



# North Carolina Department of Administration


Beverly Eaves Perdue, Governor  
Moses Carey, Jr., Secretary

State Property Office

October 12, 2010

## **MEMORANDUM**

TO: Senator Marc Basnight, President Pro Tempore  
Representative Joe Hackney, 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: Moses Carey, Secretary  
Fiscal Research Division

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116 West Jones Street  
Raleigh, North Carolina

# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

October 19, 2010

**ALLOCATION: The following item is for consultation pursuant to  
NCGS 143-341(4)g**

1. Department of Administration (DJJ&DP) Buncombe County
2. Department of Correction (DENR-WILDLIFE) Currituck County

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

3. Danube Partners 141, LLC (AGRICULTURE) Durham County
4. Frances Delaune Hard Heirs (DENR-COASTAL) Dare County
5. Lafayette Land Corporation (DENR-PARKS) Cumberland County
6. Pisgah Partners, LLC (DENR-PARKS) Rutherford County
7. Rex D. Campbell (DENR-PARKS) Watauga County
8. Jewel Potter (DENR-PARKS) Watauga County
9. Black Mountain Savings Bank (DENR-PARKS) Yancey County
10. John C. Johnson (DENR-WILDLIFE) Granville County
11. Land Trust for Central North Carolina (DENR-WILDLIFE) Randolph County
12. The Trustees of the Greensboro District (NCA&TSU) Guilford County

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

13. Town of Murphy (CC&PS) Cherokee County
14. Board of Trustees of the Endowment Fund at the UNC-CH (UNC-CHAPEL HILL) Orange County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Juvenile Justice and Delinquency Prevention

GRANTEE: State of NC, Department of Administration

LOCATION: Off of Lake Eden Road, Swannanoa, Buncombe County

AREA: ±19 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is adjacent to the new VA Nursing Home site. On January 12, 2010, this item was submitted to the Joint Legislative Commission on Governmental Operations as a reallocation to NC State University.

### ITEM 2

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

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

LOCATION: Former Currituck Correctional Facility, NCSR 1246 (Maple Road), Maple, Currituck County

AREA: ±316 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation has been declared surplus by the Department of Correction. This tract will be will incorporated into the North River Game Land to protect important wildlife habitat and provide hunting and other wildlife recreational opportunities.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Danube Partners 141, LLC  
James Adams, Manager

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
Plant Protection Program

LOCATION: Hebron Road, Durham, Durham County

AREA: ±15 acres upland  
±25 acres wetland  
Total ±40 acres (subject to survey)

UNIT COST: \$16,000/ acre – upland  
\$1,000/acre – wetlands

CONSIDERATION: \$265,000 (subject to survey)

COMMENTS: Property proposed for acquisition is for inclusion in the Hebron Road Plant Conservation Preserve. Acquisition of this property will provide a buffer and enhance management capabilities. Funding for this acquisition is provided by a grant from the Natural Heritage Trust Fund (\$230,880) and a grant from the City of Raleigh's Upper Neuse Clean Water Initiative (\$34,120).

### ITEM 4

GRANTOR: Frances Delaune Hard Heirs

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Coastal Management

LOCATION: Kitty Hawk Woods Coastal Reserve, Atlantic Township, Dare County

AREA: ±16 acres improved with a 868 sq. ft. one story framed masonry dwelling and three small outbuildings

UNIT COST: \$12,500/acre

CONSIDERATION: \$200,000

COMMENTS: Property proposed for acquisition is needed for inclusion in the Kitty Hawk Woods component of the NC Coastal Reserve. The forested property is an inholding within the Reserve. In holdings at the Kitty Hawk Woods Coastal Reserve are acquisition priorities for the Division's Coastal Reserve Program. The improvements have no contributory value and will be severed by the Department of Administration, State Surplus Property. Funding for this acquisition is provided by Natural Heritage Trust Fund (\$100,000) and US Fish and Wildlife Service (\$100,000).

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Lafayette Land Corporation

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

LOCATION: South of Johnson Farm Road, Carvers Creek Township, Cumberland County

AREA: ±231.35 acres

UNIT COST: ±\$7,348/acre

CONSIDERATION: \$1,700,000

COMMENTS: Proposed property for acquisition is for inclusion in Carvers Creek State Park. Acquisition of this property provides protection of natural and scenic resources. This site consists of highly significant habitat for the federally endangered Red Cockaded Woodpecker. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$1,200,000) and the Natural Heritage Trust Fund (\$500,000).

### ITEM 6

GRANTOR: Pisgah Partners, LLC  
Raymond M. Chapman, Agent

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

LOCATION: Off of Bald Mountain Church Road, Chimney Rock, Rutherford County

AREA: 30 acres

UNIT COST: \$30,833.33/acre

CONSIDERATION: \$925,000

COMMENTS: Property proposed for acquisition is for inclusion in the Chimney Rock State Park. Acquisition of this property will provide the protection of natural and scenic resources at Chimney Rock State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$462,500), and Natural Heritage Trust Fund (\$462,500).

