

Please return to:
Miles & Reese, L.L.C.
4360 Chamblee Dunwoody Rd. Suite 400
Atlanta, Ga. 30341
File No. 980039

FILED & RECORDED
DEKALB COUNTY, GA.

MAY 7 12 24 PM '98

CLERK OF SUPERIOR COURT
DEKALB COUNTY, GA.

SHORT FORM LEASE

RECORDED
STATE PROPERTIES COMMISSION

APR 29 1998

009036 zofy

REAL PROPERTY RECORDS

This SHORT FORM LEASE, dated as of April 29, 1998 between THE STATE OF GEORGIA, acting by and through the State Properties Commission and the Georgia Building Authority (Hospital) ("Landlord"), and DEKALB COUNTY, GEORGIA ("Tenant").

W I T N E S S E T H

1. That the Landlord has granted, bargained, leased and conveyed a leasehold estate to Tenant in that certain parcel of improved real estate (the "Property") being in Dekalb County, Georgia, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

2. Said Lease/Purchase Agreement was executed by the parties on April 17, 1998, and is for a primary term (the "Primary Term") of five (5) years, such term to commence on April 17, 1998.

3. Said Lease Agreement provides the Tenant with the option to purchase the Property on or before the end of the Primary Term upon terms more particularly described in said Lease/Purchase Agreement.

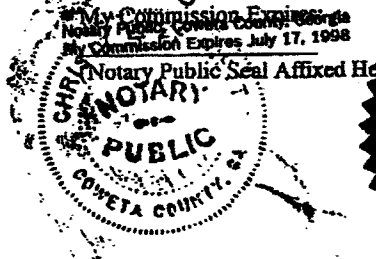
IN WITNESS WHEREOF, the Landlord and Tenant have caused this instrument to be executed on their behalf and their respective seals hereunto affixed as of this 17th day of April, 1998.

LANDLORD:

Signed, sealed and delivered
as to Landlord, in our presence:

Mark H. Cohen
Unofficial Witness

Christy R. Bennett
Official Witness, Notary Public

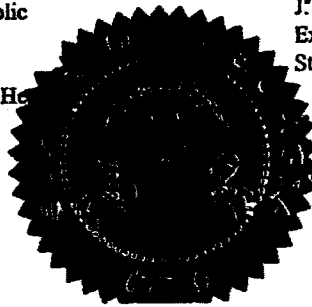


STATE OF GEORGIA
Acting By and Through Its State Properties
Commission

By: Zell Miller (Seal)
ZELL MILLER, Governor, as
Chairman of the State Properties
Commission

Attest: J. Ray Crawford, Jr. (Seal)
J. RAY CRAWFORD, JR.
Executive Director,
State Properties Commission

Commission Seal Affixed Here
The State of Georgia



BOOK 0083 PAGE 301

009036 zofy

Signed, sealed and delivered
as to Landlord, in our presence:

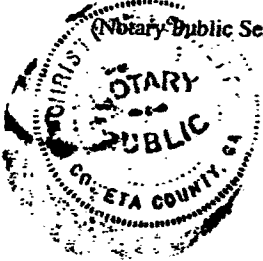
Mark H. Baker

Unofficial Witness

Christy J. Bennett

Official Witness, Notary Public
My Commission Expires:
Notary Public, Coweta County, Georgia
~~My Commission Expires July 17, 1998~~

(Notary Public Seal Affixed Here)



GEORGIA BUILDING AUTHORITY
(HOSPITAL)

By: Zell Miller (Seal)

ZELL MILLER, Governor, as
Chairman of the Georgia Building
Authority (Hospital)

Attest: Luther C. Lewis (Seal)

LUTHER C. LEWIS
Executive Director
Georgia Building Authority (Hospital)

(Seal of the State of Georgia Affixed Here)



Signatures continued on following page

Signed, sealed and delivered
as to Tenant, in our presence:

Thomas J. Moss
Unofficial Witness

Jim B. Silvey
Official Witness, Notary Public
My Commission Expires:
Notary Public, Gwinnett County, Georgia
My Commission Expires October 9, 1998
(Notary Public Seal Affixed Here)

TENANT:

DEKALB COUNTY, GEORGIA

By: Liane Levitan (Seal)
LIANE LEVETAN
Chief Executive Officer

Attest: Michael J. Bell (Seal)
MICHAEL J. BELL
Ex Officio Clerk of the Chief Executive
Officer and the Board of Commissioners of
DeKalb County, Georgia

APPROVED AS TO FORM:

