

Senate Resolution 266

By: Senators Jeffares of the 17th, Harbison of the 15th, Albers of the 56th and Kennedy of the 18th

A RESOLUTION

1 Authorizing the conveyance of certain state owned real property located in Appling County;
 2 authorizing the conveyance of certain state owned real property located in Cherokee County;
 3 authorizing the conveyance of certain state owned real property located in Douglas County;
 4 authorizing the leasing of certain state owned real properties located in Fulton County;
 5 authorizing the ground lease of certain state owned real property located in Gordon County;
 6 authorizing the leasing of certain state owned real property located in Meriwether County;
 7 authorizing the leasing of certain state owned real property located in Monroe County;
 8 authorizing the conveyance of a real property interest in Paulding County; authorizing the
 9 leasing of certain state owned real property located in Troup County; authorizing the
 10 conveyance of certain state owned real property located in Upson County; to provide an
 11 effective date; to repeal conflicting laws; and for other purposes.

12 WHEREAS:

13 (1) The State of Georgia is the owner of a certain parcel of real property located in
 14 Appling County, Georgia; and

15 (2) Said real property is all that parcel or tract being approximately 49.77 acres of state
 16 property lying and being in Land Lots 331 and 342, 2nd Land District, Appling County,
 17 Georgia, acquired by virtue of General Warranty Deed between Appling County,
 18 Georgia, as the Grantor, and the State of Georgia as the Grantee, dated January 29, 1997,
 19 for consideration of \$10.00 as recorded in Deed Book 299, Pages 460-474 in the Office
 20 of the Clerk of Superior Court of Appling County, Georgia, and being on file in the
 21 offices of the State Properties Commission inventoried as Real Property Record (RPR)
 22 # 08975, and accompanying plat recorded in Plat Book 14, Page 14 in the Office of the
 23 Clerk of the Superior Court of Appling County, Georgia, and being on file in the offices
 24 of the State Properties Commission; and

25 (3) Said property is under the custody of the Technical College System of Georgia as the
 26 former site of Altamaha Technical College; and

27 (4) By letter of January 23, 2014, the chairman of the Development Authority of Appling
28 County requested that 0.44 acres of the property be conveyed to the Authority when
29 surplus to the State's use, for the widening of U. S. Highway 341; and

30 (5) By resolution dated February 6, 2014, the Technical College System of Georgia
31 declared the 0.44 acres of real property surplus to its current and future needs, and
32 resolved to surplus the above described property so that Appling County could improve
33 U.S. Highway 341; and

34 WHEREAS:

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

37 (2) Said property is all that parcel or tract being approximately 1,956.48 acres of state
38 property lying and being in Land Lots 160, 161, 199, 200, 233, 234, 271, and 276 of the
39 3rd and 4th Land District, 2nd Section, Cherokee County, Georgia acquired by virtue of
40 Limited Warranty Deed between Georgia Power Company as the Grantor and the State
41 of Georgia as the Grantee, dated February 5, 2010, for consideration of \$10.00 as
42 recorded in Deed Book 10924, Page 185 in the Office of the Clerk of Superior Court of
43 Cherokee County, Georgia and being on file in the offices of the State Properties
44 Commission inventoried as Real Property Record (RPR) # 010756, and accompanying
45 Plat recorded in Plat Book 185, Page 191 in the Office of the Clerk of Superior Court of
46 Cherokee County, Georgia, and being on file in the offices of the State Properties
47 Commission; and

48 (3) Said property is under the custody of the Georgia Department of Natural Resources;
49 and

50 (4) By letter of February 15, 2013, the Georgia Department of Transportation requested
51 that approximately 8.9 acres of the property be conveyed in fee simple and a
52 nonexclusive easement of approximately 0.09 of an acre be conveyed to the Georgia
53 Department of Transportation for bridge replacement and realignment of SR 372 at
54 Etowah River GDOT Project: P.I. No.: 642400; and

55 (5) By resolution dated January 31, 2014, the Department of Natural Resources declared
56 the 8.9 acres of real property surplus to its current and future needs, and resolved to
57 surplus the above described property and support the granting of an easement of 0.09
58 acres so that the Department of Transportation could improve SR 372; and

59 WHEREAS:

60 (1) The State of Georgia is the owner of a certain parcel of real property located in
61 Douglas County, Georgia; and

