

Senate Resolution 1012

By: Senators Grant of the 25th, Harp of the 29th, Smith of the 52nd, Chapman of the 3rd, Murphy of the 27th and others

ADOPTED SENATE

A RESOLUTION

1 Authorizing the conveyance of certain state owned real property located in Bartow County,
 2 Georgia; authorizing the conveyance by exchange of certain state owned real property in
 3 Brantley County, Georgia; authorizing the conveyance of certain state owned real property
 4 located in Bulloch County, Georgia; authorizing the conveyance of certain state owned real
 5 property located in Cherokee County, Georgia; authorizing the leasing of and a separate
 6 easement on certain state owned real property located in Douglas County, Georgia;
 7 authorizing the leasing of certain state owned real property located in Fulton County,
 8 Georgia; authorizing the leasing of certain state owned real property located in Jefferson
 9 County, Georgia; authorizing the conveyance of certain state owned property in Jefferson
 10 County, Georgia; authorizing the conveyance of certain state owned property in Lowndes
 11 County, Georgia; authorizing the conveyance of certain state owned property in Mitchell
 12 County, Georgia; authorizing the conveyance of and easement over certain state owned real
 13 property located in Troup County, Georgia; to repeal conflicting laws; and for other
 14 purposes.

15 **WHEREAS:**

16 (1) The State of Georgia is the owner of a certain parcel of real property totaling
 17 approximately 1.657 acres located in Bartow County, Georgia;
 18 (2) Said parcel of such real property is all that parcel described as lying and being in
 19 Land Lots 1239 and 1282, 21st District, 2nd Section of Bartow County, containing a total
 20 of approximately 1.657 acres as shown on a plat of survey entitled "Survey for Bartow
 21 County" dated November 6, 2007, and prepared by William C. Smith, Georgia Registered
 22 Land Surveyor #1803, of Smith & Smith Land Surveyors P.C. of Cartersville, Georgia,
 23 and being on file in the Offices of the State Properties Commission and presented to the
 24 State Properties Commission for approval, and may be more particularly described on a
 25 plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State
 26 Properties Commission for approval said parcel being a portion of an approximately
 27 9.028 acre tract as described in a 06/02/2004 deed to the State of Georgia from the North

1 Metro Technical Institute Foundation, which is recorded in State Properties Commission
2 records as SPC # 860.08;

3 (3) The Board of Technical and Adult Education, at its meeting of December 6, 2007
4 approved the conveyance of the above described property to the Bartow County Board
5 of Commissioners for use by the County to repair and maintain a new entrance road into
6 the campus of North Metro Technical College from Etowah Drive Acworth, Georgia, to
7 access a new Allied Health and Technology Building under construction at the College,
8 and to become part of the Bartow County road system and maintained by the County for
9 the future;

10 (4) The Bartow County Board of Commissioners is desirous of accepting the conveyance
11 of the above-described property in order to construct and maintain the entrance road to
12 said Allied Health and Technology Building; and

13 WHEREAS:

14 (1) The State of Georgia is the owner of a tract of real property located in Brantley
15 County, Georgia conveyed to the State of Georgia, Georgia Forestry Commission by the
16 Assistant Secretary of the United States Department of Agriculture on March 30, 1955
17 as recorded at the State Properties Commission as RPR number 1396 and is recorded in
18 Brantley County Clerk of Superior Court in Deed Book 17, Pages 430-432;

19 (2) Said property is under the custody of the Georgia Forestry Commission and is a
20 portion of the Dixon Memorial State Forest;

21 (3) Said real property includes a parcel of land lying and being in Land Lots 127-128,
22 9th Land District in Brantley County and containing approximately 41.188 acres as
23 shown on a plat of survey entitled "Survey for Ronnie Griffin," by Harry A. Strickland,
24 Georgia Registered Land Surveyor, and dated September 27, 2006, all being on file in the
25 offices of the State Properties Commission, and may be more particularly described on
26 a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the
27 State Properties Commission for approval;

28 (4) Ronald Griffin has agreed to convey to the State of Georgia several tracts of land in
29 Ware County totaling approximately 41.118 acres of suitable property and additional
30 consideration to the State of three thousand dollars (\$3,000.00), as determined by the
31 State Properties Commission and the Georgia Forestry Commission to be in the best
32 interest of the State, at Dixon Memorial State Forest in Ware County, as described as
33 Tract 1 (described as lot 3 of approximately 6.942 acres), Tract 2 (lots 2 and 1 of
34 approximately 14.884 total acres), Tract 3 (lot 9 of approximately 5.744 acres), Tract 4
35 (approximately 3.590 acres), and Lot 9 of Block 2 (approximately 10.028 acres), on that