Jonathan Weintraub
for Jonathan Weintraub
County Attorney

LEGAL DESCRIPTION

PARCEL NO. 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 333 AND 334 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CORNER COUNTY MONUMENT WITH DESCRIPTION C-081 THENCE NORTH 20 DEGREES 17 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2,246.12 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF PEELER ROAD AND THE INTERSECTION OF SAID POINT WITH THE WESTERLY RIGHT OF WAY OF NORTH PEACHTREE ROAD, THIS BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 488.38 FEET AND AN ARC LENGTH OF 627.78 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 28 DEGREES 48 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 157.13 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF NORTH PEACHTREE ROAD AND FOLLOWING THE CURVATURE THEREOF.

THENCE SOUTH 33 DEGREES 28 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 123.18 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 742.83 FEET AND AN ARC LENGTH OF 484.63 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 19 DEGREES 22 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 472.28 FEET TO AN IRON PIN SET.

THENCE SOUTH 01 DEGREE 38 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 186.78 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF BARCLAY DRIVE (80' R/W) AND ON THE WESTERLY RIGHT OF WAY OF NORTH PEACHTREE ROAD, THENCE LEAVING SAID RIGHT OF WAY OF NORTH PEACHTREE ROAD ALONG THE NORTHERLY RIGHT OF WAY OF BARCLAY DRIVE.

THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 336.88 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1072.33 FEET AND AN ARC LENGTH OF 1164.67 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 83 DEGREES 27 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 116.61 FEET TO AN IRON PIN SET.

THENCE NORTH 37 DEGREES 45 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 323.32 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 238.73 FEET AND AN ARC LENGTH OF 232.09 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 19 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 25.70 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY OF BARCLAY DRIVE (80' R/W).

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1072.33 FEET AND AN ARC LENGTH OF 122.09 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 72 DEGREES 47 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 121.02 FEET TO A IRON PIN SET.

THENCE SOUTH 70 DEGREES 18 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 346.48 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 177.85 FEET AND AN ARC LENGTH OF 288.42 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 30 DEGREES 18 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 244.34 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 688.07 FEET AND AN ARC LENGTH OF 342.33 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 25 DEGREES 32 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 338.63 FEET TO A IRON PIN SET.

LEGAL DESCRIPTION

PARCEL NO. 1 CONTINUED

THENCE SOUTH 44 DEGREES 15 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 86.35 FEET TO AN IPF 1" C/P PIPE.

THENCE SOUTH 80 DEGREES 47 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 1734.84 FEET TO AN IPF 1/2" REBAR.

THENCE NORTH 29 DEGREES 34 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 82.72 FEET TO AN IPF 1/2" REBAR.

THENCE NORTH 03 DEGREES 18 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 204.83 FEET TO A C/MF.

THENCE NORTH 01 DEGREES 34 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 204.78 FEET TO AN IRON PIN SET.

THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 304.80 FEET TO A C/MF.

THENCE NORTH 01 DEGREES 22 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 488.48 FEET TO A C/MF.

THENCE NORTH 01 DEGREES 01 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 383.88 FEET TO A C/MF.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5787.11 FEET AND AN ARC LENGTH OF 383.58 FEET, BEING SUBTENDED BY A CHORD OF NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 383.58 FEET TO A C/MF.

THENCE SOUTH 80 DEGREES 27 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 334.70 FEET TO A C/MF.

THENCE SOUTH 88 DEGREES 28 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 383.88 FEET TO A C/MF.

THENCE NORTH 01 DEGREES 22 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 383.88 FEET TO AN IPF 1/2" REBAR.

THENCE NORTH 75 DEGREES 14 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 413.58 FEET TO A IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF PEELER ROAD, AND FOLLOWING THE CURVATURE THEREOF.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2387.24 FEET AND AN ARC LENGTH OF 322.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 82 DEGREES 22 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 321.29 FEET TO A IRON PIN SET.

THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 481.78 FEET TO A IRON PIN SET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 14822.01 FEET AND AN ARC LENGTH OF 728.08 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 88 DEGREES 28 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 739.08 FEET TO A IRON PIN SET.

THENCE SOUTH 87 DEGREES 55 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 284.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PEELER ROAD (70' R/W) AND THE WESTERLY RIGHT OF WAY OF NORTH PEACHTREE ROAD (70' R/W), AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 102.5869 ACRES MORE OR LESS.