62 (2) Said property is all that parcel or tract being approximately 0.81 of an acre lying and
63 being in Land Lot 48 of the 1st District, Douglas County, Georgia, acquired by virtue of
64 General Warranty Deed between First Baptist Church of Douglasville, Inc., as the grantor
65 and the State of Georgia as the grantee, dated August 11, 1993, for consideration of
66 \$646,000.00, as recorded in Deed Book 828, Page 596 in the Office of the Clerk of
67 Superior Court of Douglas County, Georgia, and being on file in the offices of the State
68 Properties Commission inventoried as Real Property Record (RPR) # 008470, and
69 accompanying plat recorded in the Office of the Clerk of the Superior Court of Douglas
70 County, Georgia and being on file in the offices of the State Properties Commission; and
71 (3) Said property is under the custody of the Technical College System of Georgia; and
72 (4) By resolution dated November 5, 1998, the Technical College System of Georgia
73 declared the 0.81 of an acre of real property surplus to its current and future needs and
74 resolved to surplus the above described property to Douglas County, Georgia, in order
75 for the county to realign Timber Ridge Road; and

76 WHEREAS:

77 (1) The State of Georgia intends to purchase from the Georgia United Credit Union a
78 certain parcel of improved real property located at 400 Whitehall Street S.W., Atlanta,
79 in Fulton County, Georgia; and
80 (2) Said property will be the future site of the Department of Driver Services Center; and
81 (3) Upon the state's purchase of the property, said property will be in the custody of the
82 Department of Driver Services and will be used as the site for the Department of Driver
83 Services Center; and
84 (4) Subsequent to the state's purchase of the property, the Georgia United Credit Union
85 is desirous of leasing approximately 3,000 square feet, including 20 parking spaces, for
86 use as a financial office and ATM location for a term of five years with two five-year
87 options at an annual rental amount of \$42,000.00, or \$14 per square foot, said rental
88 amount being subject to an escalation of 2.5% annually; and
89 (5) The Department of Driver Services has no objection to the leasing of the above
90 described property; and

91 WHEREAS:

92 (1) The State of Georgia is the owner of certain parcels of real property known as the
93 Geo. L. Smith II Georgia World Congress Center, located in Fulton County, Georgia; and
94 (2) Said property is all that tract consisting of three parcels of land (lease area) lying and
95 being in Land Lots 78, 82, 83, and 84 of the 14th Land District of Fulton County
96 containing approximately 4.5 acres designated as Parking Decks 1 and 2 and event

97 product storage, the boundaries of which are described: in yellow highlighting on a
98 drawing entitled Parking Deck 1 - Lease Legislation Exhibit 1.4602 acres, last revised
99 November 10, 2014; in red highlighting on a drawing entitled Atlanta NSP Site; and as
100 that 0.206 acres described or shown in Exhibit A to that Revocable License Agreement
101 dated January 20, 2014, and inventoried in the State Properties Commission as Real
102 Property Record (RPR) # 11340; said descriptions and records are on file in the offices
103 of the State Properties Commission and may be more particularly described on a plat of
104 survey prepared by a Georgia registered land surveyor and presented to the State
105 Properties Commission for approval; and

106 (3) The above described real property comprises a portion of the Georgia World
107 Congress Center campus which is in the custody of the Department of Economic
108 Development and managed by the Geo. L. Smith II Georgia World Congress Center
109 Authority (the authority) through that certain management agreement dated April 8, 1974,
110 as subsequently amended; and

111 (4) The Department of Economic Development, by and through the authority, desires the
112 state to ground lease to the authority the lease area for a term of forty years with two
113 renewal options of five years each, provided that specified stipulations and terms and
114 conditions may be imposed as the State Properties Commission may determine to be in
115 the best interest of the State of Georgia; and

116 (5) The Department of Economic Development, by and through the authority, also
117 requests the granting of nonexclusive permanent utility, access, and service easements
118 on or through the lease area or such appurtenant easements for the term of the ground
119 lease, which said easements may be more particularly described on plats of survey
120 prepared by a Georgia registered land surveyor and presented to the State Properties
121 Commission for approval; and

122 WHEREAS:

123 (1) The State of Georgia is the owner of a certain parcel of real property located in
124 Gordon County, Georgia; and

125 (2) Said property is all that parcel or tract being approximately 204 acres lying and being
126 in Land Lots 124 and 125, 14th District, 3rd Section, Gordon County, Georgia, acquired
127 by virtue of Warranty Deed between New Echota-Cherokee Foundation, Inc., as the
128 grantor and the State of Georgia as the grantee, dated November 9, 1956, as recorded in
129 Deed Book 38, Page 103 in the Office of the Clerk of Superior Court of Gordon County,
130 Georgia, and being on file in the offices of the State Properties Commission inventoried
131 as Real Property Record (RPR) # 00698; and

132 (3) The Calhoun Elks Home, Inc. previously leased an approximately 20.1 acre area of
133 the above described property beginning on May 6, 1969, for a 20 year period and leased
134 the same area for another 20 year period from May 6, 1989; and

