

5. Disposition of Property by Exchange – NCSU..... Will Johnson

Situation: The disposition of real property by exchange was approved by the North Carolina State University Board of Trustees on November 13, 2015.

Background: North Carolina State University proposes an exchange of real property between the State of North Carolina on behalf of NC State University and the Board of Trustees of the Endowment Fund of North Carolina State University. The properties are considered to be of equal value and are located on Centennial Campus.

Assessment: This is a routine transaction on Centennial Campus to allow for the proposed development of the electrical switchgear station and the StateView Hotel site.

Action: This item requires a vote.

Disposition of Property by Exchange – North Carolina State University

The Board of Trustees of North Carolina State University has requested the approval of the exchange of property between the State of North Carolina, on behalf of NCSU, and the Endowment Fund of North Carolina State University.

The exchange of approximately +-0.309 acre of Endowment-owned land and two (2) separate tracts of NC State owned land containing +-0.2047 acre (StateView Hotel site) and +-0.105 acre (added area to complete exchange) between these two entities would provide for the development of the Centennial Campus electrical switchgear station and the StateView Hotel site. The acreage to be exchanged is on Centennial Campus and is considered to be of equal value that will be determined by the State Property Office. The expansion of the existing Centennial Campus switchgear station will allow the University to purchase less expensive, transmission grade power from Duke Energy and step it down to a distribution current for use on Centennial Campus electrical grid.

It is recommended that the request of the Board of Trustees be approved and transmitted to the Council of State for final action.

STATE OF NORTH CAROLINA
Department of Administration
***DISPOSITION OF REAL PROPERTY**

Institution or Agency: State of North Carolina

Date: October 16, 2015

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by ~~(sale)~~, ~~(lease)~~, ~~(rental)~~, or (other specify): Land Exchange

The disposition is recommended for the following reasons: This is a proposed exchange of real property between the State of North Carolina on behalf of NC State University and the Board of Trustees of The Endowment Fund of North Carolina State University for equal sized and valued acreage on Centennial Campus for the proposed development of the Electrical Switchgear Station and the StateView Hotel site.

Description of Property: The Electrical Switchgear site is located on Centennial Campus approximately 450' north of Varsity Dr. to be exchanged for an equal amount of Endowment owned acreage which is also located on Centennial Campus. The final quantity, description, and location(s) will be determined by survey and is expected to be +/- .32 ac.

Term: Permanent

Estimated value: To be determined through coordination with the State Property Office.

Where deed is filed, if known: Wake County Register of Deeds. Recorded in Deed Book 9501 – 1978.

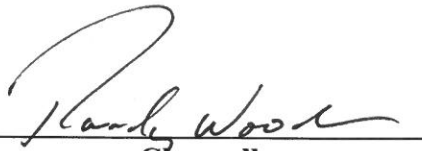
If deed is in the name of agency other than applicant, state the name. N/A

Rental income, if applicable, and suggested terms: N/A

Funds from the disposal of this property are recommended for the following use. Equal in value land exchange.

Action recommending this transaction was taken by the Board of Trustees at its meeting held on
11-13-15.

Signature


Chancellor

**ACQUISITION
OF REAL PROPERTY**

DISPOSITION

GRANTOR NC State University

GRANTEE The Board of Trustees of the Endowment Fund of North Carolina State University

LOCATION North Carolina State University Centennial Campus, Raleigh, NC

SIZE +/- .32 ac. of real property.

RATE To be determined by the State Property Office

TERM Permanent

USE The disposition by deed of +/- .32 ac. of State owned land and Endowment owned land, via a land exchange. This exchange will facilitate the development of the Centennial Campus Electrical Switchgear Project and the proposed development of the StateView Hotel site.

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

Form

Preparation

Number: PO-2

Date: October 16, 2015

Request: Disposition by deed of +/- .32 ac. of State owned land and Endowment owned land, via a land exchange. The exchange will facilitate the development of the Centennial Campus Electrical Switchgear Project and the proposed development of the StateView Hotel site.