1 "Survey for Ronald Griffin dated December 16, 2002" by Walter P. Copeland, Georgia
2 Registered Land Surveyor number 2271;

3 (5) The conveyance of the State's 41.118 acres in Brantley County in exchange for Mr.
4 Griffin's 41.118 acres in Ware County and \$3000.00 would allow the Georgia Forestry
5 Commission to acquire several in-holding tracts of land within the boundary of the Dixon
6 Memorial State Forest to consolidate and prevent future management problems at the
7 Forest;

8 (6) The above described exchange of properties is approved by the Georgia Forestry
9 Commission; and

10 WHEREAS:

11 (1) The State of Georgia is the owner of a certain parcel of real property located in
12 Bulloch County, Georgia;

13 (2) Said real property is all that tract or parcel of land lying and being in the 1547th
14 GMD of Bulloch, County, and containing a total of approximately 1.148 acres fronting
15 Southwest of Georgia Highway No. 67, all as shown on a Plat of Survey prepared by
16 Lamar O. Reddick and dated April 1, 1971, and recorded in Plat Book 10, Page 194,
17 Bulloch County Records, as described on that certain deed of conveyance to the State of
18 Georgia being recorded as Real Property Record Number 5215 and being on file in the
19 offices of the State Properties Commission, and may be more particularly described on
20 a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the
21 State Properties Commission for approval;

22 (3) Said property is under the custody of the Department of Agriculture and was used as
23 a livestock barn and show arena;

24 (4) By letter dated October 12, 2005, the Commissioner of Agriculture declared the
25 property surplus;

26 (5) The above-described property was conveyed to the State of Georgia in June, 1971 by
27 Bulloch County for the consideration of \$1.00;

28 (6) On May 5, 2006, the Governor approved Act 909 (SR 823) authorizing the
29 conveyance to Bulloch County of the property as long as the property is used for public
30 purpose;

31 (7) Bulloch County is desirous of acquiring the above-described property for public
32 purpose or alternately of having the state convey its interest in the property back to the
33 county for purposes of an exchange for other property to be used for public purpose, if
34 such an exchange can be effected and the terms and conditions of which exchange are
35 approved by the State Properties Commission; and

1 WHEREAS:

2 (1) The State of Georgia is the owner of a certain real property located in Cherokee
3 County, Georgia;

4 (2) Said real property is all that tract or parcel of land lying and being in land lots 159
5 of the 14th district, 2nd Section of Cherokee County, and containing a total of
6 approximately 1.50 acres as more particularly described on that certain deed of
7 conveyance to the State of Georgia being recorded as real property record number
8 004616 and being on file in the offices of the State Properties Commission and may be
9 more particularly described on a plat of survey prepared by a Georgia Registered Land
10 Surveyor and presented to the State Properties Commission for approval;

11 (3) Said property is under the custody of the Department of Public Safety and was used
12 as a state patrol post;

13 (4) The Department of Public Safety has relocated the activities performed on the
14 above-described property and has declared the property surplus;

15 (5) The above-described property was conveyed to the state in 1962 by Cherokee County
16 for the consideration of \$1.00 with the provision that if the property ever ceased being
17 used as a state patrol post the property including any improvements would revert;

18 (6) Cherokee County is desirous of having the state convey its interest in the property
19 back to the County.

20 WHEREAS:

21 (1) The State of Georgia is the owner of two certain parcels of real property totaling 3.87
22 acres located in Douglas County, Georgia;

23 (2) Said first parcel of such real property is all that parcel described as Parcel A ("the
24 lease area") of land lying and being in land lots No. 48 of the 1st land district, 2nd section
25 of Douglas County containing a total of approximately 1.76 acres as shown on a plat of
26 survey entitled "Site of Project No DTAE-213, Parcel A Charter School Site, West
27 Central Technical College" (hereinafter known as "Parcel A" or "the lease area") dated
28 June 8, 2007, and prepared by Paul B. Cannon, Georgia Registered Land Surveyor #2928,
29 and being on file in the Offices of the State Properties Commission and presented to the
30 State Properties Commission for approval; and said second parcel of such real property
31 is all that parcel described as Parcel C of land lying and being in land lots No. 48 and 49
32 of the 1st land district, 2nd section of Douglas County containing a total of approximately
33 2.12 acres as shown on a plat of survey entitled "Site of Project No DTAE-213, Parcel
34 C Non-Exclusive Easement, West Central Technical College" (hereinafter known as
35 "Parcel C") dated June 8, 2007, and prepared by Paul B. Cannon, Georgia Registered
36 Land Surveyor #2928, and being on file in the Offices of the State Properties

