



North Carolina  
Department of Administration  
State Property Office

Machelle Sanders  
Secretary

Tim Walton  
Director

Roy Cooper, Governor

March 29, 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 *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**

**ALLOCATION:** The following item is reported pursuant to  
**NCGS §143-341(4)g**

1. Department of Transportation (AGRICULTURE) Richmond County

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

2. Conserving Carolina (AGRICULTURE) Henderson County
3. The Association for the Preservation of the Eno River Valley, Inc. (DNCR-PARKS) Durham County
4. Barbara Franklin (DNCR-PARKS) Orange County
5. Deborah Christine Spruill (DNCR-PARKS) Tyrrell County
6. The Town of North Wilkesboro (PUBLIC SAFETY) Wilkes County
7. B&S Endeavors, LLC (NCA&TSU) Guilford County
8. Blade Properties III, LLC (NCA&TSU) Guilford 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, LLC (NCA&TSU) Guilford County
13. Kenneth Ray & Linda K. Lowry (UNC-P) Robeson County

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

14. Wilkes County (DNCR-PARKS) Wilkes County

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

15. Jackson County (PUBLIC SAFETY) Jackson County

**DISPOSITION BY SUB-SUBLEASE:** The following item is reported pursuant to  
**NCGS §146-29.1**

16. Watauga County (PUBLIC SAFETY) Ashe County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Transportation,  
Facilities Management Division

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

LOCATION: NCDOT District Engineer Office, 219 Clemmer Road,  
Rockingham, Richmond County

AREA: ±2.24 acres improved with a 4,500 sq. ft. building

COMMENTS: Property proposed for reallocation is no longer being utilized by the Department of Transportation and has been declared surplus. The proposed allocation provides a more centrally located headquarters for the NC Forest Service.

## **ACQUISITION BY DEED**

### ITEM 2

GRANTOR: Conserving Carolina

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

LOCATION: Dupont State Recreational Forest, Pinnacle Mountain Road,  
Hendersonville, Henderson County

AREA: ±555 acres

UNIT COST: \$807.20/acre

CONSIDERATION: \$447,998

COMMENTS: State Forest Addition. Property proposed for acquisition is for inclusion in Dupont State Recreational Forest. Acquisition of this property will provide opportunities to protect additional high-quality mountain habitat, water resources and a mountain bog. The proposed acquisition is a “bargain sale”. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

### ITEM 3

GRANTOR: The Association for the Preservation of the Eno River Valley, Inc.  
Robin Jacobs, Executive Director

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

LOCATION: off Sparger Road, Eno Township, Orange County and Durham Township, Durham  
County

AREA: ±6.38 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Eno River State Park. Acquisition of this property protects natural resources and water quality along the Eno River.

## **ACQUISITION BY DEED**

### ITEM 4

GRANTOR: Barbara Franklin

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

LOCATION: Jack Franklin Road, Eno Township, Orange County

AREA: ±14.79 acres

UNIT COST: ±\$7,505.07/acre

CONSIDERATION: \$111,000

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

### ITEM 5

GRANTOR: Deborah Christine Spruill

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

LOCATION: 4496 Magnolia Road, Creswell, South Fork Township, Tyrrell County

AREA: ±6.13 acres with a single-family home and two outbuildings totaling 2,564 sq. ft.

UNIT COST: ±\$2,200/acre – land  
±\$14.24/sq. ft. – improvements

CONSIDERATION: \$50,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Pettigrew State Park. Acquisition of this property will protect natural resources and add a ranger residence at Pettigrew State Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 6

GRANTOR: The Town of North Wilkesboro

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

LOCATION: Wilkes Industrial Park, Industrial Park Road, North Wilkesboro,  
Wilkes County

AREA: ±118.92 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is part of the Capital Improvement Program for the NCNG for use as a new Readiness Center. This purchase will help overcome Readiness Center shortages and is vital to the continued successful operation of the Guard Units. The property will be conveyed by quit claim deed with a reversion clause back to the town of North Wilkesboro.

### ITEM 7

GRANTOR: B&S Endeavors, LLC  
Norman B. Boyles, Managing Member

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

LOCATION: 430 Banks Street, Greensboro, Guilford County

AREA: ±5,120 sq. ft. or 0.12-acre improved with a detached 1 ½ story single-family  
dwelling containing 1,468 sq. ft.

UNIT COST: \$2.93/sq. ft. – land  
\$21.80/sq. ft. – improvements

CONSIDERATION: \$47,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.