Institution NORTH CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU


(Chancellor's Signature)

RECOMMENDED BY COMMITTEE ON
BUILDINGS AND PROPERTY


(Chairman's Signature)

RECOMMENDED BY BOARD OF TRUSTEES,
NCSU

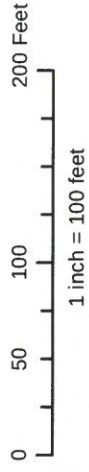

(Chairman's Signature)

RECOMMENDED BY BOARD OF GOVERNORS

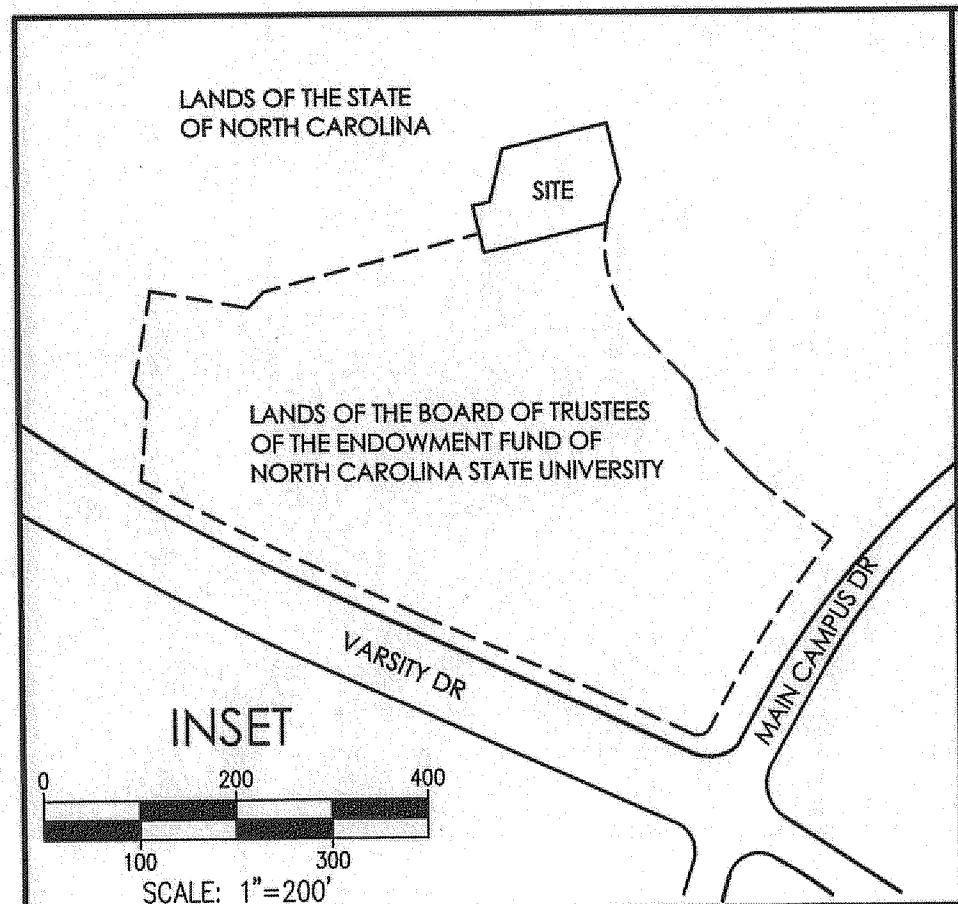
(Secretary's Signature)