135 (4) It was recognized by the General Assembly in 2009, Act 96 (S.R. 294) that State
136 Route 225 on the southern boundary of the Calhoun Elks Home Inc.'s lease area is a
137 dangerous road leading to an unsafe bridge at Highway 225 and the Coosawatee River
138 in Gordon County, and the General Assembly authorized an easement to Georgia
139 Department of Transportation for the Project PI 631570 for the realignment and repair
140 of the unsafe bridge and a lease to the Calhoun Elks Home, Inc., of up to 14.6 acres for
141 a period of ten years; and

142 (5) It has since been determined the area of the above described real property to be
143 leased to the Calhoun Elks Home, Inc., will be approximately 12 acres, and the
144 consideration for the remainder of the ten year lease term is requested to be \$650.00
145 annually; and

146 (6) The Calhoun Elks Home, Inc., is desirous of leasing the above described lease area
147 in order to continue operation of a golf course; and

148 WHEREAS:

149 (1) The State of Georgia is the owner of a certain parcel of real property located in
150 Meriwether County, Georgia; and

151 (2) Said real property is approximately 912.295 acres and inventoried as the WARM
152 SPRINGS INSTITUTE FOR REHABILITATION in the Real Property Record (RPR)
153 as BLLIP PROPERTY ID # 72810 as of January 16, 2015; and

154 (3) A portion of said property is a parcel described on a drawing entitled ROOSEVELT
155 WARM SPRINGS INSTITUTE FOR REHABILITATION - GOLF COURSE and
156 consists of approximately 102.48 acres of land lying and being in Meriwether County,
157 said acreage being revised from 55 acres as was previously approved under Act 595 of
158 the 2014 Session of the Georgia General Assembly (SR 788), and which may be more
159 particularly described on a plat of survey prepared by a Georgia Registered Land
160 Surveyor to be presented to the State Properties Commission for approval; and

161 (4) Said property is in the custody of the Georgia Vocational Rehabilitation Agency; and

162 (5) The Georgia Vocational Rehabilitation Services Board, by official action dated
163 March 12, 2014, approved the granting of a ground lease and an access easement on the
164 golf course for ten years to The Warrior Alliance, a 501(c)(3) corporation under the
165 umbrella of the Georgia-based 501(c)(3) non-profit Healthcare Institute for National
166 Renewal and Innovation (HINRI), which would operate the golf course as a vocational
167 rehabilitation training program; and

168 (6) The consideration for the ground lease would be \$10.00 per year of the term and the
169 provision of such training and support services such as golf course construction,
170 engineering, agronomy, golf course maintenance and operation, landscape architecture,
171 horticulture and hospitality management, and such related public purposes and career
172 conversions while restoring, maintaining, and operating the Golf Course; and

173 WHEREAS:

174 (1) The State of Georgia is the owner of a certain parcel of improved real property
175 located in Monroe County, Georgia; and

176 (2) Said real property is all that parcel or tract being approximately 42.085 acres of state
177 property lying and being in Land Lots 182 and 183, 6th Land District, Monroe County,
178 Georgia, acquired by virtue of Quitclaim Deed between the Georgia Building Authority
179 as the Grantor and the State of Georgia as the Grantee, dated July 5, 2007, for
180 consideration of \$1.00 as recorded in Deed Book 1232, Pages 151-156 in the Office of
181 the Clerk of Superior Court of Monroe County, Georgia, and being on file in the offices
182 of the State Properties Commission inventoried as Real Property Record (RPR) # 10322,
183 and accompanying plat recorded in Plat Book 25, Page 220 in the Office of the Clerk of
184 the Superior Court of Monroe County, Georgia; and

185 (3) Said property is in the custody of the Department of Corrections and is located at the
186 Tift College campus headquarters in Forsyth, Monroe County, Georgia.

187 (4) The State of Georgia has leased the 16 square feet of the improved property to
188 Georgia United Credit Union since July 14, 2011, for a consideration of \$600.00
189 annually; and

190 (4) Georgia United Credit Union is desirous of leasing the above described property for
191 a term of ten years for a consideration of \$600.00 per year; and

192 (5) The Department of Corrections has no objection to the leasing of the above described
193 property; and

194 WHEREAS:

195 (1) The State of Georgia is the owner of a certain parcel of real property located in
196 Paulding County, Georgia; and

