



North Carolina
Department of Administration
State Property Office

Machelle Sanders
Secretary


Tim Walton
Director

Roy Cooper, Governor

February 28, 2018

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: Tim Walton 
Director

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

TW/tm

Cc: Machelle Sanders, Secretary
Mark Edwards, Deputy Secretary
Fiscal Research Division

GOVERNMENTAL OPERATIONS AGENDA INDEX

February 28, 2018

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

1. Charles & Marie Long (DNCR-PARKS) Alleghany County
2. Ronald & Nancy Bryant (DNCR-PARKS) Stanly County
3. Charles & Suzanne Martin (DNCR-PARKS) Stokes County
4. Nathaniel & Lynne Martin, Kimberly & Michael Johnston (DNCR-PARKS) Stokes County
5. Thomas R. Orrell (DNCR-PARKS) Stokes County
6. East Carolina University Real Estate Foundation, Inc. (ECU) Pitt County
7. Hicks Properties, LLC (NCCU) Durham County

DISPOSITION BY DEED: The following item is reported pursuant to NCGS §146-27

8. Exeter 4100 Meadow Oak, LLC (PUBLIC SAFETY) Mecklenburg County

DISPOSITION BY LEASE: The following item is reported pursuant to NCGS §146-29.1

9. The Maritime Heritage Foundation of Beaufort, North Carolina, Inc. (DNCR) Beaufort
10. Rutherford County (PUBLIC SAFETY) Rutherford County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Charles Long, and wife, Marie Long

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

LOCATION: 850 Lyons Road, Roaring Gap, Cherry Lane Township, Alleghany County

AREA: ±1.54 acres with a single-family home and two outbuildings totaling 2,781 sq. ft.

UNIT COST: ±\$19,480/acre – land
±\$62.03/sq. ft. – improvements

CONSIDERATION: \$202,500

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Stone Mountain State Park. Acquisition of this property eliminates an inholding and provides a ranger residence at the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 2

GRANTOR: Ronald O. Bryant, and wife, Nancy C. Bryant

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

LOCATION: off Clodfelter Road, North Albemarle Township, Stanly County

AREA: ±44.34 acres

UNIT COST: ±\$6,876.66/acre

CONSIDERATION: \$305,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Morrow Mountain State Park. Acquisition of this property provides protection of natural resources and water quality along Mountain Creek. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$152,500) and by private funds (\$152,500).

ACQUISITION BY DEED

ITEM 3

GRANTORS: Charles M. Martin, and wife, Suzanne D. Martin

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

LOCATION: Mountain & Orrell Roads, Danbury Township, Stokes County

AREA: ±266.93 acres

UNIT COST: \$3,000/acre

CONSIDERATION: ±\$800,808

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Hanging Rock State Park. Acquisition of this property provides protection of natural resources and protects water quality within Mill Creek. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$601,808) and the Clean Water Management Trust Fund (\$199,000).

ITEM 4

GRANTORS: Nathaniel A. Martin, IV, and wife, Lynne Martin,
Kimberly M. Johnston, and husband, Michael Johnston

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

LOCATION: Mountain Road, Danbury Township, Stokes County

AREA: ±158 acres

UNIT COST: \$3,000/acre

CONSIDERATION: ±\$474,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Hanging Rock State Park. Acquisition of this property provides protection of natural resources and protects water quality within Mill Creek. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$237,000) and the Clean Water Management Trust Fund (\$237,000).

ACQUISITION BY DEED

ITEM 5

GRANTOR: Thomas Rocky Orrell

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

LOCATION: Orrell Road, Danbury Township, Stokes County

AREA: ±236.52 acres

UNIT COST: \$3,000/acre

CONSIDERATION: ±\$709,560

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Hanging Rock State Park. Acquisition of this property provides protection of natural resources and protects water quality within Mill Creek. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 6

GRANTOR: East Carolina University Real Estate Foundation, Inc.
Christopher Dyba, President

GRANTEE: State of NC, East Carolina University

LOCATION: 321 East 10th Street, Greenville, Pitt County

AREA: ±14,810 sq. ft. or 0.34 acre improved with a commercial building containing 2,280 sq. ft.
constructed in 1978

UNIT COST: \$30.04/sq. ft.– land
\$199.56/sq. ft. – improvements

CONSIDERATION: \$900,000

COMMENTS: Campus Expansion. The property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with their master plan. The grantor will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by auxiliary overhead receipt funds.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Hicks Properties, LLC.
Cedric A. Russell, Managing Member

GRANTEE: State of NC, North Carolina Central University

LOCATION: 910 Dupree Street, Durham, Durham County

AREA: ±8,276 sq. ft. or 0.19 acre improved with a single-family home
containing 968 sq. ft. constructed in 1940

UNIT COST: \$2.42/sq. ft. – land
\$56.82/sq. ft. – improvements

CONSIDERATION: \$75,000

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for the construction of a new School of Business in accordance with the campus master plan. The improvements will be severed in preparation of the new construction. Demolition will be handled by the contractor. Funding for this acquisition is provided by carry forward funds.

DISPOSITION BY DEED

ITEM 8

GRANTOR: State of NC, Department of Public Safety,
Division of Adult Correction and Juvenile Justice

GRANTEE: Exeter 4100 Meadow Oak, LLC, a Delaware limited liability company
Timothy J. Weber, Vice President

LOCATION: 4100 Meadow Oak Drive, Charlotte, Mecklenburg County

AREA: ±2,067,500 sq. ft. (±47.46 acres) improved with 25 buildings containing ±35,943 gross
sq. ft.

CONSIDERATION: \$4,300,000

COMMENTS: Surplus Property. Property proposed for disposition is the site of the former Charlotte Correctional Facility. The offer is contingent upon re-zoning and site plan approval. The property will be conveyed by quitclaim deed.

DISPOSITION BY LEASE

ITEM 9

LESSOR: State of NC, Department of Natural and Cultural Resources,
Archives and History Office, Annex of the North Carolina
Maritime Museum

LESSEE: The Maritime Heritage Foundation of Beaufort, North Carolina, Inc.
a 501 (c)(3) non-profit
Jerri Sutton, President

LOCATION: Gallants Channel, 172 West Beaufort Road, Beaufort,
Carteret County

TERM: Ten years effective May 1, 2018 or possession with one 10-year renewal option

AREA: ±10.63 acres of land

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Ground Lease. New ground lease for the construction of an 8,000-10,000 square foot multi-use facility, and a ±2,500 square foot boating education center using private funds raised by the Lessee. The Lessee will maintain the property and docks. Approval is also requested for all utility easements necessary to accommodate construction of the new facility. Replaces an item approved by Governmental Operations in 2012.

ITEM 10

LESSOR: State of NC, Department of Public Safety, Division of Law Enforcement, State Highway
Patrol

LESSEE: Rutherford County
Steve Garrison, County Manager

LOCATION: Chimney Rock Tower, 100 VIPER Tower Trail, Lake Lure,
Rutherford County

TERM: Twenty-five years effective March 1, 2018 or possession

AREA: Tower and building space

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease to allow Rutherford County to install communication equipment on the tower and in the equipment building.