

12-0-0647

(Do Not Write Above This Line)

AN ORDINANCE  
BY CITY UTILITIES COMMITTEE

AN ORDINANCE AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE DOCUMENTS THAT WOULD GRANT PERMANENT EASEMENT RIGHTS TO THE GEORGIA POWER COMPANY ACROSS A PORTION OF THE LAKEWOOD FAIRGROUNDS PROPERTY CURRENTLY LEASED BY THE CITY OF ATLANTA TO GEORGIA FILM AND TELEVISION CENTER, LLC, SAID PROPERTY BEING LOCATED AT 175 LAKEWOOD WAY IN LAND LOT 71 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, AND FOR OTHER PURPOSES.

ADOPTED BY  
JUN 0 4 2012

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1<sup>ST</sup> ADOPT 2<sup>ND</sup> READ & REFER
- PERSONAL PAPER REFER

Date Referred: 5/21/12  
 Referred To: City Utilities  
 Date Referred:  
 Referred To:  
 Date Referred:  
 Referred To:

Committee: City Utilities  
 Date: May 15, 2012  
 Chair: M. Culbertson  
 Referred To:

First Reading

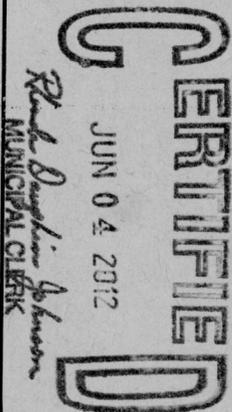
Committee: City Utilities  
 Date: May 25, 2012  
 Chair: M. Culbertson  
 Action: Fav, Adv, Hold (see rev. side)  
 Other:

Members: [Signatures]  
 Refer To:

Committee:  
 Date:  
 Chair:  
 Action: Fav, Adv, Hold (see rev. side)  
 Other:

Members:  
 Refer To:

FINAL COUNCIL ACTION  
 2<sup>nd</sup> Reading  
 1<sup>st</sup> & 2<sup>nd</sup> Reading  
 3<sup>rd</sup> Reading  
 Consent V Vote  
 RC Vote



MAYOR'S ACTION  
 APPROVED  
 JUN 1 3 2012  
 WITHOUT SIGNATURE  
 BY OPERATION OF LAW



**AN ORDINANCE BY  
CITY UTILITIES COMMITTEE**

**AN ORDINANCE AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE DOCUMENTS THAT WOULD GRANT PERMANENT EASEMENT RIGHTS TO THE GEORGIA POWER COMPANY ACROSS A PORTION OF THE LAKEWOOD FAIRGROUNDS PROPERTY CURRENTLY LEASED BY THE CITY OF ATLANTA TO GEORGIA FILM AND TELEVISION CENTER, LLC, SAID PROPERTY BEING LOCATED AT 175 LAKEWOOD WAY IN LAND LOT 71 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, AND FOR OTHER PURPOSES.**

**WHEREAS**, on May 17, 2010, Atlanta City Council adopted Ordinance 10-O-0890 for the lease of approximately 30 acres of land at the Lakewood Fairgrounds (hereinafter, the "Leased Property") to Georgia Film and Television Center, LLC (hereinafter "GFTC") for the purpose of constructing a state-of-the-art sound stage where motion pictures and television programs are produced; and

**WHEREAS**, GFTC operates the Leased Property as the Atlanta studios of EUE/Screen Gems; and

**WHEREAS**, in an attempt to satisfy increased demand for its studio space, EUE/Screen Gems recently initiated construction of a new sound stage (hereinafter "Stage 6") totaling approximately 30,000 square feet of space; and

**WHEREAS**, EUE/Screen Gems requested that Georgia Power Company (hereinafter "GPC") provide electrical service to Stage 6; and

**WHEREAS**, in order to provide electrical service to Stage 6, GPC must acquire permanent easements from the City of Atlanta for the purposes of installing power distribution lines and related facilities (hereinafter, the "Facilities") on and across Fulton County tax parcel number 14-0071-LL-004-8; and

**WHEREAS**, the Facilities are to be wholly located on the Leased Property and are designed for the purpose of supplying electrical power solely to Stage 6; and

**WHEREAS**, in consideration for GPC's agreement to provide electrical service to Stage 6 at the request of the City's tenant, GPC has requested that the City grant the permanent easements across the Leased Property at no cost to GPC.