1 Commission, and may be more particularly described on a plat of survey prepared by a
2 Georgia Registered Land Surveyor and presented to the State Properties Commission for
3 approval;

4 (3) The Board of Technical and Adult Education, at its meeting of June 7, 2007 approved
5 the granting of a ground lease for \$1.00 of approximately 2.0 acres to the Douglas County
6 Board of Education for use as a site to construct and operate a Charter School, and at the
7 same meeting that Board approved the granting of an ingress-egress easement for \$1.00
8 on approximately 2.0 acres to the site of the Charter School on the above-described
9 property at the West Central Technical College;

10 (4) At the same meeting the Board approved granting a revocable license over the two
11 parcels of above-described property and such request was approved by the State
12 Properties Commission on July 24, 2007;

13 (5) The Douglas County Board of Education is desirous of leasing the above-described
14 property and being granted an ingress-egress easement in order to construct and operate
15 an approximately 20,000 square foot Career Academy High School joined in a common
16 atrium with an approximately 20,000 square foot new classroom building to be built with
17 2006 Series G General Obligation Bonds for West Central Technical College, allowing
18 students to earn credits toward both a high school diploma and a technical diploma or
19 certificate; and

20 WHEREAS:

21 (1) The State of Georgia is the owner of a certain parcel of real property totaling
22 approximately 0.25 acres (11,040 square feet) located in the City of Atlanta, Fulton
23 County, Georgia;

24 (2) Said 0.25 acre parcel of real property is all that parcel described as lying and being
25 in Land Lot 51 of the 14th District of Fulton County, also described as 201 Courtland
26 Street at the intersection of the north right-of-way of a street formerly known as Cain
27 Street (now known as International Boulevard) and the east right-of-way of Courtland
28 Street, containing a total of approximately 0.25 acres, which is a portion of property
29 known as 201- 215, and 217-223 Courtland Street and 207 International Boulevard in
30 Atlanta, Fulton County, as recorded in State Properties Commission Real Property
31 Record # 7454, and under the custody and control of the Department of Labor; and being
32 described on a survey on file in the Offices of the State Properties Commission and may
33 be more particularly described on a plat of survey prepared by a Georgia Registered Land
34 Surveyor and presented to the State Properties Commission for approval;

35 (3) Said parcel has been leased to various entities since 1971, most recently as recorded
36 in Deed Book 5533, Page 24 of the Superior Court Clerk of Fulton County records, since

1 December 3, 2002, leased to KenKam LLC as Lessee/Tenant for a period of 10 years, to
2 expire on December 31, 2012 with an option to extend the lease until December 31, 2017;

3 (4) Lessee has requested a longer lease term in order to make investments and
4 improvements that are necessary to successfully operate the leased property as a
5 restaurant, and to improve the State's long-term value in this property;

6 (5) The Commissioner of Labor in a letter dated February 1, 2008, did not object to an
7 extension of the lease term;

8 (6) It is recommended that the extension of the lease expire on December 31, 2039, so
9 long as the value of the lease is reappraised to a current fair market value prior to
10 execution of the lease and that the lease is subject to an annual increase to be determined
11 by the State Properties Commission; and

12 WHEREAS:

13 (1) The State of Georgia is the owner of a certain parcel of real property totaling 3.0
14 acres located in Jefferson County, Georgia;

15 (2) Said parcel of such real property is all that parcel described as lying and being in
16 GMD No. 78 of Jefferson County, containing a total of approximately 3.0 acres as shown
17 on a plat of survey entitled "Jefferson County Heath Sciences Center" dated April 4,
18 2006, and prepared by Alfred D. Bellew, Georgia Registered Land Surveyor #2255, of
19 Bellew Surveyors, and being on file in the Offices of the State Properties Commission
20 and may be more particularly described on a plat of survey prepared by a Georgia
21 Registered Land Surveyor and presented to the State Properties Commission for
22 approval;