Proposed Switchgear Land Exchange Site .32 ac

PIN: 0793575061
Real Estate ID: 0297315
Map Name: 0793 11
Owner: BOARD OF TRUSTEES OF THE
ENDOWMENT FUND OF NC STATE
UNIVERSITY
Mailing Address 1: PO BOX 7001
Mailing Address 2: RALEIGH NC 27601
Deed Book: 009501
Deed Page: 01978
Deed Date: 07/19/2002
Deeded Acreage: 5.71
Assessed Building Value: \$11,702,378
Assessed Land Value: \$2,487,280
Total Assessed Value: \$14,189,658
Billing Class: Exempt
Property Description: TR3 CENTENNIAL
Heated Area: 110757
Site Address: 1751 VARSITY DR
City: RALEIGH
Township: Raleigh
Year Built: 2004
Total Sale Price: \$0
Type and Use: OFC GROSS
Design Style: Conventional
Land Class: COMM
Old Parcel Number: 550-00000-0000



Disclaimer
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CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	138.60	47.30	S17°36'45"W	47.07

SYMBOL LEGEND:

△ CONTROL POINT

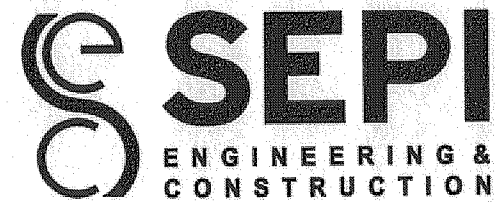
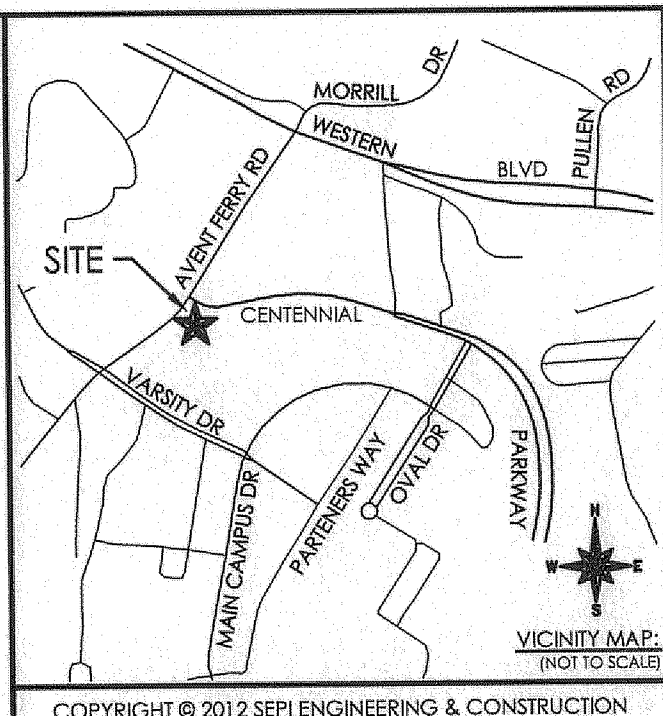
IRS IRON REBAR SET

— PROPERTY LINE

- - - EASEMENT LINE

- - - P PROPERTY LINE NOT SURVEYED

NC GRID NORTH
NAD 83 (2011)



1025 WADE AVENUE
RALEIGH, NC 27605
PHONE: 919.789.9977
FAX: 919.789.9591

CHARLOTTE, NC 704.714.4880 WILMINGTON, NC 910.529.5714

www.sepiengineering.com
info@sepiengineering.com
COMPANY LICENSE # 2197

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CAD FILE

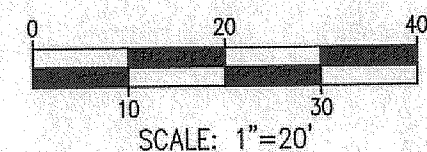
NCSU-Endowment Plat.dwg

SURVEY

FOR
THE
STATE OF NORTH CAROLINA

(FORMERLY A PORTION OF THE LANDS
OF THE BOARD OF TRUSTEES OF THE
ENDOWMENT FUND OF NORTH
CAROLINA STATE UNIVERSITY)

CITY OF RALEIGH, RALEIGH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



DRAWN BY:

