



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

September 30, 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.
Secretary

A handwritten signature of Bill Daughtride, Jr. in cursive script.

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

BD/

Cc: Fiscal Research Division

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GOVERNMENTAL OPERATIONS AGENDA INDEX

September 29, 2015

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

1. Carolina Centers LLC (DNCR-PARKS) Burke County
2. Olive Grove Point, LLC (DNCR-PARKS) Burke County
3. The Kenan-Flagler Business School Foundation (DNCR-PARKS) Surry County
4. U.S. Department of the Interior (DEQ-WILDLIFE) Beaufort County
5. Maitland S. Ashley & Cecil R. Ashley (DEQ-WILDLIFE) Bladen County
6. North Carolina Coastal Land Trust (DEQ-WILDLIFE) Pender County
7. Robert V. Stolting & Ruth P. Stolting (DEQ-WILDLIFE) Richmond County
8. The NC Center for Affordable Housing, Inc. (NCCU) Durham County
9. Blade Properties III, LLC (NCA&TSU) Guilford County
10. Blade Properties III, LLC (NCA&TSU) Guilford County
11. Blade Properties III, LLC (NCA&TSU) Guilford County
12. Blade Properties III, LLC (NCA&TSU) Guilford County

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

13. Mountain Area Information Network (AGRICULTURE) Madison County
14. Mountain Area Information Network (AGRICULTURE) Mitchell County
15. Mountain Area Information Network (AGRICULTURE) Yancey County
16. Town of Nags Head (DNCR-PARKS) Dare County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Carolina Centers LLC, a North Carolina Limited Liability Corporation
Kevin H. Lambert, Manager

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

LOCATION: off NC Highway 126, Linville Township, Burke County

AREA: Two non-contiguous tracts totaling ±129.1 acres

UNIT COST: \$13,500/acre

CONSIDERATION: ±\$1,742,850

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake James State Park. Acquisition of this property provides protection of natural resources and water quality in South Mountains State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$1,039,726) and by the Federal Land and Water Conservation Fund (\$703,124).

ITEM 2

GRANTOR: Olive Grove Point, LLC, a Georgia Limited Liability Company
Mark E. Sofge, Manager

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

LOCATION: off Pine Mountain Ridge Drive, Lower Fork Township, Burke County

AREA: Three (3) parcels totaling ±451 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in South Mountains State Park. Acquisition of this property provides protection of the natural resources in the State Park area.

ACQUISITION BY DEED

ITEM 3

GRANTOR: The Kenan-Flagler Business School Foundation,
Douglas A. Shackelford, Chairman

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

LOCATION: Boyd Nelson Road, Pilot Township, Surry County

AREA: ±71.47 acres

UNIT COST: ±\$6,000/acre

CONSIDERATION: ±\$428,820

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pilot Mountain State Park. Acquisition of this property provides protection of natural and scenic resources and water quality in Pilot Mountain State Park. Funding for this acquisition is provided by the Clean Water Management Trust Fund (±\$188,680) and the Federal Land and Water Conservation Fund (±\$240,140).

ITEM 4

GRANTOR: U.S. Department of the Interior, National Parks Service

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

LOCATION: 10000 Cherry Run Road, Greenville, Beaufort County

AREA: ±2,821 acres improved with a two-story office building constructed in 1957 consisting of ±49,300 sq. ft. and five other associated structures consisting of a combined 2,200 sq. ft.

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is a portion of the former Voice of America site. The property will be acquired subject to restrictions that require the property to be held in conservation. The grantor is retaining a reversionary interest in the event the property is not used for its intended purposes. In addition to the buildings, there are 40 transmitter antennas, 160 towers and 1,500 wooden power poles. The improvements will be severed and the site will ultimately be established as a game land.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Maitland Scott Ashley and Cecil Rhodes Ashley

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

LOCATION: Live Oak Methodist Church Road and Suggs Mill Pond Game Land,
White Oak, Bladen County

AREA: ±33.4 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Suggs Mill Pond Game Land. Acquisition of this parcel will enhance access into the game land and provide additional wildlife habitat.

ITEM 6

GRANTOR: Maitland Scott Ashley and Cecil Rhodes Ashley

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

LOCATION: Live Oak Methodist Church Road and Suggs Mill Pond Game Land,
White Oak, Bladen County

AREA: ±33.4 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Suggs Mill Pond Game Land. Acquisition of this parcel will enhance access into the game land and provide additional wildlife habitat.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Robert V. Stolting and Ruth P. Stolting

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

LOCATION: Basket Lane, Mineral Springs Township, Sandhills Game Land,
Richmond County

AREA: ±20.13 acres

UNIT COST: \$1,589.67/acre

CONSIDERATION: \$32,000

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Sandhills Game Land. This site is contiguous to existing game lands and contains habitat for the red cockaded woodpecker. Funding for this acquisition is provided by the Wildlife Endowment Fund.