23 (3) The Board of Technical and Adult Education, at its meeting of August 3, 2006
24 approved the granting of a 20-year ground lease of approximately 3.0 acres to the
25 Jefferson County Board of Commissioners for use by the County as a site to construct
26 under terms of a community block grant from the Georgia Department of Community
27 Affairs (DCA) and operate a Health/Sciences Center at the Louisville, Georgia campus
28 of Sandersville Technical College;

29 (4) The Jefferson County Board of Commissioners is desirous of leasing the
30 above-described property in order to construct and operate said Health/Sciences Center;
31 and

32
33 WHEREAS:

34 (1) The State of Georgia is the owner of a certain parcel of real property located in
35 Jefferson County, Georgia;

- 1 (2) Said real property is all those two (2) tracts or parcels of land lying and being in the
2 83rd GMD of Jefferson County consisting of 1.0 of one acre more or less and being
3 Parcel C as more particularly described on a plat of survey dated May 6- June 4, 1982 and
4 prepared by H. P. Tompkins, Jr., Georgia Registered Land Surveyor, and being recorded
5 in the office of the Clerk of the Superior Court of said County in Plat Book 1, page 155;
6 and of a 0.45 acre more or less parcel being described as recorded in Deed Book 64,
7 Folio 547 and re-surveyed as 0.402 acres (Parcel B) on the same Tompkins survey of
8 1982, and being on file in the offices of the State Properties Commission, and may be
9 more particularly described on a plat of survey prepared by a Georgia Registered Land
10 Surveyor and presented to the State Properties Commission for approval;
- 11 (3) Said property is under the custody of the Georgia Forestry Commission and is a
12 portion of the former tower, office and truck shed site, which has recently been replaced
13 by a new combined office serving Jefferson and Glascock Counties on approximately
14 3.63 acres of land donated by Jefferson County;
- 15 (4) The former office site consists of 3 parcels totaling approximately 1.85 acres donated
16 to the State of Georgia, and was resurveyed in the above-referenced 1982 survey as
17 approximately 1.74 acres, those 3 parcels being the above-referenced two Parcels B and
18 C, and a third parcel of approximately 0.40 acres (recorded in Deed Book 3-0, Pages
19 435-436) which contains the Jefferson Fire Tower, as resurveyed on the above-referenced
20 1982 survey and designated on that survey as Parcel A of approximately 0.338 acres;
- 21 (5) The Georgia Forestry Commission is desirous of retaining the fire tower known as
22 the Jefferson Fire Tower and the land on which it is situated (referred to as Parcel A,
23 above), having reached an agreement with the County for the County to fully maintain
24 the tower and pay for all utilities in exchange for the County's right to retain their
25 communications antenna on the Jefferson Fire Tower;
- 26 (6) The Forestry Commission has no further need for the former office and truck shed
27 or land on which it is located, and has requested in a Resolution dated April 6, 2006, that
28 Parcel B (0.402 acres on the referenced survey) and Parcel C (1.0 acres on the same
29 survey) be conveyed to Jefferson County;
- 30 (7) Jefferson County is desirous of accepting the conveyance of the above described
31 Parcels B and C, and the County approved in its resolution dated October 11, 2005, the
32 acquisition of that property;
- 33 (8) The Georgia Forestry Commission and the Jefferson County Board of
34 Commissioners entered into an Agreement on April 17, 2006, commemorating such
35 maintenance by the County of the tower, grounds, and parking area and utilities of the
36 Jefferson Fire Tower and Pump/Well house on Parcel A; and

1 WHEREAS:

2 (1) The State of Georgia is the owner of a certain parcel of real property located in
3 Lowndes County Georgia;

4 (2) Said real property is an approximately 1.42 acre parcel being further described in
5 that "Plat of Survey for Lowndes County dated 1/29/08 by Georgia Registered Land
6 Surveyor #2940", may be more particularly described on a plat of survey prepared by a
7 Georgia Registered Land Surveyor and presented to the State Properties Commission for
8 approval;

9 (3) Said property is under the custody of the Georgia Forestry Commission and is a
10 portion of that approximately 10.7 acre Lowndes County Forestry Unit which was
11 donated to the State of Georgia on December 18, 1957 by Lowndes County, lying and
12 being in Land Lot 197, 11th Land District of Lowndes County, and recorded in the
13 offices of the State Properties Commission as RPR # 877;

14 (4) The Georgia Forestry Commission has no planned use or need for said 1.42 acre
15 property in conjunction with the operation of the Unit;