LEGAL DESCRIPTION

PARCEL NO. 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 334 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CORNER COUNTY MONUMENT WITH DESCRIPTION C-081 THENCE NORTH 24 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 1333.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BARCLAY DRIVE (80' R/W) AND THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF NORTH PEACHTREE ROAD (70' R/W).

THENCE SOUTH 86 DEGREES 46 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 304.31 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF BARCLAY DRIVE, THIS BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY SOUTH 53 DEGREES 45 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 47.71 FEET TO AN IRON PIN SET.

THENCE NORTH 37 DEGREES 44 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 46.88 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF BARCLAY DRIVE.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1022.33 FEET AND AN ARC LENGTH OF 42.81 FEET, BEING SUBTENDED BY A CHORD OF NORTH 85 DEGREES 25 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 42.81 FEET TO A IRON PIN SET.

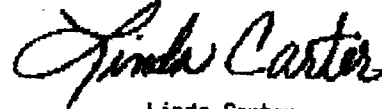
THENCE NORTH 88 DEGREES 45 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 341.4 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.0241 ACRES MORE OR LESS.

009036 244

Deed Book 12038 Pg 26
Filed and Recorded Apr-20-2001 03:20pm
2001-0047352
Real Estate Transfer Tax \$0.00



Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I AM NOT AN ATTORNEY AND I AM NOT A NOTARY PUBLIC. I AM ONLY A CLERK OF SUPERIOR COURT.

RECORDED
STATE PROPERTIES COMMISSION

APR 16 2001
009472
REAL PROPERTY RECORDS

STATE OF GEORGIA,
COUNTY OF DEKALB

After Filing Please Return To:
County Attorney, DeKalb County, Georgia
The Maloof Building
Law Department, 5th Floor
1300 Commerce Drive
Decatur, Georgia 30030

QUITCLAIM DEED

THIS INDENTURE made and entered into the 16th day of April, 2001, by and between the STATE OF GEORGIA and the GEORGIA BUILDING AUTHORITY (HOSPITAL), jointly acting by and through the State Properties Commission, Suite 204, 1 Martin Luther King, Jr., Drive, SW, Atlanta, Georgia 30334, authorized by Resolution Act 72 (Ga. Laws 1998, Vol. 1, p. 7), as party of the first part, hereinafter called the Grantor, and DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia, whose address is The Maloof Building, 1300 Commerce Drive, Decatur, Georgia 30030, ATTN: Chief Executive Officer, as party of the second part, hereinafter called the Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, in March of 1997 Grantee brought suit against Grantor in the Superior Court of Fulton County, Georgia, the same being Case Number E-67520, to recover allegedly unremitted funds collected pursuant to DeKalb County's Homestead Option Sales Tax, in an amount alleged to be in excess of Thirty Million and NO/100 Dollars (\$30,000,000.00), such case involving O.C.G.A. § 48-8-67; and

WHEREAS, the Grantor has denied, and continues to deny, that there are funds unremitted to Grantee in the amounts alleged or in any amount whatsoever and asserts that at all times its conduct has been reasonable, proper and pursuant to the law; and

WHEREAS, in an Acquisition Agreement dated December 18, 1997, Grantor agreed to rent and sell and Grantee agreed to rent and purchase certain property commonly known as Brook Run under terms and conditions set out in that certain Lease/Purchase Agreement between the Grantor and Grantee dated April 17, 1998; and

WHEREAS, since April 17, 1998, Grantee has faithfully and truly performed its obligations under the Lease/Purchase Agreement and is not in default of any of the provisions thereof; and

WHEREAS, the General Assembly, through Resolution Act 72 (Ga. Laws 1998, Vol. 1, p. 7) authorized the terms of the conveyance to DeKalb County and further granted the State Properties Commission to determine such other consideration and require such other provisions as the State Properties Commission in its discretion deemed to be in the best interests of the State of Georgia; and

WHEREAS, DeKalb County has paid to the State of Georgia in three annual payments an amount in excess of \$3,700,000 toward the purchase price of Brook Run; and

WHEREAS, Grantor and Grantee wish to resolve the issues between them in Civil Action E-67520, Fulton County Superior Court, and Grantor has determined, while denying all liability in that action and settling the action to resolve a disputed matter, that the value of such settlement to the State of Georgia is in excess of the Two Million Three Hundred Ninety Three Thousand Three Hundred Eighty and NO/100 Dollars (\$2,393,380.00) remaining to be paid by Grantee on the purchase price of Brook Run; and

WHEREAS, the State Properties Commission met on the 4th day of April, 2001, and approved this deed.