**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

**SECTION 1:** The Mayor or his designee is authorized to execute easement documents conveying permanent easement interests to the Georgia Power Company that will allow for the installation of power distribution facilities on and across City-owned property at 175 Lakewood Way, which is also identified as Fulton County tax parcel 14-0071-LL-004-8, for the purposes of providing electrical service to a new soundstage operated by EUE/Screen Gems.

**SECTION 2:** The Mayor or his designee is authorized to convey the permanent easement interests to the Georgia Power Company at no cost.

**SECTION 3:** That all other ordinances and parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

A true copy,

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

June 04, 2012  
June 13, 2012

*Rhonda Daughia Johnson*  
Municipal Clerk



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Name of Line CITY OF ATLANTA - EUE/SCREEN GEMS STUDIOS (FULTON COUNTY)  
No 13072 DISTRIBUTION LINE  
Parcel No 001 Account No 69596-E08311-0-GP141-30000000  
Letter File 9-10611 Deed File 19003 Map File \_\_\_\_\_  
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State of Georgia  
Fulton County

**E A S E M E N T**

Received of **Georgia Power Company**, hereinafter called the Company, the sum of Ten and 00/100 \*\*\*\*\* Dollars ( \$ 10.00 ), and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, in exchange for which the undersigned **City of Atlanta, a Municipal Corporation**, hereinafter the "Undersigned" whose Post Office Address is

68 Mitchell Street, Suite 1225, Atlanta, GA 30303, Attn: Real Estate

does hereby grant and convey to said Company, its successors and assigns, the right, privilege and easement to go in, upon along and across that tract of land owned by the undersigned at \_\_\_\_\_

175 Lakewood Way (Tax Parcel ID 14-0071-LL-004-8), Atlanta, GA 30315

(address of property in Land Lot 71 of the 14<sup>th</sup> Land District, Fulton County, Georgia .

**Said lands being more particularly described on a plat prepared and engineered by Boyd L. Rodgers for Georgia Power Company marked "Exhibit A" and attached hereto and made a part hereof (the "Premises"),**

together with the right to construct, operate, and maintain continuously upon and under said lands, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures, and appliances, including the right to attach internal communication facilities to said poles, to stretch internal communication or other lines on said poles, or under said lands and to attach related apparatus, fixtures, and appliances (all being hereinafter referred to as the "Facilities"), with the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company, or person, to said poles for electric, communications or other purposes, upon or under said lands with necessary appliances with the express understanding that each such other company or person must obtain separate easement rights from Undersigned; with the right to assign this easement in whole or in part; together with the right at all times to enter upon said lands for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures, and appliances, all trees and other obstructions that may in the opinion of the Company



Parcel 001 Name of Line CITY OF ATLANTA SCREEN GEMS STUDIOS (FULTON COUNTY)

now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, tranformers, fixtures, and appliances; also the right of ingress and egress over the property of the Undersigned to and from said lines. The rights herein granted include without limitation all the necessary rights for Company to install and maintain electrical and internal communication lines and facilities to existing and future structure(s) under the easement terms herein provided, on the property of the undersigned. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The rights herein include and embrace the right to clear and keep clear all trees and other obstructions located within fifteen (15') feet of the distribution pole line, plus the right to implant, install and maintain anchors and guy wires as needed in the construction and maintenance of the above mentioned distribution line.