E. GUPTON

CHECKED BY:

A. PERKINSON

PROJECT MANAGER

A. HALL

JOB:

SR15.029.00

DRAWING DATE

09/14/2015

FIELD SURVEY

09/02/2015

SHEET

1 OF 1

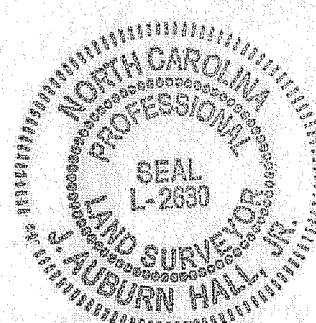
NOTE:
THIS PLAT IS AN AREA OWNED BY THE BOARD OF TRUSTEES OF THE
ENDOWMENT FUND OF NORTH CAROLINA STATE UNIVERSITY, A
SOVEREIGN ENTITY OF THE STATE OF NORTH CAROLINA PURSUANT TO
NCGS 116-36.

I, J. AUBURN HALL, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION HEREON REFERENCED, THAT THE RATIO
OF PRECISION AS CALCULATED IS 1:10,000 ±, THAT THE SURVEY IS LOCATED IN A PORTION OF A
COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS
OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS
MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL.

THIS 15 DAY OF OCT., 2015

J. Auburn Hall, Jr.
J. AUBURN HALL, JR., PLS L-2630

LANDS OF
THE BOARD OF TRUSTEES OF THE ENDOWMENT
FUND OF NORTH CAROLINA STATE UNIVERSITY
PIN# 0793575061
D.B. 9501, PG. 1978



THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THAT
CERTAIN TRACT OR PARCEL OF LAND SHOWN ON THIS MAP OR PLAT
CONTAINING 0.310 ACRES OR 13,487 SQ. FT. MORE OR LESS, SUBJECT
TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN
FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF
DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AND
THAT RECORDATION OF THIS MAP SHOULD NOT BE CONSTRUED AS A
PUBLIC DEDICATION OF ANY RIGHTS OF WAY OR EASEMENTS SHOWN
ON THIS MAP OR PLAT OR THE ACCEPTANCE OF ANY ZONING
DESIGNATIONS SHOWN HEREON EXCEPT AS APPROVED IN
ACCORDANCE WITH APPLICABLE LAW.

SIGNATURE OF PROPERTY OWNER(S):

THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NORTH
CAROLINA STATE UNIVERSITY

BY
MARY PELOQUIN-DODD, TREASURER

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, A NOTARY PUBLIC, DO HEREBY
CERTIFY THAT MARY PELOQUIN-DODD, PERSONALLY APPEARED BEFORE ME THIS
DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING
INSTRUMENT.

