



Pat McCrory  
*Governor*

Kathryn Johnston  
*Secretary*

**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: Kathryn Johnston, Secretary

A handwritten signature of Kathryn Johnston in cursive script, written over a vertical line.

DATE: October 28, 2016

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

KJ/

Cc: Fiscal Research Division



State of North Carolina | Administration  
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**GOVERNMENTAL OPERATIONS AGENDA  
INDEX**

October 28, 2016

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

1. North Carolina Coastal Land Trust (DEQ-WILDLIFE) Bladen County
2. James W. Coan & Susan M. Blanchard (DNCR-PARKS) Ashe County
3. J. Pressley Byrd, Jr. & Eloise Byrd (DNCR-PARKS) Gates County
4. Linda H. Sutton (NCA&TSU) Guilford County
5. B&S Endeavors, LLC (NCA&TSU) Guilford County

**DISPOSITION BY DEED: The following item is for consultation pursuant to  
NCGS 146-27**

6. Pell House, LLC (ADMINISTRATION) Wake County

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

7. Double Fault, LLC (ADMINISTRATION) Wake County

## **ACQUISITION BY DEED**

### ITEM 1

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: SR 53, Cape Fear River, Frenches Creek Township, Bladen County

AREA: ±239.5 acres

UNIT COST: \$418/acre

CONSIDERATION: \$100,000

COMMENTS: Game Land Addition and Fishing Access Area. Property proposed for acquisition will be incorporated in the Whitehall Plantation Game Land. Acquisition of this property will provide protection for important wildlife habitat, and provide hunting, angling, and other wildlife recreational opportunities to the public. The proposed transaction is a bargain sale. Funding for this acquisition is provided by Wildlife Endowment Fund.

### ITEM 2

GRANTOR: James W. Coan, Jr. and wife, Susan Marie Blanchard

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

LOCATION: off Papa Noel Lane, North Fork Township, Ashe County

AREA: 43.659 acres

UNIT COST: \$3,500/acre

CONSIDERATION: \$153,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of water quality along the North Fork of the New River. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$69,330), the Federal Land and Water Conservation Fund (\$42,520), and funds authorized in Session Law 2015-280, Connect NC Bond Act (\$41,150).

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: J. Pressley Byrd, Jr. and wife, Eloise Byrd

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

LOCATION: 415 NC Highway 158 E, Gatesville Township, Gates County

AREA:  $\pm 73.84$  acres with a single-family home and two outbuildings totaling  
2,830 sq. ft.

UNIT COST: \$3,033.59/acre – land  
\$60.07/sq. ft. – improvements

CONSIDERATION: \$394,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Merchants Millpond State Park. Acquisition of this property provides an additional public access point and a ranger residence at Merchants Millpond State Park. This property is subject to an existing 25-acre Conservation Reserve Enhancement Program (CREP) Easement which terminates in December 2031, and is compatible with State Park uses. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

### ITEM 4

GRANTOR: Linda H. Sutton

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

LOCATION: 415 Banks Street, Greensboro, Guilford County

AREA:  $\pm 5,120$  sq. ft. or 0.12-acre improved concrete block duplex  
containing 1,716 sq. ft.

UNIT COST: \$1.56/sq. ft. – land  
\$36.13/sq. ft. – improvements

CONSIDERATION: \$70,000

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 the acquisition is provided by Title III Education Funds.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: B&S Endeavors, LLC

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

LOCATION: 400 Boyd Street, Greensboro, Guilford County

AREA: ±5,074 sq. ft. or 0.12-acre improved with a single family dwelling  
containing 840 sq. ft.

UNIT COST: \$1.58/sq. ft. – land  
\$22.62/sq. ft. – improvements

CONSIDERATION: \$27,000

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 is provided by Title III Education Funds.

## **DISPOSITION BY DEED**

### ITEM 6

GRANTOR: State of NC, Department of Administration

GRANTEE: Pell House, LLC  
R. Donovan Munford, Jr., Manager

LOCATION: The Howell House and adjacent lot, 111 E. North Street, Raleigh,  
Wake County

AREA: ±0.36 acre (subject to survey) improved with a ±3,365 sq. ft., 2½  
story brick house, built circa 1925

CONSIDERATION: \$680,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed “as, is, where is, with all faults” and subject to preservation covenants.

## **OTHER MATTERS**

### ITEM 7

Property Disposition. On May 3, 2016, the Governor and Council of State approved the disposition of 411 and 417 North Blount Street to Double Fault, LLC for the consideration of \$710,000. Subsequent to approval, a survey was completed of the North Blount Street lots between Polk and E. North Streets which revealed a ±4,020 sq. ft. or ±0.09-acre landlocked parcel contiguous to the 411 North Blount Street property. The parcel is improved with a ±1,107 sq. ft. two-story frame dwelling built circa 1870. Double Fault, LLC wishes to acquire the remnant for assemblage with 411 North Blount Street for an additional \$25,000. Therefore, authorization is requested to dispose of the ±0.09-acre parcel as an addition to the 411 North Blount Street sale. The property will be conveyed “as, is, where is, with all faults” and subject to preservation covenants.