197 (2) Said real property is all that parcel or tract being approximately 2,848 acres of state
198 property lying and being in the 18th Land District, 3rd Section, consisting of Land Lots
199 246-249, 256-259, 317-323, 325-331, 333-334, 387-405, 459, 461-467, 469-479,
200 535-544, 609-612, and 615, and in the 3rd Land District, 3rd Section, consisting of Land
201 Lots 433-435, 500-504, and 507, said real property acquired by virtue of an Executor's
202 Deed from the Estate I. M. Sheffield, Jr., dated March 21, 1991, for consideration of

203 \$1,951,056.00, as recorded in Deed Book 224, Pages 73-80 and Plat Book 21, Pages
204 23-25 in the Office of the Clerk of Superior Court of Paulding County, Georgia, and
205 being on file in the offices of the State Properties Commission inventoried as Real
206 Property Record (RPR) # 08106; and

207 (3) Said real property is under the custody of the Georgia Department of Natural
208 Resources as the Sheffield Wildlife Management Area; and

209 (4) An appurtenant ingress-egress easement of approximately 0.7 of an acre for
210 pedestrian, vehicular, and utilities use from four members of the Lee family was included
211 in the transaction of the Deed, said easement being in Land Lots 613-614 and 684-685
212 of the 18th District, 3rd Section and in Land Lots 720-721 of the 3rd District, 3rd Section
213 and recorded in Deed Book 224, Pages 81-87, and in Plat Book 21, Page 26, and
214 inventoried in the State Properties Commission as Real Property Record (RPR) #08107;
215 and

216 (5) The Department never used the above described easement and instead used an
217 existing private road, called Lee Road, which crossed Lee family property; and

218 (6) Lee Road needs a culvert repaired, and The Nature Conservancy has a grant to
219 replace the culvert with a bridge which requires that Lee Road be made a public road; and

220 (7) Paulding County intends to dedicate Lee Road as a county road; and

221 (8) On December 2, 2014, the Board of Natural Resources requested that the 0.7 acres
222 easement to the state be conveyed to the Lee family in exchange for the Lee family's
223 conveyance of approximately one acre to Paulding County for dedication of Lee Road
224 as a public road such that the Department of Natural Resources may have permanent
225 improved access to the Sheffield Wildlife Management Area; and

226 WHEREAS:

227 (1) The State of Georgia is the owner of a certain parcel of improved real property
228 located in Troup County, Georgia; and

229 (2) Said real property is all that parcel or tract being approximately 81.806 acres of state
230 property lying and being in Land Lots 178 and 179, 6th Land District, Troup County,
231 Georgia, acquired by virtue of Limited Warranty Deed between Southeast Office
232 Partners, 32, LLC, as the grantor and the State of Georgia as the grantee, dated December
233 16, 2005, for consideration of \$4,200,000.00, as recorded in Deed Book 1303, Pages
234 93-95 in the Office of the Clerk of Superior Court of Troup County, Georgia, and being
235 on file in the offices of the State Properties Commission inventoried as Real Property
236 Record (RPR) # 10173, and accompanying plat recorded in Plat Book 71, Page 128 in the
237 Office of the Clerk of the Superior Court of Troup County, Georgia, and being on file in
238 the offices of the State Properties Commission; and

- 239 (3) Said improved property is in the custody of the Technical College System of Georgia
240 on a portion of the West Georgia Technical College's LaGrange campus; and
241 (4) The Troup County School System is desirous of leasing a 50,377 square foot portion
242 of Building G (formerly known as the Raytheon Building) located on the above described
243 property for use by thINC College and Career Academy as a career academy, for a five
244 year term with one renewal option of five years at an annual rental amount of \$10.00; and
245 (5) The Technical College System of Georgia has no objection to the leasing of the
246 above described property; and

247 WHEREAS:

- 248 (1) The State of Georgia is the owner of a certain parcel of real property located in
249 Upson County, Georgia; and
250 (2) Said real property is comprised of three adjacent tracts consisting of approximately
251 1.13 acres of state property located at 2394 Yatesville Highway in Thomaston, acquired
252 from the Upson County Board of Commissioners for the Georgia Forestry Commission's
253 Upson County Unit lying and being in Land Lot 112 of the 10th District of Upson County
254 and more particularly described as: Tract B of 0.579 acres in a fee simple deed dated
255 January 16, 1960, and recorded in Deed Book 170 Page 14 and inventoried as Real
256 Property Record (RPR) #01368 in the offices of the State Properties Commission and
257 accompanying plat as recorded in Plat Book 2, Page 37 in the Office of the Clerk of
258 Superior Court of Upson County; and Tracts A and C totaling 0.551 acres in a fee simple
259 deed dated December 9, 2002, and recorded in Deed Book 836, Pages 55-56 and
260 inventoried as Real Property Record (RPR) #10757 in the offices of the State Properties
261 Commission and accompanying plat as recorded in Plat Book 26, Page 170 in the Office
262 of the Clerk of Superior Court of Upson County; and which may be more particularly
263 described on an engineered drawing or on a plat of survey prepared by a Georgia
264 Registered Land Surveyor and presented to the State Properties Commission for
265 approval; and
266 (3) The above described property is in the custody of the Georgia Forestry Commission;
267 and
268 (4) The Georgia Forestry Commission has determined by resolution dated May 23, 2012,
269 that the property is surplus to its needs and is available for conveyance to the county; and
270 (5) The Georgia Forestry Commission, in a letter dated November 7, 2014, requested
271 that said property be conveyed to the county for \$10.00, as part of a property exchange
272 and acknowledged the previous conveyance to the State of Georgia of a 5 acre tract from
273 the county in 2010, on which a new Georgia Forestry Commission Upson Unit was
274 constructed; and