## **ACQUISITION BY DEED**

### **ITEM 8**

**GRANTOR:** Blade Properties III, LLC  
James Nathan Duggins, III, Managing Member

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

**LOCATION:** 403 Boyd Street, Greensboro, Guilford County

**AREA:** ±5,107sq. ft. or 0.12-acre improved with a single-family dwelling containing 837 sq. ft. constructed in 1955.

**UNIT COST:** \$2.93/sq. ft. – land  
\$37.03/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 the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.

### **ITEM 9**

**GRANTOR:** Blade Properties III, LLC  
James Nathan Duggins, III, Managing Member

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

**LOCATION:** 700 Lindsay Street, Greensboro, Guilford County

**AREA:** ±10,019 sq. ft. or 0.23-acre improved with a single-family dwelling containing 767 sq. ft. constructed in 1955

**UNIT COST:** \$1.49/sq. ft. – land  
\$40.42/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 the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.

## **ACQUISITION BY DEED**

### ITEM 10

GRANTOR: Blade Properties III, LLC  
James Nathan Duggins, III, Managing Member

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

LOCATION: 516 Boyd Street, Greensboro, Guilford County

AREA:  $\pm$ 6,400 sq. ft. or 0.15-acre improved with a single-family dwelling containing 1,094 sq. ft. constructed in 1923

UNIT COST: \$2.34/sq. ft. – land  
\$31.07/sq. ft. – improvements

CONSIDERATION: \$49,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.

### ITEM 11

GRANTOR: Blade Properties III, LLC  
James Nathan Duggins, III, Managing Member

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

LOCATION: 515 Boyd Street, Greensboro, Guilford County

AREA:  $\pm$ 6,400 sq. ft. or 0.15-acre improved with a single-family dwelling containing 864 sq. ft. constructed in 1925

UNIT COST: \$2.34/sq. ft. – land  
\$43.98/sq. ft. – improvements

CONSIDERATION: \$53,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.



## **ACQUISITION BY DEED**

### ITEM 12

GRANTOR: Blade Properties, LLC  
James Nathan Duggins, III, Managing Member

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

LOCATION: 510 Stewart Street, Greensboro, Guilford County

AREA:  $\pm 6,400$  sq. ft. or 0.15-acre improved with a single-family dwelling containing 1,236 sq. ft. constructed in 1927

UNIT COST: \$2.34/sq. ft. – land  
\$35.60/sq. ft. – improvements

CONSIDERATION: \$59,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to campus and is needed for future expansion in accordance with the campus master plan. The improvements will be severed and the site utilized for the construction of new academic buildings. Funding for this acquisition is provided by the Title III Education Funds.

### ITEM 13

GRANTOR: Kenneth Ray and Linda Kaye Lowry

GRANTEE: State of NC, University of North Carolina at Pembroke

LOCATION: 1027 Prospect Road, Pembroke, Robeson County

AREA:  $\pm 2$  acres improved with a single-family home containing 1,554 sq. ft. constructed in 1958

UNIT COST: \$20,000/acre – land  
\$74.00/sq. ft. – improvements

CONSIDERATION: \$155,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to campus and is needed for future expansion in accordance with the campus master plan. Funding for this acquisition is provided by carry-forward funds.

## **DISPOSTION BY LEASE**

ITEM 14

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

LESSEE: Wilkes County  
John Yates, County Manager

LOCATION: West Side of Pleasant Ridge Road, SR 2037, Edwards Township,  
Wilkes County

TERM: Thirty years effective May 1, 2018 or possession

AREA: ±43.385 acres

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Lease. New lease for Wilkes County segment of the Mountain-to-Sea-Trail. Wilkes County is responsible for all costs of the development, operation, access, maintenance, and management of the property.

**DISPOSITION BY SUBLEASE**

ITEM 15

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

SUBLESSEE: Jackson County  
Don Adams, County Manager

LOCATION: Toxaway Tower, 3461 Tower Road, Shappire, Jackson County

TERM: Fifteen years effective June 1, 2018 or possession

AREA: Tower and Building space

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Sublease. New sublease allowing Jackson County to install communication equipment on the State's tower and in the State's equipment building.

**DISPOSITION BY SUB-SUBLEASE**

ITEM 16

SUB-SUBLESSOR: State of NC, Department of Public Safety, Division of Law Enforcement,  
State Highway Patrol

SUB-SUBLESSEE: Watauga County  
Deron Geouque, County Manager

LOCATION: Rich Hill Tower, 4327 Rich Hill Road, Creston, Ashe County

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

AREA: Tower and Equipment Building space

ANNUAL RENTAL: \$1.00 for the term

COMMENTS: New Sub-sublease. New sub-sublease for Watauga County to place telecommunication equipment on the State's tower and in the equipment building.