16 (5) Lowndes County Board of Commissioners has requested that the above described
17 property be conveyed to the Lowndes County Board of Commissioners for construction
18 by the Lowndes County Fire and Rescue Headquarters of a "Burn Building" for
19 firefighter training;

20 (6) Said "Burn Building" would further enhance Georgia Forestry Commission's (GFC)
21 cooperative fire control efforts within the County, and GFC has no objection to the above
22 described property being conveyed to Lowndes County for public purpose;

23 (7) Georgia Forestry Commission by resolution dated October 17, 2006, approved the
24 conveyance of the 1.42 acre parcel to Lowndes County as a "Burn Building" for the
25 public purpose of firefighter training, and the County agreed to pay one half of the annual
26 salary of the Lowndes County Fire Tower Operator through July 1, 2009; and

27 WHEREAS:

28 (1) The State of Georgia is the owner of a certain parcel of real property located in
29 Mitchell County, Georgia;

30 (2) Said real property is all of those tracts or parcels of land lying and being in Land Lot
31 267 and Land Lot 268, of the 10th Land District of Mitchell County, in the City of
32 Pelham, and containing a total of approximately 7.8 acres and may be more particularly
33 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
34 presented to the State Properties Commission for approval;

35 (3) Said property is under the custody of the Department of Agriculture and has been
36 used as a farmers market;

1 (4) By letter dated January 9, 2008, the Commissioner of Agriculture declared the
2 property surplus and no longer necessary for the operations of that Department's
3 Marketing Division;

4 (5) The State Properties Commission recommends that the improved property may be
5 sold by competitive bid, or if Mitchell County is desirous of acquiring the
6 above-described property that the property may be sold to that County at fair market
7 value; and

8 WHEREAS:

9 (1) The State of Georgia is the owner of a certain tract of real property located in Troup
10 County, Georgia;

11 (2) Said real property is a portion of that tract of land lying and being in land lots 123,
12 124, 125, 160, 161, 162, 163, 164, 165, 181, 182, 183, 186, 187, 221, 222, and 223 of
13 the 5th Land District of Troup County, Georgia and containing approximately 166.9 acres
14 as shown on a plat of survey entitled "State of Georgia Department of Transportation
15 Right of Way Map Project CSNHS-0008-001(232)", dated February 19, 2007 and
16 prepared by Jordan Jones & Goulding, as highlighted in yellow for conveyance of
17 approximately 165.1 acres and as highlighted for the granting of an easement on several
18 parcels totaling approximately 1.81 acres and being on file in the offices of the State
19 Properties Commission and may be more particularly described on a plat of survey
20 prepared by a Georgia Registered Land Surveyor and presented to the State Properties
21 Commission for approval;

22 (3) Said property is near a proposed the economic development project site in
23 conjunction with the Kia Automobile Company;

24 (4) Said property is designed to be a proposed Georgia Department of Transportation
25 (GDOT) Interstate 85 interchange to be owned and operated by GDOT, and GDOT
26 requested conveyance of approximately 165.1 acres and easements on approximately
27 1.81 acres to construct and maintain such interchange.

28 NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE GENERAL
29 ASSEMBLY OF GEORGIA:

SECTION 8.

That the above-described approximately 41.188 acre parcel of State of Georgia property may be conveyed to Ronald Griffin in exchange for several parcels owned by Mr. Griffin totaling approximately 41.188 acres of real property within the boundary of Dixon Memorial State Forest and additional consideration of \$3,000.00 from Mr. Griffin to the state, as approved by the State Forestry Commission, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 9.

That the authorization in this resolution to convey the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 10.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 11.

That the deed of conveyance shall be recorded by the grantee in the Superior Court of Brantley County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 12.

That custody of the above-described properties shall remain in the State Forestry Commission until the property is conveyed.

ARTICLE III**SECTION 13.**

That the State of Georgia is the owner of the above-described real property in Bulloch County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 14.

That the above-described property including any improvements may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to Bulloch County for a consideration of \$10.00 so long as the property is used for public purpose or alternately for purposes of an exchange for other property to be used

1 for public purpose, if such an exchange can be effected and terms and conditions of such
2 exchange are approved by staff of the State Properties Commission; and such further
3 consideration and provisions as the State Properties Commission shall in its discretion
4 determine to be in the best interest of the State of Georgia.

5 **SECTION 15.**

6 That the authorization in this resolution to convey the above-described property shall expire
7 three years after the date that this resolution becomes effective.

8 **SECTION 16.**

9 That the State Properties Commission is authorized and empowered to do all acts and things
10 necessary and proper to effect such conveyance.