275 NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE GENERAL
276 ASSEMBLY OF GEORGIA:

277 **ARTICLE I**
278 **SECTION 1.**

279 That the State of Georgia is the owner of the above described real property in Appling
280 County and that in all matters relating to the conveyance of the real property, the State of
281 Georgia is acting by and through its State Properties Commission.

282 **SECTION 2.**

283 That 0.44 acres of the above described property may be conveyed by appropriate instrument
284 by the State of Georgia, acting by and through its State Properties Commission, to Appling
285 County or to a local government entity for a consideration of \$10.00 so long as the property
286 is used for public purpose and for other consideration and provisions as the State Properties
287 Commission shall in its discretion determine to be in the best interest of the State of Georgia.

288 **SECTION 3.**

289 That the authorization in this resolution to convey the above described property shall expire
290 three years after the date this resolution is enacted into law and approved by the State
291 Properties Commission.

292 **SECTION 4.**

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

295 **SECTION 5.**

296 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
297 Appling County, Georgia, and a recorded copy shall be forwarded to the State Properties
298 Commission.

299 **SECTION 6.**

300 That custody of the above described property shall remain in the Technical College System
301 of Georgia until the property is conveyed.

333 title, privileges, powers, and easement granted herein. Upon abandonment, the grantee, or
334 its successors and assigns, shall have the option of removing its facilities from the easement
335 area or leaving the same in place, in which event those facilities and equipment shall become
336 the property of the State of Georgia, or its successors and assigns.

337 **SECTION 13.**

338 That no title shall be conveyed to the grantee and, except as herein specifically granted in the
339 easement, all rights, title, and interest in and to said easement area is reserved in the State of
340 Georgia, which may make any use of said easement area not inconsistent with or detrimental
341 to the rights, privileges, and interest granted to the Georgia Department of Transportation.

342 **SECTION 14.**

343 That if the State of Georgia, acting by and through its State Properties Commission,
344 determines that in order to avoid interference with the state's use or intended use of an
345 easement area, the easement area should be relocated to an alternate site within state
346 property, it may grant a substantially equivalent nonexclusive easement to an alternate site
347 under such terms and conditions as the State Properties Commission shall in its discretion
348 determine to be in the best interest of the State of Georgia. The grantee shall remove or
349 relocate its facilities to the alternate easement area at its sole cost and expense, unless the
350 State Properties Commission determines that the requested removal or relocation is to be for
351 the sole benefit of the State of Georgia and grantee provides, and the State Properties
352 Commission receives and approves in advance of any construction being commenced, a
353 schedule and written estimate for the cost of such removal and relocation. Upon written
354 request from grantee or any third party, the State Properties Commission, in its sole
355 discretion, may grant a substantially equivalent nonexclusive easement within the property
356 for the relocation of the facilities without cost, expense, or reimbursement from the State of
357 Georgia.

358 **SECTION 15.**

359 That the easement granted shall contain such other reasonable terms, conditions, and
360 covenants as the State Properties Commission shall deem in the best interest of the State of
361 Georgia and that the State Properties Commission is authorized to use a more accurate
362 description of the easement area so long as the description utilized by the State Properties
363 Commission describes the same easement area herein granted.

364 **SECTION 16.**

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

372 **SECTION 17.**

373 That the consideration for the easement shall not be less than \$10.00 and shall be set by the
374 State Properties Commission, and may include such further consideration and provisions as
375 the State Properties Commission may determine to be in the best interest of the State of
376 Georgia.

377 **SECTION 18.**

378 That the grant of easement shall be recorded by the grantee in the Superior Court of
379 Cherokee County, Georgia, and a recorded copy shall be forwarded to the State Properties
380 Commission.

381 **SECTION 19.**

382 That the authorization in this resolution to grant the above described easements shall expire
383 three years after the date this resolution is enacted into law and approved by the State
384 Properties Commission.

