



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

April 27, 2015

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Tim Moore, Speaker of House of Representatives
Co-Chairmen of the Joint Legislative
Commission on Governmental Operations

FROM: Bill Daughtride, Jr. *(B.D.)*
Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

BD/

Cc: 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**

April 27, 2015

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

1. 130 of Chatham, LLC (DENR-PARKS) Burke County
2. Mary Keplar & Randy Keplar (DENR-PARKS) Watauga County
3. Blade Properties III, LLC (NCA&TSU) Guilford County

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

4. City of Raleigh (DHHS) Wake County
5. City of Asheville (PUBLIC SAFETY) Buncombe County

**OTHER MATTERS: The following item is for consultation pursuant to
NCGS 146-29.1**

6. County of Halifax (CULTURAL RESOURCES) Halifax County

ACQUISITION BY DEED

ITEM 1

GRANTOR: 130 of Chatham, LLC
Timothy D. Sweeney, Manager

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

LOCATION: Baptist Camp Road, Upper and Lower Fork Townships, Burke County

AREA: ± 757 acres

UNIT COST: $\pm \$1,167.77/\text{acre}$

CONSIDERATION: \$884,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property provides protection of significant natural resources and water quality within the Little River Significant Natural Heritage Area of the State Park. Funding for this acquisition to be provided by the Parks and Recreation Trust Fund (\$200,000) and the Clean Water Management Trust Fund (\$684,000)

ITEM 2

GRANTOR: Mary Keplar and husband, Randy Keplar

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

LOCATION: off Meat Camp Road, near Pottertown, North Fork Township,
Watauga County

AREA: ± 8 acres

UNIT COST: $\pm \$8,000/\text{acre}$

CONSIDERATION: \$64,000

COMMENTS: State Park Addition. 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 3

GRANTOR: Blade Properties III, LLC

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

LOCATION: 401 Stedman Street, Greensboro, Guilford County

AREA: \pm 6,834 sq. ft. or 0.16 acre improved with a single family dwelling containing 728 sq. ft. constructed in 1948

UNIT COST: \$0.73/sq. ft. – land
\$64.56/sq. ft. – improvements

CONSIDERATION: \$52,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. Funding for this acquisition will be provided by Title III Education Funds.

DISPOSITION BY DEED

ITEM 4

GRANTOR: State of NC, Department of Health and Human Services

GRANTEE: City of Raleigh

LOCATION: The Dorothea Dix Campus, Western Boulevard, Raleigh, Wake County

AREA: ±307 acres

UNIT COST: \$169,381/acre

CONSIDERATION: \$52,000,000

COMMENTS: Disposition. Property proposed for disposition will allow the City of Raleigh to implement a development plan for a park on the Dix property. As part of the conveyance, the State will retain and maintain as a lease-back from the City of Raleigh for a period up to ten years ±90 acres east of the tracks of the Norfolk Southern Railroad and for a period up to twenty-five years an additional ±27.50 acres west of the tracks of the Norfolk Southern Railroad. A fifty foot easement will be provided over the Governor Morehead School property for the City of Raleigh's construction and maintenance of a path along Western Boulevard towards Pullen Park. The Grantor and Grantee have agreed that the consideration for conveyance is considered to be fair market value for the property.

ITEM 5

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: City of Asheville

LOCATION: Hunt Hill Place, Asheville, Buncombe County

AREA: ±16,988 sq. ft. or 0.39 acre

CONSIDERATION: N/A

COMMENTS: Armory Disposition. The grantee conveyed this site to the State by deed of gift in 1948 for use by the North Carolina National Guard. The City conveyed the property subject to a reversionary interest in the event the property was no longer utilized for military purposes. The National Guard has notified this office that the site is no longer needed as an Armory and requests the disposition of the property. Therefore, in accordance with the deed, authorization is requested to convey the property by quitclaim deed to the City of Asheville.

OTHER MATTERS

ITEM 6

Lease Revision. On November 25, 2014, a 20-year disposition ground lease for \$1.00 with the County of Halifax for 2.25 acres was reported to the Joint Legislative Commission on Governmental Operations. Since that time HUD restrictive covenants on two adjoining lots of approximately ± 0.64 acre have been lifted enabling the addition of these two lots into the lease to the County of Halifax. The new lease will include 2.89 acres