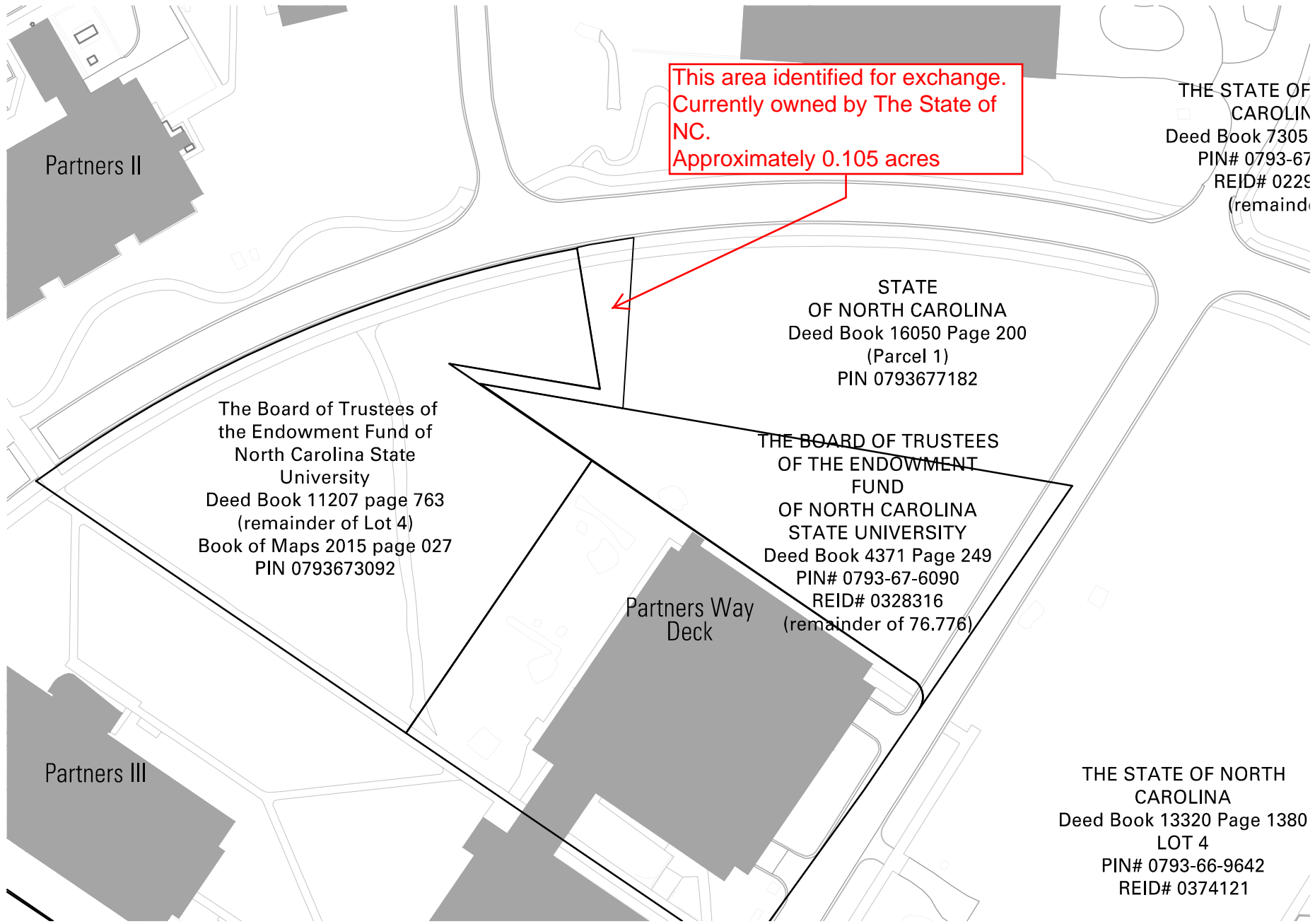
WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS THE ____ DAY OF
_____, 2015.

(SIGNATURE OF NOTARY PUBLIC)

(AFFIX SEAL)

(PRINTED NAME OF NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____



This area identified for exchange.
Currently owned by The State of
NC.
Approximately 0.105 acres

THE STATE OF
CAROLINA
Deed Book 7305
PIN# 0793-67
REID# 0229
(remainder)

STATE
OF NORTH CAROLINA
Deed Book 16050 Page 200
(Parcel 1)
PIN 0793677182

The Board of Trustees of
the Endowment Fund of
North Carolina State
University
Deed Book 11207 page 763
(remainder of Lot 4)
Book of Maps 2015 page 027
PIN 0793673092

THE BOARD OF TRUSTEES
OF THE ENDOWMENT
FUND
OF NORTH CAROLINA
STATE UNIVERSITY
Deed Book 4371 Page 249
PIN# 0793-67-6090
REID# 0328316
(remainder of 76.776)

Partners Way
Deck

THE STATE OF NORTH
CAROLINA
Deed Book 13320 Page 1380
LOT 4
PIN# 0793-66-9642
REID# 0374121

[illegible]

MATCHLINE / C3.02