385 **SECTION 20.**

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

388 **SECTION 21.**

389 That custody of the above described property shall remain in the Department of Natural
390 Resources until the property is conveyed.

391 ARTICLE III

392 SECTION 22.

393 That the State of Georgia is the owner of the above described real property located in
394 Douglas County and that in all matters relating to the conveyance of the real property, the
395 State of Georgia is acting by and through its State Properties Commission.

396 SECTION 23.

397 That 0.81 of an acre portion of the above described property may be conveyed by appropriate
398 instrument by the State of Georgia, acting by and through its State Properties Commission,
399 to Douglas County, Georgia, or to a local government entity for a consideration of \$10.00
400 so long as the property is used for public purpose and other consideration and provisions as
401 the State Properties Commission shall in its discretion determine to be in the best interest of
402 the State of Georgia.

403 SECTION 24.

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

406 SECTION 25.

407 That the authorization in this resolution to convey 0.81 of an acre of the above described
408 property shall expire three years after the date this resolution is enacted into law and
409 approved by the State Properties Commission.

410 SECTION 26.

411 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
412 Douglas County, Georgia, and a recorded copy shall be forwarded to the State Properties
413 Commission.

414 SECTION 27.

415 That custody of the above described property shall remain in the Technical College System
416 of Georgia until the property is conveyed.

417 ARTICLE IV

418 SECTION 28.

419 That the State of Georgia intends to be the owner of the above described improved real
420 property located in Fulton County and that in all matters relating to the leasing of the real
421 property, the State of Georgia is acting by and through its State Properties Commission.

422 SECTION 29.

423 That the State of Georgia, acting by and through its State Properties Commission, is
424 authorized, upon the acquisition of the property, to lease approximately 3,000 square feet to
425 Georgia United Credit Union for use as a financial office and ATM location for a term of
426 five years with two five-year options at an annual rental amount of \$42,000, or \$14.00 per
427 square foot, said rental amount being subject to an escalation of 2.5% annually, and may
428 include such further terms and conditions as determined by the State Properties Commission
429 to be in the best interest of the State of Georgia.

430 SECTION 30.

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

433 SECTION 31.

434 That the authorization to lease the above described property shall expire three years after the
435 date this resolution becomes effective.

436 ARTICLE V

437 SECTION 32.

438 That the State of Georgia is the owner of the above described parcels of real property
439 identified as the lease area and that in all matters relating to the ground lease of said real
440 property and the granting of easements related thereto, the State of Georgia is acting by and
441 through its State Properties Commission.

442 SECTION 33.

443 That the State of Georgia, acting by and through the State Properties Commission, is
444 authorized to ground lease to the authority the lease area for a term of forty years, with two
445 renewal options of five years each, for the consideration of \$10.00 and such further

446 consideration, terms, and conditions as determined by the State Properties Commission in
447 its discretion to be in the best interest of the State of Georgia.

448 **SECTION 34.**

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

451 **SECTION 35.**

452 That the ground lease shall be recorded by the lessee in the Superior Court of Fulton County,
453 Georgia, and a recorded copy shall be forwarded to the State Properties Commission.

454 **SECTION 36.**

455 That the authorization to ground lease the above described property to the authority shall
456 expire three years after the date that this resolution becomes effective.

457 **SECTION 37.**

458 That the State of Georgia, acting by and through its State Properties Commission, may grant
459 to various utility companies or entities nonexclusive permanent easements or appurtenant
460 easements on or through the lease area for access or utilities or related uses related to
461 construction, operation, and maintenance thereof. Said easement areas shall be particularly
462 described by respective plats of survey prepared by a Georgia registered land surveyor and
463 presented to the State Properties Commission for approval.

464 **SECTION 38.**

465 That the various grantees, their successors or assigns, shall have the right to remove or cause
466 to be removed from said easement areas only such trees and bushes as and when approved
467 by the authority and as may be reasonably necessary for the proper installation, operation,
468 and maintenance of said access, utilities, or related uses.

469 **SECTION 39.**

470 That after the easements are granted, a subsequent abandonment of the use of each shall
471 cause a reversion to the State of Georgia, or its successors and assigns, of all the rights, title,
472 privileges, powers, and easement granted herein. Upon abandonment, each grantee, or its
473 successors and assigns, shall have the option of removing its facilities from the easement area
474 or leaving the same in place, in which event those facilities and equipment shall become the
475 property of the State of Georgia, or its successors and assigns.

476 **SECTION 40.**

477 That no title shall be conveyed to any grantee and, except as herein specifically granted in
478 each easement, all rights, title, and interest in and to said easement area is reserved in the
479 State of Georgia, which may make any use of said easement area not inconsistent with or
480 detrimental to the rights, privileges, and interest granted to the utilities or the authority.

