



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

October 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 *Bill Daughtride Jr.*

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

October 30, 2015

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

1. Michael E. Bailey (DNCR-PARKS) Avery County
2. Gaston Real Estate Development LLC (DNCR-PARKS) Gaston County
3. Carson C. Bethea (DNCR-PARKS) Harnett County
4. The Estate of Audrey F. Balance (DNCR-PARKS) Tyrrell County
5. The Nature Conservancy (DEQ-WILDLIFE) Columbus and Brunswick Counties
6. Par Investments, LLC (DEQ-WILDLIFE) Polk County
7. Mabelle Brunson Heirs (NCA&TSU) Guilford County
8. Daisy D. Boone (NCA&TSU) Guilford County
9. Frederick Eugene Fullwood (NCCU) Durham County

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

10. MLFL, Inc. (DHHS) Wayne County
11. Town of Nags Head (DNCR-PARKS) Dare County
12. Black Mountain Home for Children, Youth and Families, Inc. (NCSU & ADMINISTRATION) Buncombe County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Michael E. Bailey

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

LOCATION: Adams Apple Drive, Linville Township, Avery County

AREA: ±9.7 acres

UNIT COST: \$32,000/acre

CONSIDERATION: ±\$310,400

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Grandfather Mountain State Park. Acquisition of this property provides protection of natural resources and water quality along the Watauga River. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 2

GRANTOR: Gaston Real Estate Development LLC, a North Carolina Limited Liability
Corporation
Ning Sheng Zhang, Manager

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

LOCATION: Unity Church Road, Crowders Mountain Township, Gaston County

AREA: ±71.18 acres

UNIT COST: ±\$5,140.49/acre

CONSIDERATION: \$365,900

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Crowders Mountain State Park. Acquisition of this property provides acreage for facility development in the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Carson C. Bethea

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

LOCATION: Hicks Road, Upper Little River Township, Harnett County

AREA: ±116 acres

UNIT COST: \$6,500/acre

CONSIDERATION: ±\$754,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Raven Rock State Park. Acquisition of this property provides protection of natural resources and an additional access point to campgrounds at Raven Rock State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 4

GRANTOR: The Estate of Audrey F. Ballance

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

LOCATION: Cross Landing Road, Scuppernong Township, Tyrrell County

AREA: ±15.2 acres improved with a single family dwelling containing 884 sq. ft.
constructed in 1956

UNIT COST: ±\$738.15/acre – land
\$45/sq. ft. – improvements

CONSIDERATION: ±\$51,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pettigrew State Park. Acquisition of this property provides protection of water quality and an access point to the Scuppernong River. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environmental Quality,
Wildlife Resources Commission

LOCATION: Columbus County Game Land, Columbus and Brunswick Counties

AREA: ±1,337 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition will provide connectivity between the Juniper Creek and the Columbus County Game Lands. Acquisition of this property will protect three significant natural areas.

ITEM 6

GRANTOR: Par Investments, LLC
Reid G. Brown, Agent

GRANTEE: State of NC, Department of Environmental Quality,
Wildlife Resources Commission

LOCATION: Green River Cove Road, Saluda Township, Polk County

AREA: ±137 acres

UNIT COST: \$2,150/acre

CONSIDERATION: \$295,000

COMMENTS: Game Land Addition. Property proposed for acquisition is an inholding in the Green River Game Land. Acquisition of this site will provide protection of priority species as well as additional public opportunities for hunting and other wildlife recreation. Funding for this acquisition is provided by a Pittman Roberson Land Acquisition Grant (\$221,250) and the Wildlife Endowment Fund (\$73,750).

ACQUISITION BY DEED

ITEM 7

GRANTOR: Mabelle Brunson Heirs

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

LOCATION: 400 Stewart Street, Greensboro, Guilford County

AREA: ±5,104 sq. ft. or 0.12 acre improved with a single family dwelling containing
2,014 sq. ft.

UNIT COST: \$1.57/sq. ft. – land
\$10.92/sq. ft. – improvements

CONSIDERATION: \$30,000

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

ITEM 8

GRANTOR: Daisy D. Boone

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

LOCATION: 413 Banks Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12 acre improved with a single family dwelling containing
1,055 sq. ft.

UNIT COST: \$1.57/sq. ft. – land
\$35.07/sq. ft. – improvements

CONSIDERATION: \$45,000

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

ACQUISITION BY DEED

ITEM 9

GRANTOR: Frederick Eugene Fullwood

GRANTEE: State of NC, North Carolina Central University

LOCATION: 609 E. Lawson Street, Durham, Durham County

AREA: $\pm 7,405$ sq. ft. or 0.17 acre improved with a single family dwelling containing
2,307 sq. ft. constructed in 1925

UNIT COST: \$2.03/sq. ft. – land
\$45.51/sq. ft. – improvements

CONSIDERATION: \$120,000

COMMENTS: NCCU 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 the acquisition will be provided by Title III Education Funds.

DISPOSITION BY LEASE

ITEM 10

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

LESSEE: MLFL, Inc., a non-profit corporation

LOCATION: Cherry Hospital, 201 Stevens Mill Road, Goldsboro, Wayne County

TERM: Five years effective December 1, 2015 or possession with one 5- year renewal option

AREA: ±11,083 sq. ft. building and surrounding parking lot

ANNUAL RENTAL: \$1.00

COMMENTS: New Lease. New lease allowing MLFL, Inc. to provide support services and assistance to the homeless, with efforts focused on the elderly and veterans. MLFL, Inc. will be responsible for all upgrades necessary to satisfy any building code or ADA deficiencies. In addition, MLFL, Inc. will be responsible for all costs associated with repairs, operation and maintenance of the building and parking lot. The lease shall terminate if all necessary upgrades are not completed within 24 months.

ITEM 11

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.

DISPOSITION BY LEASE

ITEM 12

LESSOR: State of NC, NC State University and Department of Administration

LESSEE: Black Mountain Home for Children, Youth & Families, Inc., a 501(c)3 non-profit corporation
Tom Campbell, President

LOCATION: Swannanoa 4-H Camp, 170 Woodland Drive, Swannanoa, Buncombe County

TERM: Thirty years effective December 1, 2015 or possession

AREA: ±91 acres (subject to survey) and improvements

ANNUAL RENTAL: \$6,000

COMMENTS: New Lease. New lease to allow Black Mountain Home for Children, Youth & Families, Inc. (Black Mountain) to expand its campus, which is located adjacent to the camp property. Black Mountain serves youth from birth through college graduation through family foster care, residential care, transitional living, and independent living. In addition to annual rental, Black Mountain will be responsible for all repairs, maintenance and upkeep of the property as well as addressing any existing code deficiencies.