ITEM 8

GRANTOR: The NC Center for Affordable Housing, Inc.

GRANTEE: State of NC, North Carolina Central University

LOCATION: 1702 Fayetteville St. Durham, Durham County

AREA: ±7,405 sq. ft. or 0.17 acre improved with a single family dwelling containing
1,842 sq. ft. constructed in 1922

UNIT COST: \$2.03 / sq. ft. – land
\$43.97/sq. ft. – improvements

CONSIDERATION: \$96,000

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

ACQUISITION BY DEED

ITEM 9

GRANTOR: Blade Properties III, LLC

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

LOCATION: 403 Stedman Street, Greensboro, Guilford County

AREA: ±6,834 sq. ft. or 0.16 acre improved with a single family dwelling containing 780 sq. ft.

UNIT COST: \$1.17/sq. ft. – land
\$48.72/sq. ft. – improvements

CONSIDERATION: \$46,000

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

ITEM 10

GRANTOR: Blade Properties III, LLC

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

LOCATION: 405 Stedman Street, Greensboro, Guilford County

AREA: ±6,834 sq. ft. or 0.16 acre improved with a single family dwelling containing 780 sq. ft.

UNIT COST: \$1.17/sq. ft. – land
\$48.72/sq. ft. – improvements

CONSIDERATION: \$46,000

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

ACQUISITION BY DEED

ITEM 11

GRANTOR: Blade Properties III, LLC
GRANTEE: State of NC, North Carolina A&T State University
LOCATION: 404 Stedman Street, Greensboro, Guilford County
AREA: ±6,834 sq. ft. or 0.16 acre improved with a single family dwelling containing
780 sq. ft.
UNIT COST: \$1.17/sq. ft. – land
\$48.72/sq. ft. – improvements

CONSIDERATION: \$46,000

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

ITEM 12

GRANTOR: Blade Properties III, LLC
GRANTEE: State of NC, North Carolina A&T State University
LOCATION: 402 Stedman Street, Greensboro, Guilford County
AREA: ±6,810 sq. ft. or 0.16 acre improved with a single family dwelling containing
780 sq. ft.
UNIT COST: \$1.17/sq. ft. – land
\$48.72/sq. ft. – improvements

CONSIDERATION: \$46,000

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

DISPOSITION BY LEASE

ITEM 13

LESSOR: State of NC, Department of Agriculture and Consumer Services,
NC Forest Service

LESSEE: Mountain Area Information Network ("MAIN"), a NC 501(c)3 corporation
Patricia Furnish, Chairman, Board of Directors

LOCATION: Duckett Top Tower, Spring Creek Township, Madison County

TERM: Three years effective July 1, 2015

AREA: Tower space

ANNUAL RENTAL: Benefits

COMMENTS: New Lease. New lease allowing MAIN sufficient tower space to install one broadband internet antenna. In return for the tower space, MAIN will provide to the State of North Carolina one broadband internet connection to the NC Forest Service office in Madison County.

ITEM 14

LESSOR: State of NC, Department of Agriculture and Consumer Services, NC Forest
Service

LESSEE: Mountain Area Information Network ("MAIN"), a NC 501(c)3 corporation
Patricia Furnish, Chairman, Board of Directors

LOCATION: Woods Knob, Spruce Pine, Mitchell County

TERM: Three years effective April 1, 2015 or possession

AREA: Tower space

RENTAL: Benefits

COMMENTS: Renewal Lease. Renewal lease for tower space which will be used to provide broadband internet access to rural counties. In return for the tower space, MAIN will provide to the State of North Carolina one broadband internet connection to the NC Forest Service office in Mitchell County.

DISPOSITION BY LEASE

ITEM 15

LESSOR: State of NC, Department of Agriculture and Consumer Services,
NC Forest Service

LESSEE: Mountain Area Information Network ("MAIN"), a NC 501(c)3 corporation
Patricia Furnish, Chairman, Board of Directors

LOCATION: Phillips Knob Tower Site, Burnsville, Yancey County

TERM: Three years effective April 1, 2015 or possession

AREA: Tower space

RENTAL: Benefits

COMMENTS: Renewal Lease. Renewal lease for tower space which will be used to provide broadband internet access to rural counties. In return for the tower space, MAIN will provide to the State of North Carolina one broadband internet connection to the NC Forest Service office in Yancey County.

ITEM 16

LESSOR: State of NC, Department of Natural and Cultural Resources,
Parks and Recreation

LESSEE: Town of Nags Head

LOCATION: Jockeys Ridge State Park, Nags Head, Dare County

TERM: Three years effective June 15, 2015 plus three additional 3-year periods upon mutual agreement of the parties

AREA: ±3.78 acres

ANNUAL RENTAL: \$1.00

COMMENTS: Renewal Lease. Renewal lease with the Town of Nags Head for the operation of the Soundside Estaurine Access at Jockeys Ridge State Park. The Town has operated the Soundside Estaurine Access for 24 years.