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Rex D. Campbell and Barry H. Campbell

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

LOCATION: Meat Camp Road, North Fork Township, Watauga County

AREA:  $\pm 52.37$  acres (subject to survey)

UNIT COST: \$9,000/acre

CONSIDERATION:  $\pm \$471,330$  (subject to survey)

COMMENTS: Property proposed for acquisition is for inclusion in Elk Knob State Park pursuant to the master plan. Acquisition of this property will provide protection of natural and scenic resources. Blue Ridge Conservancy (BRC) will be reimbursed overhead and direct expenses associated with this transaction. Funding for this acquisition is provided by using special indebtedness (COP's) authorized in Session Law 2007-323, Land For Tomorrow, repaid by Parks and Recreation Trust Fund (\$248,770) and the Natural Heritage Trust Fund (\$222,560).

### ITEM 8

GRANTOR: Jewel Potter

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

LOCATION: Meat Camp Road, North Fork Township, Watauga County

AREA:  $\pm 4.5$  acres (subject to survey)

UNIT COST: \$9,000/acre

CONSIDERATION:  $\pm \$40,500$  (subject to survey)

COMMENTS: Property proposed for acquisition is for inclusion in the Elk Knob State Park. Acquisition of this property will provide better access and protection of natural resources. Funding for this acquisition is provided by Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: Black Mountain Savings Bank, SSB 401(K) Plan by M. Wendell Begley

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

LOCATION: Off Blue Ridge Parkway at Balsam Gap, Pensacola Township, Yancey County

AREA:  $\pm 3.343$  acres

UNIT COST: \$40,000/acre

CONSIDERATION:  $\pm \$133,720$

COMMENTS: Property proposed for acquisition is for inclusion in Mount Mitchell State Park. Acquisition of this property will provide protection of natural and scenic resources. Funding for this acquisition is provided by Parks and Recreation Trust Fund.

### ITEM 10

GRANTOR: John Christopher Johnson and wife, Kathryn Arrington Johnson

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

LOCATION: 1716 NC Highway 56, Creedmoor, Granville County

AREA: 4.5 acres improved with a  $\pm 4,000$  sq. ft. metal building

UNIT COST: \$24,878.00/acre – land  
\$22.01/sq. ft. – improvements

CONSIDERATION: \$200,000

COMMENTS: Property proposed for acquisition will provide a depot for the Division of Inland Fisheries biologists and other staff of the Wildlife Resources Commission as well as provide a storage facility for other agency operations. Funding for this acquisition will be provided by receipts from hunting and fishing licenses and vessel registration fees.

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Land Trust for Central North Carolina  
Jeffrey Michael, Executive Director

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

LOCATION: King Mountain Road (NCSR 1108), Troy, Randolph County

AREA: ±182 acres

UNIT COST: \$4,587.91/acre

CONSIDERATION: \$835,000

COMMENTS: Property proposed for acquisition will be incorporated into the game land program to protect water quality, important wildlife habitat and will provide wildlife recreational opportunities, and to provide improved access to south portion of the game land. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

### ITEM 12

GRANTOR: The Trustees of the Greensboro District of the United Methodist Church

GRANTEE: State of NC, North Carolina A & T State University

LOCATION: 915 Bluford Street, Greensboro, Guilford County

AREA: ±0.139 acre or 6,075 sq. ft. vacant lot

UNIT COST: \$1.73/ sq. ft.

CONSIDERATION: \$10,500

COMMENTS: Property proposed for acquisition is adjacent to campus and will be utilized for parking. Funding for this acquisition is provided by the 2000 University Capital Improvement Bonds.



## **DISPOSITION BY LEASE**

### ITEM 13

LESSOR: State of NC, Department of Crime Control and Public Safety, Division of State Highway Patrol

LESSEE: Town of Murphy  
William M. Hughes, Mayor

LOCATION: 561 Regal Street, Murphy, Cherokee County

TERM: Ten years effective December 1, 2010 or possession with three 10 year renewal options

AREA: Tower and Building Space

RENTAL: \$1.00 for the term

COMMENTS: New lease for tower space which will allow the Murphy Police Department access to the VIPER network.

### ITEM 14

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

LESSEE: Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill

LOCATION: Carolina Inn and the Whitehead Building, Chapel Hill, Orange County

TERM: Thirty years effective November 1, 2010

AREA: ±5.71 acres

RENTAL: \$1.00 for the term

COMMENTS: Renewal lease to allow the Endowment Fund to enter into a management agreement of the Carolina Inn.