Said Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the Undersigned ha\_\_ hereunto set \_\_\_\_\_ hand\_\_ and seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of:

CITY OF ATLANTA, a municipal corporation of the State of Georgia

Unofficial Witness

By: Mayor Kasim Reed

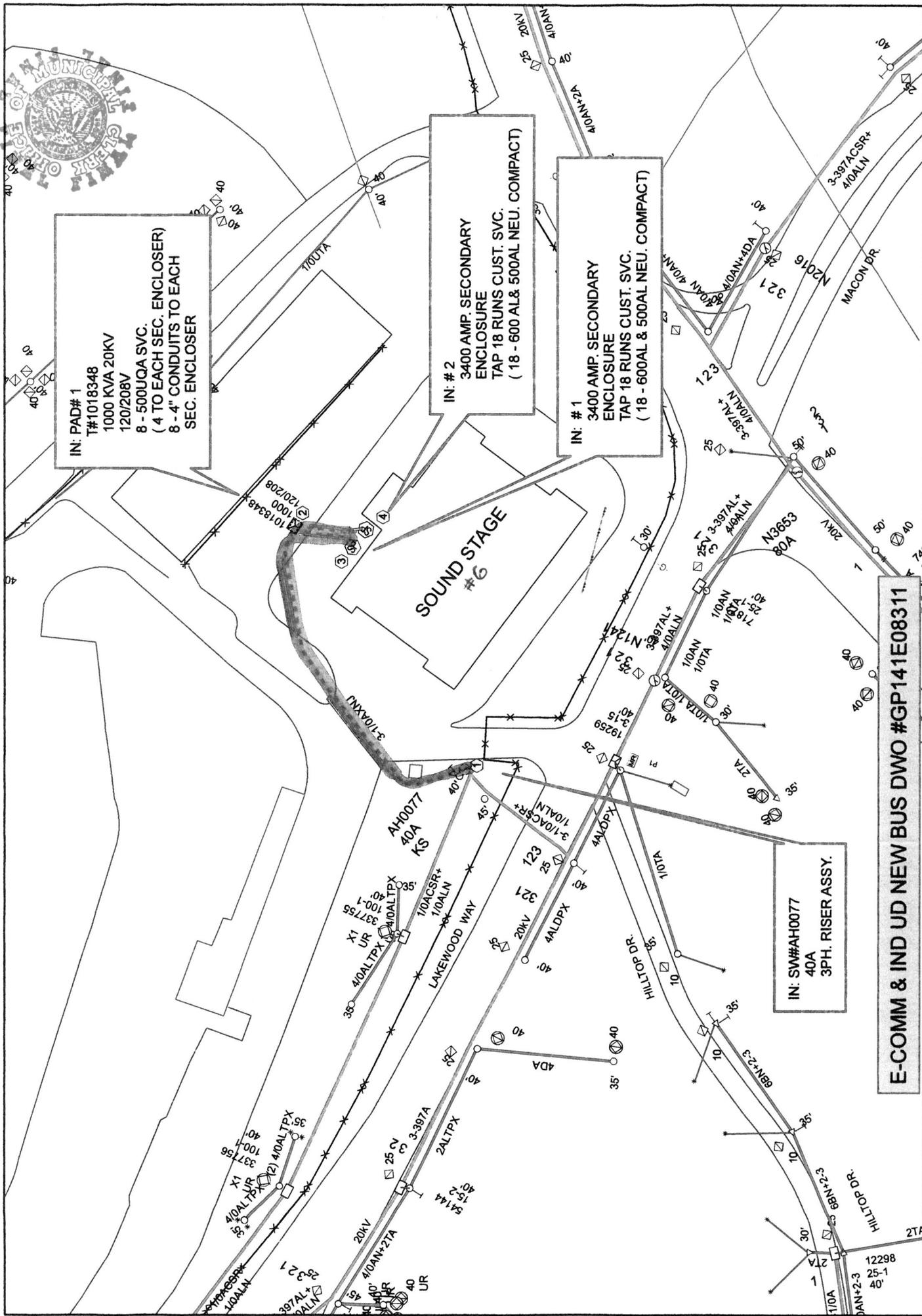
Print Name

Notary Public

Attest: Municipal Clerk

My Commission Expires:

(NOTARY SEAL)



MAP REFERENCE  
0384-1256, 0384-1254

GEORGIA POWER COMPANY  
JOB TITLE: SCREEN GEMS STUDIOS  
LOCATION: 175 LAKEWOOD WAY  
ATLANTA  
ENGINEERED BY: RODGERS, BOYD, L.

**E-COMM & IND UD NEW BUS DWO #GP141E0831**