11 **SECTION 17.**

12 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
13 Bulloch County and a recorded copy shall be forwarded to the State Properties Commission.

14 **SECTION 18.**

15 That custody of the above-described property shall remain in the Department of Agriculture
16 until the property is conveyed.

17 **ARTICLE IV.**

18 **SECTION 19.**

19 That the State of Georgia is the owner of the above-described real property in Cherokee
20 County and that in all matters relating to the conveyance of the real property the State of
21 Georgia is acting by and through its State Properties Commission.

22 **SECTION 20.**

23 That the above-described real property may be conveyed by appropriate instrument by the
24 State of Georgia, acting by and through its State Properties Commission, to Cherokee County
25 for a consideration of \$10.00, and such further consideration and provisions as the State
26 Properties Commission shall in its discretion determine to be in the best interest of the State
27 of Georgia.

SECTION 21.

That the authorization in this resolution to convey the above-described property shall expire three years after the date that this resolution becomes effective.

SECTION 22.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 23.

That the deed of conveyance shall be recorded by the grantee in the Superior Court of Cherokee County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 24.

That custody of the above-described property shall remain in the Department of Public Safety until the property is conveyed.

ARTICLE V.**SECTION 25.**

That the State of Georgia is the owner of the above-described real property in Douglas County and that in all matters relating to the leasing of the approximately 1.76 acres of real property and to the granting of an easement on the easement area of approximately 2.12 acres, the State of Georgia is acting by and through its State Properties Commission.

SECTION 26.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to lease the above-described real property to the Douglas County Board of Education for a period of 25 years for a consideration of \$10.00 per year to construct and maintain a Charter School on the above-described property at the West Central Technical College, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 27.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such lease.

SECTION 28.

That the lease shall be recorded by the lessee in the Superior Court of Douglas County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 29.

That the authorization to lease the above-described property to the Douglas County Board of Education shall expire three years after the date that this resolution becomes effective.

SECTION 30.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to grant to the Douglas County Board of Education, or its successors and assigns, a nonexclusive easement for ingress-egress to construct and maintain a Charter School on the above-described property at the West Central Technical College.

SECTION 31.

That the State of Georgia is the owner of the above-described approximately 2.12 acre parcel of real property in Douglas County on the above-referenced survey hereinafter referred to as the "easement area," and the property is in the custody of the Department of Technical and Adult Education and that, in all matters relating to the easement area, the State of Georgia is acting by and through its State Properties Commission.

SECTION 32.

That the State of Georgia, acting by and through its State Properties Commission, may grant to the Douglas County Board of Education, or its successors and assigns, a nonexclusive easement on that portion of land and that portion only on the above-described survey as the "easement area" for the construction, operation, and maintenance of ingress and egress in, on, over, under, upon, across, or through the easement area for the purpose of constructing, erecting, installing, maintaining, repairing, replacing, inspecting, and operating ingress and egress together with the right of ingress and egress over adjacent land of the State of Georgia as may be reasonably necessary to accomplish the aforesaid purposes; and may be more particularly described by a plat of survey prepared by a Georgia Registered Land Surveyor and presented to the State Properties Commission for approval.

SECTION 33.

That the above-described premises shall be used solely for the purpose of planning, constructing, erecting, installing, maintaining, repairing, replacing, inspecting, and operating said ingress and egress.

SECTION 34.

That the Douglas County Board of Education shall have the right to remove or cause to be removed from said easement area only such trees and bushes as may be reasonably necessary for the proper construction, operation, and maintenance of said ingress and egress.

SECTION 35.

That, after the Douglas County Board of Education has put into use the ingress and egress for which this easement is granted, a subsequent abandonment of the use thereof shall cause a reversion to the State of Georgia, or its successors and assigns, of all the rights, title, privileges, powers, and easement granted herein. Upon abandonment, the Douglas County Board of Education, or its successors and assigns, shall have the option of removing its facilities from the easement area or leaving the same in place, in which event the facility shall become the property of the State of Georgia, or its successors and assigns.

SECTION 36.

That no title shall be conveyed to the Douglas County Board of Education, and, except as herein specifically granted to the Douglas County Board of Education, all rights, title, and interest in and to said easement area is reserved in the State of Georgia, which may make any use of said easement area not inconsistent with or detrimental to the rights, privileges, and interest granted to the Douglas County Board of Education.

SECTION 37.