WITNESSETH THAT:

Grantor, for and in consideration of Grantee's dismissal with prejudice of Civil Action E-67520 in the Superior Court of Fulton County, Georgia, at or before the delivery of this Quitclaim Deed and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the Grantee the following:

PARCEL NO. 1 -

All that tract or parcel of land lying and being in Land Lots 353 and 354 of the 18th District of DeKalb County , Georgia, and being more particularly described as follows:

Commencing at a Gwinnett County monument with description G-081; thence, N 20°17'59" E for a distance of 2,246.12 feet to an iron pin set on the southerly right-of-way of Peeler Road and the intersection of said point with the westerly right-of-way of North Peachtree Road, this being the TRUE POINT OF BEGINNING; thence, along a curve to the right having a radius of 499.36 feet and an arc length of 157.78 feet, being subtended by a chord of S 28°49'55 W for a distance of 157.13 feet to an iron pin on the westerly right-of-way of North Peachtree Road and following the curvature thereof; thence, S 33°58'47" W for a distance of 62.18 feet to an iron pin set; thence, along a curve to the left, having a radius of 742.85 feet and an arc length of 480.63 feet, being subtended by a chord of S 15°22'38" W for a distance of 472.29 feet to an iron pin set; thence, S 01°38'26" E for a distance of 188.79 feet to an iron pin set on the northerly right-of-way of Barclay Drive (60' R/W) and on the westerly right of way North Peachtree Road, thence, leaving said right-of-way of North Peachtree Road along the northerly right-of-way of Barclay Drive; thence, S 88°44'43" W for a distance of 338.68 feet to an iron pin set; thence, along a curve to the left having a radius of 1,072.33 feet and an arc length of 118.67 feet, being subtended by a chord of S 83°27'11" W for a distance of 118.61 feet to an iron pin set; thence, N 57°45'03" W for a distance of 52.32 feet to an iron pin set; thence, along the arc of a curve to the right having a radius of 238.73 feet and an arc length of 55.82 feet, being subtended by a chord of S 37°19'45" W for a distance of 55.70 feet to an iron pin set on the North right-of-way of Barclay Drive (60" R/W); thence, along a curve to the left having a radius of 1,072.33 feet and an arc length of 121.09 feet, being subtended by a chord of S 72°47'13" W for a distance of 121.02 feet to an iron pin set; thence, S 70°19'33" W for a distance of 545.46 feet to an iron pin set; thence, along the arc of a curve to the left having a radius of 177.65 feet and an arc length of 269.42 feet, being subtended by a chord of S 30°18'16" W for a distance of 244.34 feet; thence, along a curve to the left having a radius of 688.87 feet and an arc

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length of 342.13 feet, being subtended by a chord of S 25°52'59"E for a distance of 338.63 feet to an iron pin set; thence, S 44°15'42" E for a distance of 89.35 feet to an IPF 1" CT pipe; thence, S 60°47'20" W for a distance of 1,734.94 feet to an IPF ½" rebar; thence, N 29°54'44" W for a distance of 612.72 feet to an IPF ½" rebar; thence, N 01°15'22" W for a distance of 208.53 feet to a CMF; thence, N 01°34'02" E for a distance of 205.78 feet to an iron pin set; thence, N 00°00'22" W for a distance of 504.80 feet to a CMF; thence, N 01°22'52" E for a distance of 459.45 feet to a CMF; thence, N 01°01'39" W for a distance of 380.16 feet to a CMF; thence, along a curve to the right having a radius of 57,670.11 feet and an arc length of 363.56 feet, being subtended by a chord of N 86°50'54" E for a distance of 363.56 feet to a CMF; thence, S 00°27'21" E for a distance of 334.70 feet to a CMF; thence, S 88°26'24" E for a distance of 363.33 feet to a CMF; thence, N 01°22'33" E for a distance of 388.18 feet to an IPF ½" rebar; thence, N 75°14'43" E for a distance of 415.55 feet to an iron pin set on the southern right-of-way of Peeler Road, and following the curvature thereof; thence, along a curve to the right having a radius of 2,187.04 feet and an arc length of 522.53 feet, being subtended by a chord of N 82°22'26" E for a distance of 521.29 feet to an iron pin set; thence, N 89°13'06" E for a distance of 461.79 feet to an iron pin set; thence, along a curve to the right having a radius of 14,822.01 feet and an arc length of 739.08 feet, being subtended by a chord of S 89°21'12" E for a distance of 739.00 feet to an iron pin set; thence, S 87°55'28" E for a distance of 264.17 feet to a point on the southerly right-of-way of Peeler Road (70' R/W) and the westerly right-of-way of North Peachtree Road (70' R/W) and the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said Parcel No. 1 contains 102.5569 acres, more or less.