481 **SECTION 41.**

482 That if the State of Georgia, acting by and through its State Properties Commission,
483 determines that in order to avoid interference with the state's use or intended use of an
484 easement area, the easement area should be relocated to an alternate site within state
485 property, it may grant a substantially equivalent nonexclusive easement to an alternate site
486 under such terms and conditions as the State Properties Commission shall in its discretion
487 determine to be in the best interest of the State of Georgia. The grantee shall remove or
488 relocate its facilities to the alternate easement area at its sole cost and expense, unless the
489 State Properties Commission determines that the requested removal or relocation is to be for
490 the sole benefit of the State of Georgia and grantee provides, and the State Properties
491 Commission receives and approves in advance of any construction being commenced, a
492 schedule and written estimate for the cost of such removal and relocation. Upon written
493 request from a grantee or any third party, the State Properties Commission, in its sole
494 discretion, may grant a substantially equivalent nonexclusive easement within the property
495 for the relocation of the facilities without cost, expense, or reimbursement from the State of
496 Georgia.

497 **SECTION 42.**

498 That each easement granted shall contain such other reasonable terms, conditions, and
499 covenants as the State Properties Commission shall deem to be in the best interest of the
500 State of Georgia and that the State Properties Commission is authorized to use a more
501 accurate description of the easement area so long as the description utilized by the State
502 Properties Commission describes the same easement area herein granted.

503 **SECTION 43.**

504 That this resolution does not affect and is not intended to affect any rights, powers, interest,
505 or liability of the Georgia Department of Transportation with respect to the state highway
506 system, of a county with respect to the county road system, or of a municipality with respect
507 to the city street system. The grantee shall obtain any and all other required permits from the
508 appropriate governmental agencies as are necessary for its lawful use of each easement area

509 or public highway right of way and comply with all applicable state and federal
510 environmental statutes in its use of each easement area.

511 **SECTION 44.**

512 That the consideration for each easement shall not be less than \$10.00 and shall be set by the
513 State Properties Commission, and may include such further consideration and provisions as
514 the State Properties Commission may determine to be in the best interest of the State of
515 Georgia.

516 **SECTION 45.**

517 That the grant of the easement shall be recorded by the grantee in the Superior Court of
518 Fulton County, Georgia, and a recorded copy shall be forwarded to the State Properties
519 Commission.

520 **SECTION 46.**

521 That the authorization in this resolution to grant the above described easements shall expire
522 three years after the date this resolution is enacted into law and approved by the State
523 Properties Commission.

524 **SECTION 47.**

525 That the State Properties Commission is authorized and empowered to do all acts and things
526 necessary and proper to effect the grant of these easement areas.

527 **ARTICLE VI**

528 **SECTION 48.**

529 That the State of Georgia is the owner of the above-described real property in Gordon
530 County and that in all matters relating to the lease of the real property, the State of Georgia
531 is acting by and through its State Properties Commission.

532 **SECTION 49.**

533 That approximately 12 acres of the above-described property may be leased by appropriate
534 instrument by the State of Georgia, acting by and through its State Properties Commission,
535 to the Calhoun Elks Home, Inc. for a consideration of \$650.00 per year for the remainder of
536 the ten year lease term and such further terms and conditions as determined by the State
537 Properties Commission to be in the best interest of the State of Georgia.

538 **SECTION 50.**

539 That the lease shall be recorded by the grantee in the Superior Court of Gordon County,
540 Georgia, and a recorded copy shall be forwarded to the State Properties Commission.

541 **SECTION 51.**

542 That the authorization in this resolution to lease approximately 12 acres of the above
543 described property shall expire three years after the date this resolution is enacted into law
544 and approved by the State Properties Commission.

545 **SECTION 52.**

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

548 **ARTICLE VII**

549 **SECTION 53.**

550 That the State of Georgia is the owner of the above described real property in Meriwether
551 County and that in all matters relating to the ground lease of the real property, the State of
552 Georgia is acting by and through its State Properties Commission.

553 **SECTION 54.**

554 That the above described 102.48 acres may be ground leased for ten years and a nonexclusive
555 easement granted for ingress and egress across state owned land and access to the ground
556 leased property by appropriate instrument by the State of Georgia, acting by and through its
557 State Properties Commission, to The Warrior Alliance for a consideration of \$10.00 per year
558 of the term and the provision of such training and support services and restoration,
559 maintenance, and operation of the golf course, and for such further consideration and
560 provisions as the State Properties Commission shall in its discretion determine to be in the
561 best interest of the State of Georgia.