That this resolution does not affect and is not intended to affect any rights, powers, interest, or liability of the Department of Transportation with respect to the state highway system, or of a county with respect to the county road system or of a municipality with respect to the city street system. Grantee shall obtain any and all other required permits from the appropriate governmental agencies as are necessary for its lawful use of the easement area or public highway right of way and comply with all applicable state and federal environmental statutes in its use of the easement area.

SECTION 38.

That if the State of Georgia, acting by and through its State Properties Commission, determines that any or all of the facilities placed on the easement area should be removed or relocated to an alternate site on state owned land in order to avoid interference with the state's use or intended use of the easement area, it may grant a substantially equivalent nonexclusive easement to allow placement of the removed or relocated facilities across the alternate site, under such terms and conditions as the State Properties Commission shall in its discretion

1 determine to be in the best interests of the State of Georgia, and the Douglas County Board
2 of Education shall remove or relocate its facilities to the alternate easement area at its sole
3 cost and expense, unless the State Properties Commission determines that the requested
4 removal or relocation is to be for the sole benefit of the State of Georgia and approves
5 payment by the State of Georgia of all or a portion of such actual cost and expense, not to
6 exceed by 20 percent the amount of a written estimate provided by the Douglas County
7 Board of Education. Upon written request, the State Properties Commission, in its sole
8 discretion, may permit the relocation of the facilities to an alternate site on state owned land
9 so long as the removal and relocation is paid by the party or parties requesting such removal
10 and at no cost and expense to the State of Georgia.

11 **SECTION 39.**

12 That the easement granted to the Douglas County Board of Education shall contain such
13 other reasonable terms, conditions, and covenants as the State Properties Commission shall
14 deem in the best interest of the State of Georgia and that the State Properties Commission is
15 authorized to use a more accurate description of the easement area, so long as the description
16 utilized by the State Properties Commission describes the same easement area herein granted.

17 **SECTION 40.**

18 That the consideration for such easement shall be \$10.00 and such further consideration and
19 provisions as the State Properties Commission may determine to be in the best interest of the
20 State of Georgia.

21 **SECTION 41.**

22 That this grant of easement shall be recorded by the grantee in the Superior Court of Douglas
23 County and a recorded copy shall be forwarded to the State Properties Commission.

24 **SECTION 42.**

25 That the authorization in this resolution to grant the above-described easement to the Douglas
26 County Board of Education shall expire three years after the date that this resolution becomes
27 effective.

28 **SECTION 43.**

29 That the State Properties Commission is authorized and empowered to do all acts and things
30 necessary and proper to effect the grant of the easement area.

1 ARTICLE VI

2 SECTION 44.

3 That the State of Georgia is the owner of the above-described real property in Fulton County,
4 City of Atlanta, and that in all matters relating to the leasing of the approximately 0.25 acres
5 of real property the State of Georgia is acting by and through its State Properties
6 Commission.

7 SECTION 45.

8 That the State of Georgia, acting by and through the State Properties Commission, is
9 authorized to lease the above-described real property to KenKam, LLC for a period of 31
10 years until December 31, 2039, for a consideration of the current fair market value, thereafter
11 increasing at an annual rate to be determined by the State Properties Commission to the end
12 of the lease term to improve, maintain, and operate under all other appropriate terms of a
13 lease of 201 Courtland Street; and such further terms and conditions as determined by the
14 State Properties Commission to be in the best interest of the State of Georgia.

15 SECTION 46.

16 That the State Properties Commission is authorized and empowered to do all acts and things
17 necessary and proper to effect such lease.

18 SECTION 47.

19 That the lease shall be recorded by the lessee in the Superior Court of Fulton County and a
20 recorded copy shall be forwarded to the State Properties Commission.

21 SECTION 48.

22 That the authorization to lease the above-described property to KenKam, LLC shall expire
23 three years after the date that this resolution becomes effective.

24 ARTICLE VII

25 SECTION 49.

26 That the State of Georgia is the owner of the above-described real property in Jefferson
27 County and that in all matters relating to the leasing of approximately 3.0 acres of real
28 property the State of Georgia is acting by and through its State Properties Commission.

SECTION 50.

1
2 That the State of Georgia, acting by and through the State Properties Commission, is
3 authorized to lease the above-described real property to the Jefferson County Board of
4 Commissioners for a period of 20 years for a consideration of \$10.00 per year to construct
5 and maintain under terms of a community block grant from the Georgia Department of
6 Community Affairs (DCA) and operate a Health/Sciences Center at the Louisville, Georgia
7 campus of Sandersville Technical College; and such further terms and conditions as
8 determined by the State Properties Commission to be in the best interest of the State of
9 Georgia.

