proposes to convey to the State a 10-acre vacant tract of land located off U.S. Highway 441, Sylva, Jackson County for construction of a new forestry headquarters. The Department will request funding for construction of the proposed forestry headquarters from the 2006 Legislative Session of the General Assembly. If funding for the construction of the forestry headquarters is not secured, the 10-acre tract will revert to Southwestern Community College unless otherwise agreed upon by Southwestern Community College and the State of North Carolina.

In exchange, upon completion of the new forestry headquarters, the State will convey to Southwestern Community College its existing 6.6-acre tract of land and improvements to accommodate Southwestern's expansion of programs and enrollment.

The State's existing 6.6-acre tract currently contains a reverter in favor of the County of Jackson which will be released prior to the transfer to Southwestern.