and PARCEL NO. 2—

All that tract or parcel of land lying and being in Land Lot 354 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a Gwinnett County monument with description G-081; thence, N 24°28'13" E for a distance of 1,333.09 feet to a point on the southerly right-of-way of Barclay Drive (60'R/W) and the intersection of the westerly right-of-way of North

Peachtree Road (70'R/W); thence, S 88°45'22" W for a distance of 304.91 feet to an iron pin set on the southerly right-of-way of Barclay Drive, this being the TRUE POINT OF BEGINNING; thence, leaving said right-of-way S 53°45'07" W for a distance of 114.14 feet to an iron pin set; thence, N 57°44'59" W for a distance of 45.09 feet to an iron pin set on the southerly right-of-way of Barclay Drive; thence, along a curve to the right having a radius of 1,012.33 feet and an arc length of 42.61 feet, being subtended by a chord of N 85°25'00" E for a distance of 42.61 feet to an iron pin set; thence, N 88°45'23" E for a distance of 34.14 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.
Said Parcel No. 2 contains 0.0241 acres more or less.

This conveyance is made upon the following conditions:

1. The above-described property shall be used only for parks and recreation purposes, public education purposes, and public cultural purposes, or any combination thereof by DeKalb County, but any assignee of DeKalb County is limited to one of the specified uses and not a combination of uses.
2. No less than seventy percent (70%) of the above-described property shall be maintained as urban greenspace.
3. The above-described property, neither as a whole nor any subdivided portion, may be sold, leased, licensed or otherwise assigned without the expressed written consent of the Georgia State Properties Commission, which consent shall be given or not in the sole and absolute discretion of the State Properties Commission. Any sale, lease, license or other assignment made without the consent of the State Properties Commission shall be void *ab initio*. This provision shall not prohibit the County's allowing other parties to use the above-described property, or any portion thereof, on a short term basis, but only as a part of the County's use of the Property for parks and recreation purposes, public education purposes, public cultural purposes, or any combination thereof.
4. The Grantee, its successors and assigns, are responsible for all necessary licenses and permits for the construction and implementation of the approved conceptual plan attached as Exhibit "C" to the December 18, 1997, Acquisition Agreement between Grantor and Grantee, including, but not limited to, that portion which may lie within the

Deed Book 12038 Pg 32

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100 year floodplain, which may be within the fifty (50) foot undisturbed stream buffer on state waters, and which may lie within wetlands, as that term is defined by applicable Federal and State law and regulations.

5. The above-described property shall be subject to all applicable zoning, land use and development restrictions and requirements imposed by Federal, State and local governments.

6. Grantee is solely responsible for obtaining all required applicable permits, licenses and certificates.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor, acting by and through persons authorized to do so, has signed and sealed this Quitclaim Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

STATE OF GEORGIA and GEORGIA BUILDING AUTHORITY (HOSPITAL)

Acting by and through the State Properties Commission

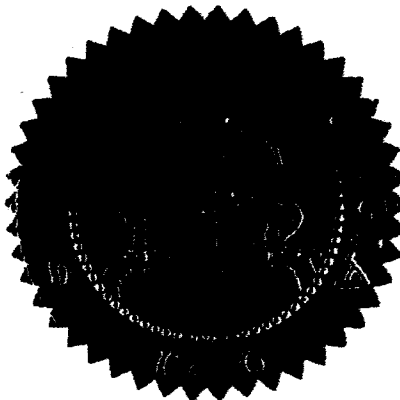
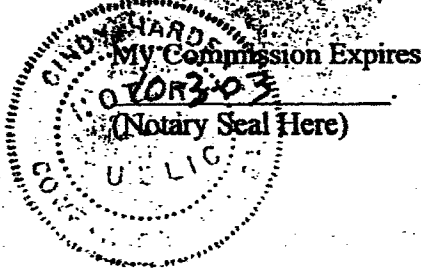
[Signature]
Unofficial Witness

[Signature]
ROY E. BARNES, Governor, as the Chair of the State Properties Commission

ATTEST: *[Signature]*
J. RAY CRAWFORD, JR.
Executive Director of the State Properties Commission

(State Properties Commission Seal Here)

[Signature]
Notary Public



Deed Book 12038 Pg 31

[Signature]
Linda Carter
Clerk of Superior Court DeKalb Cty, Ga.