562 **SECTION 55.**

563 That the authorization in this resolution to ground lease the above described property and
564 grant of a nonexclusive easement shall expire three years after the date this resolution is
565 enacted into law and approved by the States Properties Commission.

566 **SECTION 56.**

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

569 **SECTION 57.**

570 That the ground lease shall be recorded by the grantee in the Superior Court of Meriwether
571 County, Georgia, and a recorded copy shall be forwarded to the State Properties
572 Commission.

573 **SECTION 58.**

574 That custody of the above described property shall remain in the Georgia Vocational
575 Rehabilitation Agency.

576 **ARTICLE VIII**

577 **SECTION 59.**

578 That the State of Georgia is the owner of the above described improved real property located
579 in Monroe County and that in all matters relating to the leasing of the real property, the State
580 of Georgia is acting by and through its State Properties Commission.

581 **SECTION 60.**

582 That the State of Georgia, acting by and through its State Properties Commission, is
583 authorized to lease approximately 16 square feet of the improved property to Georgia United
584 Credit Union for a term of ten years at an annual rental amount of \$600.00, and such further
585 terms and conditions as determined by the State Properties Commission to be in the best
586 interest of the State of Georgia.

587 **SECTION 61.**

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

590 **SECTION 62.**

591 That the authorization to lease the above described property shall expire three years after the
592 date this resolution becomes effective.

593 ARTICLE IX

594 SECTION 63.

595 That the State of Georgia is the owner of the above described real property interest in
596 Paulding County and that in all matters relating to the conveyance of the easement, the State
597 of Georgia is acting by and through its State Properties Commission.

598 SECTION 64.

599 That interest in the above described easement may be conveyed by appropriate instrument
600 by the State of Georgia, acting by and through its State Properties Commission, to the Lee
601 family for a consideration of \$10.00 and the conveyance by the Lee family of approximately
602 one acre to Paulding County to provide permanent improved access by the Department of
603 Natural Resources to the Sheffield Wildlife Management Area and any additional provisions
604 as the State Properties Commission shall in its discretion determine to be in the best interest
605 of the State of Georgia.

606 SECTION 65.

607 That the authorization in this resolution to convey the above described property interest shall
608 expire three years after the date this resolution is enacted into law and approved by the State
609 Properties Commission.

610 SECTION 66.

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

613 SECTION 67.

614 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
615 Paulding County, Georgia, and a recorded copy of said deed and the deed to Paulding County
616 from the Lee family shall be forwarded to the State Properties Commission.

617 SECTION 68.

618 That custody of the above described property shall remain in the Georgia Department of
619 Natural Resources until the property is conveyed.

620 ARTICLE X

621 SECTION 69.

622 That the State of Georgia is the owner of the above described real property located in Troup
623 County and that in all matters relating to the leasing of the real property, the State of Georgia
624 is acting by and through its State Properties Commission.

625 SECTION 70.

626 That the State of Georgia, acting by and through its State Properties Commission, is
627 authorized to lease the above described 50,377 square feet of improved property to the Troup
628 County School System for a term of five years with one renewal option of five years with an
629 annual rental amount of \$10.00, and for such further terms and conditions as determined by
630 the State Properties Commission to be in the best interest of the State of Georgia.

631 SECTION 71.

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

634 SECTION 72.

635 That the lease shall be recorded by Troup County School System in the Superior Court of
636 Troup County, Georgia, and a recorded copy of said lease shall be forwarded to the State
637 Properties Commission.

638 SECTION 73.

639 That the authorization to lease the above described property shall expire three years after the
640 date this resolution becomes effective.

641 ARTICLE XI

642 SECTION 74.

643 That the State of Georgia is the owner of the above described real property in Upson County
644 and that in all matters relating to the conveyance of the real property, the State of Georgia
645 is acting by and through its State Properties Commission.

646 SECTION 75.

647 That the above described property may be conveyed by appropriate instrument by the State
648 of Georgia, acting by and through its State Properties Commission, to Upson County for a

649 consideration of \$10.00, and such further consideration and provisions as the State Properties
650 Commission shall in its discretion determine to be in the best interest of the State of Georgia.

651 **SECTION 76.**

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

654 **SECTION 77.**

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

657 **SECTION 78.**

658 That the deed of conveyance shall be recorded by the county as grantee in the Superior Court
659 of Upson County, Georgia, and a recorded copy shall be forwarded to the State Properties
660 Commission.

661 **SECTION 79.**

662 That custody of the above described property interest shall remain in the Georgia Forestry
663 Commission until the property is conveyed.

664 **ARTICLE XII**

665 **SECTION 80.**

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

668 **SECTION 81.**

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