SECTION 51.

10
11 That the State Properties Commission is authorized and empowered to do all acts and things
12 necessary and proper to effect such lease.

SECTION 52.

13
14 That the lease shall be recorded by the lessee in the Superior Court of Jefferson County and
15 a recorded copy shall be forwarded to the State Properties Commission.

SECTION 53.

16
17 That the authorization to lease the above-described property to the Jefferson County Board
18 of Commissioners shall expire three years after the date that this resolution becomes
19 effective.

ARTICLE VIII**SECTION 54.**

20
21
22 That the State of Georgia is the owner of the above-described real property in Jefferson
23 County and that in all matters relating to the conveyance of the real property the State of
24 Georgia is acting by and through its State Properties Commission.

SECTION 55.

25
26 That the above-described approximately 1.0 acre parcel (Parcel C) and approximately 0.45
27 acre parcel (Parcel B) of real property may be conveyed by appropriate instrument to
28 Jefferson County for a consideration of \$10.00, so long as the property is used for public
29 purpose and such further consideration and provisions as the State Properties Commission
30 shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 56.

That the authorization in this resolution to convey the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 57.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 58.

That the deed of conveyance shall be recorded by the grantee in the Superior Court of Jefferson County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 59.

That custody of the above-described properties shall remain in the State Forestry Commission until the property is conveyed.

ARTICLE IX**SECTION 60.**

That the State of Georgia is the owner of the above-described real property in Lowndes County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 61.

That all or a portion of the above-described approximately 1.42 acre parcel of property may be conveyed by appropriate instrument to the Lowndes County Board of Commissioners for a consideration of \$10.00, so long as the property is used for public purpose and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 62.

That the authorization in this resolution to sell the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 63.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such sale.

SECTION 64.

That the deed of conveyance shall be recorded by the grantee in the Superior Court of Lowndes County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 65.

That custody of the above-described properties shall remain in the State Forestry Commission until the property is conveyed.

ARTICLE X**SECTION 66.**

That the State of Georgia is the owner of the above-described real property in Mitchell County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 67.

That the above-described real property may be sold by the State of Georgia, acting by and through its State Properties Commission, by competitive bid for a consideration of not less than the fair market value, as determined by the State Properties Commission to be in the best interest of the State of Georgia, or that the above-described real property may be sold to a city, county, school board, or other local public entity which shall include development authorities for not less than the fair market value, as determined to be in the best interest of the State of Georgia by the State Properties Commission without the necessity of competitive bid, and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 68.

That the authorization in this resolution to sell the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 69.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance.

SECTION 70.

That the deed or deeds of conveyance and easement or easements shall be recorded by the grantee in the Superior Court of Mitchell County and a recorded copy shall be forwarded to the State Properties Commission.

SECTION 71.

That custody of the above-described properties shall remain in the Department of Agriculture until the property is conveyed.

ARTICLE XI**SECTION 72.**

That the State of Georgia is the owner of the above-described real property in Troup County and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

SECTION 73.

That approximately 165.1 acres of the above-described parcels of property may be conveyed by the State of Georgia, acting by and through its State Properties Commission, to the Georgia Department of Transportation for a consideration of \$10.00 as determined to be in the best interest of the State of Georgia by the State Properties Commission and that an easement or easements over approximately 1.81 acres of the above-described parcels of property may be granted by the State of Georgia, acting by and through its State Properties Commission for a consideration of \$10.00 as determined to be in the best interest of the State of Georgia by the State Properties Commission and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 74.

That the authorization in this resolution to convey the above-described real property shall expire three years after the date that this resolution becomes effective.

SECTION 75.

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such conveyance and easement.

SECTION 76.

1

2 That the deed or deeds of conveyance and easement or easements shall be recorded by the
3 grantee in the Superior Court of Troup County and a recorded copy shall be forwarded to the
4 State Properties Commission.

SECTION 77.

5

6 That custody of the above-described properties shall remain in the Department of Economic
7 Development until the property is conveyed.

ARTICLE XII

8

SECTION 78.

9

10 That this resolution shall become effective as law upon its approval by the Governor or upon
11 its becoming law without such approval.

ARTICLE XIII

12

SECTION 79.

13

14 That all laws and parts of laws in conflict with this resolution are repealed.